



# 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, FL

DATE: February 19, 2026  
TIME OF MEETING: 9:30 AM

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| <b>DEFERRED ITEM</b>       | <b>8A1</b><br>(The public hearing has not been held. The public hearing is subject to the rules of procedure.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>PH:</b>                 | <b>Z2021000031</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Applicant</b>           | <b>KENDALL ASSOCIATES I, LLLP; 9800 CALUSA CLUB DRIVE, LLC; AND HOME AT 9810, LLC.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>District</b>            | <b>07</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Summary of Requests</b> | 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, for the filling of existing lakes, to provide for less private open space than required on certain lots, to permit street trees to be located farther back than required from edge of the roadway or sidewalk or to be located on private and common open space, to provide more lawn area than permitted, to allow the residences to be located on private drives and to waive the required dedication for SW 132 Avenue and SW 96 Street. Application Z2021000031 was previously approved by the Board of County Commissioners on November 17, 2021. Such approval was appealed and ultimately quashed by the appellate court. |
| <b>Location</b>            | 9400 SW 130 Avenue and 9800 & 9810 East Calusa Club Drive, Miami-Dade County, Florida                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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| <b>DEFERRED ITEM</b>       | <b>8A2</b><br>(The public hearing has been held. The public hearing is subject to the rules of procedure.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>PH:</b>                 | <b>Z2025000020</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Applicant</b>           | <b>CITINET AVENTURA LLC AND REDLAND GROVE LLC.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>District</b>            | <b>08</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Summary of Requests</b> | The applicants seek to permit a rezoning of the subject property from AU (Agricultural, minimum 5-gross acre lots) and EU-M (minimum 15,000 sq. ft. lots) to PAD (Planned Area Development) in order to develop the parcel with 138 residential units. Additionally, the applicants seek to allow single-family residential lots to have no frontage on public streets and to permit access to such lots by way of private drives, have less private open space for the detached units, to allow some of the units to have no on-street parking spaces, and to allow less common open space than required by code. |
| <b>Location</b>            | Located between SW 220 Street and SW 226 Street and between SW 132 Court and SW 133 Court, Miami-Dade County, Florida                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| <b>DEFERRED ITEM</b>       | <b>8A3</b><br>(The public hearing has not been held. The public hearing is subject to the rules of procedure.)                                                                                                                                                                                                                                                                                                                                                  |
| <b>PH:</b>                 | <b>Z2025000128</b>                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Applicant</b>           | <b>SIP DEVELOPMENT GROUP, LLC.</b>                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>District</b>            | <b>09</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Summary of Requests</b> | The applicant seeks approval of a rezoning of the subject property from AU (minimum 5 gross acre lots) to IU-1(Industrial uses) in order to allow this subject site to be developed with warehouse uses, which may include self-storage uses. Additionally, the applicant also seeks to allow zero dedication towards theoretical SW 296 Street that runs through the subject parcel for the portion between SW 137 Avenue to the eastern edge of the property. |
| <b>Location</b>            | Lying east of SW 137 Avenue, south of SW 288 Street, north of SW 312 Street, & west of Homestead Air Reserve Base, Miami-Dade County, Florida                                                                                                                                                                                                                                                                                                                   |

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

PH: Z21-031

February 19, 2026

Item No. 8A1

| <b>Recommendation Summary</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| <b>Commission District</b>                 | 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Applicants</b>                          | Kendall Associates I, LLLP; 9800 Calusa Club Drive, LLC; and Home at 9810, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Summary of Requests</b>                 | 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, for the filling of existing lakes, to provide for less private open space than required on certain lots, to permit street trees to be located farther back than required from edge of the roadway or sidewalk or to be located on private and common open space, to provide more lawn area than permitted, to allow the residences to be located on private drives and to waive the required dedication for SW 132 Avenue and SW 96 Street. Application Z2021000031 was previously approved by the Board of County Commissioners on November 17, 2021. Such approval was appealed and ultimately quashed by the appellate court. |
| <b>Location</b>                            | 9400 SW 130 Avenue and 9800 & 9810 East Calusa Club Drive, Miami-Dade County, Florida                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Property Size</b>                       | ±169.27 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Existing Zoning</b>                     | GU, Interim and EU-M, Estate Modified Residential District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Existing Land Use</b>                   | Vacant and Two (2) Single-Family Residences                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>2030-2040 CDMP Land Use Designation</b> | “Parks and Recreation” and “Low Density Residential” (2.5-6 DU/Ac) <i>(see attached Zoning Recommendation Addendum)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Comprehensive Plan Consistency</b>      | Consistent with the LUP map, and the interpretative text and policies of the CDMP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Applicable Zoning Code Section(s)</b>   | Section 33-311, District Boundary Change, Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses and Section 33-311(A)(4)(b) Non-Use Variance from other than airport regulations and <i>(see attached Zoning Recommendation Addendum)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Recommendation</b>                      | <b>Approval of request #1, subject to the Board’s acceptance of the proffered covenant and PAD Agreement, and approval with conditions of requests #2 through #7.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

**BOARD OF COUNTY COMMISSIONERS' JURISDICTION:**

This Board has jurisdiction over this application pursuant to Section 33-314(A)(15) which states that "The County Commission shall have jurisdiction to directly hear any application consisting of at least 100 acres."

**PROCEDURAL HISTORY:**

This item was deferred from the January 22, 2026, meeting of the Board of County Commissioners (BCC), in order to allow the item to be readvertised.

The public hearing on this item was not held.

**REQUESTS:**

- (1) DISTRICT BOUNDARY CHANGE from GU, Interim District and EU-M Estate Modified District to PAD (Planned Area Development District).
- (2) UNUSUAL USE of zoning and subdivision regulations to permit lake excavations and to permit the partial filling of existing lakes.
- (3) NON-USE VARIANCE of zoning and subdivision regulations to permit a private open space for certain units with a minimum of 82% (125% required).
- (4) NON-USE VARIANCE of zoning and subdivision regulations to permit the required street trees to be located within 10 to 12 feet from the sidewalk (7' maximum from edge of roadway pavement and/or where present 7' maximum from the sidewalk permitted).
- (5) NON-USE VARIANCE of zoning and subdivision regulations to permit a maximum lawn area of 50% (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. The plans consist of twenty-seven (27) site plan sheets, six (6) fire/garage truck access plan sheets and three (3) Lake Fill/Excavation Plan sheets prepared by Ballbe & Associates, entitled "Calusa"; thirty-four (34) sheets prepared by Kendall Associates I, LLLP, consisting of floor plans and elevations; and twenty-six (26) landscape plan sheets prepared by Parker & Yannette Design Group, also entitled "Calusa"; all date-stamped received November 26, 2024, for a total of ninety-six (96) sheets. Plans may be modified at the public hearing.

**PROJECT DESCRIPTION AND HISTORY:**

The ±169.27-acre property is comprised of the majority of the former Calusa Golf Course (the “Vacant Land”) together with contiguous property (referred to as the “postage stamp”) and two (2) additional existing single-family residential lots located along the eastern portion of the Vacant Land, (the postage stamp and two additional residential lots are collectively referred to as “Residential Lots”). The Vacant Land and the Residential Lots are collectively referred to as the “Property”. In August 1967, pursuant to Resolution No. 3ZAB-342-67, the Zoning Appeals Board (ZAB) approved an unusual use on the Vacant Land and certain adjacent property (the “Former Golf Course”) to permit a golf course, practice fairway, and golf course club house with ancillary uses, including a pro-shop, dining room, and bar. Among the conditions for approval of the unusual use were “[t]hat restrictive covenants running with the land in proper covenant form, meeting with the approval of the Zoning Director, be recorded to ensure that the golf course be perpetually maintained as such.” The ZAB resolution also recommended approval of a district boundary change from GU, Interim District to EU-M, Single-family Modified Estate District, on a 180’ strip surrounding the Former Golf Course (the “ring lots”), which the Board of County Commissioners (BCC) subsequently approved pursuant to Resolution No. Z-167-67. The BCC approval for the ring lots did not reference or address and was not subject to any covenant or other restriction, regarding the unusual use on the Former Golf Course.

On March 28, 1968, in furtherance of the condition of the unusual use approval, the then-owner executed a Restriction that the Former Golf Course “may only be used for the following purposes: A golf course and for the operation of a country club which may include a clubhouse, pro shop, locker rooms, swimming pools, cabanas, liquor, beer and wine bar facilities, dining room facilities, parking, tennis courts, putting greens, golf driving ranges and all other uses incidental thereto.” The Restriction further provided that its terms “shall continue for a period of ninety-nine years unless released or revised by the Board of County Commissioners of the County of Dade, State of Florida, or its successors with the consent of 75 percent of the members of the corporation owning the afore-described property and those owners within 150 feet of the exterior boundaries of the afore-described property.” After receiving an application with the consent of more than 75 percent of the members, the BCC, on October 29, 2020, approved Resolution No. Z-21-20, which released the aforementioned restrictions. The County specifically determined and confirmed that the Calusa Club was not counted toward and did not constitute open space for the surrounding community. The Calusa Club property was and remains private property. Therefore, with the release of the Restriction in 2020, the Property is eligible to be developed similar to other unencumbered properties, without regard to the former Restriction, which is no longer in effect.

On November 17, 2021, the Board of County Commissioners approved Resolution No. Z-34-21, which granted substantially similar requests to those proposed herein. This Resolution approved the development of 550 single-family residential units, eleven (11) lakes, including Lake No. 2 with an area of 1.72 acres, a total of 4,471 trees, and a maximum lawn area of 46 percent, while all other requests remained unchanged. That resolution was subsequently challenged in court by a nearby resident, and ultimately the decision of the Board was quashed.

The applicants have since modified their application and now seek to rezone the ±169.27-acre property from GU and EU-M to PAD to permit the development of 540 single-family residential units, twelve (12) lakes including Lake No. 2, which has been increased to 2.54 acres, a total of 4,624 trees, multiple green areas, approximately ±5.06 acres of recreational amenities, and a continuous network of walking paths and sidewalks. In conjunction with the rezoning request, the applicants also seek approval of an unusual use to permit partial filling of existing lakes and lake excavations, along with new lake slope plans to improve existing lake features. Additionally, the applicants are seeking ancillary variances to: permit certain units with a reduced private open

space; permit the street trees to be placed within 10 to 12 feet from the edge of the roadway or sidewalk; exceed the maximum lawn area; permit the proposed residences with 0' of frontage on a public street; and permit access to the public street by means of a private drive; and waive the right-of-way dedications for SW 132<sup>nd</sup> Avenue and SW 96<sup>th</sup> Street.

The main entrance to the proposed PAD development will have direct vehicular and pedestrian access to SW 97<sup>th</sup> Street which will lead traffic to SW 127<sup>th</sup> Avenue, a major north-south corridor, and the proposed development will also have a secondary residents-only entrance and exit via SW 130<sup>th</sup> Avenue which is connected to the external roadway network via N. Calusa Club Drive. Submitted plans indicate that the proposed lots are designed along a network of private drives with sidewalks on both sides that would provide access for pedestrians and autos. Said plans also illustrate amenities such as a clubhouse building with swimming pools, a children's wet play area, a covered children's playground and basketball and tennis courts. Submitted landscape plans depict landscaping exceeding the code requirements in the form of trees and shrubs provided around the perimeter of the blocks, along the proposed structures, as well as along the edges of the external of the development to buffer the adjacent properties.

The applicants have proffered a Planned Area Development Agreement together with a Declaration of Restrictions, which, among other things, restricts the Property to the submitted site plans, development parameters and roadway/infrastructure improvements. Staff notes that the code requires a development agreement for applications requesting a PAD Zoning District.

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

**NEIGHBORHOOD COMPATIBILITY:**

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

**SUMMARY OF THE IMPACTS:**

Approval of this application will allow the applicants to rezone the property to develop the parcel with additional housing in this area of the County. Based on the memoranda from the departments reviewing this application, staff opines that approval of same may bring additional traffic to the area on the surrounding area. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that this application will generate approximately 508 PM peak hour vehicle trips. Staff notes that the application requests will add to the population of the area, impact water and sewer services, and would bring additional

noise into the neighborhood, but in staff's opinion, impacts have been appropriately mitigated by the proffer of the Declaration of Restrictions, PAD agreement and recommended conditions.

### **COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

The site's Vacant Land is located in an area designated **Parks and Recreation** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map, including the man-made lakes. 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 site's Residential Lots are located in an area designated as **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded...*

As previously set forth in a January 10, 2019 CDMP Interpretation letter for the Vacant Land, "Comprehensive Development Master Plan Interpretation for the Calusa Golf Course Property at 9400 SW 130 Avenue, Miami; Folio 30-5902-000-0010," in accordance with the Interpretive Text for the "Parks and Recreation" land use category, the Vacant Land, which is currently zoned GU-Interim District, may be rezoned for development with residential uses at a density comparable to the surrounding development. The development surrounding the Property ranges from 2.15 units per acre for properties immediately abutting the property to an average density of 5 dwelling units per acre in the general vicinity of the Property. These densities are most reflective of the densities of development allowed under the "Low Density Residential" land use category which allows 2.5 to 6 dwelling units per acre. The Vacant Land can therefore be rezoned to allow development with between 420 and 1,008 units. The applicants are requesting a district boundary change of the Vacant Land from GU, Interim District to PAD, Planned Area Development together with ancillary non-use variances and unusual uses. Staff notes that the density permitted under the proposed PAD zoning district is limited by the underlying CDMP designation. The applicants are proposing to develop the Property with a maximum of 540 units. The proposed density of this development including the EU-M zoned Residential Lots is 3.19 units per acre which is within the maximum density permitted under the CDMP. Staff also notes that the applicants have voluntarily proffered a covenant which among other things limits the maximum development of the site to 540 residential units.

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

Several sections of the CDMP Conservation, Aquifer Recharge and Drainage Element are applicable to the proposed application. **Objective CON-9** and **Policies CON-9B** and **CON-9C** require the conservation of freshwater fish, wildlife, and plants, and the protection of nesting, roosting, and feeding habitats used by federally or State-designated endangered or threatened

species, including the preservation of rookeries and buffering of such habitats from surrounding development. As part of this application, the applicant submitted an Environmental Assessment Report and a Florida Bonneted Bat Acoustic Survey, which identified evidence of Florida bonneted bat activity in proximity to the site. In response, the applicant proposed Best Management Practices consistent with U.S. Fish and Wildlife Service guidance to preserve the roosting and social behaviors of this federally endangered species. Additional studies documented the presence of State-threatened bird species and County-designated species of concern. A rookery was subsequently identified on the southern portion of the site, consisting primarily of non-listed species, with limited presence of County-designated species.

RER required seasonal monitoring and documentation demonstrating the protection and buffering of nesting, feeding, and roosting habitats. The applicant has conducted regular surveys in coordination with RER staff during the 2022 through 2025 nesting seasons. Updated wading bird nesting surveys indicate no federally designated critical habitat on the site and limited, intermittent nesting by a State-threatened species, with no listed species observed nesting during the most recent survey season. Based on the submitted environmental studies, proposed Best Management Practices, ongoing monitoring, habitat enhancement measures, and the preservation of the rookery and associated buffers, **staff finds the proposed development consistent with Objective CON-9 and Policies CON-9B and CON-9C of the CDMP Conservation, Aquifer Recharge and Drainage Element.**

### **ZONING ANALYSIS:**

The applicants seek approval of a request for a district boundary change from GU, Interim Zoning District and EU-M, Estate Modified District to PAD, Planned Area Development District on the Property (request #1). For the reasons stated above and below, staff opines that when the request to rezone the Property to a Planned Area Development District in order to develop 540-unit residential development, is analyzed under Section 33-311, District Boundary Change, the approval of the request, subject to the Board's acceptance of the proffered Declaration of Restrictions and Planned Area Development Agreement, would be compatible with the surrounding area when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that based on the Comprehensive Development Master Plan land use designation of Parks and Recreation and Low Density Residential, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the Property to PAD is **consistent** with the CDMP designation of the parcel on the CDMP Land Use Plan map and would be **compatible** with the trend of development in the surrounding area.

Staff notes that the ±169.27-acre parcel is located within an established residential neighborhood and provides for access along SW 97<sup>th</sup> Street to SW 127<sup>th</sup> Avenue, a major north-south corridor together with a secondary pedestrian access and an entrance and exist for residents only via SW 130<sup>th</sup> Avenue which is connected to the external roadway network via N. Calusa Drive. Staff opines that the proposed PAD development as designed together with the proposed 75' buffer (25' will be within the development site and 50' as an addition to some of the existing homes along Calusa Club Drive or as an additional buffer) to the immediately adjacent residences is a logical development of the site. The applicants proffered a Planned Area Development Agreement together with a Declaration of Restrictions, which among other things, limits the development of the Property to a total of 540 residential units and ties the development of the Property to the site

plans and specific development parameters. The submitted plans depict a 540-unit single-family residential development with eight (8) different models ranging from one (1) to two (2) stories. Submitted plans indicate that the proposed lots are designed along a network of private drives to allow connectivity for pedestrians and autos alike, ensuring better traffic dispersal within and outside of the future residential development. The plans also illustrate a clubhouse building with swimming pools, a children's wet play area, a covered children's playground and basketball and tennis courts. Submitted landscape plans depict a 75' buffer area surrounding the development. This buffer consists of a 50' wide strip surrounding the development which will be transferred to the adjacent property owners as provided for in the PAD agreement. In addition to ample landscaping in the form of trees and shrubs provided along the perimeter of the common areas of the development together with a heavily landscaped buffer 25' in width along the entire perimeter of the development which will minimize any visual impacts of the proposed development on the surrounding area. Landscaping is similarly provided within the residential lots. As designed, the proposed PAD development, with the pedestrian and auto connectivity, buildings with an intensity similar in scale to the surrounding uses as well as the proposed landscaping, will produce a development that will be compatible with the neighborhood. Staff further opines that the proposed development plans depict the applicants' intent to comply with the regulations and the conditions within the proffered Declaration of Restrictions in a manner that is compatible with the exiting residential development in the area.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the environment, the natural resources, or the economy of Miami-Dade County, and would not be incompatible with the surrounding area. Staff notes that Department of Transportation and Public Works (DTPW) also reviewed the traffic study and has no objection to the application, subject to conditions set forth in their memorandum, dated January 16, 2026. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum dated January 7, 2026, state that they have no objections to the application subject to the conditions set forth in their memorandum, also the application will generate approximately an additional 508 PM daily peak hour vehicle trips. Although the proposed development would add traffic to surrounding roadways staff opines that the vehicle trips are appropriately mitigated by the traffic signal improvements and roadway improvements to improve traffic flow. Additional details on these improvements are provided below and in the Declaration of Restrictive Covenants. Further, The Departments of RER and Environmental Resources Management (DERM) reviewed the application, in their memorandum dated January 11, 2026, indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. Additionally, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not indicate that the application will have a negative impact on fire rescue services in the area. The memoranda submitted by the Departments of Water and Sewer and Park, Recreation and Open Spaces (PROS) indicate no objections to the application as well. Further, the Miami-Dade County Public Schools (MDCPS) memorandum indicates that the proposed 540-unit residential development is projected to generate a total of 183 students and that sufficient capacity is available at all levels to serve the proposed development. Based on the aforementioned department memoranda, staff opines that the requested rezoning will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the request to rezone the Property to PAD, subject to the proffered covenant and Planned Area Development Agreement, would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Therefore, subject to the Board's acceptance of the proffered covenant and Planned Area Development Agreement, staff recommends approval of request #1 for a district boundary change to PAD, Planned Area Development, under Section 33-311, District Boundary Change.**

The applicants also seek an unusual use to permit the partial filling of the lake edges and the excavations of the lakes (request #2). When analyzed under Section 33-311(A)(3), *Special Exceptions, Unusual Uses and New Uses Standards*, staff finds that approval of this request would be compatible with the surrounding area. The request is intended to allow for modifications to existing lake features on the property through partial filling of lake edges and associated lake excavations. Staff notes that the applicants have submitted revised lake slope plans depicting improvements to the lake edges in conjunction with the proposed site plan, which are ancillary to the proposed Planned Area Development (PAD). These lake modifications are necessary to meet the lake excavation requirements of the Code, improve drainage throughout the site, and accommodate the proposed residential development. Additionally, the proposed lake area for lake No. 2 has been expanded from the previously proposed 1.72 acres to 2.54 acres under this application, along with a reduction of ten (10) dwelling units compared to the plans proposed in 2021. The lake enlargement and unit count reduction were necessary to preserve the existing rookery, as shown on Sheets SP-19 and SP-20, which depict the lake, rookery, littoral shelf, and southern extension. Staff further notes that the lakes will be internal to the site and visually buffered from the surrounding area, as they are primarily located to the rear of the proposed residential units and further screened by a 75-foot buffer along the perimeter of the development. **Accordingly, staff recommends approval with conditions of request #2 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

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

Staff opines that the private open spaces that are less than required for certain proposed lots, and the variance to permit a greater lawn area than permitted will be internal to the said lots, would only impact the interior areas of the Property, and would not create a significant visual impact on the surrounding properties. Though certain units within the proposed development will not meet the minimum private open space required for a PAD, the proposed overall common open space for the entire development equates to 69.95 total acres (41.33% of the total property area), which exceeds the 30% (50 acres) required by code. The common open space includes the lakes and common landscaped areas. Furthermore, the largest ground-floor model (Plan 503) placed on the smallest lot would provide approximately 82 percent of the required Private Open Space, while smaller models on larger lots would exceed 125 percent, up to approximately 169 percent. Although this maximum deviation would not represent the majority of units, the applicants requested a non-use variance based on the maximum potential condition, noting that the overall development provides substantial community and common open space in lieu of additional Private Open Space on individual lots.

Similarly, staff opines that approval with conditions to permit street trees within 10 to 12 feet from the edge of driveway or sidewalk is acceptable. The proposed development contemplates a 10' wide utility easement that runs along the front of the lots, and the purpose of moving the street trees further back is so that the roots do not interfere with the underground utilities. It should be noted that the development exceeds the minimum number required trees by providing 4,624 trees rather than the 4,291 trees required. All street trees will consist of either Live Oak, Gumbo Limbo or Green Buttonwood, thus providing a large tree canopy that will adequately shade pedestrian ways. Staff also finds that permitting a lawn area greater than allowed would be compatible with

the surrounding area and would not adversely affect adjacent residential properties, as the landscaping plans depict extensive trees, shrubs, and sodded areas, and the request to exceed the maximum lawn area is minimal. Staff notes that the submitted landscaping plans depict the proposed residences with landscaping in the form of trees, shrubs and sodded areas. The proposal includes approximately ±25.28 acres of lawn area where 20.31 acres are permitted, representing a 10 percent increase above the maximum allowable, and therefore a non-use variance is requested to permit up to 50 percent of the common open space to consist of lawn area where 40 percent is permitted. To mitigate this variance, the applicants will utilize Florida-Friendly landscaping principles, incorporate native and drought-tolerant plant species throughout the project, and exceed the minimum requirement of 30 percent native species. Any impacts associated with reduced private open space, street tree placement, and increased lawn area will be further mitigated by substantial landscaping within common areas and a proposed 75-foot-wide heavily landscaped buffer along the entire perimeter of the site. **As such, staff recommends approval with conditions of requests #3 through #5 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

When the request to permit residential lots and the recreational tract with 0' of frontage (50' required) on a public right of way and to permit access to a public street by means of a private drive (request #6) and the request to permit the 0' of dedication for SW 132<sup>nd</sup> Avenue and SW 96<sup>th</sup> Street (request #7) are analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that approval of these requests would be **compatible** with surrounding area. The submitted plans depict a layout showing the proposed 540 single-family residential homesites and the recreational tract which connects the entire development interconnected through a private drive. The plan shows that the proposed development will have its main access point as previously mentioned along SW 97<sup>th</sup> Street with a secondary access provided to residents only via SW 130<sup>th</sup> Avenue which is connected to the external roadway network via N. Calusa Drive. Staff notes that the residential lots as indicated in the provided site plan comply with all other minimum requirements of the Code and each lot contains a minimum of 50' of frontage albeit on a private drive. Additionally, the plan shows that the waiving of the right-of-way's for SW 132<sup>nd</sup> Avenue and SW 96<sup>th</sup> Street is required for this development. The Property is surrounded by existing single-family residences around the entirety of the property. Staff opines that the dedication of SW 132<sup>nd</sup> Avenue and SW 96<sup>th</sup> Street is not necessary since there is no possible connection of these roads to the existing right of way system. Staff further notes that the Platting and Traffic Review Section does not object to the requested waivers for the private drive or the waiver of the right of way dedications. **Therefore, staff recommends approval of requests #6 and #7 with conditions, under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

#### **ACCESS, CIRCULATION AND PARKING:**

The submitted plans indicate a primary ingress and egress point providing direct pedestrian and vehicular access to the site from SW 97 Street, as well as a secondary pedestrian ingress and egress point along SW 130<sup>th</sup> Avenue. A residents-only vehicular entrance and exit is proposed at SW 130<sup>th</sup> Avenue, which connects to the external roadway network via North Calusa Club Drive. The Declaration of Restrictive Covenants commits the applicant to completing the following traffic and roadway improvements no later than the issuance of the thirty-first (31st) Temporary Certificate of Use (TCO) or Temporary Certificate of Occupancy (TCO):

- 1) Traffic signal warrant analysis and traffic signal installation at SW 97<sup>th</sup> Street and SW 127<sup>th</sup> Avenue;
- 2) Purchase of adaptive traffic signal equipment for SW 104<sup>th</sup> Street;
- 3) Turn lane extension at SW 88<sup>th</sup> Street and SW 133<sup>rd</sup> Avenue;

- 4) Turn lane extension or dual left-turn lanes at SW 104th Street and SW 127th Avenue;
- 5) Turn lane extension at SW 104th Street and SW 122nd Avenue;
- 6) Installation of a turbo lane at the intersection of SW 104th Street and SW 132nd Avenue;
- 7) Traffic calming and traffic flow improvements to address pass-through traffic at the following locations:
  - SW 137th Avenue and SW 98th Street,
  - SW 137th Avenue and SW 100th Street,
  - SW 132nd Avenue and Calusa Club Drive, and
  - SW 128th Place and SW 104th Street; and
- 8) Traffic signal timing adjustments at seven (7) intersections.

In addition, the Miami-Dade County Department of Transportation and Public Works (DTPW) has incorporated the following conditions into its memorandum, which are in addition to the traffic improvements described above:

- 1) Based on revised site plan (Sheet SP11), 55' distance is provided between the gate and property line for the secondary entrance (Resident's only). However, the turnaround area needs to be in public right-of-way or have perpetual public access as required by RER.
- 2) Please include the pedestrian (10x10) triangles on the site plan for all exit-driveways. Also, include both the pedestrian and vehicular sight triangles on the landscape plans for all exit-driveways.
- 3) A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan.
- 4) A traffic study shall be submitted to evaluate the need for, and to identify any required, traffic calming improvements along Calusa Club Drive.
- 5) The traffic study must address and evaluate the operation of the existing exit connection for the frontage road on SW 127 Avenue in consideration of the proposed signalized intersection at SW 127 Avenue and SW 97 Street.
- 6) Contribute towards an adaptive signal program for SW 104 Street between SW 137 Avenue and SW 127 Avenue once MDC implements this system.
- 7) Perform signal timing adjustments as per the traffic study at the intersections of SW 88 Street with SW 122 Avenue and SW 127 Avenue, SW 96 Street with SW 137 Avenue and SW 127 Avenue, SW 104 Street with SW 132 Avenue, SW 127 Avenue and SW 122 Avenue.
- 8) Any traffic calming improvements warranted by the abovementioned study shall be constructed prior to the issuance of the 31st TCU/TCO, whichever occurs first.
- 9) Following the installation and construction required by the conditions in this memorandum, Developer must 1) repair (or repave, if deemed necessary via a DTPW inspection) any portions of Calusa Club Drive and 2) repair any sidewalks damaged from the construction of the required improvements outlined above.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**OTHER:** Not applicable.

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

**CONDITIONS FOR APPROVAL:** For requests #2 through #7 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing consist of twenty-seven (27) site plan sheets, six (6) fire/garage truck access plan sheets and three (3) Lake Fill/Excavation Plan sheets prepared by Ballbe & Associates, entitled "Calusa"; thirty-four (34) sheets prepared by Kendall Associates I, LLLP, consisting of floor plans and elevations; and twenty-six (26) landscape plan sheets prepared by Parker & Yannette Design Group, also entitled "Calusa"; all date-stamped received November 26, 2024, for a total of ninety-six (96) sheets. Plans may be modified at the public hearing.
3. That the use be established and maintained in accordance with the approved plan.
4. That the applicants submit to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
5. That the applicants comply with applicable Best Management Practices of the U.S. Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission prior to, during, and post-development of the Property.
6. That the applicants obtain a Tree Permit from RER or successor department.
7. That all drainage features, inclusive of lakes, are conceptual and subject to a future review and approval of Paving and Drainage Plans by RER or successor department.
8. That the applicants comply with all the applicable conditions, requirements, recommendations, requests, and other provisions of The Departments of RER and Environmental Resources Management (DERM) as indicated in the attached memorandum.
9. That the applicants comply with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources, as indicated in the attached memorandum.
10. That the applicants 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, as indicated in the attached memorandum.
11. That the applicants comply with all applicable conditions, requirements, recommendations, requests, and other provisions of the Transit Division of the Department of Transportation and Public Works, as indicated in the attached memorandum.

12. That the applicants comply with all applicable conditions, requirements, recommendations, requests, and other provisions of the Parks, Recreation and Open Spaces Department (PROS), as indicated in the attached memorandum.
13. That the Park Impact Fees assessed pursuant to Chapter 33H of the Code that are generated by the development of the Property will, to the maximum extent feasible, be used to improve the Kendall Indian Hammocks Trail and the West Kendall Trail.

ES:JB:SS:EA



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Eric Silva, AICP, Assistant Director  
Development Services Division  
Miami-Dade County Department of  
Regulatory and Economic Resources

## ZONING RECOMMENDATION ADDENDUM

### Kendall Associates I, LLLP; 9800 Calusa Club Drive, LLC; and Home at 9810, LLC PH: Z21-031

| <b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS</b>                                                                              |                      |
|-----------------------------------------------------------------------------------------------------------------------------|----------------------|
| Building and Neighborhood Compliance (BNC)                                                                                  | No objection         |
| The Departments of RER and Environmental Resources Management (DERM)                                                        | <i>No objection*</i> |
| <i>Platting and Traffic Review Section (RER)</i>                                                                            | <i>No objection*</i> |
| Parks, Recreation and Open Spaces Department (PROS)                                                                         | <i>No objection*</i> |
| <i>Fire Rescue Department</i>                                                                                               | <i>No objection*</i> |
| <i>Water and Sewer Department (WASD)</i>                                                                                    | <i>No objection*</i> |
| <i>Department of Solid Waste Management</i>                                                                                 | <i>No objection*</i> |
| <i>Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning &amp; Policy Division</i> | <i>No objection*</i> |
| <i>Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division</i>                  | <i>No objection*</i> |
| <i>Police</i>                                                                                                               | <i>No objection*</i> |
| <i>*Subject to conditions in their memorandum.</i>                                                                          |                      |

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

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

**PERTINENT ZONING REQUIREMENTS/STANDARDS**

|                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Section 33-311 District Boundary Change</b></p>                      | <p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.</i></p>                                                                    |
| <p><b>Section 33-311(A)(3) Special Exception, Unusual and New Uses</b></p> | <p><i>Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i></p> |
| <p><b>Section 33-311(A)(4)(b) Non-Use</b></p>                              | <p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for <b>non-use variances</b> from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| <p><b>Variances From Other Than Airport Regulations</b></p>                            | <p><i>basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                        |                                |                                       |  |  |                             |                          |  |                   |  |  |                                 |                |                                |                                       |                           |    |   |   |     |
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| <p><b>Sec. 33-284.27 (K) Private open space.</b></p>                                   | <p><i>Private open space is required for each single-family attached or detached unit that has direct ground floor access. Said space shall be for the exclusive recreational or leisure use of the inhabitants of the dwelling unit, and shall be located immediately adjacent to the unit, and designed in such a way as to provide privacy from adjacent dwelling units. Said private open space shall be in addition to the common open space required and the amount of such space shall be equivalent to sixty (60) percent of the interior gross floor area of each attached unit and equivalent to one hundred twenty-five (125) percent of the interior gross floor area of each detached unit. Provisions shall be made in the sale or rental of such units that such private open space is for the exclusive use of the unit concerned.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                        |                                |                                       |  |  |                             |                          |  |                   |  |  |                                 |                |                                |                                       |                           |    |   |   |     |
| <p><b>Sec. 18A-6(C)(2) street tree size and spacing.</b></p>                           | <p><i>Street tree size and spacing. Street trees shall be of a species typically grown in Miami-Dade County which normally mature to a height of at least twenty (20) feet. Street trees shall have a clear trunk of four (4) feet, an overall height of twelve (12) feet and a minimum caliper of two (2) inches at time of planting, and shall be provided along all roadways at a maximum average spacing of thirty-five (35) feet on center, except as otherwise provided in this chapter. Street trees are not required when a colonnade open to the public is located within four (4) feet of the edge of the roadway. The thirty-five (35) foot average spacing requirement for multiple single family units such as zero-lot-line and townhouse shall be based on the total lineal footage of roadway for the entire project and not based on individual lot widths. Street trees shall be placed within the swale area or shall be placed on private property where demonstrated to be necessary due to right-of-way obstructions as determined by the Public Works Department or the appropriate authority within the municipality. <b>Street trees planted along private roadways shall be placed within seven (7) feet of the edge of roadway pavement and/or where present within seven (7) feet of the sidewalk.</b></i></p> |                                                        |                                |                                       |  |  |                             |                          |  |                   |  |  |                                 |                |                                |                                       |                           |    |   |   |     |
| <p><b>Sec. 18A-6(C)(5)(Table A)</b></p>                                                | <table border="1"> <tr> <td colspan="5" data-bbox="386 982 1122 1066"> <p>TABLE A (See note below regarding street trees)</p> </td> </tr> <tr> <th data-bbox="386 1066 570 1171">LAND USE OR ZONING DISTRICT</th> <th colspan="2" data-bbox="570 1066 797 1171">NUMBER OF TREES REQUIRED</th> <th colspan="2" data-bbox="797 1066 1122 1171">MAXIMUM LAWN AREA</th> </tr> <tr> <td data-bbox="386 1171 570 1415"></td> <td data-bbox="570 1171 667 1415"><i>Per Acre of Net Lot Area</i></td> <td data-bbox="667 1171 797 1415"><i>Per Lot</i></td> <td data-bbox="797 1171 959 1415"><i>Percent of Net Lot Area</i></td> <td data-bbox="959 1171 1122 1415"><i>Percent of Required Open Space</i></td> </tr> <tr> <td data-bbox="386 1331 570 1415">Planned Area Developments</td> <td data-bbox="570 1331 667 1415">28</td> <td data-bbox="667 1331 797 1415">-</td> <td data-bbox="797 1331 959 1415">-</td> <td data-bbox="959 1331 1122 1415">40%</td> </tr> </table>                                                                                                                                                                                                                                                                                                                                                                 | <p>TABLE A (See note below regarding street trees)</p> |                                |                                       |  |  | LAND USE OR ZONING DISTRICT | NUMBER OF TREES REQUIRED |  | MAXIMUM LAWN AREA |  |  | <i>Per Acre of Net Lot Area</i> | <i>Per Lot</i> | <i>Percent of Net Lot Area</i> | <i>Percent of Required Open Space</i> | Planned Area Developments | 28 | - | - | 40% |
| <p>TABLE A (See note below regarding street trees)</p>                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                        |                                |                                       |  |  |                             |                          |  |                   |  |  |                                 |                |                                |                                       |                           |    |   |   |     |
| LAND USE OR ZONING DISTRICT                                                            | NUMBER OF TREES REQUIRED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                        | MAXIMUM LAWN AREA              |                                       |  |  |                             |                          |  |                   |  |  |                                 |                |                                |                                       |                           |    |   |   |     |
|                                                                                        | <i>Per Acre of Net Lot Area</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <i>Per Lot</i>                                         | <i>Percent of Net Lot Area</i> | <i>Percent of Required Open Space</i> |  |  |                             |                          |  |                   |  |  |                                 |                |                                |                                       |                           |    |   |   |     |
| Planned Area Developments                                                              | 28                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | -                                                      | -                              | 40%                                   |  |  |                             |                          |  |                   |  |  |                                 |                |                                |                                       |                           |    |   |   |     |
| <p><b>Sec. 33-133 (C) Right-of-way plan and minimum width of streets and ways.</b></p> | <p><i>Except as may be provided in Sections 33-133(A) and (B) hereof, on all section lines, eighty (80) feet shall be the minimum right-of-way width, and on all other half-section (also known as quarter-section) lines, seventy (70) feet shall be the minimum official right-of-way width.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                        |                                |                                       |  |  |                             |                          |  |                   |  |  |                                 |                |                                |                                       |                           |    |   |   |     |

*Building and Neighborhood Compliance*

**ENFORCEMENT HISTORY**

KENDALL ASSOCIATES I, LLLP, ET  
AL/NORWALK, RICHARD

9400 SW 130 AVE  
9800/9810 E CALUSA CLUB DR  
MIAMI-DADE COUNTY, FLORIDA.

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**APPLICANT**

**ADDRESS**

Pending

Z2021000031

---

**DATE**

**HEARING NUMBER**

**FOLIO: 30-5902-000-0010/30-5902-002-0350/30-5902-002-0360**

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

December 16, 2025

**NEIGHBORHOOD REGULATIONS:**

**Folio No.s: 30-5902-000-0010/30-5902-002-0350/30-5902-002-0360**

There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**

**Folio No.s: 30-5902-000-0010/30-5902-002-0350/30-5902-002-0360**

There are no open/closed cases in BSS.

**VIOLATOR:**

KENDALL ASSOCIATES I, LLLP, ET AL/NORWALK, RICHARD

**OUTSTANDING LIENS AND FINES:**

There are no outstanding liens or fines.



**Date:** January 11, 2026

**To:** Lourdes M. Gomez, AICP, Director  
Department of Regulatory and Economic Resources (RER)

**From:** Christine Velazquez, Division Chief  
RER – Environmental Code Coordination and Public Hearings

**Subject:** Z2021000031-6<sup>th</sup> Review  
Kendall Associates I, LLLP  
9400 SW 130<sup>th</sup> Avenue  
DBC GU & EU-M to PAD for new residential development.  
(EU-M) (169.274 acres)  
02-55-39

---

The Departments of RER and Environmental Resources Management (DERM) have reviewed the above-referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service, wastewater disposal, and wellfield protection. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 and section 24-43(5) of the Code related to potable water supply and wastewater disposal, and wellfield protection, respectively.

#### Wellfield Protection Review

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

#### **Conditions of Approval: None**

#### Potable Water Service and Wastewater Disposal

Pursuant to the Code and based on the site plan submitted in support of the requested district boundary change, the proposed residential development is within feasible distance to connect to public water and public sanitary sewer. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. Please note that this development will need to obtain water and sanitary sewer extension permits prior to RER approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal.

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

Civil drawings for the required sewer main extension will need to be approved by MDWASD and the Environmental Permitting Section of RER prior to approval of final development orders.

All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development



order, if approved, will not result in a reduction in the LOS standards, subject to compliance with the conditions required by the County for this proposed development order.

In accordance with section 24-43.4(2)(b)(iii) of the Code, the property has submitted a covenant running with the land in favor of Miami-Dade County, acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof. Said covenant is recorded under Miami-Dade County Official Records Book 34674, Page 1615.

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

*Please be advised, RER-Environmental Plan Review, review, and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.*

### **Conditions of Approval: None**

#### Water Control Review

A Surface Water Management General Permit (SWMGP) shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. RER records indicate that SWMGP Application 241216-82 for this site is under review by RER-Water Control Section.

Stormwater shall be retained on site utilizing a designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff.

Site grading and development shall provide for the full retention and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

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

Pursuant to section 24-48.1(1)(f) of the Code, the applicant is advised that a Class VI Permit shall be required for the construction of the proposed surface water management system. RER records indicate



that the CLVI - 20220053 permit application review, for this site, was deactivated without completing it. Therefore, a new CLVI Permit application is required prior to future development order.

The applicant is advised to contact the RER Water Control Section at (305) 372-6681 or [dermwatercontrol@miamidade.gov](mailto:dermwatercontrol@miamidade.gov) for further information regarding permitting procedures and requirements.

### **Conditions of Approval: None**

#### Threatened & Endangered Species Review

This application must comply with Miami-Dade County's CDMP and the Code.

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

#### Objective CON-9

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

Although the subject property was previously developed as a golf course, the current application requests to redevelop the site in a manner that significantly changes the character of the property and remove open areas that were not developed but maintained as green space; therefore, the first portion of the objective continues to apply and is relevant to the analysis below.

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

Furthermore, CDMP Policy CON-9C states, *"Rookeries and nesting sites used by federal or State designated endangered or threatened species shall not be moved or destroyed."*

This application site is within the U.S. Fish & Wildlife Service (USFWS) consultation area for the Federally endangered Florida bonneted bat (*Eumops floridanus*), which may utilize the subject property for foraging, nesting, and roosting. The Miami-Dade County population of Florida bonneted bat is known to forage and socialize over dark, open spaces adjacent to natural areas such as open water, forested areas, wetlands, and areas with significant tree resources.

As part of this zoning application, the applicant previously submitted the "Calusa Country Club Florida Bonneted Bat Acoustic Survey Report" dated April 2021 (Exhibit A). This report identified 2,048 Florida bonneted bat calls, indicating that roosting is likely occurring nearby. On June 10, 2021, the applicant submitted a letter to RER proposing six best management practices (BMPs) consistent with the guidance from the USFWS for how the applicant will preserve the roosting and social behaviors of the Florida bonneted bat (Exhibit B).

The applicant also previously submitted the "Calusa Country Club Environmental Assessment Report" dated February 2021 ("February 2021 Report"). The February 2021 Report documented on the property the presence of two (2) bird species that in Florida are state listed as Threatened under the Florida Endangered and Threatened Species Rule, the little blue heron (*Egretta caerulea*) and the tricolored heron (*Egretta tricolor*). The February 2021 Report also documented three species listed as County Endangered, Threatened, Rare, and Special Concern Fauna in Miami-Dade County as described in



Appendix B of the Conservation, Aquifer Recharge and Drainage Element of the CDMP, specifically osprey (*Panidon haliaetus*), snowy egret (*Egretta thula*) and the white Ibis (*Eudocimus albus*). On September 29, 2021 ("September 2021 Report"), the applicant submitted a report indicating that a rookery was identified on the southern portion of the site and the birds that were observed "consisted predominantly of cattle egrets (*Bubulcus ibis*) with snowy egrets (*Egretta thula*), great egrets (*Ardea alba*), and anhingas (*Anhinga anhinga*) in lesser numbers". The bird species identified in the September 2021 Report are not federally or state-listed threatened or endangered species. However, the snowy egret is a county-designated endangered, threatened, rare, or special concern fauna species

RER previously issued a memorandum for this zoning application dated November 8, 2021, and requested the applicant conduct monthly surveys between March and August of 2022, which is the Florida Fish and Wildlife Conservation Commission's recommended wading bird nesting survey period for Florida's South Zone. RER also requested that the applicant demonstrate how the nesting, feeding, and roosting habitat of the little blue heron, the tricolored heron, and any other federal or state threatened, or endangered species will be protected and buffered from the proposed development and to ensure further degradation of such habitat is not authorized, and for the applicant to submit a plan for RER's review and approval demonstrating how County designated species shall be conserved. Since RER's memorandum dated November 8, 2021, the applicant has conducted regular surveys of the rookery with RER staff from March to August for 2022, 2023, 2024 and 2025 seasons.

On March 17, 2025, the applicant submitted a letter to DERM documenting how the Calusa rookery has been addressed since the zoning hearing on November 17, 2021 ("March 2025 Letter"). The March 2025 Letter included the "Calusa Project Site Florida Bonneted Bat Cavity Tree Survey Report" dated January 2025, as Appendix E to Attachment 5 (Exhibit C). The "Calusa Project Site Florida Bonneted Bat Cavity Tree Survey Report" dated January 2025, stated that 12 cavity trees were identified during the cavity tree survey conducted on November 21, 2024. The 12 cavity trees were the same as those located during the 2021 and 2023 surveys, and no Florida bonneted bats or signs of bonneted bats (i.e., roosting areas, scat, etc.) were documented during the cavity tree survey. Furthermore, Appendix F of the report, the "Florida Bonneted Bat Cavity Tree and Emergence Survey Report" dated January 2025, states that no Florida bonneted bats were observed emerging from the cavity trees during the November 21, 2024, emergence survey. RER acknowledges the results of these surveys and advises the applicant that additional Florida bonneted bat surveys will be required prior to development in accordance with the latest USFWS Florida Bonneted Bat Consultation Guidelines.

The March 2025 Letter included the "Wading Bird Nesting Inspection Summary", as Appendix G to Attachment 5. The "Wading Bird Nesting Inspection Summary", serves as a summary of the 18 wading bird nesting inspections conducted by the applicant during the 2022, 2023, and 2024 wading bird nesting seasons. The summary recounts nesting by great egrets and anhingas continually through the years; and tricolored heron (state threatened) were observed nesting in the rookery in 2022 (3 successful nests). A juvenile tricolored heron was observed in 2023 and appeared to be a product of the 2023 nesting season, even though a nest was not observed. In 2024, one (1) successful nest of the tricolored heron was observed. No other observations or nests of listed species aside from the tricolored heron were documented in 2024. The March 2025 Letter included Attachment 9 which suggests that variable water levels of the lake due to the conditions of the dry to wet seasons, allowed for terrestrial predators to easily access the rookery during the dry season. Additionally, water quality within the rookery lakes appeared to have degraded as the nesting season progressed, and few fish were observed in the rookery lake due to degraded water conditions. RER concurs that the fluctuation in tricolored heron nests may be the result of predation, but notes that attributing factors can also be competition from large numbers of cattle egrets nesting within the island and the presence of aggressive bird species such as anhinga, that have been observed taking over tricolored heron nests. During the 2022, 2023 and 2024 nesting season surveys the only nests by any listed species, whether federal, state or county listed, were the tricolored heron nests that are referenced above in this paragraph. RER notes that no nesting by tricolored heron



or other listed species, whether federal, state or county listed, were observed by staff during the 2025 nesting season surveys of the rookery.

The March 2025 Letter included Attachment 11, which the applicant detailed their proposed restrictions regarding lighting around the rookery. RER acknowledges the proposed lighting restrictions and language to be included in homeowner documents. The applicant is advised to consult with the Florida Fish and Wildlife Conservation Commission (FWC), and that additional best management practices (BMPs) may be required for the proposed project.

The March 2025 Letter also included a copy of the Florida Fish and Wildlife Commission Incidental Take Permit #LSNR-23-00014 (ITP). RER has reviewed this permit and acknowledges that it authorizes the incidental take of the tricolored heron that may occur through the excavating and filling of a portion of the rookery lake and related construction activities for lake enhancement and development. In addition, RER notes that the owner proposed as part of the ITP application to enhance all proposed lakes throughout the development through littoral planting areas with native species as well as enhanced planting areas on three of the lakes to provide foraging opportunities for wading birds.

On May 6, 2025, July 8, 2025, and September 16, 2025, the applicant submitted memorandums and lake site plans detailing the proposed lake and littoral zone enhancements for existing lakes #3, #7, and Lake A/proposed lake #2 (Composite Exhibit D). It is reasonably anticipated that the proposed lake improvements, particularly the incorporation of planted littoral shelves with native plant species, stocking the lakes with native prey fish, and the utilization of bubblers, would improve water quality and enhance wading bird foraging habitat. RER acknowledges that the rookery within lake #2 will remain as it is, and lake improvements will take place outside of nesting season and excavation will begin a minimum of 27 feet from the perimeter of the island to ensure the stability of the island is not jeopardized. In response to RER's requirement that the rookery be protected, the September 16, 2025 memorandum includes a sketch of lake #2 with cross sections that show no construction related to the proposed development, excluding improvements to lake #2, within the 100 foot buffer of the rookery, and that construction will not occur within nesting season and only between the hours of 8:00 am to 6:00 pm within the 330 foot contour line.

The applicant, on behalf of the owner, submitted a Planned Area Development Agreement (PAD) which includes conditions for preservation and maintenance of the rookery and lake #2 that will enhance wading bird foraging habitat. The PAD includes conditions for the implementation of best management practices for the Florida bonneted bat (*Eumops floridanus*). In the PAD, the Owner has voluntarily agreed to execute a separate covenant in favor of Miami-Dade County, guaranteeing the perpetual preservation and management of the Rookery and adjacent surrounding waters of the Rookery Lake within six months of the initiation of the filling of the Rookery Lake.

In summary, RER has determined that, based the information provided in the May 6, 2025, April 25, 2025, July 8, 2025, and September 16, 2025 memorandums and lake site plans (Exhibit D) detailing the proposed lake and littoral zone enhancements for existing lake A/proposed lake #2 and all other proposed lakes, and the conditions proffered in the DOR and PAD ), the applicant has demonstrated compliance with the applicable CDMP policies and objectives for the protection of nesting, feeding, and roosting habitat of threatened and endangered species.

Additionally, the Owner has committed to comply with applicable Best Management Practices of the U.S. Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission prior to, during, and post-development of the Property. Lastly, the owner has agreed to install bat boxes or bat houses, or both, in a suitable location identified by RER .

Please contact Martha Lastre at [martha.lastregarcia@miamidade.gov](mailto:martha.lastregarcia@miamidade.gov) for additional information or concerns regarding this review.

**Condition of approval:**

- 1. The Owner shall preserve and protect the Rookery prior to development on the property.**
- 2. The Owner shall complete the littoral zone enhancements for lakes #3 and #7 (as referenced in Exhibit D) prior to the initiation of any work on Lake A/proposed lake #2 (Rookery Lake).**
- 3. The Owner shall execute a separate covenant running with the land in favor of Miami-Dade County, for RER or successor department, review and approval, guaranteeing the perpetual preservation and management of the Rookery and adjacent surrounding waters of the Rookery Lake within six months of the initiation of the filling of the Rookery Lake.**
- 4. The Owner shall install bat boxes at the RER determined location as a requirement of any future Tree Removal permit (excluding TREE-2401091) for the development of the site.**
- 5. Compliance with the Planned Area Development Agreement, and any future covenant proffered to Miami-Dade County guaranteeing the perpetual preservation and management of the Rookery and adjacent surrounding waters of the Rookery Lake and the implementation of the best management practices for the Florida bonneted bat (*Eumops floridanus*) is required.**

Tree Preservation Review

On-site inspections by RER staff have confirmed the presence of tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater). Section 24-49 of the Code provides for the preservation and protection of specimen tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

The landscape plan entitled "Calusa," prepared by Andrew Overmyer, R.L.A., and dated as received by Miami-Dade County on November 26, 2024, depicts the removal of non-specimen and specimen tree resources. A Miami-Dade County Tree Permit Application (TREE-2401091) has been submitted for the proposed removal/relocation of trees within a 50-foot buffer of the property line; however, this permit has not been issued yet. Any proposed tree removal/relocation not included in permit application TREE-2401091 will require a new Tree Removal Permit. The applicant is advised to contact the Tree and Forest Resources Section at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

Additionally, two (2) specimen tree covenants running with the land in favor of Miami-Dade County for the preservation of specimen trees have been executed on the property (Miami-Dade County Official Records Book 33288, Pages 3438-3449 and Book 33288, Pages 3471-3482). The applicant is required to adhere to all conditions and requirements of the recorded covenants.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from portions of the property prior to development, or redevelopment, and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. The rookery within lake #2 shall remain undeveloped, and prohibited plant species (i.e., Brazilian pepper (*Schinus terebinthifolius*)) shall remain until such a determination by RER that nesting habitats no longer exists at the site.



**Conditions of Approval: compliance with the conditions of tree permit TREE-2401091 and any other tree permit, and compliance with the conditions of the recorded covenants.**

Environmental Monitoring and Restoration Division (EMRD)

EMRD has records of current contamination issues tracked under Calusa (DERM file no. AW-209). All construction plans (inclusive of drainage, lake excavation, lake filling, lake excavation material re-use, etc.) and dewatering plans shall require EMRD review and approval as it relates to environmental contamination issues.

**Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, lake excavation/lake filling plans, or development plans that may be included as part of this application. Documents requiring review and approval shall be submitted directly to the EMRD for review.**

Any contaminated portion of the site that is proposed to be sold, transferred, or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred, or dedicated to the County, please note that all soil, groundwater, or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and, for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane, or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments, could result in the county declining to accept the proposed dedication.

This may, in turn, result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after a public hearing.

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

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way, as well as any other projects or plans. Please contact Thomas Kux, P.G., at [Thomas.kux@miamidade.gov](mailto:Thomas.kux@miamidade.gov) if you have any questions.

**Conditions of Approval: None**

Pollution Regulation Review

A Resource Recovery and Management Facility Limited to Lakefill Operating Permit issued by RER in accordance with the provisions of section 24-18 of the Code may also be required prior to commencement of lake filling activities. At least ninety (90) days prior to commencement of lakefill activities, the petitioner shall contact the RER Environmental Permitting Section to obtain further guidance regarding the applicability of the aforementioned permitting provisions and to provide the sources, types, and quantities of fill material intended to be used and the approximate commencement date and duration of filling activities.

For further assistance on this matter, please contact Johnny Vega, P.E. ([vegajo@miamidade.gov](mailto:vegajo@miamidade.gov)) or Gabriel Bristol-Sanchez ([gabriel.bristol-sanchez@miamidade.gov](mailto:gabriel.bristol-sanchez@miamidade.gov)) of the RER Pollution Regulation Division at (305) 372-6600.

**Conditions of Approval: None**



DERM Enforcement History Review

The subject property has no open and four (4) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Attachments:

- Exhibit A: Calusa Country Club Florida Bonneted Bat Acoustic Survey Report dated April 2021
- Exhibit B: Bonneted Bat Best Management Practices, letter dated June 10, 2021
- Exhibit C: Calusa Project Site Florida Bonneted Bat Cavity Tree Survey Report dated January 2025
- Exhibit D: Composite. Memorandums and lake site plans detailing the proposed lake and littoral zone enhancements for existing lakes #3, #7, and Lake A/proposed lake #2

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Envirometal Review Exhibit A

MIAMI-DADE COUNTY  
PROCESS NO: Z21-031  
DATE: JUN 2 2021  
BY: GONGOL

**CALUSA COUNTRY CLUB  
FLORIDA BONNETED BAT ACOUSTIC SURVEY REPORT**

**April 2021**

Prepared For:

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

Prepared By:

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

MIAMI-DADE COUNTY  
PROCESS NO: Z21-031  
DATE: JUN 2 2021  
BY: GONGOL

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MIAMI-DADE COUNTY  
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DATE: JUN 2 2021  
BY: GONGOL

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**1.0 INTRODUCTION**

This report documents the results of the Florida bonneted bat (*Eumops floridanus*) acoustic survey conducted by Passarella & Associates, Inc (PAI) for Calusa Country Club (Project). The Project totals 169.27± acres and is located in Section 2, Township 55 South, Range 39 East, Miami-Dade County (Appendix A). More specifically, the Project is south of North Kendall Drive, approximately 2.5 miles northeast of Miami Executive Airport, 1.0 mile west of the Ronald Reagan Turnpike, and approximately 4.5 miles east of State Road 997/Krome Avenue.

The purpose of this acoustic survey was to determine if Florida bonneted bats were likely to be actively roosting or utilizing the Project site. The Florida bonneted bat is listed as federally endangered by the Florida Fish and Wildlife Conservation Commission (FWCC) and the U.S. Fish and Wildlife Service (USFWS). There are no known records of Florida bonneted bats roosting on the Project site.

USFWS Florida bonneted bat survey protocols are outlined in the Florida Bonneted Bat Consultation Guidelines (Guidelines) (USFWS 2019). The acoustic survey conducted for the Project followed the methodology established in the Guidelines. However the Project site is located within the South Florida Urban Bat Area boundary in Miami-Dade and Broward Counties (Appendix B) as defined by the Guidelines. The South Florida Urban Bat Area boundary is part of the Florida Bonneted Bat Consultation Area but is excluded from the Consultation Key in the Guidelines because Florida bonneted bats use this area differently (i.e., roosting largely in artificial structures) (USFWS 2019).

**2.0 SITE CONDITIONS**

The Project site contains no native vegetation associations and is comprised of an inactive golf course with scattered trees and sub-canopy species. The former golf course is currently being maintained (i.e., mowed) on a routine basis. A Florida Land Use, Cover and Forms Classification System (FLUCFCS) map is provided as Appendix C.

**3.0 BIOLOGY OF THE FLORIDA BONNETED BAT****3.1 Description**

With an average wingspan of 490 to 530 millimeters (19.3 to 20.9 inches) and an average length of 130 to 165 millimeters (5.1 to 6.5 inches), the Florida bonneted bat is the largest species of bat found in Florida. They are members of the Molossidae family, commonly referred to as free-tailed bats. Molossids, including Florida bonneted bats, have tails that extend well beyond their short tail membrane. Also similar to other free-tailed bats, the Florida bonneted bat has small eyes; large upper lips; and long, narrow wings (Marks and Marks 2006). Their fur is short and glossy with sharply bicolored hairs with a white base (Timm and Genoways 2004). Their fur ranges from dark gray to brownish gray or cinnamon brown on its dorsal side, with lighter, grayish fur underneath. The Florida

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bonneted bat is characterized by its large size and its large, broad ears that slant forward over the eyes and join together along the midline of the head. Their big ears protrude over their head like a bonnet, giving them their name (Marks and Marks 2006).

### 3.2 Range

The current range of the Florida bonneted bat is known to include Central and South Florida, with lower probability of occurrence in areas where historical mean minimum temperatures drop below 15 degrees Celsius (59 degrees Fahrenheit) (USFWS 2020). Data indicates that the core range may be located within Charlotte, Lee, Collier, Monroe, and Miami-Dade counties; along with portions of Okeechobee, Polk, DeSoto, Hendry, and Broward counties. Possible use of areas within Glades and Highlands counties is also indicated (USFWS 2019). They have historically been found in the Miami area in 1936; Coral Gables, Coconut Grove, and Miami in the 1950s; Punta Gorda in 1979; Fakahatchee Strand in 2000; and North Fort Myers in 2003 (Marks and Marks 2006). Locations where bonneted bats have been documented during acoustic surveys conducted between 2006 and 2008 include: Coral Gables (Granada Golf Course) and Homestead in Miami-Dade County; North Fort Myers in Lee County; Babcock Ranch and Babcock/Webb in Charlotte and Lee Counties; Kicco Wildlife Management Area in Polk County; Kissimmee River Public Use Area in Okeechobee County; and Naples, Everglades City, Fakahatchee Preserve, Big Cypress National Preserve, and Picayune Strand State Forest in Collier County (Marks and Marks 2008 and USFWS 2014). Additional surveys conducted in 2010 through 2012 identified additional bonneted bat locations within the Miami area and areas of Everglades National Park and Big Cypress National Preserve (USFWS 2014). Natural roost sites have been discovered at Avon Park Air Force Range and Florida Panther National Wildlife Refuge (USFWS 2020).

### 3.3 Habitat

Habitat for the Florida bonneted bat consists mainly of foraging areas and roosting sites, including some artificial structures in both urban and forested areas (USFWS 2014). They are known to roost in rock crevices, tree cavities, buildings, and bat boxes (Marks and Marks 2008). South Florida bonneted bats roost primarily in trees and in manmade artificial structures, with roost availability indicated as an important limiting factor (USFWS 2014). Foraging habitat includes areas over open fresh water such as ponds, streams, and wetlands; and they will drink when flying over open water (USFWS 2014). They will also forage over treetops and other open areas such as golf courses (Marks and Marks 2006). During the dry season, the bonneted bat becomes more dependent upon the remaining open water habitats such as ponds, streams, and wetland areas for foraging activities (USFWS 2014).

### 3.4 Life History and Ecology

Molossids are found primarily in the tropical and subtropical regions of the world, but some species also occur in warmer portions of temperate regions. At one time the Florida bonneted bat was known as Wagner's mastiff bat (*Eumops glaucinus*) and was considered

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a single species with an extensive range (Marks and Marks 2006). In 1971, the Florida population was recognized as a separate subspecies, *Eumops glaucinus floridanus* (Koopman 1971). Evidence published in 2004 demonstrated that in fact the Florida population is a distinct species, and it was subsequently reclassified as *Eumops floridanus* (Timm and Genoways 2004). Relatively little information is known about the ecology of the Florida bonneted bat. They are colonial and appear to roost in groups of approximately 8 to 12 individuals. Findings suggest that Florida bonneted bats may roost in a harem consisting of one male and a group of females. Females give birth to a single pup, but are believed to have multiple birthing seasons per year. Reproductively active adults have been reported during capture sessions in April, August, and December. It is unknown whether or not females produce an offspring during multiple birthing periods. Non-volant (i.e., incapable of flight) pups have been found in roost sights from May through December (USFWS 2020). Mating behavior, gestation period, and information about weaning of the young is also unknown (Marks and Marks 2006). While population cannot be accurately estimated based on available data, recent research suggests that a range of hundreds to a few thousand may be representative of the bat's current population size (USFWS 2019).

All molossids are insectivorous, and the guano from one Florida bonneted bat roost included the remains of insects from several orders including beetles, flies, moths, and true bugs. The Florida bonneted bat emerges from its roost approximately 40 minutes after sunset, which is later in the evening than most other Florida bat species. They are high, fast flyers and have been observed flying at 30 feet or higher, foraging above treetops and over open areas as noted above (Marks and Marks 2006).

The Florida bonneted bat uses echolocation to navigate, as well as to locate and capture prey. Echolocation is used by bats to determine how far away an object is, its size, shape, texture, whether it is approaching or receding, and how fast it is moving. There are five main types of bat calls: commute calls, social calls, search calls, approach calls, and feeding buzzes. Search calls are given when a bat is looking for prey and are the type of call typically used for species identification. The Florida bonneted bat is the only bat in Florida that issues search calls in the 10 to 16 kilohertz (kHz) range (with an occasional extended call range from 16 to 25 kHz), making them easy to distinguish from the other Florida bat species (personal communication with George and Cynthia Marks).

## 4.0 SURVEY METHODOLOGY

### 4.1 Survey Stations

Florida bonneted bat roosting habitat includes buildings and other artificial structures, as well as natural tree cavities. Foraging habitat includes water bodies, herbaceous wetlands, streams, tree lines, and wooded fence lines, as well as in forest canopy openings and other open lands. The Project site was inventoried for potential Florida bonneted bat roosting and foraging habitats. Roosting and foraging stations were then selected by qualified ecologists with knowledge of bat ecology. Each survey station was photographed and located using a handheld Global Positioning System (GPS).

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#### 4.2 Survey Equipment

Surveys were conducted using the Song Meter (SM4BAT FS) recorder by Wildlife Acoustics. The SM4BAT FS is a full-spectrum bioacoustics recorder that detects the echolocation calls of bats with a microphone and records the calls as a full spectrum sonogram. For non-linear projects, the USFWS requires a cumulative total of 16 detector nights per 20 acres of suitable habitat. Surveying with multiple detectors requires a minimum spacing of 200 meters (656 feet) between recording devices. For surveys, the following weather conditions are required: 1) temperatures at or above 65 degrees Fahrenheit during the first five hours of the survey period; 2) precipitation, including rain and/or fog, must not exceed 30 minutes or continue intermittently during the first five hours of the survey period; and 3) sustained winds should be no greater than nine miles per hour for 30 minutes or more during the first five hours of the survey period.

In order to capture high quality call sequences, the following guidelines were used for the placement and orientation of the SM4BAT FS: 1) elevated no less than 5 meters (16.4 feet) above ground level; 2) placed at least 1.5 meters (5 feet) away from any obstruction; 3) placed in areas without or with minimal vegetation within 10 meters (33 feet) in front of the detector microphone; and 4) detector microphone placed at a 45-degree angle from the horizon facing the target area.

#### 4.3 Sonogram Analysis

Sonograms recorded during the surveys were sorted and identified by bat species using Kaleidoscope 2016 software and reviewed by a qualified ecologist for Florida bonneted bat calls. Kaleidoscope filters out bat calls and labels them by species depending on the frequency of the call. The unique frequency of Florida bonneted bat calls aids in call identification. The Kaleidoscope software categorizes sounds other than bat calls as “noise.” If the software was unsure of how to label a bat call, the file was labeled as “No ID.” After filtering the data using Kaleidoscope, all files were examined by ecologists to ensure no calls were incorrectly labeled. Florida bonneted bat call frequencies are easily identifiable and well below those of other Florida bat species (Marks and Marks 2006). Florida bonneted bat calls fall in the range of 10 to 17 kHz.

## 5.0 SURVEY RESULTS

### 5.1 Survey Stations

Ecologists deployed 20 SM4BAT FS units throughout the Project site near potential foraging and roosting habitat. The units were deployed at least 200 meters apart and attached to suitable trees that were clear from obstruction and placed at least 5 meters (16.4 feet) off the ground. The locations of the acoustic stations are depicted in Appendix D and photographs of the acoustic stations are shown in Appendix E. Table 1 provides the GPS coordinates of the acoustic survey stations.

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**Table 1. GPS Coordinates of Florida Bonneted Bat Acoustic Station Locations**

| Survey Station | Coordinates |            |
|----------------|-------------|------------|
| AS-01          | 25.673342   | -80.403334 |
| AS-02          | 25.674012   | -80.405162 |
| AS-03          | 25.673886   | -80.407305 |
| AS-04          | 25.675303   | -80.406623 |
| AS-05          | 25.677275   | -80.407919 |
| AS-06          | 25.677656   | -80.406026 |
| AS-07          | 25.677422   | -80.404661 |
| AS-08          | 25.675441   | -80.402057 |
| AS-09          | 25.678058   | -80.402625 |
| AS-10          | 25.679110   | -80.403729 |
| AS-11          | 25.679751   | -80.402494 |
| AS-12          | 25.680095   | -80.405519 |
| AS-13          | 25.681531   | -80.402555 |
| AS-14          | 25.682743   | -80.403509 |
| AS-15          | 25.681939   | -80.405606 |
| AS-16          | 25.682262   | -80.407157 |
| AS-17          | 25.681435   | -80.408589 |
| AS-18          | 25.681360   | -80.410362 |
| AS-19          | 25.680640   | -80.412417 |
| AS-20          | 25.679818   | -80.410061 |

The units were deployed for 28 nights during the months of December 2020 and January 2021. The SM4BAT FS units were programmed to begin recording 30 minutes prior to sunset until 30 minutes after sunrise and were left to record on the site. Sunrise and sunset times for the survey period are summarized in Table 2.

**Table 2. Sunrise and Sunset Times for Surveys**

| Survey Period     | Sunrise | Sunset |
|-------------------|---------|--------|
| December 23, 2020 | 0706    | 1738   |
| December 24, 2020 | 0706    | 1738   |
| December 25, 2020 | 0707    | 1739   |
| December 26, 2020 | 0707    | 1739   |
| December 27, 2020 | 0707    | 1740   |
| December 28, 2020 | 0708    | 1741   |
| December 29, 2020 | 0708    | 1741   |
| December 30, 2020 | 0708    | 1742   |
| December 31, 2020 | 0709    | 1742   |
| January 1, 2021   | 0709    | 1743   |
| January 2, 2021   | 0709    | 1744   |
| January 3, 2021   | 0709    | 1744   |

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**Table 2. (Continued)**

| Survey Period    | Sunrise | Sunset |
|------------------|---------|--------|
| January 4, 2021  | 0710    | 1745   |
| January 5, 2021  | 0710    | 1746   |
| January 6, 2021  | 0710    | 1746   |
| January 7, 2021  | 0710    | 1746   |
| January 8, 2021  | 0710    | 1747   |
| January 9, 2021  | 0710    | 1748   |
| January 10, 2021 | 0710    | 1749   |
| January 11, 2021 | 0710    | 1749   |
| January 12, 2021 | 0710    | 1750   |
| January 13, 2021 | 0710    | 1751   |
| January 14, 2021 | 0710    | 1752   |
| January 15, 2021 | 0710    | 1752   |
| January 16, 2021 | 0710    | 1753   |
| January 17, 2021 | 0710    | 1754   |
| January 18, 2021 | 0710    | 1755   |
| January 19, 2021 | 0710    | 1755   |

## 5.2 Weather Conditions

The hourly weather conditions during the survey nights were obtained from the nearest National Oceanic and Atmospheric Administration (NOAA) weather station located at the Miami Kendall Tamiami Executive Airport (Station ID WBAN12888). The USFWS weather criteria for acoustic sampling state that if any of the following weather conditions exist at a survey station during an acoustic survey, the survey should be repeated at that station for an additional night when weather conditions are met: (a) temperatures fall below 65 degrees Fahrenheit during the first five hours of the survey period; (b) precipitation, including rain and/or fog, that exceeds 30 minutes or continues intermittently during the first five hours of the survey period; and (c) sustained wind speeds greater than nine miles/hour for 30 minutes or more during the first five hours of the survey period (USFWS 2018).

According to the data obtained from the weather station, the weather criteria were not met on 19 survey nights. However, Florida bonneted bat calls were recorded during 12 of these 19 nights. Weather conditions for each survey night are provided in Appendix F.

## 5.3 Sonogram Analysis

Kaleidoscope 2016 software was used to analyze sonograms collected during the survey nights.

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A total of 11,618 bat calls were recorded throughout the survey. Sonograms containing representative bat calls obtained during the survey period are included as Appendix G. Of those calls, 2,048 were Florida bonneted bat. The Florida bonneted bat calls were recorded at each Acoustic Station except Nos. 1, 6, 14, and 18. It should be noted that 922 of the 2,050 bonneted bat calls occurred during survey nights when the USFWS criteria for weather conditions were not met. A summary of bat calls by survey station and a breakdown of each Florida bonneted bat call are provided as Appendix H.

The Guidelines state that documentation of Florida bonneted bat calls within 30 minutes before sunset to 1.5 hours after sunset or within 1.5 hours before sunrise may be considered evidence indicative that roosting by bats is likely nearby (USFWS 2019). Of the 2,048 bonneted bat calls recorded during the survey, 291 of the calls occurred within 1.5 hours after sunset. Additionally, 4 of the 2,048 bonneted bat calls contained social calls. These social calls were recorded at Acoustic Station Nos. 7, 9, and 19.

PAI previously conducted a cavity tree and roost survey on the Project site (PAI 2021). The identified cavities and potential roost sites were inspected with the aid of a wireless inspection camera. No Florida bonneted bats were observed roosting on the Project site during the cavity tree and roost survey. The roost survey report is provided under separate cover.

## 6.0 SUMMARY

A total of 20 Florida bonneted bat acoustic stations were deployed throughout the Project site. Acoustic recordings were collected over 28 nights beginning on December 23, 2020. SM4BAT FS units were programmed to record 30 minutes prior to sunset until 30 minutes after sunrise. Kaleidoscope 2016 software was used to analyze the sonograms collected during the survey.

The SM4BAT FS detectors recorded 11,618 files containing bat calls during the survey. Of those recordings, 2,048 calls were identified as Florida bonneted bat calls. The Florida bonneted bat calls were recorded at each Acoustic Station except Nos. 1, 6, 14, and 18. Of the bonneted bat calls recorded, 291 calls were within the time frame considered by the USFWS to be indicative that roosting is likely nearby. Additionally, 4 of the 2,048 bonneted bat calls contained social calls. These social calls were recorded at Acoustic Station Nos. 7, 9, and 19.

PAI previously conducted a cavity tree and roost survey on the Project site. The identified cavities and potential roost sites were inspected with the aid of a wireless inspection camera. No Florida bonneted bats were observed roosting on the Project site during the cavity tree and roost survey.

## 7.0 REFERENCES

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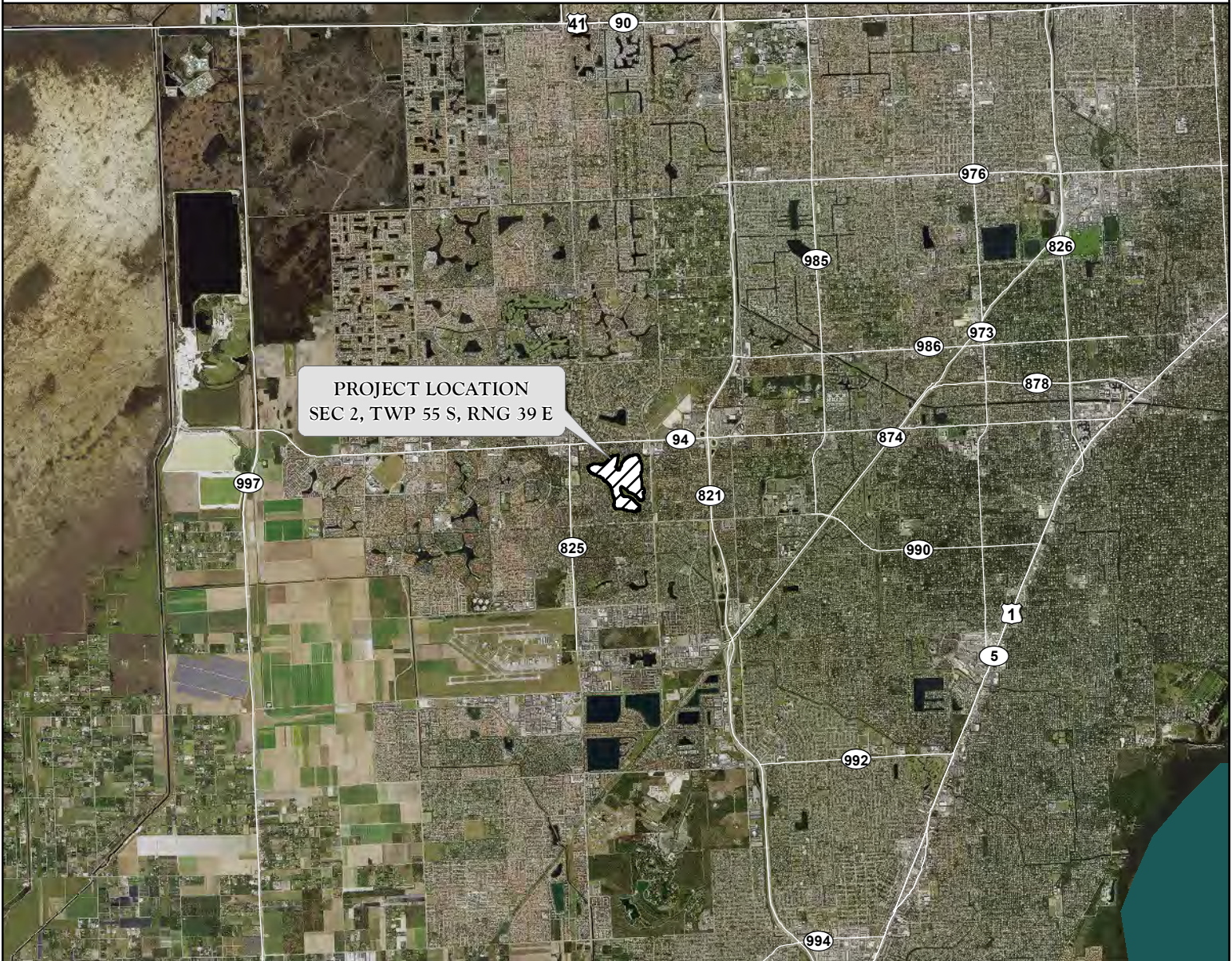
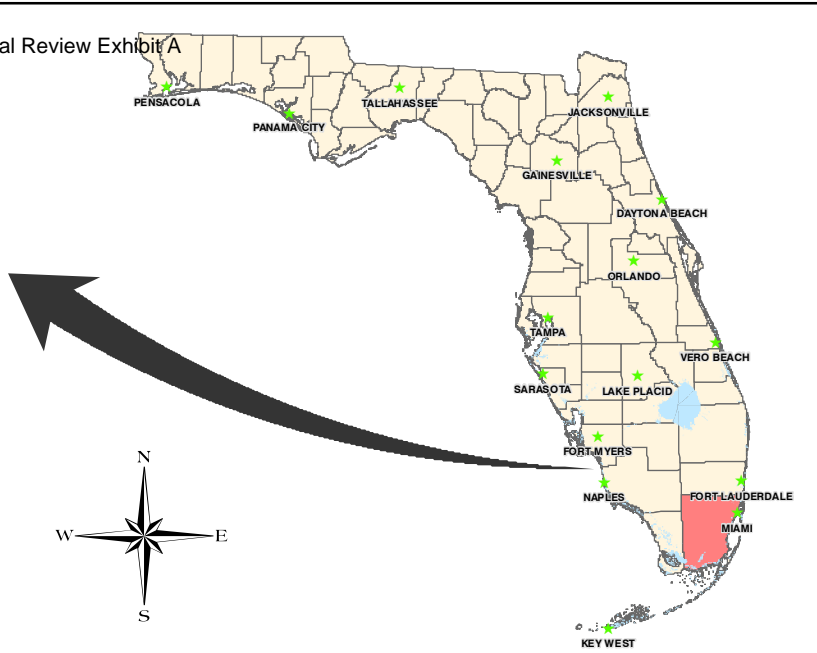
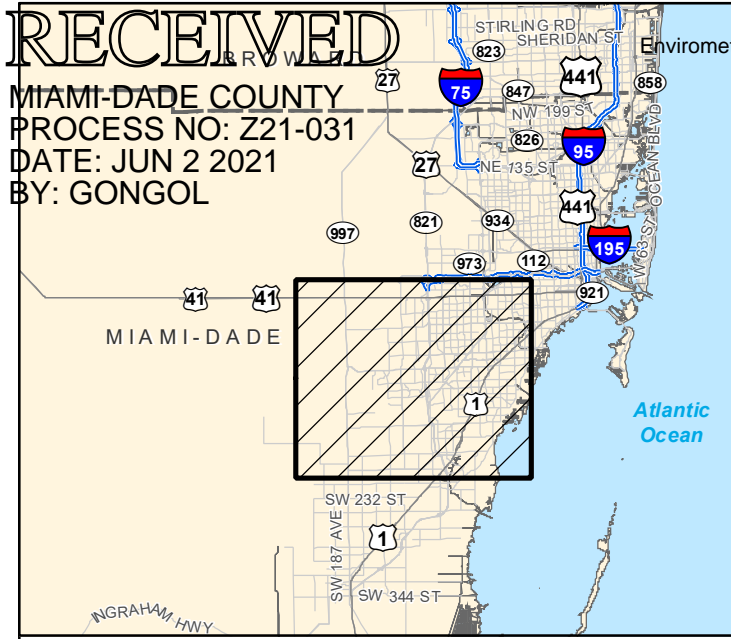
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**APPENDIX A**

**PROJECT LOCATION MAP**

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APPENDIX A. PROJECT LOCATION MAP  
CALUSA COUNTRY CLUB

|             |         |
|-------------|---------|
| DRAWN BY    | DATE    |
| T.S.        | 1/26/21 |
| REVIEWED BY | DATE    |
| B.T.        | 1/26/21 |
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**APPENDIX B**

**USFWS SOUTH FLORIDA URBAN BAT AREA**

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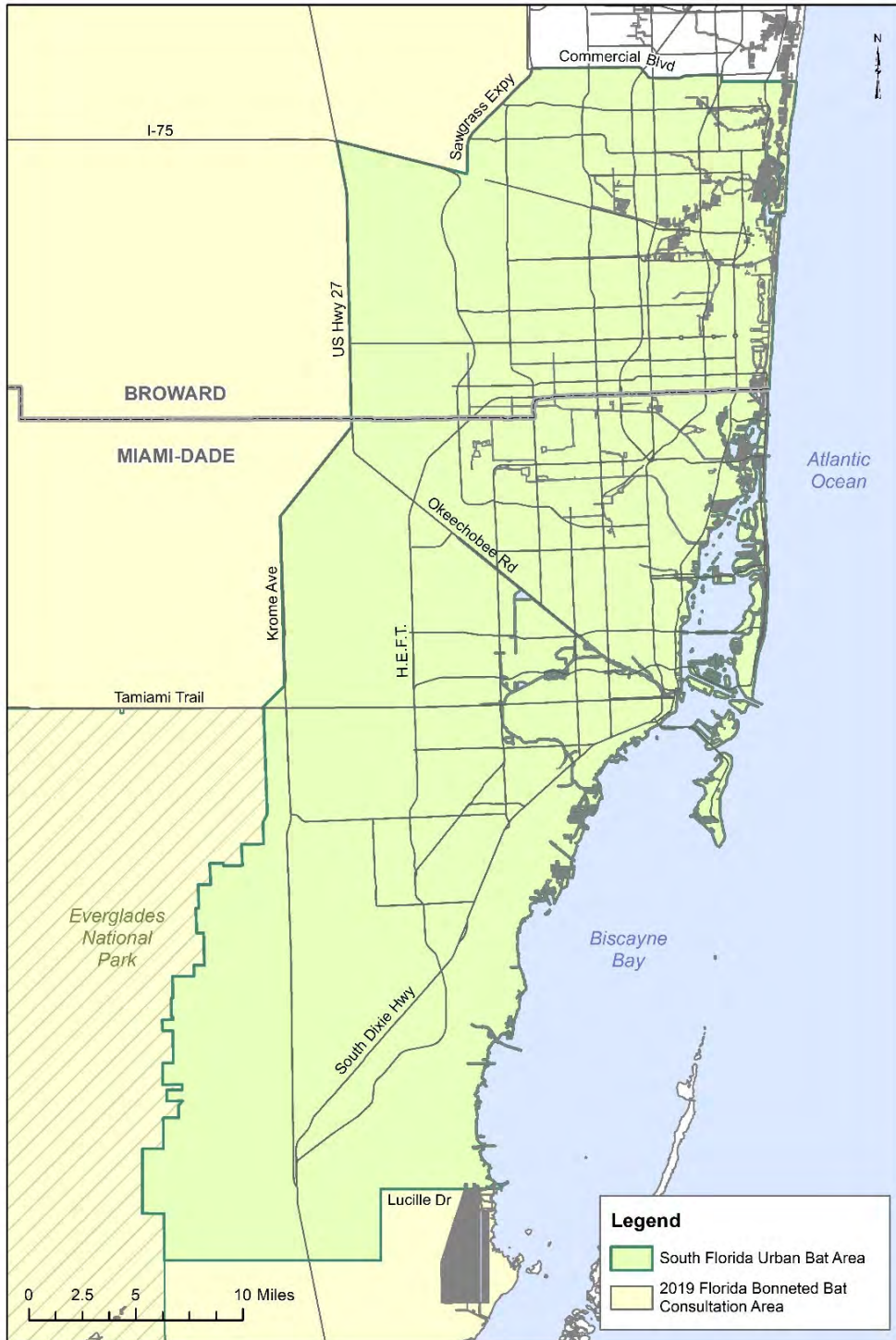


Figure 2. Urban development boundary in Miami-Dade and Broward County. The Consultation Key should not be used for projects in this area. Applicants with projects in this South Florida Urban Bat Area should contact the Service for specific guidance addressing this area and individual consultation.

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**APPENDIX C**

**AERIAL WITH FLUCFCS MAP**

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SCALE: 1" = 400'



LEGEND:  
 LAKES

| FLUCFCS CODES | DESCRIPTIONS                   | ACREAGE             | % OF TOTAL    |
|---------------|--------------------------------|---------------------|---------------|
| 110           | SINGLE-FAMILY RESIDENTIAL      | 0.80 Ac. ±          | 0.5%          |
| 180           | GOLF COURSE SUPPORT FACILITIES | 3.21 Ac. ±          | 1.9%          |
| 182           | GOLF COURSE                    | 152.03 Ac. ±        | 89.8%         |
| 520           | LAKES                          | 13.23 Ac. ±         | 7.8%          |
| <b>TOTAL</b>  |                                | <b>169.27 Ac. ±</b> | <b>100.0%</b> |

NOTES:  
 MIAMI DADE COUNTY AERIAL PHOTOGRAPHS WERE PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND WERE FLOWN IN 2019.  
 BOUNDARY PER GL HOMES DRAWING No. AJ 5385 CALUSA CLUB ESTATES ALTA SURVEY - (COMBINED PARCELS A B C) I2-29-2020 - (CLIENT XREF).DWG DATED JANUARY 25, 2021.  
 FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.  
 FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

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| DRAWN BY    | DATE    |
| T.S.        | 1/26/21 |
| REVIEWED BY | DATE    |
| S.J.        | 1/26/21 |
| REVISED     | DATE    |
| P.F.        | 2/2/21  |

13620 Metropolis Avenue  
 Suite 200  
 Ft. Myers, FL 33912  
 Phone (239) 274-0067  
 Fax (239) 274-0069



CALUSA COUNTRY CLUB  
 AERIAL WITH FLUCFCS MAP

|             |            |
|-------------|------------|
| DRAWING No. | 16GLH2500  |
| SHEET No.   | APPENDIX C |

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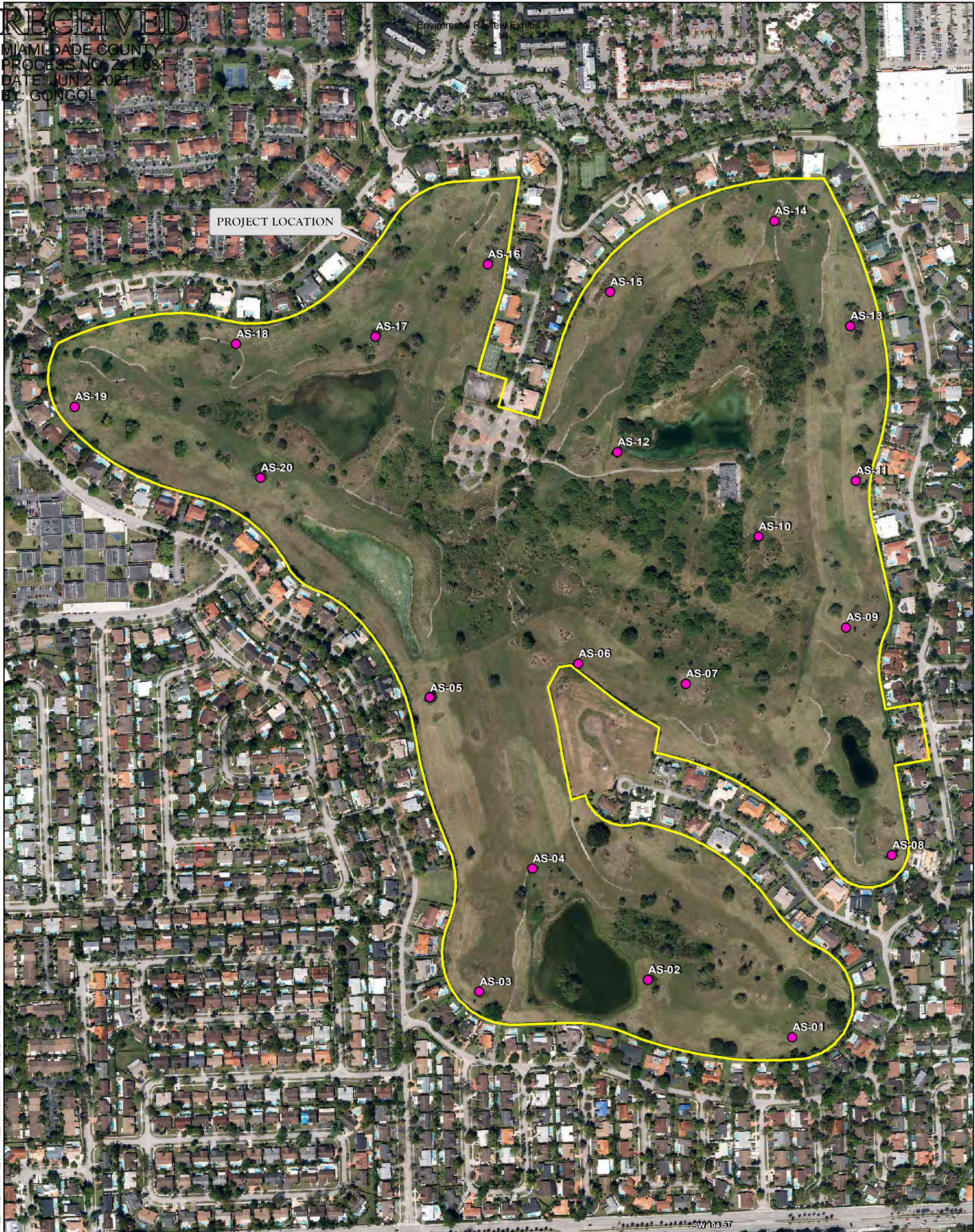
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**AERIAL WITH ACOUSTIC STATIONS**

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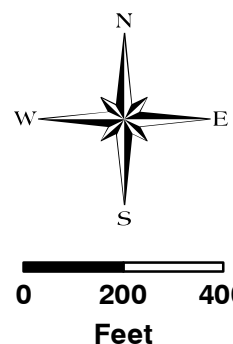
Environmental Review Exhibit A



PROJECT LOCATION

**LEGEND**

-  CALUSA COUNTRY CLUB
-  ACOUSTIC STATION



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BOUNDARY PER GL HOMES DRAWING No. AJ 5385 CALUSA CLUB ESTATES ALTA SURVEY - (COMBINED PARCELS A B C) 12-29-2020 - (CLIENT XREF).DWG DATED JANUARY 25, 2021.

COUNTY INFORMATION AND ROADWAY NETWORKS WERE ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE.

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|-------------|---------|
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| REVIEWED BY | DATE    |
| S.J.        | 1/26/21 |
| REVISED     | DATE    |

13620 Metropolis Avenue  
Suite 200  
Fort Myers, Florida 33912  
Phone (239) 274-0067  
Fax (239) 274-0069



**CALUSA COUNTRY CLUB**  
AERIAL WITH ACOUSTIC STATION LOCATIONS

|             |            |
|-------------|------------|
| DRAWING No. | 16GLH2500  |
| SHEET No.   | APPENDIX D |

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**PHOTOGRAPHS OF ACOUSTIC SURVEY STATIONS**

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Acoustic Station No. 1



Acoustic Station No. 2

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PROCESS NO: Z21-031  
DATE: JUN 2 2021  
BY: GONGOL



Acoustic Station No. 3



Acoustic Station No. 4

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Acoustic Station No. 5



Acoustic Station No. 6

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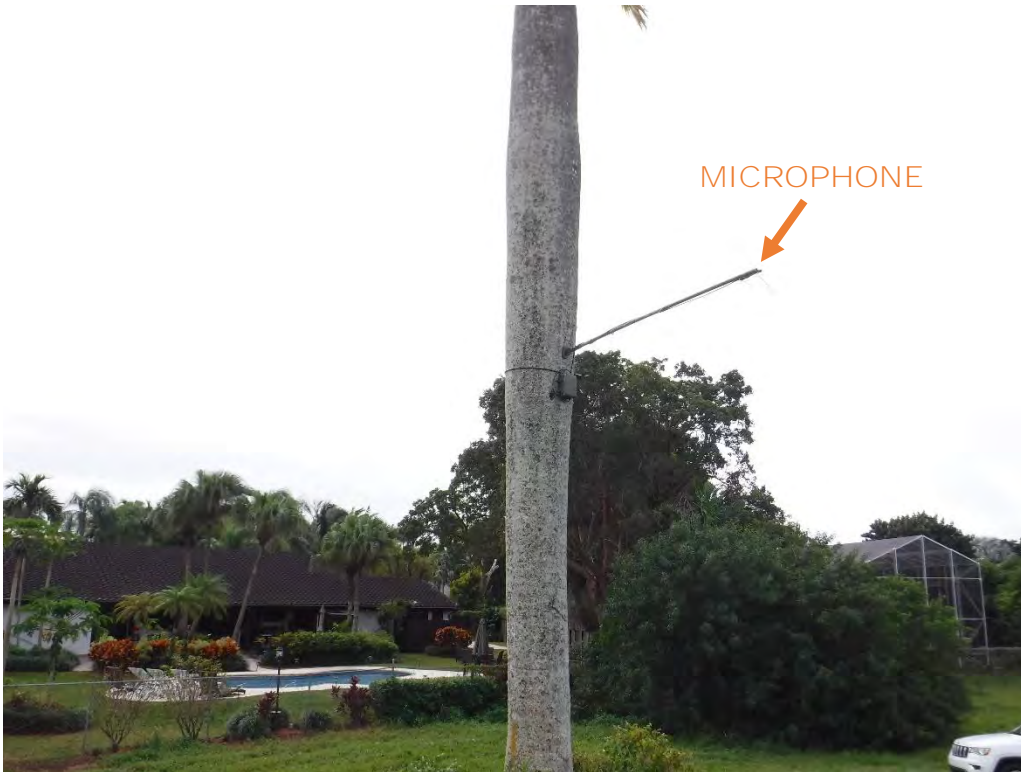
MIAMI-DADE COUNTY  
PROCESS NO: Z21-031  
DATE: JUN 2 2021  
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MICROPHONE



Acoustic Station No. 7

MICROPHONE



Acoustic Station No. 8

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Acoustic Station No. 9



Acoustic Station No. 10

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Acoustic Station No. 11



Acoustic Station No. 12

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Acoustic Station No. 13



Acoustic Station No. 14

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Acoustic Station No. 15



Acoustic Station No. 16

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Acoustic Station No. 17



Acoustic Station No. 18

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MICROPHONE

Acoustic Station No. 19



MICROPHONE

Acoustic Station No. 20

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Envirometal Review Exhibit A

MIAMI-DADE COUNTY  
PROCESS NO: Z21-031  
DATE: JUN 2 2021  
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**APPENDIX F**

**WEATHER CONDITIONS DURING SURVEY NIGHTS**

MIAMI-DADE COUNTY  
 PROCESS NO: Z21-031  
 DATE: JUN 2 2021  
 BY: GONGOL

## CALUSA COUNTRY CLUB WEATHER CONDITIONS DURING SURVEY NIGHTS

April 2021

| Stations     | Survey Night | Date       | Hour | Wind (mph) | Temperature (°F) | Precipitation (Inches) |
|--------------|--------------|------------|------|------------|------------------|------------------------|
| AS-1 to AS-5 | 1            | 12/23/2020 | 1653 | 11*        | 75               | 0                      |
|              |              |            | 1753 | 8          | 73               | Trace                  |
|              |              |            | 1853 | 8          | 71               | Trace                  |
|              |              |            | 1953 | 6          | 73               | Trace                  |
|              |              |            | 2053 | 7          | 74               | 0                      |
|              |              |            | 2153 | 7          | 73               | 0                      |
|              | 2            | 12/24/2020 | 1653 | 9          | 78               | 0.03                   |
|              |              |            | 1753 | 3          | 74               | 0                      |
|              |              |            | 1853 | 6          | 75               | 0                      |
|              |              |            | 1953 | 0          | 74               | 0                      |
|              |              |            | 2053 | 3          | 74               | 0                      |
|              |              |            | 2153 | 3          | 74               | 0                      |
|              | 3            | 12/25/2020 | 1653 | 13*        | 59*              | 0                      |
|              |              |            | 1753 | 9          | 56*              | 0                      |
|              |              |            | 1853 | 0          | 53*              | 0                      |
|              |              |            | 1953 | 5          | 50*              | 0                      |
|              |              |            | 2053 | 3          | 51*              | 0                      |
|              |              |            | 2153 | 5          | 51*              | 0                      |
|              | 4            | 12/26/2020 | 1653 | 9          | 61*              | 0                      |
|              |              |            | 1753 | 6          | 57*              | 0                      |
|              |              |            | 1853 | 10*        | 57*              | 0                      |
|              |              |            | 1953 | 9          | 57*              | 0                      |
|              |              |            | 2053 | 9          | 57*              | 0                      |
|              |              |            | 2153 | 3          | 55*              | 0                      |
| 5            | 12/27/2020   | 1653       | 13*  | 72         | 0                |                        |
|              |              | 1753       | 6    | 69         | 0                |                        |
|              |              | 1853       | 7    | 66         | 0                |                        |
|              |              | 1953       | 3    | 64*        | 0                |                        |
|              |              | 2053       | 6    | 63*        | 0                |                        |
|              |              | 2153       | 8    | 65         | 0                |                        |

# RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO: Z21-031  
 DATE: JUN 2, 2021  
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| Stations                    | Survey Night | Date       | Hour | Wind (mph) | Temperature (°F) | Precipitation (Inches) |
|-----------------------------|--------------|------------|------|------------|------------------|------------------------|
| AS-1 to AS-5<br>(Continued) | 6            | 12/28/2020 | 1653 | 17*        | 74               | 0                      |
|                             |              |            | 1753 | 14*        | 73               | 0                      |
|                             |              |            | 1853 | 10*        | 72               | 0                      |
|                             |              |            | 1953 | 10*        | 72               | 0                      |
|                             |              |            | 2053 | 6          | 72               | 0                      |
|                             |              |            | 2153 | 6          | 72               | 0                      |
|                             | 7            | 12/29/2020 | 1653 | 20*        | 73               | 0                      |
|                             |              |            | 1753 | 14*        | 72               | 0                      |
|                             |              |            | 1853 | 10*        | 73               | 0                      |
|                             |              |            | 1953 | 9          | 72               | 0                      |
|                             |              |            | 2053 | 15*        | 73               | 0                      |
|                             |              |            | 2153 | 20*        | 70               | 0                      |
| AS-6 to AS-10               | 8            | 12/30/2020 | 1653 | 21*        | 76               | 0                      |
|                             |              |            | 1753 | 16*        | 76               | 0                      |
|                             |              |            | 1853 | 14*        | 75               | 0                      |
|                             |              |            | 1953 | 18*        | 75               | 0                      |
|                             |              |            | 2053 | 16*        | 74               | 0                      |
|                             |              |            | 2153 | 18*        | 74               | 0                      |
|                             | 9            | 12/31/2020 | 1653 | 16*        | 79               | 0                      |
|                             |              |            | 1753 | 13*        | 77               | 0                      |
|                             |              |            | 1853 | 11*        | 76               | 0                      |
|                             |              |            | 1953 | 15*        | 76               | 0                      |
|                             |              |            | 2053 | 13*        | 76               | 0                      |
|                             |              |            | 2153 | 11*        | 75               | 0                      |
|                             | 10           | 1/1/2021   | 1653 | 10*        | 80               | 0                      |
|                             |              |            | 1753 | 11*        | 78               | 0                      |
|                             |              |            | 1853 | 9          | 77               | Trace                  |
|                             |              |            | 1953 | 8          | 77               | 0                      |
|                             |              |            | 2053 | 10*        | 77               | 0                      |
|                             |              |            | 2153 | 9          | 76               | 0                      |
|                             | 11           | 1/2/2021   | 1653 | 9          | 79               | 0                      |
|                             |              |            | 1753 | 6          | 77               | 0                      |
|                             |              |            | 1853 | 3          | 74               | Trace                  |
|                             |              |            | 1953 | 5          | 73               | 0                      |
|                             |              |            | 2053 | 0          | 71               | 0                      |
|                             |              |            | 2153 | 0          | 70               | 0                      |

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 DATE: JUN 2, 2021  
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| Stations                     | Survey Night | Date     | Hour | Wind (mph) | Temperature (°F) | Precipitation (Inches) |
|------------------------------|--------------|----------|------|------------|------------------|------------------------|
| AS-6 to AS-10<br>(Continued) | 12           | 1/3/2021 | 1653 | 9          | 81               | 0                      |
|                              |              |          | 1753 | 6          | 78               | 0                      |
|                              |              |          | 1853 | 5          | 76               | 0                      |
|                              |              |          | 1953 | 3          | 74               | 0                      |
|                              |              |          | 2053 | 6          | 73               | 0                      |
|                              |              |          | 2153 | 3          | 70               | 0                      |
|                              | 13           | 1/4/2021 | 1653 | 8          | 72               | 0                      |
|                              |              |          | 1753 | 6          | 70               | 0                      |
|                              |              |          | 1853 | 7          | 68               | 0                      |
|                              |              |          | 1953 | 6          | 68               | 0                      |
|                              |              |          | 2053 | 5          | 68               | 0                      |
|                              |              |          | 2153 | 3          | 65               | 0                      |
|                              | 14           | 1/5/2021 | 1653 | 11*        | 70               | 0                      |
|                              |              |          | 1753 | 7          | 63*              | 0                      |
|                              |              |          | 1853 | 5          | 60*              | Trace                  |
|                              |              |          | 1953 | 0          | 59*              | 0                      |
|                              |              |          | 2053 | 3          | 58*              | 0                      |
|                              |              |          | 2153 | 0          | 54*              | 0                      |
| AS-11 to AS-15               | 15           | 1/6/2021 | 1653 | 5          | 72               | 0                      |
|                              |              |          | 1753 | 0          | 65               | Trace                  |
|                              |              |          | 1853 | 0          | 62*              | Trace                  |
|                              |              |          | 1953 | 0          | 63*              | Trace                  |
|                              |              |          | 2053 | 0          | 55*              | Trace                  |
|                              |              |          | 2153 | 0          | 56*              | 0                      |
|                              | 16           | 1/7/2021 | 1653 | 9          | 76               | 0                      |
|                              |              |          | 1753 | 8          | 75               | 0                      |
|                              |              |          | 1853 | 7          | 72               | 0                      |
|                              |              |          | 1953 | 3          | 70               | Trace                  |
|                              |              |          | 2053 | 5          | 71               | 0                      |
|                              |              |          | 2153 | 5          | 71               | 0                      |
|                              | 17           | 1/8/2021 | 1653 | 15*        | 72               | Trace                  |
|                              |              |          | 1753 | 13*        | 68               | 0                      |
|                              |              |          | 1853 | 11*        | 67               | 0                      |
|                              |              |          | 1953 | 11*        | 65               | 0                      |
|                              |              |          | 2053 | 8          | 64*              | 0                      |
|                              |              |          | 2153 | 8          | 59*              | 0                      |

MIAMI-DADE COUNTY  
 PROCESS NO: Z21-031  
 DATE: JUN 2, 2021  
 BY: GONGOL

| Stations                      | Survey Night | Date      | Hour | Wind (mph) | Temperature (°F) | Precipitation (Inches) |
|-------------------------------|--------------|-----------|------|------------|------------------|------------------------|
| AS-11 to AS-15<br>(Continued) | 18           | 1/9/2021  | 1653 | 9          | 67               | 0                      |
|                               |              |           | 1753 | 7          | 63*              | 0                      |
|                               |              |           | 1853 | 5          | 61*              | 0                      |
|                               |              |           | 1953 | 7          | 58*              | 0                      |
|                               |              |           | 2053 | 7          | 58*              | 0                      |
|                               |              |           | 2153 | 3          | 53*              | 0                      |
|                               | 19           | 1/10/2021 | 1653 | 8          | 68               | 0                      |
|                               |              |           | 1753 | 8          | 64*              | 0                      |
|                               |              |           | 1853 | 6          | 63*              | 0                      |
|                               |              |           | 1953 | 7          | 62*              | 0                      |
|                               |              |           | 2053 | 3          | 57*              | 0                      |
|                               |              |           | 2153 | 0          | 57*              | 0                      |
|                               | 20           | 1/11/2021 | 1653 | 3          | 77               | Trace                  |
|                               |              |           | 1753 | 3          | 73               | Trace                  |
|                               |              |           | 1853 | 5          | 72               | Trace                  |
|                               |              |           | 1953 | 0          | 69               | 0                      |
|                               |              |           | 2053 | 3          | 70               | 0                      |
|                               |              |           | 2153 | 0          | 67               | 0                      |
|                               | 21           | 1/12/2021 | 1653 | 3          | 76               | Trace                  |
|                               |              |           | 1753 | 7          | 72               | Trace                  |
|                               |              |           | 1853 | 8          | 71               | Trace                  |
|                               |              |           | 1953 | 7          | 71               | Trace                  |
|                               |              |           | 2053 | 9          | 70               | Trace                  |
|                               |              |           | 2153 | 7          | 68               | 0                      |
| AS-16 to AS-20                | 22           | 1/13/2021 | 1653 | 9          | 71               | 0                      |
|                               |              |           | 1753 | 10*        | 70               | 0                      |
|                               |              |           | 1853 | 13*        | 68               | 0                      |
|                               |              |           | 1953 | 10*        | 66               | Trace                  |
|                               |              |           | 2053 | 10*        | 65               | Trace                  |
|                               |              |           | 2153 | 9          | 64*              | 0.1                    |
|                               | 23           | 1/14/2021 | 1653 | 9          | 69               | 0                      |
|                               |              |           | 1753 | 7          | 68               | 0                      |
|                               |              |           | 1853 | 8          | 68               | 0                      |
|                               |              |           | 1953 | 3          | 68               | Trace                  |
|                               |              |           | 2053 | 0          | 67               | 0                      |
|                               |              |           | 2153 | 0          | 67               | Trace                  |

MIAMI-DADE COUNTY  
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 DATE: JUN 2, 2021  
 BY: GONGOL

| Stations                      | Survey Night | Date      | Hour | Wind (mph) | Temperature (°F) | Precipitation (Inches) |
|-------------------------------|--------------|-----------|------|------------|------------------|------------------------|
| AS-16 to AS-20<br>(Continued) | 24           | 1/15/2021 | 1653 | 7          | 74               | Trace                  |
|                               |              |           | 1753 | 3          | 72               | Trace                  |
|                               |              |           | 1853 | 3          | 72               | Trace                  |
|                               |              |           | 1953 | 3          | 71               | 0                      |
|                               |              |           | 2053 | 6          | 70               | 0                      |
|                               |              |           | 2153 | 6          | 70               | 0                      |
|                               | 25           | 1/16/2021 | 1653 | 14*        | 70               | 0                      |
|                               |              |           | 1753 | 9          | 65               | 0                      |
|                               |              |           | 1853 | 8          | 59*              | 0                      |
|                               |              |           | 1953 | 7          | 57*              | 0                      |
|                               |              |           | 2053 | 6          | 58*              | 0                      |
|                               |              |           | 2153 | 7          | 58*              | 0                      |
|                               | 26           | 1/17/2021 | 1653 | 5          | 67               | 0                      |
|                               |              |           | 1753 | 5          | 64               | 0                      |
|                               |              |           | 1853 | 3          | 65               | 0                      |
|                               |              |           | 1953 | 0          | 64               | 0                      |
|                               |              |           | 2053 | 5          | 64               | 0                      |
|                               |              |           | 2153 | 3          | 63*              | 0                      |
|                               | 27           | 1/18/2021 | 1653 | 6          | 72               | Trace                  |
|                               |              |           | 1753 | 7          | 67               | Trace                  |
|                               |              |           | 1853 | 6          | 65               | 0                      |
|                               |              |           | 1953 | 6          | 64*              | 0                      |
|                               |              |           | 2053 | 6          | 62*              | 0                      |
|                               |              |           | 2153 | 9          | 61*              | 0                      |
| 28                            | 1/19/2021    | 1653      | 15*  | 71         | 0                |                        |
|                               |              | 1753      | 11*  | 69         | 0                |                        |
|                               |              | 1853      | 6    | 66         | 0                |                        |
|                               |              | 1953      | 6    | 65         | 0                |                        |
|                               |              | 2053      | 5    | 62*        | 0                |                        |
|                               |              | 2153      | 0    | 61*        | Trace            |                        |

\*The weather event (high wind or low temp) does not meet the criteria for valid survey results according to the USFWS.

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Envirometal Review Exhibit A

MIAMI-DADE COUNTY  
PROCESS NO: Z21-031  
DATE: JUN 2 2021  
BY: GONGOL

**APPENDIX G**

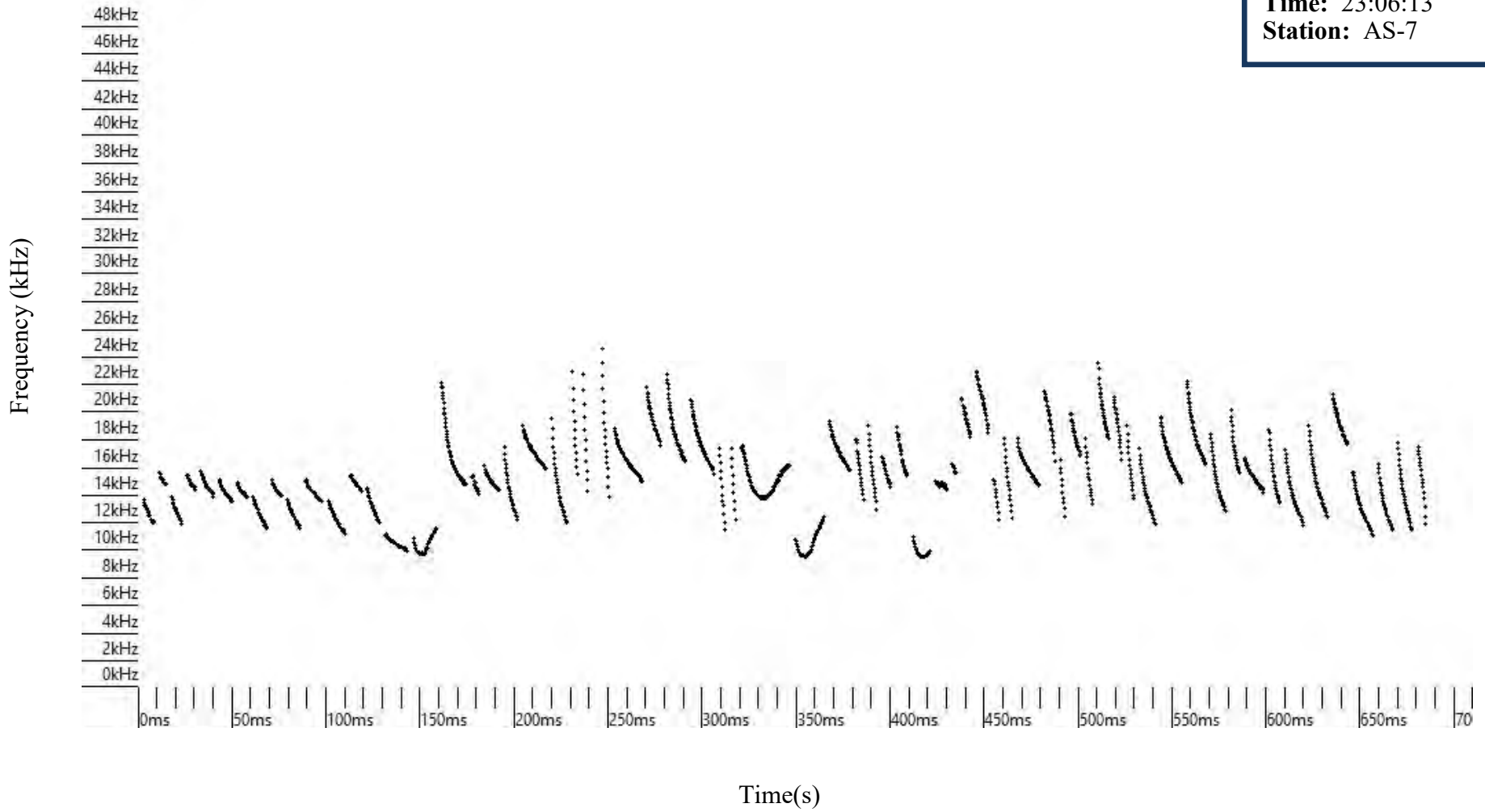
**SONOGRAMS OF REPRESENTATIVE CALLS OBTAINED DURING  
THE FLORIDA BONNETED BAT SURVEY**

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DATE: JUN 2 2021  
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**CALUSA COUNTRY CLUB  
SONOGRAMS OF FLORIDA BONNETED BAT CALLS**

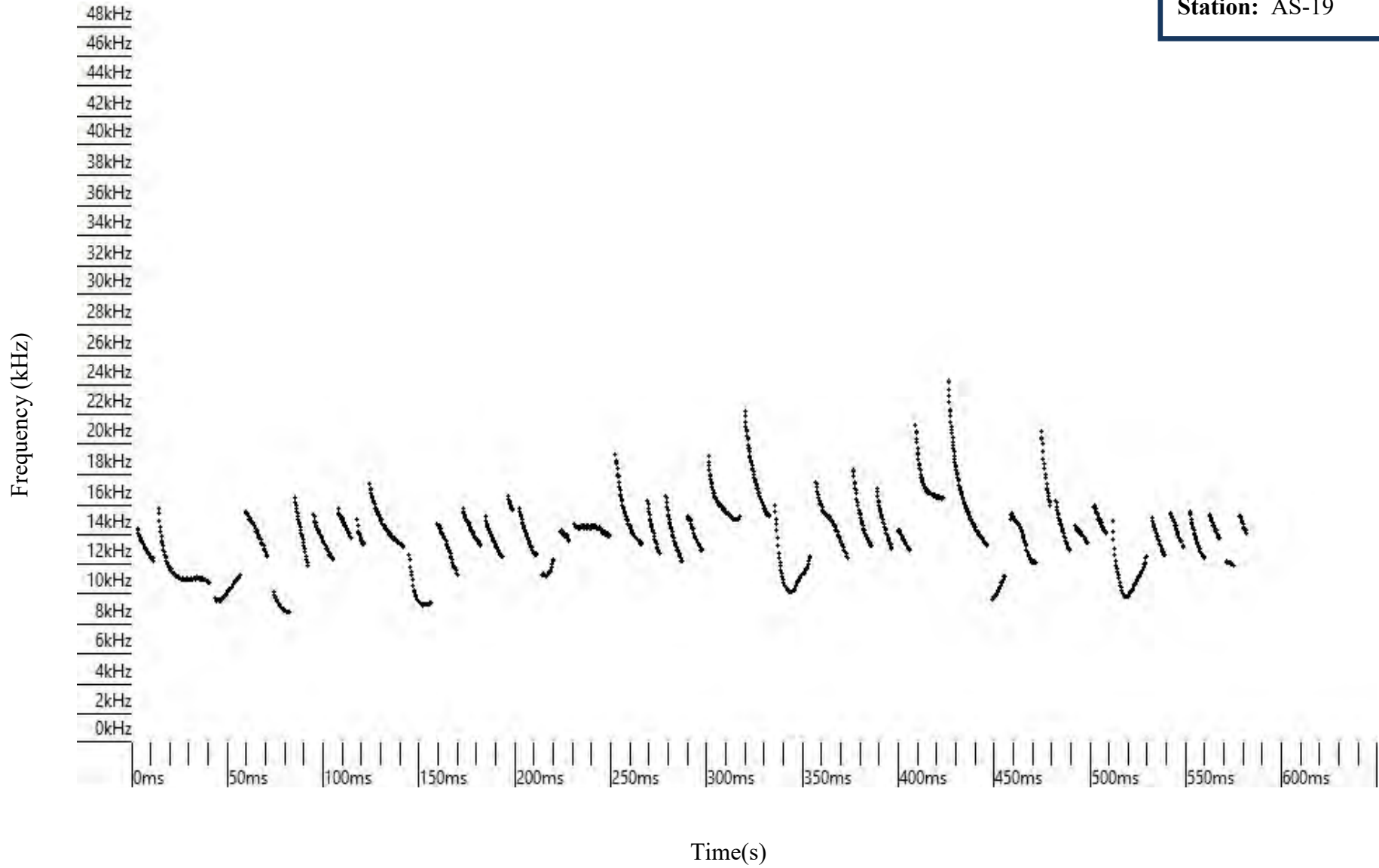
**Date:** 01/02/2021  
**Time:** 23:06:13  
**Station:** AS-7



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BY: GONGOL

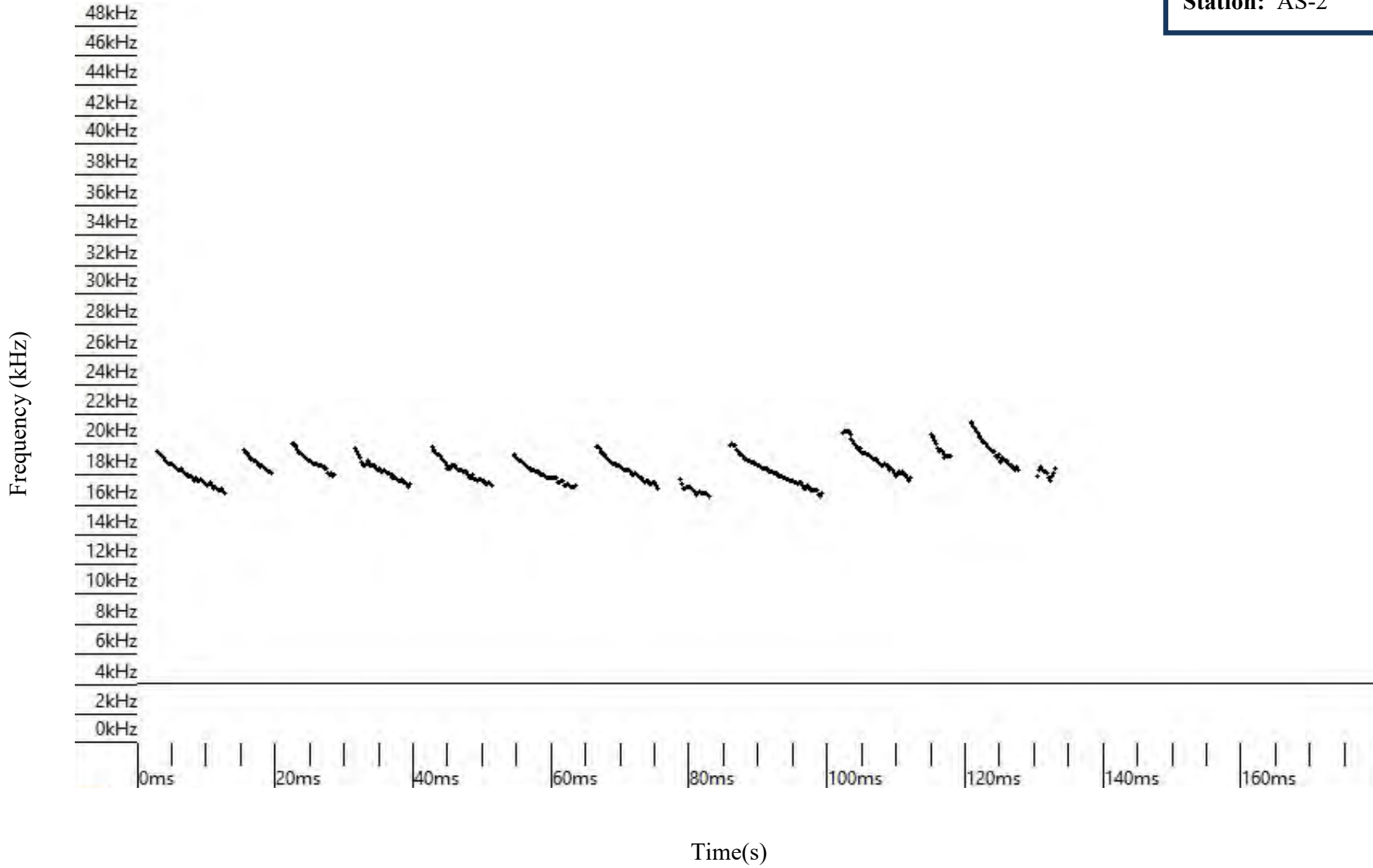
**Date:** 01/17/2021  
**Time:** 20:48:03  
**Station:** AS-19



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MIAMI-DADE COUNTY  
PROCESS NO: Z21-031  
DATE: JUN 2 2021  
BY: GONGOL

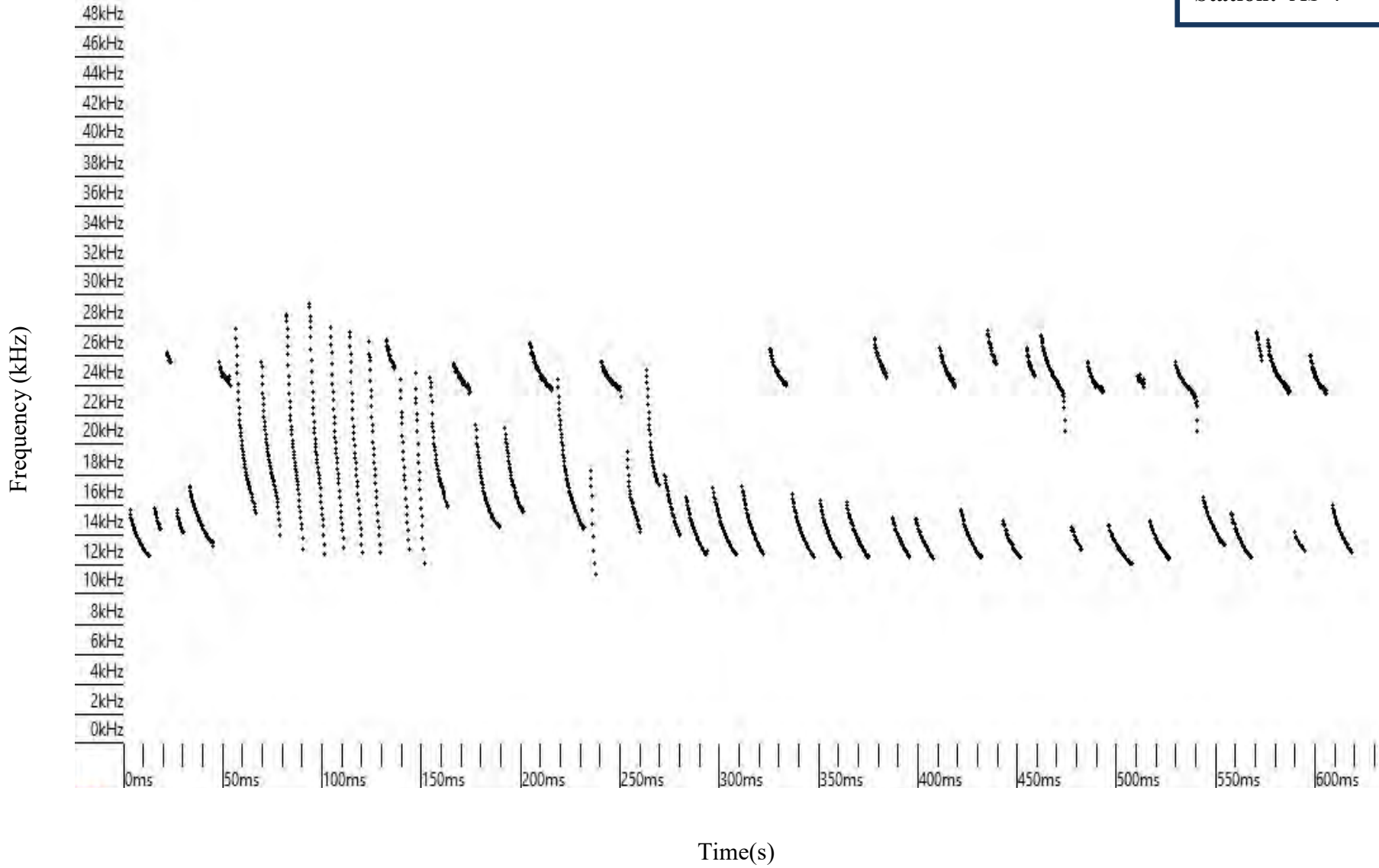
**Date:** 12/25/2020  
**Time:** 02:31:34  
**Station:** AS-2



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MIAMI-DADE COUNTY  
PROCESS NO: Z21-031  
DATE: JUN 2 2021  
BY: GONGOL

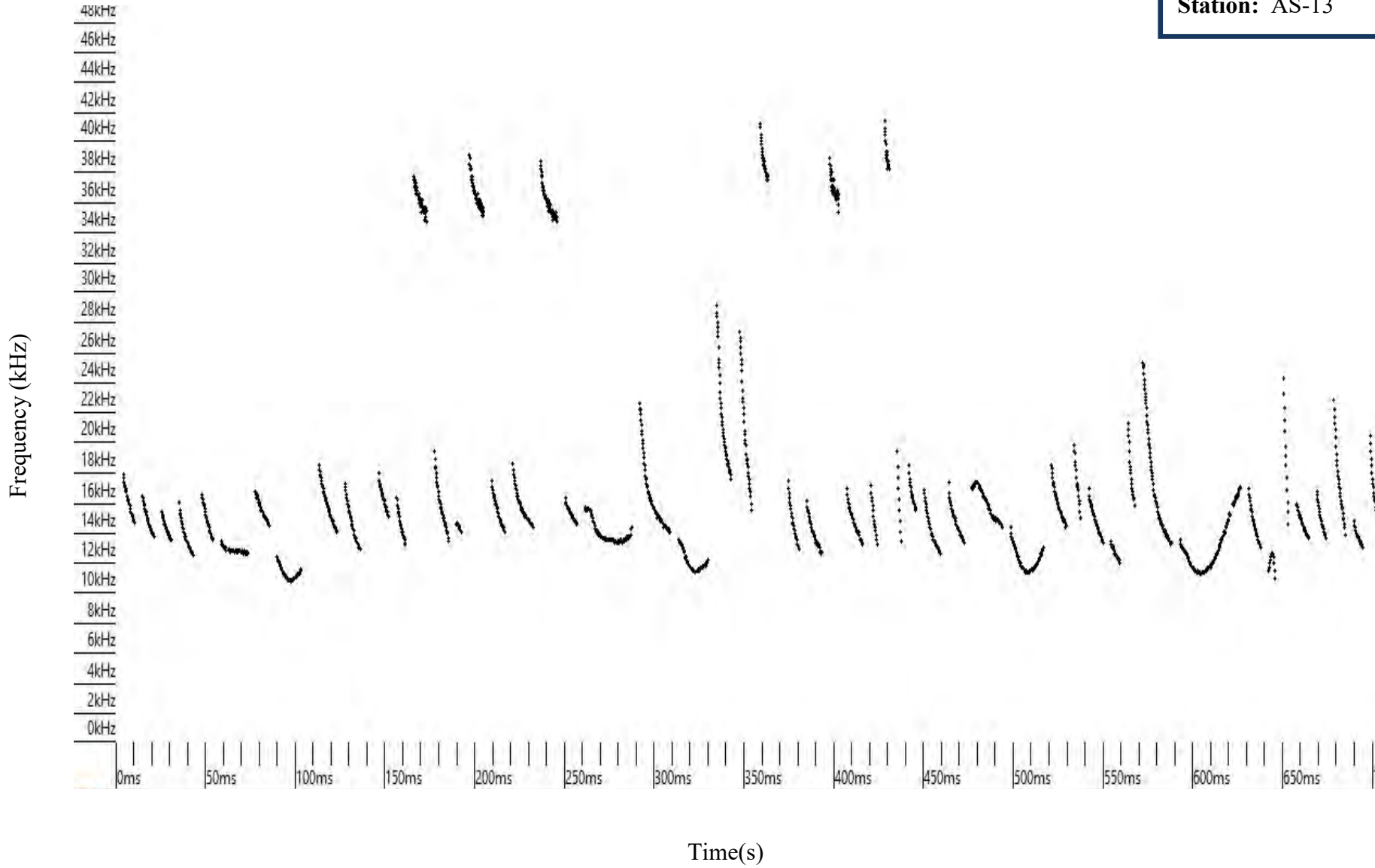
**Date:** 12/27/2020  
**Time:** 18:53:15  
**Station:** AS-4



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MIAMI-DADE COUNTY  
PROCESS NO: Z21-031  
DATE: JUN 2 2021  
BY: GONGOL

**Date:** 01/06/2021  
**Time:** 19:04:18  
**Station:** AS-13



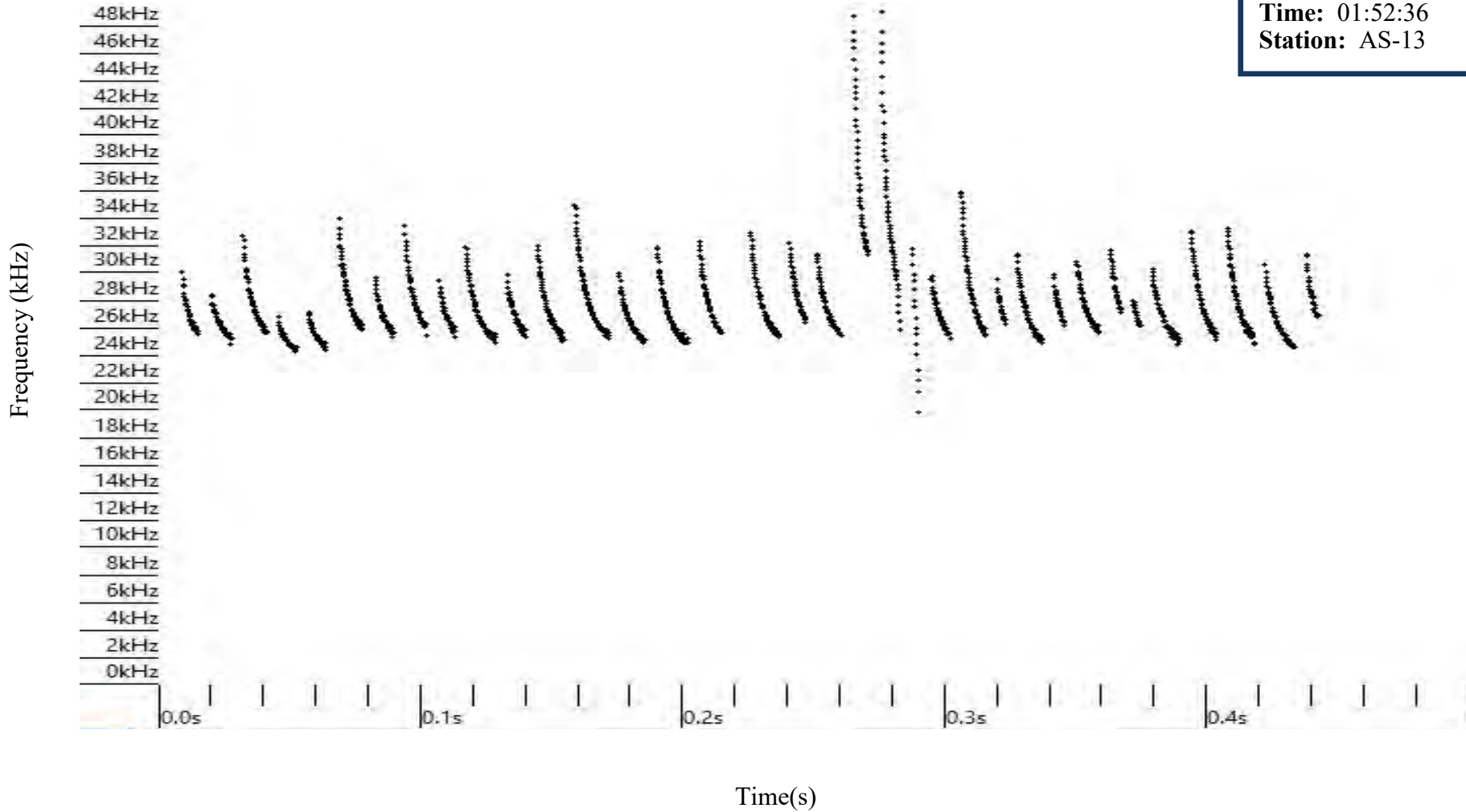
RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO: Z21-031  
DATE: JUN 2 2021  
BY: GONGOL

**CALUSA COUNTRY CLUB  
SONOGRAMS REPRESENTATIVE OF OTHER BAT CALLS**

**Big brown bat (*Eptesicus fuscus*)**

**Date:** 01/13/2021  
**Time:** 01:52:36  
**Station:** AS-13

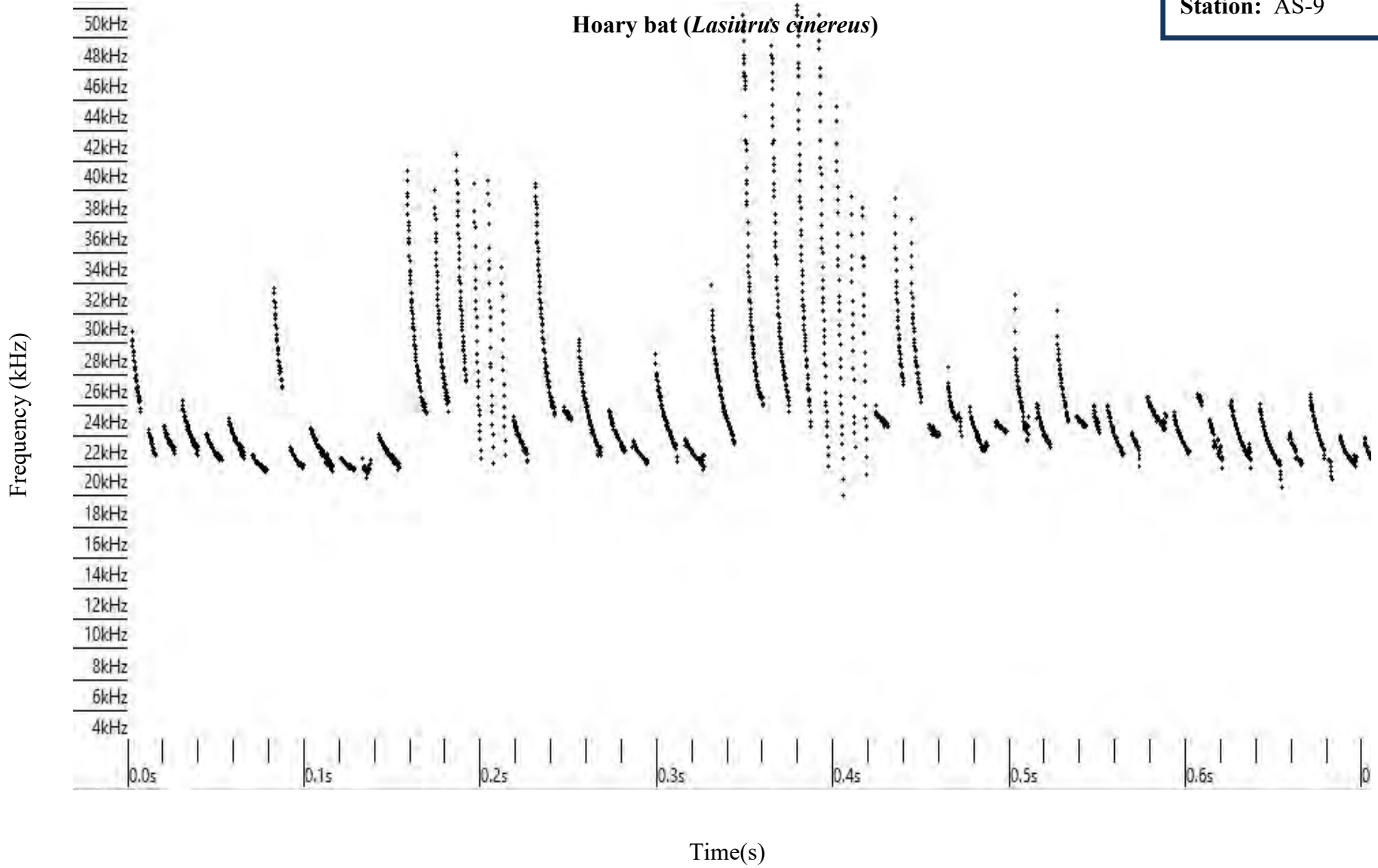


RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO: Z21-031  
DATE: JUN 2 2021  
BY: GONGOL

**Date:** 01/03/2021  
**Time:** 02:15:27  
**Station:** AS-9

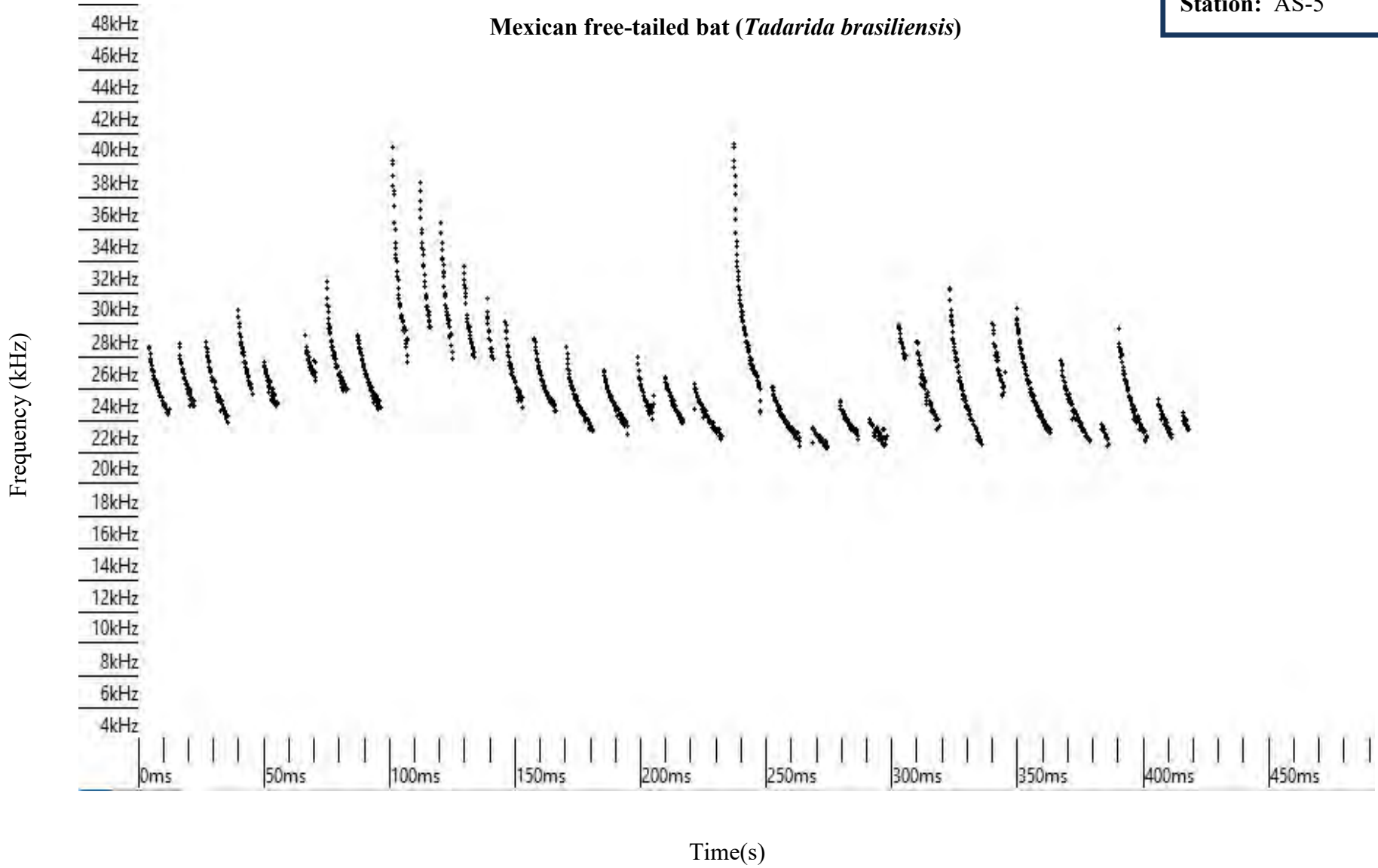
Hoary bat (*Lasiurus cinereus*)



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MIAMI-DADE COUNTY  
PROCESS NO: Z21-031  
DATE: JUN 2 2021  
BY: GONGOL

**Date:** 12/29/2020  
**Time:** 03:17:05  
**Station:** AS-5



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Envirometal Review Exhibit A

MIAMI-DADE COUNTY  
PROCESS NO: Z21-031  
DATE: JUN 2 2021  
BY: GONGOL

**APPENDIX H**

**SUMMARY OF ACOUSTIC SURVEY RESULTS**

MIAMI-DADE COUNTY  
 PROCESS NO: Z21-031  
 DATE: JUN 2 2021  
 BY: GONGOL

## CALUSA COUNTRY CLUB SUMMARY OF ACOUSTIC SURVEY RESULTS

**Table 1. Number of Calls by Station**

| <b>Acoustic Station</b> | <b>Survey Date</b>                     | <b>Bat Call Recordings</b> | <b>Florida Bonneted Bat Calls</b> |
|-------------------------|----------------------------------------|----------------------------|-----------------------------------|
| AS-1                    | December 23, 2020 to December 29, 2020 | 38                         | 0                                 |
| AS-2                    | December 23, 2020 to December 29, 2020 | 765                        | 74                                |
| AS-3                    | December 23, 2020 to December 29, 2020 | 204                        | 42                                |
| AS-4                    | December 23, 2020 to December 29, 2020 | 162                        | 89                                |
| AS-5                    | December 23, 2020 to December 29, 2020 | 187                        | 22                                |
| AS-6                    | December 30, 2020 to January 5, 2021   | 65                         | 0                                 |
| AS-7                    | December 30, 2020 to January 5, 2021   | 780                        | 297                               |
| AS-8                    | December 30, 2020 to January 5, 2021   | 913                        | 48                                |
| AS-9                    | December 30, 2020 to January 5, 2021   | 666                        | 174                               |
| AS-10                   | December 30, 2020 to January 5, 2021   | 534                        | 139                               |
| AS-11                   | January 6, 2021 to January 12, 2021    | 723                        | 176                               |
| AS-12                   | January 6, 2021 to January 12, 2021    | 2,634                      | 62                                |
| AS-13                   | January 6, 2021 to January 12, 2021    | 573                        | 281                               |
| AS-14                   | January 6, 2021 to January 12, 2021    | 3                          | 0                                 |
| AS-15                   | January 6, 2021 to January 12, 2021    | 405                        | 31                                |
| AS-16                   | January 13, 2021 to January 19, 2021   | 884                        | 319                               |
| AS-17                   | January 13, 2021 to January 19, 2021   | 1,224                      | 152                               |
| AS-18                   | January 13, 2021 to January 19, 2021   | 8                          | 0                                 |
| AS-19                   | January 13, 2021 to January 19, 2021   | 444                        | 101                               |
| AS-20                   | January 13, 2021 to January 19, 2021   | 406                        | 41                                |
| <b>Total</b>            |                                        | <b>11,618</b>              | <b>2,048</b>                      |

MIAMI-DADE COUNTY  
 PROCESS NO: Z21-031  
 DATE: JUN 2, 2021  
 BY: GONGOL

**Table 2. Summary of Florida Bonneted Bat Calls**

| Acoustic Station | Date              | Time | No. of Calls |
|------------------|-------------------|------|--------------|
| AS-2             | December 23, 2020 | 1809 | 1*           |
|                  | December 23, 2020 | 1811 | 2*           |
|                  | December 23, 2020 | 1812 | 3*           |
|                  | December 23, 2020 | 1814 | 4*           |
|                  | December 23, 2020 | 1814 | 5*           |
|                  | December 23, 2020 | 1815 | 6*           |
|                  | December 23, 2020 | 1817 | 7*           |
|                  | December 23, 2020 | 1823 | 8*           |
|                  | December 23, 2020 | 1823 | 9*           |
|                  | December 23, 2020 | 1824 | 10*          |
|                  | December 23, 2020 | 2315 | 11*          |
|                  | December 23, 2020 | 2315 | 12*          |
|                  | December 23, 2020 | 2331 | 13*          |
|                  | December 23, 2020 | 2347 | 14*          |
|                  | December 23, 2020 | 2352 | 15*          |
|                  | December 23, 2020 | 2352 | 16*          |
|                  | December 24, 2020 | 0041 | 17           |
|                  | December 24, 2020 | 0042 | 18           |
|                  | December 24, 2020 | 0044 | 19           |
|                  | December 24, 2020 | 0113 | 20           |
|                  | December 24, 2020 | 0114 | 21           |
|                  | December 24, 2020 | 0241 | 22           |
|                  | December 24, 2020 | 0457 | 23           |
|                  | December 24, 2020 | 0458 | 24           |
|                  | December 24, 2020 | 1810 | 25           |
|                  | December 24, 2020 | 1810 | 26           |
|                  | December 24, 2020 | 1812 | 27           |
|                  | December 24, 2020 | 1814 | 28           |
|                  | December 24, 2020 | 1822 | 29           |
|                  | December 24, 2020 | 2041 | 30           |
|                  | December 24, 2020 | 2050 | 31           |
|                  | December 24, 2020 | 2057 | 32           |
|                  | December 24, 2020 | 2154 | 33           |
|                  | December 24, 2020 | 2220 | 34           |
|                  | December 27, 2020 | 1819 | 35*          |
|                  | December 27, 2020 | 1840 | 36*          |
|                  | December 27, 2020 | 1841 | 37*          |
|                  | December 27, 2020 | 1842 | 38*          |
|                  | December 27, 2020 | 1842 | 39*          |

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Table 2. (Continued)

| Acoustic Station    | Date              | Time | No. of Calls |
|---------------------|-------------------|------|--------------|
| AS-2<br>(Continued) | December 27, 2020 | 1842 | 40*          |
|                     | December 28, 2020 | 1824 | 41*          |
|                     | December 28, 2020 | 1829 | 42*          |
|                     | December 28, 2020 | 1934 | 43*          |
|                     | December 28, 2020 | 1934 | 44*          |
|                     | December 28, 2020 | 2036 | 45*          |
|                     | December 28, 2020 | 2307 | 46*          |
|                     | December 28, 2020 | 2308 | 47*          |
|                     | December 29, 2020 | 0255 | 48*          |
|                     | December 29, 2020 | 0255 | 49*          |
|                     | December 29, 2020 | 0255 | 50*          |
|                     | December 29, 2020 | 0255 | 51*          |
|                     | December 29, 2020 | 1922 | 52*          |
|                     | December 29, 2020 | 1922 | 53*          |
|                     | December 29, 2020 | 1924 | 54*          |
|                     | December 29, 2020 | 1941 | 55*          |
|                     | December 29, 2020 | 1957 | 56*          |
|                     | December 29, 2020 | 2021 | 57*          |
|                     | December 29, 2020 | 2022 | 58*          |
|                     | December 29, 2020 | 2022 | 59*          |
|                     | December 29, 2020 | 2026 | 60*          |
|                     | December 29, 2020 | 2108 | 61*          |
|                     | December 29, 2020 | 2114 | 62*          |
|                     | December 29, 2020 | 2114 | 63*          |
|                     | December 29, 2020 | 2114 | 64*          |
|                     | December 29, 2020 | 2115 | 65*          |
|                     | December 29, 2020 | 2115 | 66*          |
|                     | December 29, 2020 | 2115 | 67*          |
|                     | December 29, 2020 | 2115 | 68*          |
|                     | December 29, 2020 | 2123 | 69*          |
| December 29, 2020   | 2157              | 70*  |              |
| December 29, 2020   | 2157              | 71*  |              |
| December 29, 2020   | 2236              | 72*  |              |
| December 30, 2020   | 0134              | 73*  |              |
| December 30, 2020   | 0348              | 74*  |              |

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Table 2. (Continued)

| Acoustic Station | Date              | Time | No. of Calls |
|------------------|-------------------|------|--------------|
| AS-3             | December 23, 2020 | 1809 | 1*           |
|                  | December 23, 2020 | 1810 | 2*           |
|                  | December 23, 2020 | 1811 | 3*           |
|                  | December 23, 2020 | 1814 | 4*           |
|                  | December 23, 2020 | 2314 | 5*           |
|                  | December 23, 2020 | 2330 | 6*           |
|                  | December 23, 2020 | 2351 | 7*           |
|                  | December 24, 2020 | 0041 | 8            |
|                  | December 24, 2020 | 0112 | 9            |
|                  | December 24, 2020 | 0112 | 10           |
|                  | December 24, 2020 | 0113 | 11           |
|                  | December 24, 2020 | 0241 | 12           |
|                  | December 24, 2020 | 1814 | 13           |
|                  | December 24, 2020 | 1815 | 14           |
|                  | December 24, 2020 | 1822 | 15           |
|                  | December 24, 2020 | 2012 | 16           |
|                  | December 24, 2020 | 2013 | 17           |
|                  | December 24, 2020 | 2040 | 18           |
|                  | December 24, 2020 | 2056 | 19           |
|                  | December 24, 2020 | 2140 | 20           |
|                  | December 24, 2020 | 2220 | 21           |
|                  | December 24, 2020 | 2333 | 22           |
|                  | December 24, 2020 | 2338 | 23           |
|                  | December 24, 2020 | 2338 | 24           |
|                  | December 24, 2020 | 2339 | 25           |
|                  | December 25, 2020 | 0028 | 26*          |
|                  | December 27, 2020 | 1835 | 27*          |
|                  | December 27, 2020 | 1835 | 28*          |
|                  | December 27, 2020 | 1915 | 29*          |
|                  | December 27, 2020 | 2108 | 30*          |
|                  | December 27, 2020 | 2108 | 31*          |
|                  | December 28, 2020 | 2035 | 32*          |
|                  | December 28, 2020 | 2306 | 33*          |
|                  | December 28, 2020 | 2307 | 34*          |
|                  | December 29, 2020 | 1921 | 35*          |
|                  | December 29, 2020 | 1942 | 36*          |
|                  | December 29, 2020 | 1943 | 37*          |
|                  | December 29, 2020 | 1952 | 38*          |
|                  | December 29, 2020 | 2018 | 39*          |

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Table 2. (Continued)

| Acoustic Station    | Date              | Time | No. of Calls |
|---------------------|-------------------|------|--------------|
| AS-3<br>(Continued) | December 29, 2020 | 2020 | 40*          |
|                     | December 29, 2020 | 2113 | 41*          |
|                     | December 29, 2020 | 2122 | 42*          |
| AS-4                | December 24, 2020 | 2041 | 1            |
|                     | December 24, 2020 | 2048 | 2            |
|                     | December 24, 2020 | 2048 | 3            |
|                     | December 24, 2020 | 2052 | 4            |
|                     | December 24, 2020 | 2053 | 5            |
|                     | December 24, 2020 | 2108 | 6            |
|                     | December 24, 2020 | 2239 | 7            |
|                     | December 24, 2020 | 2241 | 8            |
|                     | December 24, 2020 | 2334 | 9            |
|                     | December 24, 2020 | 2338 | 10           |
|                     | December 24, 2020 | 2339 | 11           |
|                     | December 25, 2020 | 0000 | 12*          |
|                     | December 25, 2020 | 0002 | 13*          |
|                     | December 25, 2020 | 0003 | 14*          |
|                     | December 25, 2020 | 0005 | 15*          |
|                     | December 25, 2020 | 0006 | 16*          |
|                     | December 27, 2020 | 1818 | 17*          |
|                     | December 27, 2020 | 1835 | 18*          |
|                     | December 27, 2020 | 1841 | 19*          |
|                     | December 27, 2020 | 1841 | 20*          |
|                     | December 27, 2020 | 1842 | 21*          |
|                     | December 27, 2020 | 1843 | 22*          |
|                     | December 27, 2020 | 1843 | 23*          |
|                     | December 27, 2020 | 1844 | 24*          |
|                     | December 27, 2020 | 1844 | 25*          |
|                     | December 27, 2020 | 1845 | 26*          |
|                     | December 27, 2020 | 1845 | 27*          |
|                     | December 27, 2020 | 1845 | 28*          |
|                     | December 27, 2020 | 1846 | 29*          |
|                     | December 27, 2020 | 1846 | 30*          |
|                     | December 27, 2020 | 1846 | 31*          |
|                     | December 27, 2020 | 1847 | 32*          |
|                     | December 27, 2020 | 1847 | 33*          |
|                     | December 27, 2020 | 1847 | 34*          |
|                     | December 27, 2020 | 1847 | 35*          |
|                     | December 27, 2020 | 1848 | 36*          |

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Table 2. (Continued)

| Acoustic Station    | Date              | Time | No. of Calls |
|---------------------|-------------------|------|--------------|
| AS-4<br>(Continued) | December 27, 2020 | 1848 | 37*          |
|                     | December 27, 2020 | 1848 | 38*          |
|                     | December 27, 2020 | 1849 | 39*          |
|                     | December 27, 2020 | 1849 | 40*          |
|                     | December 27, 2020 | 1849 | 41*          |
|                     | December 27, 2020 | 1849 | 42*          |
|                     | December 27, 2020 | 1850 | 43*          |
|                     | December 27, 2020 | 1850 | 44*          |
|                     | December 27, 2020 | 1850 | 45*          |
|                     | December 27, 2020 | 1851 | 46*          |
|                     | December 27, 2020 | 1851 | 47*          |
|                     | December 27, 2020 | 1851 | 48*          |
|                     | December 27, 2020 | 1852 | 49*          |
|                     | December 27, 2020 | 1852 | 50*          |
|                     | December 27, 2020 | 1852 | 51*          |
|                     | December 27, 2020 | 1853 | 52*          |
|                     | December 27, 2020 | 1853 | 53*          |
|                     | December 27, 2020 | 1854 | 54*          |
|                     | December 27, 2020 | 1854 | 55*          |
|                     | December 27, 2020 | 1854 | 56*          |
|                     | December 27, 2020 | 1854 | 57*          |
|                     | December 27, 2020 | 1854 | 58*          |
|                     | December 27, 2020 | 1855 | 59*          |
|                     | December 27, 2020 | 1855 | 60*          |
|                     | December 27, 2020 | 1855 | 61*          |
|                     | December 27, 2020 | 1855 | 62*          |
|                     | December 27, 2020 | 1855 | 63*          |
|                     | December 27, 2020 | 1856 | 64*          |
|                     | December 27, 2020 | 1856 | 65*          |
|                     | December 27, 2020 | 1856 | 66*          |
|                     | December 27, 2020 | 1856 | 67*          |
|                     | December 27, 2020 | 1857 | 68*          |
|                     | December 27, 2020 | 1857 | 69*          |
|                     | December 27, 2020 | 1857 | 70*          |
|                     | December 27, 2020 | 1857 | 71*          |
| December 27, 2020   | 1858              | 72*  |              |
| December 27, 2020   | 1858              | 73*  |              |
| December 27, 2020   | 1858              | 74*  |              |
| December 27, 2020   | 1858              | 75*  |              |

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Table 2. (Continued)

| Acoustic Station    | Date              | Time | No. of Calls |
|---------------------|-------------------|------|--------------|
| AS-4<br>(Continued) | December 27, 2020 | 1858 | 76*          |
|                     | December 27, 2020 | 1859 | 77*          |
|                     | December 27, 2020 | 1859 | 78*          |
|                     | December 27, 2020 | 1859 | 79*          |
|                     | December 27, 2020 | 1916 | 80*          |
|                     | December 27, 2020 | 1919 | 81*          |
|                     | December 27, 2020 | 2109 | 82*          |
|                     | December 27, 2020 | 2109 | 83*          |
|                     | December 27, 2020 | 2109 | 84*          |
|                     | December 27, 2020 | 2109 | 85*          |
|                     | December 28, 2020 | 2311 | 86*          |
|                     | December 29, 2020 | 2018 | 87*          |
|                     | December 29, 2020 | 2043 | 88*          |
|                     | December 29, 2020 | 2145 | 89*          |
| AS-5                | December 23, 2020 | 2044 | 1*           |
|                     | December 23, 2020 | 2111 | 2*           |
|                     | December 23, 2020 | 2124 | 3*           |
|                     | December 24, 2020 | 0236 | 4            |
|                     | December 24, 2020 | 0249 | 5            |
|                     | December 24, 2020 | 1820 | 6            |
|                     | December 24, 2020 | 1925 | 7            |
|                     | December 24, 2020 | 2057 | 8            |
|                     | December 24, 2020 | 2127 | 9            |
|                     | December 24, 2020 | 2144 | 10           |
|                     | December 24, 2020 | 2243 | 11           |
|                     | December 27, 2020 | 1839 | 12*          |
|                     | December 27, 2020 | 1849 | 13*          |
|                     | December 27, 2020 | 1850 | 14*          |
|                     | December 27, 2020 | 1851 | 15*          |
|                     | December 27, 2020 | 2139 | 16*          |
|                     | December 28, 2020 | 2129 | 17*          |
|                     | December 29, 2020 | 2005 | 18*          |
|                     | December 29, 2020 | 2041 | 19*          |
|                     | December 29, 2020 | 2122 | 20*          |
|                     | December 30, 2020 | 0058 | 21*          |
| December 30, 2020   | 0139              | 22*  |              |

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Table 2. (Continued)

| Acoustic Station | Date              | Time | No. of Calls |
|------------------|-------------------|------|--------------|
| AS-7             | December 30, 2020 | 2000 | 1*           |
|                  | December 30, 2020 | 2000 | 2*           |
|                  | December 30, 2020 | 2307 | 3*           |
|                  | December 31, 2020 | 1816 | 4*           |
|                  | December 31, 2020 | 1816 | 5*           |
|                  | December 31, 2020 | 1950 | 6*           |
|                  | December 31, 2020 | 1954 | 7*           |
|                  | December 31, 2020 | 2104 | 8*           |
|                  | December 31, 2020 | 2121 | 9*           |
|                  | December 31, 2020 | 2121 | 10*          |
|                  | January 1, 2021   | 1814 | 11*          |
|                  | January 1, 2021   | 2057 | 12*          |
|                  | January 1, 2021   | 2134 | 13*          |
|                  | January 1, 2021   | 2158 | 14*          |
|                  | January 2, 2021   | 1809 | 15           |
|                  | January 2, 2021   | 1811 | 16           |
|                  | January 2, 2021   | 1811 | 17           |
|                  | January 2, 2021   | 1816 | 18           |
|                  | January 2, 2021   | 1816 | 19           |
|                  | January 2, 2021   | 1816 | 20           |
|                  | January 2, 2021   | 1842 | 21           |
|                  | January 2, 2021   | 1914 | 22           |
|                  | January 2, 2021   | 1915 | 23           |
|                  | January 2, 2021   | 1918 | 24           |
|                  | January 2, 2021   | 1946 | 25           |
|                  | January 2, 2021   | 1951 | 26           |
|                  | January 2, 2021   | 1951 | 27           |
|                  | January 2, 2021   | 1952 | 28           |
|                  | January 2, 2021   | 1952 | 29           |
|                  | January 2, 2021   | 1952 | 30           |
|                  | January 2, 2021   | 1952 | 31           |
|                  | January 2, 2021   | 1952 | 32           |
|                  | January 2, 2021   | 1953 | 33           |
|                  | January 2, 2021   | 1953 | 34           |
|                  | January 2, 2021   | 1953 | 35           |
|                  | January 2, 2021   | 1954 | 36           |
|                  | January 2, 2021   | 1954 | 37           |
|                  | January 2, 2021   | 1954 | 38           |
|                  | January 2, 2021   | 1959 | 39           |

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Table 2. (Continued)

| Acoustic Station    | Date            | Time | No. of Calls |
|---------------------|-----------------|------|--------------|
| AS-7<br>(Continued) | January 2, 2021 | 1959 | 40           |
|                     | January 2, 2021 | 2002 | 41           |
|                     | January 2, 2021 | 2002 | 42           |
|                     | January 2, 2021 | 2004 | 43           |
|                     | January 2, 2021 | 2004 | 44           |
|                     | January 2, 2021 | 2008 | 45           |
|                     | January 2, 2021 | 2014 | 46           |
|                     | January 2, 2021 | 2014 | 47           |
|                     | January 2, 2021 | 2016 | 48           |
|                     | January 2, 2021 | 2016 | 49           |
|                     | January 2, 2021 | 2017 | 50           |
|                     | January 2, 2021 | 2017 | 51           |
|                     | January 2, 2021 | 2017 | 52           |
|                     | January 2, 2021 | 2020 | 53           |
|                     | January 2, 2021 | 2020 | 54           |
|                     | January 2, 2021 | 2021 | 55           |
|                     | January 2, 2021 | 2025 | 56           |
|                     | January 2, 2021 | 2026 | 57           |
|                     | January 2, 2021 | 2026 | 58           |
|                     | January 2, 2021 | 2026 | 59           |
|                     | January 2, 2021 | 2026 | 60           |
|                     | January 2, 2021 | 2027 | 61           |
|                     | January 2, 2021 | 2027 | 62           |
|                     | January 2, 2021 | 2027 | 63           |
|                     | January 2, 2021 | 2028 | 64           |
|                     | January 2, 2021 | 2028 | 65           |
|                     | January 2, 2021 | 2028 | 66           |
|                     | January 2, 2021 | 2029 | 67           |
| January 2, 2021     | 2029            | 68   |              |
| January 2, 2021     | 2029            | 69   |              |
| January 2, 2021     | 2029            | 70   |              |
| January 2, 2021     | 2029            | 71   |              |
| January 2, 2021     | 2030            | 72   |              |
| January 2, 2021     | 2030            | 73   |              |
| January 2, 2021     | 2030            | 74   |              |
| January 2, 2021     | 2030            | 75   |              |
| January 2, 2021     | 2031            | 76   |              |
| January 2, 2021     | 2031            | 77   |              |
| January 2, 2021     | 2032            | 78   |              |

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Table 2. (Continued)

| Acoustic Station    | Date            | Time | No. of Calls |
|---------------------|-----------------|------|--------------|
| AS-7<br>(Continued) | January 2, 2021 | 2032 | 79           |
|                     | January 2, 2021 | 2032 | 80           |
|                     | January 2, 2021 | 2032 | 81           |
|                     | January 2, 2021 | 2033 | 82           |
|                     | January 2, 2021 | 2033 | 83           |
|                     | January 2, 2021 | 2040 | 84           |
|                     | January 2, 2021 | 2043 | 85           |
|                     | January 2, 2021 | 2043 | 86           |
|                     | January 2, 2021 | 2044 | 87           |
|                     | January 2, 2021 | 2045 | 88           |
|                     | January 2, 2021 | 2045 | 89           |
|                     | January 2, 2021 | 2047 | 90           |
|                     | January 2, 2021 | 2047 | 91           |
|                     | January 2, 2021 | 2047 | 92           |
|                     | January 2, 2021 | 2052 | 93           |
|                     | January 2, 2021 | 2056 | 94           |
|                     | January 2, 2021 | 2056 | 95           |
|                     | January 2, 2021 | 2104 | 96           |
|                     | January 2, 2021 | 2107 | 97           |
|                     | January 2, 2021 | 2108 | 98           |
|                     | January 2, 2021 | 2109 | 99           |
|                     | January 2, 2021 | 2110 | 100          |
|                     | January 2, 2021 | 2112 | 101          |
|                     | January 2, 2021 | 2116 | 102          |
|                     | January 2, 2021 | 2116 | 103          |
|                     | January 2, 2021 | 2118 | 104          |
|                     | January 2, 2021 | 2121 | 105          |
|                     | January 2, 2021 | 2121 | 106          |
|                     | January 2, 2021 | 2122 | 107          |
|                     | January 2, 2021 | 2122 | 108          |
|                     | January 2, 2021 | 2122 | 109          |
|                     | January 2, 2021 | 2123 | 110          |
|                     | January 2, 2021 | 2123 | 111          |
|                     | January 2, 2021 | 2123 | 112          |
|                     | January 2, 2021 | 2123 | 113          |
|                     | January 2, 2021 | 2124 | 114          |
| January 2, 2021     | 2124            | 115  |              |
| January 2, 2021     | 2125            | 116  |              |
| January 2, 2021     | 2125            | 117  |              |

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Table 2. (Continued)

| Acoustic Station    | Date            | Time | No. of Calls |
|---------------------|-----------------|------|--------------|
| AS-7<br>(Continued) | January 2, 2021 | 2125 | 118          |
|                     | January 2, 2021 | 2126 | 119          |
|                     | January 2, 2021 | 2126 | 120          |
|                     | January 2, 2021 | 2127 | 121          |
|                     | January 2, 2021 | 2127 | 122          |
|                     | January 2, 2021 | 2127 | 123          |
|                     | January 2, 2021 | 2128 | 124          |
|                     | January 2, 2021 | 2128 | 125          |
|                     | January 2, 2021 | 2128 | 126          |
|                     | January 2, 2021 | 2129 | 127          |
|                     | January 2, 2021 | 2129 | 128          |
|                     | January 2, 2021 | 2129 | 129          |
|                     | January 2, 2021 | 2130 | 130          |
|                     | January 2, 2021 | 2130 | 131          |
|                     | January 2, 2021 | 2130 | 132          |
|                     | January 2, 2021 | 2131 | 133          |
|                     | January 2, 2021 | 2134 | 134          |
|                     | January 2, 2021 | 2135 | 135          |
|                     | January 2, 2021 | 2139 | 136          |
|                     | January 2, 2021 | 2140 | 137          |
|                     | January 2, 2021 | 2140 | 138          |
|                     | January 2, 2021 | 2142 | 139          |
|                     | January 2, 2021 | 2144 | 140          |
|                     | January 2, 2021 | 2144 | 141          |
|                     | January 2, 2021 | 2145 | 142          |
|                     | January 2, 2021 | 2145 | 143          |
|                     | January 2, 2021 | 2146 | 144          |
|                     | January 2, 2021 | 2148 | 145          |
|                     | January 2, 2021 | 2149 | 146          |
|                     | January 2, 2021 | 2149 | 147          |
|                     | January 2, 2021 | 2152 | 148          |
|                     | January 2, 2021 | 2152 | 149          |
|                     | January 2, 2021 | 2154 | 150          |
| January 2, 2021     | 2156            | 151  |              |
| January 2, 2021     | 2156            | 152  |              |
| January 2, 2021     | 2156            | 153  |              |
| January 2, 2021     | 2157            | 154  |              |
| January 2, 2021     | 2157            | 155  |              |
| January 2, 2021     | 2202            | 156  |              |

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Table 2. (Continued)

| Acoustic Station    | Date            | Time | No. of Calls |
|---------------------|-----------------|------|--------------|
| AS-7<br>(Continued) | January 2, 2021 | 2202 | 157          |
|                     | January 2, 2021 | 2202 | 158          |
|                     | January 2, 2021 | 2203 | 159          |
|                     | January 2, 2021 | 2203 | 160          |
|                     | January 2, 2021 | 2204 | 161          |
|                     | January 2, 2021 | 2206 | 162          |
|                     | January 2, 2021 | 2210 | 163          |
|                     | January 2, 2021 | 2215 | 164          |
|                     | January 2, 2021 | 2216 | 165          |
|                     | January 2, 2021 | 2217 | 166          |
|                     | January 2, 2021 | 2217 | 167          |
|                     | January 2, 2021 | 2218 | 168          |
|                     | January 2, 2021 | 2218 | 169          |
|                     | January 2, 2021 | 2225 | 170          |
|                     | January 2, 2021 | 2227 | 171          |
|                     | January 2, 2021 | 2227 | 172          |
|                     | January 2, 2021 | 2227 | 173          |
|                     | January 2, 2021 | 2228 | 174          |
|                     | January 2, 2021 | 2229 | 175          |
|                     | January 2, 2021 | 2229 | 176          |
|                     | January 2, 2021 | 2229 | 177          |
|                     | January 2, 2021 | 2230 | 178          |
|                     | January 2, 2021 | 2230 | 179          |
|                     | January 2, 2021 | 2231 | 180          |
|                     | January 2, 2021 | 2231 | 181          |
|                     | January 2, 2021 | 2231 | 182          |
|                     | January 2, 2021 | 2231 | 183          |
|                     | January 2, 2021 | 2231 | 184          |
|                     | January 2, 2021 | 2232 | 185          |
|                     | January 2, 2021 | 2233 | 186          |
|                     | January 2, 2021 | 2234 | 187          |
|                     | January 2, 2021 | 2234 | 188          |
|                     | January 2, 2021 | 2234 | 189          |
|                     | January 2, 2021 | 2235 | 190          |
| January 2, 2021     | 2239            | 191  |              |
| January 2, 2021     | 2242            | 192  |              |
| January 2, 2021     | 2242            | 193  |              |
| January 2, 2021     | 2242            | 194  |              |
| January 2, 2021     | 2243            | 195  |              |

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Table 2. (Continued)

| Acoustic Station    | Date            | Time | No. of Calls |
|---------------------|-----------------|------|--------------|
| AS-7<br>(Continued) | January 2, 2021 | 2243 | 196          |
|                     | January 2, 2021 | 2251 | 197          |
|                     | January 2, 2021 | 2251 | 198          |
|                     | January 2, 2021 | 2252 | 199          |
|                     | January 2, 2021 | 2252 | 200          |
|                     | January 2, 2021 | 2253 | 201          |
|                     | January 2, 2021 | 2258 | 202          |
|                     | January 2, 2021 | 2259 | 203          |
|                     | January 2, 2021 | 2259 | 204          |
|                     | January 2, 2021 | 2300 | 205          |
|                     | January 2, 2021 | 2300 | 206          |
|                     | January 2, 2021 | 2301 | 207          |
|                     | January 2, 2021 | 2301 | 208          |
|                     | January 2, 2021 | 2303 | 209          |
|                     | January 2, 2021 | 2303 | 210          |
|                     | January 2, 2021 | 2304 | 211          |
|                     | January 2, 2021 | 2304 | 212          |
|                     | January 2, 2021 | 2304 | 213          |
|                     | January 2, 2021 | 2305 | 214          |
|                     | January 2, 2021 | 2305 | 215          |
|                     | January 2, 2021 | 2306 | 216          |
|                     | January 2, 2021 | 2306 | 217          |
|                     | January 2, 2021 | 2308 | 218          |
|                     | January 2, 2021 | 2309 | 219          |
|                     | January 2, 2021 | 2310 | 220          |
|                     | January 2, 2021 | 2310 | 221          |
|                     | January 2, 2021 | 2310 | 222          |
|                     | January 2, 2021 | 2316 | 223          |
|                     | January 2, 2021 | 2317 | 224          |
|                     | January 2, 2021 | 2317 | 225          |
|                     | January 2, 2021 | 2318 | 226          |
|                     | January 2, 2021 | 2326 | 227          |
|                     | January 2, 2021 | 2333 | 228          |
|                     | January 2, 2021 | 2333 | 229          |
| January 2, 2021     | 2333            | 230  |              |
| January 2, 2021     | 2342            | 231  |              |
| January 3, 2021     | 0003            | 232  |              |
| January 3, 2021     | 0004            | 233  |              |
| January 3, 2021     | 0014            | 234  |              |

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Table 2. (Continued)

| Acoustic Station    | Date            | Time | No. of Calls |
|---------------------|-----------------|------|--------------|
| AS-7<br>(Continued) | January 3, 2021 | 0030 | 235          |
|                     | January 3, 2021 | 0141 | 236          |
|                     | January 3, 2021 | 0142 | 237          |
|                     | January 3, 2021 | 0143 | 238          |
|                     | January 3, 2021 | 0144 | 239          |
|                     | January 3, 2021 | 0144 | 240          |
|                     | January 3, 2021 | 0144 | 241          |
|                     | January 3, 2021 | 0317 | 242          |
|                     | January 3, 2021 | 0318 | 243          |
|                     | January 3, 2021 | 0318 | 244          |
|                     | January 3, 2021 | 0318 | 245          |
|                     | January 3, 2021 | 0419 | 246          |
|                     | January 3, 2021 | 2120 | 247          |
|                     | January 3, 2021 | 2128 | 248          |
|                     | January 3, 2021 | 2131 | 249          |
|                     | January 3, 2021 | 2151 | 250          |
|                     | January 3, 2021 | 2154 | 251          |
|                     | January 3, 2021 | 2155 | 252          |
|                     | January 3, 2021 | 2155 | 253          |
|                     | January 3, 2021 | 2210 | 254          |
|                     | January 3, 2021 | 2212 | 255          |
|                     | January 3, 2021 | 2226 | 256          |
|                     | January 3, 2021 | 2232 | 257          |
|                     | January 3, 2021 | 2233 | 258          |
|                     | January 3, 2021 | 2246 | 259          |
|                     | January 3, 2021 | 2246 | 260          |
|                     | January 3, 2021 | 2308 | 261          |
|                     | January 3, 2021 | 2350 | 262          |
|                     | January 3, 2021 | 2357 | 263          |
|                     | January 4, 2021 | 0010 | 264          |
|                     | January 4, 2021 | 0114 | 265          |
|                     | January 4, 2021 | 0117 | 266          |
|                     | January 4, 2021 | 0150 | 267          |
|                     | January 4, 2021 | 0158 | 268          |
|                     | January 4, 2021 | 0158 | 269          |
|                     | January 4, 2021 | 0208 | 270          |
| January 4, 2021     | 0209            | 271  |              |
| January 4, 2021     | 0238            | 272  |              |
| January 4, 2021     | 0248            | 273  |              |

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| Acoustic Station    | Date              | Time | No. of Calls |
|---------------------|-------------------|------|--------------|
| AS-7<br>(Continued) | January 4, 2021   | 0248 | 274          |
|                     | January 4, 2021   | 0310 | 275          |
|                     | January 4, 2021   | 0448 | 276          |
|                     | January 4, 2021   | 1933 | 277          |
|                     | January 5, 2021   | 1857 | 278*         |
|                     | January 5, 2021   | 1858 | 279*         |
|                     | January 5, 2021   | 1901 | 280*         |
|                     | January 5, 2021   | 1901 | 281*         |
|                     | January 5, 2021   | 1903 | 282*         |
|                     | January 5, 2021   | 1906 | 283*         |
|                     | January 5, 2021   | 1906 | 284*         |
|                     | January 5, 2021   | 1907 | 285*         |
|                     | January 5, 2021   | 1908 | 286*         |
|                     | January 5, 2021   | 1908 | 287*         |
|                     | January 5, 2021   | 1909 | 288*         |
|                     | January 5, 2021   | 1910 | 289*         |
|                     | January 5, 2021   | 1910 | 290*         |
|                     | January 5, 2021   | 1911 | 291*         |
|                     | January 5, 2021   | 1912 | 292*         |
|                     | January 5, 2021   | 1912 | 293*         |
|                     | January 5, 2021   | 1913 | 294*         |
| January 5, 2021     | 1923              | 295* |              |
| January 5, 2021     | 1924              | 296* |              |
| January 5, 2021     | 1926              | 297* |              |
| AS-8                | December 30, 2020 | 1809 | 1*           |
|                     | December 30, 2020 | 1821 | 2*           |
|                     | December 30, 2020 | 2002 | 3*           |
|                     | December 31, 2020 | 0334 | 4*           |
|                     | December 31, 2020 | 1810 | 5*           |
|                     | December 31, 2020 | 1814 | 6*           |
|                     | December 31, 2020 | 1818 | 7*           |
|                     | January 1, 2021   | 1808 | 8*           |
|                     | January 1, 2021   | 1810 | 9*           |
|                     | January 1, 2021   | 1810 | 10*          |
|                     | January 1, 2021   | 1810 | 11*          |
|                     | January 1, 2021   | 1811 | 12*          |
|                     | January 1, 2021   | 1813 | 13*          |
|                     | January 1, 2021   | 1813 | 14*          |
|                     | January 1, 2021   | 1817 | 15*          |

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Table 2. (Continued)

| Acoustic Station    | Date              | Time | No. of Calls |
|---------------------|-------------------|------|--------------|
| AS-8<br>(Continued) | January 1, 2021   | 2129 | 16*          |
|                     | January 1, 2021   | 2145 | 17*          |
|                     | January 2, 2021   | 1810 | 18           |
|                     | January 2, 2021   | 1810 | 19           |
|                     | January 2, 2021   | 1816 | 20           |
|                     | January 2, 2021   | 1816 | 21           |
|                     | January 2, 2021   | 1919 | 22           |
|                     | January 2, 2021   | 2057 | 23           |
|                     | January 2, 2021   | 2128 | 24           |
|                     | January 2, 2021   | 2128 | 25           |
|                     | January 2, 2021   | 2148 | 26           |
|                     | January 2, 2021   | 2203 | 27           |
|                     | January 2, 2021   | 2203 | 28           |
|                     | January 3, 2021   | 0147 | 29           |
|                     | January 3, 2021   | 0147 | 30           |
|                     | January 3, 2021   | 1809 | 31           |
|                     | January 3, 2021   | 1809 | 32           |
|                     | January 3, 2021   | 1809 | 33           |
|                     | January 3, 2021   | 1813 | 34           |
|                     | January 3, 2021   | 1813 | 35           |
|                     | January 3, 2021   | 1820 | 36           |
|                     | January 3, 2021   | 1820 | 37           |
|                     | January 3, 2021   | 1823 | 38           |
|                     | January 3, 2021   | 1835 | 39           |
|                     | January 3, 2021   | 2054 | 40           |
|                     | January 3, 2021   | 2054 | 41           |
|                     | January 3, 2021   | 2215 | 42           |
|                     | January 3, 2021   | 2216 | 43           |
|                     | January 3, 2021   | 2241 | 44           |
|                     | January 4, 2021   | 0112 | 45           |
| January 4, 2021     | 0324              | 46   |              |
| January 4, 2021     | 0334              | 47   |              |
| January 4, 2021     | 0408              | 48   |              |
| AS-9                | December 30, 2020 | 2307 | 1*           |
|                     | December 31, 2020 | 1809 | 2*           |
|                     | December 31, 2020 | 1812 | 3*           |
|                     | December 31, 2020 | 1821 | 4*           |
|                     | December 31, 2020 | 1851 | 5*           |
|                     | December 31, 2020 | 1950 | 6*           |

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Table 2. (Continued)

| Acoustic Station    | Date              | Time | No. of Calls |
|---------------------|-------------------|------|--------------|
| AS-9<br>(Continued) | December 31, 2020 | 2112 | 7*           |
|                     | January 1, 2021   | 0034 | 8*           |
|                     | January 1, 2021   | 0058 | 9*           |
|                     | January 1, 2021   | 1807 | 10*          |
|                     | January 1, 2021   | 1809 | 11*          |
|                     | January 1, 2021   | 1812 | 12*          |
|                     | January 1, 2021   | 1812 | 13*          |
|                     | January 1, 2021   | 1936 | 14*          |
|                     | January 1, 2021   | 1950 | 15*          |
|                     | January 1, 2021   | 2036 | 16*          |
|                     | January 1, 2021   | 2050 | 17*          |
|                     | January 1, 2021   | 2117 | 18*          |
|                     | January 1, 2021   | 2139 | 19*          |
|                     | January 1, 2021   | 2201 | 20*          |
|                     | January 2, 2021   | 0404 | 21           |
|                     | January 2, 2021   | 1809 | 22           |
|                     | January 2, 2021   | 1815 | 23           |
|                     | January 2, 2021   | 1815 | 24           |
|                     | January 2, 2021   | 1816 | 25           |
|                     | January 2, 2021   | 1817 | 26           |
|                     | January 2, 2021   | 1821 | 27           |
|                     | January 2, 2021   | 1825 | 28           |
|                     | January 2, 2021   | 1834 | 29           |
|                     | January 2, 2021   | 1835 | 30           |
|                     | January 2, 2021   | 1841 | 31           |
|                     | January 2, 2021   | 1954 | 32           |
|                     | January 2, 2021   | 1959 | 33           |
|                     | January 2, 2021   | 2005 | 34           |
|                     | January 2, 2021   | 2009 | 35           |
|                     | January 2, 2021   | 2017 | 36           |
|                     | January 2, 2021   | 2018 | 37           |
|                     | January 2, 2021   | 2020 | 38           |
|                     | January 2, 2021   | 2022 | 39           |
|                     | January 2, 2021   | 2032 | 40           |
|                     | January 2, 2021   | 2033 | 41           |
| January 2, 2021     | 2033              | 42   |              |
| January 2, 2021     | 2040              | 43   |              |
| January 2, 2021     | 2043              | 44   |              |
| January 2, 2021     | 2045              | 45   |              |

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Table 2. (Continued)

| Acoustic Station    | Date            | Time | No. of Calls |
|---------------------|-----------------|------|--------------|
| AS-9<br>(Continued) | January 2, 2021 | 2047 | 46           |
|                     | January 2, 2021 | 2047 | 47           |
|                     | January 2, 2021 | 2048 | 48           |
|                     | January 2, 2021 | 2052 | 49           |
|                     | January 2, 2021 | 2107 | 50           |
|                     | January 2, 2021 | 2108 | 51           |
|                     | January 2, 2021 | 2108 | 52           |
|                     | January 2, 2021 | 2108 | 53           |
|                     | January 2, 2021 | 2108 | 54           |
|                     | January 2, 2021 | 2109 | 55           |
|                     | January 2, 2021 | 2109 | 56           |
|                     | January 2, 2021 | 2109 | 57           |
|                     | January 2, 2021 | 2110 | 58           |
|                     | January 2, 2021 | 2110 | 59           |
|                     | January 2, 2021 | 2113 | 60           |
|                     | January 2, 2021 | 2116 | 61           |
|                     | January 2, 2021 | 2124 | 62           |
|                     | January 2, 2021 | 2125 | 63           |
|                     | January 2, 2021 | 2127 | 64           |
|                     | January 2, 2021 | 2128 | 65           |
|                     | January 2, 2021 | 2131 | 66           |
|                     | January 2, 2021 | 2135 | 67           |
|                     | January 2, 2021 | 2135 | 68           |
|                     | January 2, 2021 | 2139 | 69           |
|                     | January 2, 2021 | 2140 | 70           |
|                     | January 2, 2021 | 2143 | 71           |
|                     | January 2, 2021 | 2144 | 72           |
|                     | January 2, 2021 | 2145 | 73           |
|                     | January 2, 2021 | 2146 | 74           |
|                     | January 2, 2021 | 2149 | 75           |
|                     | January 2, 2021 | 2152 | 76           |
|                     | January 2, 2021 | 2157 | 77           |
|                     | January 2, 2021 | 2157 | 78           |
|                     | January 2, 2021 | 2202 | 79           |
| January 2, 2021     | 2203            | 80   |              |
| January 2, 2021     | 2205            | 81   |              |
| January 2, 2021     | 2206            | 82   |              |
| January 2, 2021     | 2207            | 83   |              |
| January 2, 2021     | 2210            | 84   |              |

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| Acoustic Station    | Date            | Time | No. of Calls |
|---------------------|-----------------|------|--------------|
| AS-9<br>(Continued) | January 2, 2021 | 2210 | 85           |
|                     | January 2, 2021 | 2211 | 86           |
|                     | January 2, 2021 | 2211 | 87           |
|                     | January 2, 2021 | 2217 | 88           |
|                     | January 2, 2021 | 2217 | 89           |
|                     | January 2, 2021 | 2217 | 90           |
|                     | January 2, 2021 | 2218 | 91           |
|                     | January 2, 2021 | 2218 | 92           |
|                     | January 2, 2021 | 2220 | 93           |
|                     | January 2, 2021 | 2222 | 94           |
|                     | January 2, 2021 | 2233 | 95           |
|                     | January 2, 2021 | 2234 | 96           |
|                     | January 2, 2021 | 2234 | 97           |
|                     | January 2, 2021 | 2234 | 98           |
|                     | January 2, 2021 | 2234 | 99           |
|                     | January 2, 2021 | 2238 | 100          |
|                     | January 2, 2021 | 2239 | 101          |
|                     | January 2, 2021 | 2239 | 102          |
|                     | January 2, 2021 | 2250 | 103          |
|                     | January 2, 2021 | 2250 | 104          |
|                     | January 2, 2021 | 2250 | 105          |
|                     | January 2, 2021 | 2252 | 106          |
|                     | January 2, 2021 | 2253 | 107          |
|                     | January 2, 2021 | 2253 | 108          |
|                     | January 2, 2021 | 2259 | 109          |
|                     | January 2, 2021 | 2259 | 110          |
|                     | January 2, 2021 | 2259 | 111          |
|                     | January 2, 2021 | 2301 | 112          |
|                     | January 2, 2021 | 2302 | 113          |
|                     | January 2, 2021 | 2302 | 114          |
|                     | January 2, 2021 | 2304 | 115          |
|                     | January 2, 2021 | 2306 | 116          |
|                     | January 2, 2021 | 2308 | 117          |
| January 2, 2021     | 2309            | 118  |              |
| January 2, 2021     | 2310            | 119  |              |
| January 2, 2021     | 2318            | 120  |              |
| January 2, 2021     | 2322            | 121  |              |
| January 2, 2021     | 2326            | 122  |              |
| January 2, 2021     | 2333            | 123  |              |

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| Acoustic Station    | Date            | Time | No. of Calls |
|---------------------|-----------------|------|--------------|
| AS-9<br>(Continued) | January 2, 2021 | 2335 | 124          |
|                     | January 2, 2021 | 2336 | 125          |
|                     | January 2, 2021 | 2336 | 126          |
|                     | January 2, 2021 | 2337 | 127          |
|                     | January 2, 2021 | 2339 | 128          |
|                     | January 2, 2021 | 2342 | 129          |
|                     | January 3, 2021 | 0014 | 130          |
|                     | January 3, 2021 | 0014 | 131          |
|                     | January 3, 2021 | 0029 | 132          |
|                     | January 3, 2021 | 0032 | 133          |
|                     | January 3, 2021 | 0141 | 134          |
|                     | January 3, 2021 | 0142 | 135          |
|                     | January 3, 2021 | 0142 | 136          |
|                     | January 3, 2021 | 0144 | 137          |
|                     | January 3, 2021 | 0145 | 138          |
|                     | January 3, 2021 | 0145 | 139          |
|                     | January 3, 2021 | 0145 | 140          |
|                     | January 3, 2021 | 0146 | 141          |
|                     | January 3, 2021 | 0418 | 142          |
|                     | January 3, 2021 | 1814 | 143          |
|                     | January 3, 2021 | 1819 | 144          |
|                     | January 3, 2021 | 1819 | 145          |
|                     | January 3, 2021 | 1821 | 146          |
|                     | January 3, 2021 | 1828 | 147          |
|                     | January 3, 2021 | 2111 | 148          |
|                     | January 3, 2021 | 2120 | 149          |
|                     | January 3, 2021 | 2127 | 150          |
|                     | January 3, 2021 | 2127 | 151          |
|                     | January 3, 2021 | 2131 | 152          |
|                     | January 3, 2021 | 2154 | 153          |
|                     | January 3, 2021 | 2211 | 154          |
|                     | January 3, 2021 | 2212 | 155          |
|                     | January 3, 2021 | 2321 | 156          |
|                     | January 3, 2021 | 2346 | 157          |
| January 3, 2021     | 2350            | 158  |              |
| January 3, 2021     | 2357            | 159  |              |
| January 4, 2021     | 0010            | 160  |              |
| January 4, 2021     | 0049            | 161  |              |
| January 4, 2021     | 0049            | 162  |              |

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Table 2. (Continued)

| Acoustic Station    | Date              | Time | No. of Calls |
|---------------------|-------------------|------|--------------|
| AS-9<br>(Continued) | January 4, 2021   | 0143 | 163          |
|                     | January 4, 2021   | 0150 | 164          |
|                     | January 4, 2021   | 0150 | 165          |
|                     | January 4, 2021   | 0158 | 166          |
|                     | January 4, 2021   | 0207 | 167          |
|                     | January 4, 2021   | 0208 | 168          |
|                     | January 4, 2021   | 0225 | 169          |
|                     | January 4, 2021   | 0239 | 170          |
|                     | January 4, 2021   | 0245 | 171          |
|                     | January 4, 2021   | 0448 | 172          |
|                     | January 5, 2021   | 1856 | 173*         |
|                     | January 5, 2021   | 1922 | 174*         |
| AS-10               | December 30, 2020 | 2004 | 1*           |
|                     | December 31, 2020 | 2026 | 2*           |
|                     | December 31, 2020 | 2059 | 3*           |
|                     | January 1, 2021   | 0218 | 4*           |
|                     | January 1, 2021   | 2029 | 5*           |
|                     | January 1, 2021   | 2219 | 6*           |
|                     | January 2, 2021   | 0003 | 7            |
|                     | January 2, 2021   | 0333 | 8            |
|                     | January 2, 2021   | 1817 | 9            |
|                     | January 2, 2021   | 1949 | 10           |
|                     | January 2, 2021   | 1955 | 11           |
|                     | January 2, 2021   | 2002 | 12           |
|                     | January 2, 2021   | 2002 | 13           |
|                     | January 2, 2021   | 2017 | 14           |
|                     | January 2, 2021   | 2022 | 15           |
|                     | January 2, 2021   | 2032 | 16           |
|                     | January 2, 2021   | 2032 | 17           |
|                     | January 2, 2021   | 2034 | 18           |
|                     | January 2, 2021   | 2035 | 19           |
|                     | January 2, 2021   | 2035 | 20           |
|                     | January 2, 2021   | 2035 | 21           |
|                     | January 2, 2021   | 2035 | 22           |
|                     | January 2, 2021   | 2035 | 23           |
|                     | January 2, 2021   | 2036 | 24           |
|                     | January 2, 2021   | 2036 | 25           |
|                     | January 2, 2021   | 2036 | 26           |
|                     | January 2, 2021   | 2036 | 27           |

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| Acoustic Station     | Date            | Time | No. of Calls |
|----------------------|-----------------|------|--------------|
| AS-10<br>(Continued) | January 2, 2021 | 2036 | 28           |
|                      | January 2, 2021 | 2037 | 29           |
|                      | January 2, 2021 | 2037 | 30           |
|                      | January 2, 2021 | 2037 | 31           |
|                      | January 2, 2021 | 2037 | 32           |
|                      | January 2, 2021 | 2037 | 33           |
|                      | January 2, 2021 | 2038 | 34           |
|                      | January 2, 2021 | 2038 | 35           |
|                      | January 2, 2021 | 2038 | 36           |
|                      | January 2, 2021 | 2038 | 37           |
|                      | January 2, 2021 | 2038 | 38           |
|                      | January 2, 2021 | 2039 | 39           |
|                      | January 2, 2021 | 2039 | 40           |
|                      | January 2, 2021 | 2039 | 41           |
|                      | January 2, 2021 | 2039 | 42           |
|                      | January 2, 2021 | 2040 | 43           |
|                      | January 2, 2021 | 2040 | 44           |
|                      | January 2, 2021 | 2040 | 45           |
|                      | January 2, 2021 | 2040 | 46           |
|                      | January 2, 2021 | 2041 | 47           |
|                      | January 2, 2021 | 2041 | 48           |
|                      | January 2, 2021 | 2041 | 49           |
|                      | January 2, 2021 | 2041 | 50           |
|                      | January 2, 2021 | 2041 | 51           |
|                      | January 2, 2021 | 2042 | 52           |
|                      | January 2, 2021 | 2042 | 53           |
|                      | January 2, 2021 | 2042 | 54           |
|                      | January 2, 2021 | 2042 | 55           |
|                      | January 2, 2021 | 2043 | 56           |
|                      | January 2, 2021 | 2043 | 57           |
|                      | January 2, 2021 | 2045 | 58           |
|                      | January 2, 2021 | 2045 | 59           |
|                      | January 2, 2021 | 2045 | 60           |
| January 2, 2021      | 2045            | 61   |              |
| January 2, 2021      | 2046            | 62   |              |
| January 2, 2021      | 2047            | 63   |              |
| January 2, 2021      | 2048            | 64   |              |
| January 2, 2021      | 2048            | 65   |              |
| January 2, 2021      | 2050            | 66   |              |

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Table 2. (Continued)

| Acoustic Station     | Date            | Time | No. of Calls |
|----------------------|-----------------|------|--------------|
| AS-10<br>(Continued) | January 2, 2021 | 2051 | 67           |
|                      | January 2, 2021 | 2051 | 68           |
|                      | January 2, 2021 | 2051 | 69           |
|                      | January 2, 2021 | 2053 | 70           |
|                      | January 2, 2021 | 2055 | 71           |
|                      | January 2, 2021 | 2107 | 72           |
|                      | January 2, 2021 | 2107 | 73           |
|                      | January 2, 2021 | 2108 | 74           |
|                      | January 2, 2021 | 2109 | 75           |
|                      | January 2, 2021 | 2112 | 76           |
|                      | January 2, 2021 | 2125 | 77           |
|                      | January 2, 2021 | 2130 | 78           |
|                      | January 2, 2021 | 2142 | 79           |
|                      | January 2, 2021 | 2146 | 80           |
|                      | January 2, 2021 | 2152 | 81           |
|                      | January 2, 2021 | 2200 | 82           |
|                      | January 2, 2021 | 2208 | 83           |
|                      | January 2, 2021 | 2210 | 84           |
|                      | January 2, 2021 | 2221 | 85           |
|                      | January 2, 2021 | 2222 | 86           |
|                      | January 2, 2021 | 2222 | 87           |
|                      | January 2, 2021 | 2233 | 88           |
|                      | January 2, 2021 | 2234 | 89           |
|                      | January 2, 2021 | 2235 | 90           |
|                      | January 2, 2021 | 2243 | 91           |
|                      | January 2, 2021 | 2243 | 92           |
|                      | January 2, 2021 | 2246 | 93           |
|                      | January 2, 2021 | 2250 | 94           |
|                      | January 2, 2021 | 2253 | 95           |
|                      | January 2, 2021 | 2257 | 96           |
|                      | January 2, 2021 | 2301 | 97           |
|                      | January 2, 2021 | 2317 | 98           |
|                      | January 2, 2021 | 2346 | 99           |
|                      | January 3, 2021 | 0001 | 100          |
|                      | January 3, 2021 | 0002 | 101          |
|                      | January 3, 2021 | 0010 | 102          |
|                      | January 3, 2021 | 0011 | 103          |
|                      | January 3, 2021 | 0011 | 104          |
| January 3, 2021      | 0040            | 105  |              |

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| Acoustic Station     | Date            | Time | No. of Calls |
|----------------------|-----------------|------|--------------|
| AS-10<br>(Continued) | January 3, 2021 | 0041 | 106          |
|                      | January 3, 2021 | 0043 | 107          |
|                      | January 3, 2021 | 0045 | 108          |
|                      | January 3, 2021 | 0045 | 109          |
|                      | January 3, 2021 | 0054 | 110          |
|                      | January 3, 2021 | 0100 | 111          |
|                      | January 3, 2021 | 0100 | 112          |
|                      | January 3, 2021 | 0100 | 113          |
|                      | January 3, 2021 | 0100 | 114          |
|                      | January 3, 2021 | 0100 | 115          |
|                      | January 3, 2021 | 0101 | 116          |
|                      | January 3, 2021 | 0105 | 117          |
|                      | January 3, 2021 | 0124 | 118          |
|                      | January 3, 2021 | 0140 | 119          |
|                      | January 3, 2021 | 0151 | 120          |
|                      | January 3, 2021 | 0153 | 121          |
|                      | January 3, 2021 | 0154 | 122          |
|                      | January 3, 2021 | 0155 | 123          |
|                      | January 3, 2021 | 0158 | 124          |
|                      | January 3, 2021 | 0158 | 125          |
|                      | January 3, 2021 | 2114 | 126          |
|                      | January 3, 2021 | 2150 | 127          |
|                      | January 3, 2021 | 2212 | 128          |
|                      | January 3, 2021 | 2331 | 129          |
|                      | January 3, 2021 | 2352 | 130          |
|                      | January 4, 2021 | 0000 | 131          |
|                      | January 4, 2021 | 0049 | 132          |
|                      | January 4, 2021 | 0059 | 133          |
|                      | January 4, 2021 | 0208 | 134          |
|                      | January 4, 2021 | 0248 | 135          |
|                      | January 4, 2021 | 0248 | 136          |
|                      | January 4, 2021 | 0308 | 137          |
|                      | January 4, 2021 | 0308 | 138          |
| January 4, 2021      | 0308            | 139  |              |

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| Acoustic Station | Date            | Time | No. of Calls |
|------------------|-----------------|------|--------------|
| AS-11            | January 6, 2021 | 1755 | 1*           |
|                  | January 6, 2021 | 1820 | 2*           |
|                  | January 6, 2021 | 1821 | 3*           |
|                  | January 6, 2021 | 1828 | 4*           |
|                  | January 6, 2021 | 1829 | 5*           |
|                  | January 6, 2021 | 1832 | 6*           |
|                  | January 6, 2021 | 1840 | 7*           |
|                  | January 6, 2021 | 1840 | 8*           |
|                  | January 6, 2021 | 1841 | 9*           |
|                  | January 6, 2021 | 1841 | 10*          |
|                  | January 6, 2021 | 1842 | 11*          |
|                  | January 6, 2021 | 1900 | 12*          |
|                  | January 6, 2021 | 1902 | 13*          |
|                  | January 6, 2021 | 1903 | 14*          |
|                  | January 6, 2021 | 1904 | 15*          |
|                  | January 6, 2021 | 1904 | 16*          |
|                  | January 6, 2021 | 1905 | 17*          |
|                  | January 6, 2021 | 1905 | 18*          |
|                  | January 6, 2021 | 1906 | 19*          |
|                  | January 6, 2021 | 1907 | 20*          |
|                  | January 6, 2021 | 1907 | 21*          |
|                  | January 6, 2021 | 1907 | 22*          |
|                  | January 6, 2021 | 1908 | 23*          |
|                  | January 6, 2021 | 1908 | 24*          |
|                  | January 6, 2021 | 1908 | 25*          |
|                  | January 6, 2021 | 1909 | 26*          |
|                  | January 6, 2021 | 1909 | 27*          |
|                  | January 6, 2021 | 1913 | 28*          |
|                  | January 6, 2021 | 1922 | 29*          |
|                  | January 6, 2021 | 1927 | 30*          |
|                  | January 6, 2021 | 1927 | 31*          |
|                  | January 6, 2021 | 1939 | 32*          |
|                  | January 6, 2021 | 1940 | 33*          |
|                  | January 6, 2021 | 1950 | 34*          |
|                  | January 6, 2021 | 2042 | 35*          |
|                  | January 6, 2021 | 2042 | 36*          |
|                  | January 6, 2021 | 2047 | 37*          |
|                  | January 6, 2021 | 2135 | 38*          |
|                  | January 6, 2021 | 2152 | 39*          |

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Table 2. (Continued)

| Acoustic Station     | Date            | Time | No. of Calls |
|----------------------|-----------------|------|--------------|
| AS-11<br>(Continued) | January 7, 2021 | 1815 | 40           |
|                      | January 7, 2021 | 1815 | 41           |
|                      | January 7, 2021 | 1818 | 42           |
|                      | January 7, 2021 | 1822 | 43           |
|                      | January 7, 2021 | 1943 | 44           |
|                      | January 7, 2021 | 2001 | 45           |
|                      | January 7, 2021 | 2028 | 46           |
|                      | January 7, 2021 | 2046 | 47           |
|                      | January 7, 2021 | 2130 | 48           |
|                      | January 7, 2021 | 2224 | 49           |
|                      | January 7, 2021 | 2224 | 50           |
|                      | January 7, 2021 | 2232 | 51           |
|                      | January 7, 2021 | 2248 | 52           |
|                      | January 7, 2021 | 2248 | 53           |
|                      | January 7, 2021 | 2303 | 54           |
|                      | January 7, 2021 | 2303 | 55           |
|                      | January 7, 2021 | 2304 | 56           |
|                      | January 7, 2021 | 2304 | 57           |
|                      | January 7, 2021 | 2305 | 58           |
|                      | January 7, 2021 | 2305 | 59           |
|                      | January 7, 2021 | 2305 | 60           |
|                      | January 7, 2021 | 2305 | 61           |
|                      | January 7, 2021 | 2306 | 62           |
|                      | January 7, 2021 | 2307 | 63           |
|                      | January 7, 2021 | 2307 | 64           |
|                      | January 7, 2021 | 2307 | 65           |
|                      | January 7, 2021 | 2310 | 66           |
|                      | January 7, 2021 | 2311 | 67           |
|                      | January 7, 2021 | 2316 | 68           |
|                      | January 7, 2021 | 2319 | 69           |
|                      | January 7, 2021 | 2320 | 70           |
|                      | January 7, 2021 | 2320 | 71           |
|                      | January 7, 2021 | 2320 | 72           |
| January 7, 2021      | 2322            | 73   |              |
| January 7, 2021      | 2331            | 74   |              |
| January 7, 2021      | 2332            | 75   |              |
| January 7, 2021      | 2337            | 76   |              |
| January 8, 2021      | 0029            | 77*  |              |
| January 8, 2021      | 0030            | 78*  |              |

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Table 2. (Continued)

| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-11<br>(Continued) | January 8, 2021  | 0045 | 79*          |
|                      | January 8, 2021  | 0047 | 80*          |
|                      | January 8, 2021  | 0050 | 81*          |
|                      | January 9, 2021  | 1845 | 82*          |
|                      | January 9, 2021  | 1851 | 83*          |
|                      | January 9, 2021  | 1852 | 84*          |
|                      | January 11, 2021 | 1852 | 85           |
|                      | January 11, 2021 | 1953 | 86           |
|                      | January 11, 2021 | 2031 | 87           |
|                      | January 11, 2021 | 2031 | 88           |
|                      | January 11, 2021 | 2031 | 89           |
|                      | January 11, 2021 | 2044 | 90           |
|                      | January 11, 2021 | 2051 | 91           |
|                      | January 11, 2021 | 2051 | 92           |
|                      | January 11, 2021 | 2052 | 93           |
|                      | January 11, 2021 | 2120 | 94           |
|                      | January 11, 2021 | 2128 | 95           |
|                      | January 11, 2021 | 2147 | 96           |
|                      | January 11, 2021 | 2206 | 97           |
|                      | January 11, 2021 | 2209 | 98           |
|                      | January 11, 2021 | 2221 | 99           |
|                      | January 11, 2021 | 2221 | 100          |
|                      | January 11, 2021 | 2249 | 101          |
|                      | January 11, 2021 | 2249 | 102          |
|                      | January 11, 2021 | 2312 | 103          |
|                      | January 11, 2021 | 2312 | 104          |
|                      | January 11, 2021 | 2358 | 105          |
|                      | January 12, 2021 | 0009 | 106          |
|                      | January 12, 2021 | 0021 | 107          |
|                      | January 12, 2021 | 0031 | 108          |
|                      | January 12, 2021 | 0031 | 109          |
|                      | January 12, 2021 | 0031 | 110          |
|                      | January 12, 2021 | 0032 | 111          |
|                      | January 12, 2021 | 0033 | 112          |
| January 12, 2021     | 0035             | 113  |              |
| January 12, 2021     | 0035             | 114  |              |
| January 12, 2021     | 0035             | 115  |              |
| January 12, 2021     | 0036             | 116  |              |
| January 12, 2021     | 0036             | 117  |              |

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Table 2. (Continued)

| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-11<br>(Continued) | January 12, 2021 | 0037 | 118          |
|                      | January 12, 2021 | 0037 | 119          |
|                      | January 12, 2021 | 0039 | 120          |
|                      | January 12, 2021 | 0043 | 121          |
|                      | January 12, 2021 | 0046 | 122          |
|                      | January 12, 2021 | 0054 | 123          |
|                      | January 12, 2021 | 0056 | 124          |
|                      | January 12, 2021 | 0056 | 125          |
|                      | January 12, 2021 | 0057 | 126          |
|                      | January 12, 2021 | 0059 | 127          |
|                      | January 12, 2021 | 0119 | 128          |
|                      | January 12, 2021 | 0124 | 129          |
|                      | January 12, 2021 | 0125 | 130          |
|                      | January 12, 2021 | 0129 | 131          |
|                      | January 12, 2021 | 0130 | 132          |
|                      | January 12, 2021 | 0130 | 133          |
|                      | January 12, 2021 | 0132 | 134          |
|                      | January 12, 2021 | 0133 | 135          |
|                      | January 12, 2021 | 0135 | 136          |
|                      | January 12, 2021 | 0137 | 137          |
|                      | January 12, 2021 | 0137 | 138          |
|                      | January 12, 2021 | 0139 | 139          |
|                      | January 12, 2021 | 0145 | 140          |
|                      | January 12, 2021 | 0146 | 141          |
|                      | January 12, 2021 | 0146 | 142          |
|                      | January 12, 2021 | 0150 | 143          |
|                      | January 12, 2021 | 0150 | 144          |
|                      | January 12, 2021 | 0150 | 145          |
|                      | January 12, 2021 | 0151 | 146          |
|                      | January 12, 2021 | 0151 | 147          |
|                      | January 12, 2021 | 0151 | 148          |
|                      | January 12, 2021 | 0151 | 149          |
|                      | January 12, 2021 | 0152 | 150          |
| January 12, 2021     | 0153             | 151  |              |
| January 12, 2021     | 0154             | 152  |              |
| January 12, 2021     | 0154             | 153  |              |
| January 12, 2021     | 0203             | 154  |              |
| January 12, 2021     | 0203             | 155  |              |
| January 12, 2021     | 0203             | 156  |              |

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Table 2. (Continued)

| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-11<br>(Continued) | January 12, 2021 | 0203 | 157          |
|                      | January 12, 2021 | 0204 | 158          |
|                      | January 12, 2021 | 0205 | 159          |
|                      | January 12, 2021 | 0216 | 160          |
|                      | January 12, 2021 | 0233 | 161          |
|                      | January 12, 2021 | 0240 | 162          |
|                      | January 12, 2021 | 0258 | 163          |
|                      | January 12, 2021 | 0307 | 164          |
|                      | January 12, 2021 | 0307 | 165          |
|                      | January 12, 2021 | 1808 | 166          |
|                      | January 12, 2021 | 1816 | 167          |
|                      | January 12, 2021 | 2027 | 168          |
|                      | January 12, 2021 | 2027 | 169          |
|                      | January 12, 2021 | 2031 | 170          |
|                      | January 12, 2021 | 2158 | 171          |
|                      | January 12, 2021 | 2205 | 172          |
|                      | January 12, 2021 | 2211 | 173          |
|                      | January 12, 2021 | 2239 | 174          |
|                      | January 12, 2021 | 2248 | 175          |
|                      | January 12, 2021 | 2310 | 176          |
| AS-12                | January 6, 2021  | 1900 | 1*           |
|                      | January 6, 2021  | 1903 | 2*           |
|                      | January 6, 2021  | 1903 | 3*           |
|                      | January 6, 2021  | 1911 | 4*           |
|                      | January 6, 2021  | 1920 | 5*           |
|                      | January 6, 2021  | 1939 | 6*           |
|                      | January 6, 2021  | 1939 | 7*           |
|                      | January 6, 2021  | 1939 | 8*           |
|                      | January 6, 2021  | 2006 | 9*           |
|                      | January 6, 2021  | 2007 | 10*          |
|                      | January 6, 2021  | 2007 | 11*          |
|                      | January 6, 2021  | 2008 | 12*          |
|                      | January 6, 2021  | 2009 | 13*          |
|                      | January 6, 2021  | 2009 | 14*          |
|                      | January 7, 2021  | 1819 | 15           |
|                      | January 7, 2021  | 1840 | 16           |
|                      | January 7, 2021  | 1940 | 17           |
|                      | January 7, 2021  | 2224 | 18           |
|                      | January 7, 2021  | 2226 | 19           |

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Table 2. (Continued)

| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-12<br>(Continued) | January 7, 2021  | 2232 | 20           |
|                      | January 7, 2021  | 2301 | 21           |
|                      | January 7, 2021  | 2302 | 22           |
|                      | January 7, 2021  | 2314 | 23           |
|                      | January 7, 2021  | 2324 | 24           |
|                      | January 7, 2021  | 2337 | 25           |
|                      | January 8, 2021  | 0031 | 26*          |
|                      | January 8, 2021  | 0303 | 27*          |
|                      | January 11, 2021 | 1813 | 28           |
|                      | January 11, 2021 | 1951 | 29           |
|                      | January 11, 2021 | 1953 | 30           |
|                      | January 11, 2021 | 2026 | 31           |
|                      | January 11, 2021 | 2042 | 32           |
|                      | January 11, 2021 | 2044 | 33           |
|                      | January 11, 2021 | 2047 | 34           |
|                      | January 11, 2021 | 2120 | 35           |
|                      | January 11, 2021 | 2128 | 36           |
|                      | January 11, 2021 | 2221 | 37           |
|                      | January 11, 2021 | 2249 | 38           |
|                      | January 11, 2021 | 2301 | 39           |
|                      | January 11, 2021 | 2311 | 40           |
|                      | January 11, 2021 | 2312 | 41           |
|                      | January 11, 2021 | 2324 | 42           |
|                      | January 12, 2021 | 0023 | 43           |
|                      | January 12, 2021 | 0024 | 44           |
|                      | January 12, 2021 | 0025 | 45           |
|                      | January 12, 2021 | 0025 | 46           |
|                      | January 12, 2021 | 0026 | 47           |
|                      | January 12, 2021 | 0055 | 48           |
|                      | January 12, 2021 | 0059 | 49           |
|                      | January 12, 2021 | 0059 | 50           |
|                      | January 12, 2021 | 0100 | 51           |
|                      | January 12, 2021 | 0100 | 52           |
|                      | January 12, 2021 | 0103 | 53           |
|                      | January 12, 2021 | 0105 | 54           |
|                      | January 12, 2021 | 0119 | 55           |
|                      | January 12, 2021 | 0137 | 56           |
|                      | January 12, 2021 | 0137 | 57           |
| January 12, 2021     | 0147             | 58   |              |

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Table 2. (Continued)

| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-12<br>(Continued) | January 12, 2021 | 0148 | 59           |
|                      | January 12, 2021 | 0149 | 60           |
|                      | January 12, 2021 | 0241 | 61           |
|                      | January 12, 2021 | 2249 | 62           |
| AS-13                | January 6, 2021  | 1901 | 1*           |
|                      | January 6, 2021  | 1901 | 2*           |
|                      | January 6, 2021  | 1901 | 3*           |
|                      | January 6, 2021  | 1901 | 4*           |
|                      | January 6, 2021  | 1902 | 5*           |
|                      | January 6, 2021  | 1902 | 6*           |
|                      | January 6, 2021  | 1903 | 7*           |
|                      | January 6, 2021  | 1903 | 8*           |
|                      | January 6, 2021  | 1904 | 9*           |
|                      | January 6, 2021  | 1905 | 10*          |
|                      | January 6, 2021  | 1905 | 11*          |
|                      | January 6, 2021  | 1905 | 12*          |
|                      | January 6, 2021  | 1905 | 13*          |
|                      | January 6, 2021  | 1906 | 14*          |
|                      | January 6, 2021  | 1906 | 15*          |
|                      | January 6, 2021  | 1906 | 16*          |
|                      | January 6, 2021  | 1906 | 17*          |
|                      | January 6, 2021  | 1906 | 18*          |
|                      | January 6, 2021  | 1907 | 19*          |
|                      | January 6, 2021  | 1907 | 20*          |
|                      | January 6, 2021  | 1907 | 21*          |
|                      | January 6, 2021  | 1908 | 22*          |
|                      | January 6, 2021  | 1908 | 23*          |
|                      | January 6, 2021  | 1909 | 24*          |
|                      | January 6, 2021  | 1909 | 25*          |
|                      | January 6, 2021  | 1910 | 26*          |
|                      | January 6, 2021  | 1910 | 27*          |
|                      | January 6, 2021  | 1911 | 28*          |
|                      | January 6, 2021  | 1911 | 29*          |
|                      | January 6, 2021  | 1913 | 30*          |
|                      | January 6, 2021  | 1914 | 31*          |
|                      | January 6, 2021  | 1914 | 32*          |
|                      | January 6, 2021  | 1915 | 33*          |
|                      | January 6, 2021  | 1915 | 34*          |
|                      | January 6, 2021  | 1918 | 35*          |

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Table 2. (Continued)

| Acoustic Station     | Date            | Time | No. of Calls |
|----------------------|-----------------|------|--------------|
| AS-13<br>(Continued) | January 6, 2021 | 1919 | 36*          |
|                      | January 6, 2021 | 1920 | 37*          |
|                      | January 6, 2021 | 1922 | 38*          |
|                      | January 6, 2021 | 1925 | 39*          |
|                      | January 6, 2021 | 1928 | 40*          |
|                      | January 6, 2021 | 1928 | 41*          |
|                      | January 6, 2021 | 1939 | 42*          |
|                      | January 6, 2021 | 1950 | 43*          |
|                      | January 6, 2021 | 1951 | 44*          |
|                      | January 6, 2021 | 1951 | 45*          |
|                      | January 6, 2021 | 2005 | 46*          |
|                      | January 6, 2021 | 2044 | 47*          |
|                      | January 6, 2021 | 2133 | 48*          |
|                      | January 7, 2021 | 1818 | 49           |
|                      | January 7, 2021 | 2226 | 50           |
|                      | January 7, 2021 | 2229 | 51           |
|                      | January 7, 2021 | 2234 | 52           |
|                      | January 7, 2021 | 2235 | 53           |
|                      | January 7, 2021 | 2302 | 54           |
|                      | January 7, 2021 | 2303 | 55           |
|                      | January 7, 2021 | 2305 | 56           |
|                      | January 7, 2021 | 2306 | 57           |
|                      | January 7, 2021 | 2306 | 58           |
|                      | January 7, 2021 | 2308 | 59           |
|                      | January 7, 2021 | 2308 | 60           |
|                      | January 7, 2021 | 2308 | 61           |
|                      | January 7, 2021 | 2308 | 62           |
|                      | January 7, 2021 | 2308 | 63           |
|                      | January 7, 2021 | 2308 | 64           |
|                      | January 7, 2021 | 2309 | 65           |
|                      | January 7, 2021 | 2309 | 66           |
|                      | January 7, 2021 | 2309 | 67           |
|                      | January 7, 2021 | 2309 | 68           |
|                      | January 7, 2021 | 2309 | 69           |
| January 7, 2021      | 2310            | 70   |              |
| January 7, 2021      | 2310            | 71   |              |
| January 7, 2021      | 2310            | 72   |              |
| January 7, 2021      | 2310            | 73   |              |
| January 7, 2021      | 2311            | 74   |              |

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Table 2. (Continued)

| Acoustic Station     | Date            | Time | No. of Calls |
|----------------------|-----------------|------|--------------|
| AS-13<br>(Continued) | January 7, 2021 | 2311 | 75           |
|                      | January 7, 2021 | 2312 | 76           |
|                      | January 7, 2021 | 2312 | 77           |
|                      | January 7, 2021 | 2312 | 78           |
|                      | January 7, 2021 | 2313 | 79           |
|                      | January 7, 2021 | 2313 | 80           |
|                      | January 7, 2021 | 2313 | 81           |
|                      | January 7, 2021 | 2313 | 82           |
|                      | January 7, 2021 | 2313 | 83           |
|                      | January 7, 2021 | 2314 | 84           |
|                      | January 7, 2021 | 2314 | 85           |
|                      | January 7, 2021 | 2314 | 86           |
|                      | January 7, 2021 | 2314 | 87           |
|                      | January 7, 2021 | 2314 | 88           |
|                      | January 7, 2021 | 2314 | 89           |
|                      | January 7, 2021 | 2314 | 90           |
|                      | January 7, 2021 | 2315 | 91           |
|                      | January 7, 2021 | 2315 | 92           |
|                      | January 7, 2021 | 2315 | 93           |
|                      | January 7, 2021 | 2315 | 94           |
|                      | January 7, 2021 | 2316 | 95           |
|                      | January 7, 2021 | 2316 | 96           |
|                      | January 7, 2021 | 2316 | 97           |
|                      | January 7, 2021 | 2316 | 98           |
|                      | January 7, 2021 | 2317 | 99           |
|                      | January 7, 2021 | 2317 | 100          |
|                      | January 7, 2021 | 2317 | 101          |
|                      | January 7, 2021 | 2317 | 102          |
|                      | January 7, 2021 | 2318 | 103          |
|                      | January 7, 2021 | 2318 | 104          |
|                      | January 7, 2021 | 2318 | 105          |
|                      | January 7, 2021 | 2318 | 106          |
|                      | January 7, 2021 | 2319 | 107          |
| January 7, 2021      | 2319            | 108  |              |
| January 7, 2021      | 2319            | 109  |              |
| January 7, 2021      | 2319            | 110  |              |
| January 7, 2021      | 2319            | 111  |              |
| January 7, 2021      | 2321            | 112  |              |
| January 7, 2021      | 2321            | 113  |              |

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Table 2. (Continued)

| Acoustic Station     | Date            | Time | No. of Calls |
|----------------------|-----------------|------|--------------|
| AS-13<br>(Continued) | January 7, 2021 | 2321 | 114          |
|                      | January 7, 2021 | 2321 | 115          |
|                      | January 7, 2021 | 2322 | 116          |
|                      | January 7, 2021 | 2322 | 117          |
|                      | January 7, 2021 | 2322 | 118          |
|                      | January 7, 2021 | 2323 | 119          |
|                      | January 7, 2021 | 2323 | 120          |
|                      | January 7, 2021 | 2323 | 121          |
|                      | January 7, 2021 | 2323 | 122          |
|                      | January 7, 2021 | 2323 | 123          |
|                      | January 7, 2021 | 2324 | 124          |
|                      | January 7, 2021 | 2324 | 125          |
|                      | January 7, 2021 | 2324 | 126          |
|                      | January 7, 2021 | 2324 | 127          |
|                      | January 7, 2021 | 2324 | 128          |
|                      | January 7, 2021 | 2324 | 129          |
|                      | January 7, 2021 | 2324 | 130          |
|                      | January 7, 2021 | 2325 | 131          |
|                      | January 7, 2021 | 2325 | 132          |
|                      | January 7, 2021 | 2325 | 133          |
|                      | January 7, 2021 | 2325 | 134          |
|                      | January 7, 2021 | 2325 | 135          |
|                      | January 7, 2021 | 2326 | 136          |
|                      | January 7, 2021 | 2326 | 137          |
|                      | January 7, 2021 | 2326 | 138          |
|                      | January 7, 2021 | 2326 | 139          |
|                      | January 7, 2021 | 2326 | 140          |
|                      | January 7, 2021 | 2327 | 141          |
|                      | January 7, 2021 | 2327 | 142          |
|                      | January 7, 2021 | 2327 | 143          |
|                      | January 7, 2021 | 2327 | 144          |
|                      | January 7, 2021 | 2327 | 145          |
| January 7, 2021      | 2328            | 146  |              |
| January 7, 2021      | 2328            | 147  |              |
| January 7, 2021      | 2328            | 148  |              |
| January 7, 2021      | 2328            | 149  |              |
| January 7, 2021      | 2328            | 150  |              |
| January 7, 2021      | 2328            | 151  |              |
| January 7, 2021      | 2329            | 152  |              |

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Table 2. (Continued)

| Acoustic Station     | Date            | Time | No. of Calls |
|----------------------|-----------------|------|--------------|
| AS-13<br>(Continued) | January 7, 2021 | 2329 | 153          |
|                      | January 7, 2021 | 2329 | 154          |
|                      | January 7, 2021 | 2330 | 155          |
|                      | January 7, 2021 | 2330 | 156          |
|                      | January 7, 2021 | 2330 | 157          |
|                      | January 7, 2021 | 2331 | 158          |
|                      | January 7, 2021 | 2331 | 159          |
|                      | January 7, 2021 | 2331 | 160          |
|                      | January 7, 2021 | 2332 | 161          |
|                      | January 7, 2021 | 2332 | 162          |
|                      | January 7, 2021 | 2332 | 163          |
|                      | January 7, 2021 | 2332 | 164          |
|                      | January 7, 2021 | 2333 | 165          |
|                      | January 7, 2021 | 2333 | 166          |
|                      | January 7, 2021 | 2333 | 167          |
|                      | January 7, 2021 | 2333 | 168          |
|                      | January 7, 2021 | 2334 | 169          |
|                      | January 7, 2021 | 2334 | 170          |
|                      | January 7, 2021 | 2334 | 171          |
|                      | January 7, 2021 | 2334 | 172          |
|                      | January 7, 2021 | 2335 | 173          |
|                      | January 7, 2021 | 2335 | 174          |
|                      | January 7, 2021 | 2335 | 175          |
|                      | January 7, 2021 | 2335 | 176          |
|                      | January 7, 2021 | 2335 | 177          |
|                      | January 7, 2021 | 2335 | 178          |
|                      | January 7, 2021 | 2336 | 179          |
|                      | January 7, 2021 | 2336 | 180          |
|                      | January 7, 2021 | 2336 | 181          |
|                      | January 7, 2021 | 2337 | 182          |
|                      | January 7, 2021 | 2337 | 183          |
|                      | January 7, 2021 | 2337 | 184          |
| January 8, 2021      | 0015            | 185* |              |
| January 8, 2021      | 0304            | 186* |              |
| January 11, 2021     | 1932            | 187  |              |
| January 11, 2021     | 2003            | 188  |              |
| January 11, 2021     | 2250            | 189  |              |
| January 11, 2021     | 2301            | 190  |              |
| January 11, 2021     | 2309            | 191  |              |

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Table 2. (Continued)

| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-13<br>(Continued) | January 12, 2021 | 0031 | 192          |
|                      | January 12, 2021 | 0032 | 193          |
|                      | January 12, 2021 | 0032 | 194          |
|                      | January 12, 2021 | 0032 | 195          |
|                      | January 12, 2021 | 0032 | 196          |
|                      | January 12, 2021 | 0033 | 197          |
|                      | January 12, 2021 | 0033 | 198          |
|                      | January 12, 2021 | 0034 | 199          |
|                      | January 12, 2021 | 0034 | 200          |
|                      | January 12, 2021 | 0034 | 201          |
|                      | January 12, 2021 | 0035 | 202          |
|                      | January 12, 2021 | 0035 | 203          |
|                      | January 12, 2021 | 0035 | 204          |
|                      | January 12, 2021 | 0036 | 205          |
|                      | January 12, 2021 | 0036 | 206          |
|                      | January 12, 2021 | 0037 | 207          |
|                      | January 12, 2021 | 0037 | 208          |
|                      | January 12, 2021 | 0037 | 209          |
|                      | January 12, 2021 | 0130 | 210          |
|                      | January 12, 2021 | 0131 | 211          |
|                      | January 12, 2021 | 0132 | 212          |
|                      | January 12, 2021 | 0133 | 213          |
|                      | January 12, 2021 | 0133 | 214          |
|                      | January 12, 2021 | 0134 | 215          |
|                      | January 12, 2021 | 0134 | 216          |
|                      | January 12, 2021 | 0134 | 217          |
|                      | January 12, 2021 | 0134 | 218          |
|                      | January 12, 2021 | 0135 | 219          |
|                      | January 12, 2021 | 0135 | 220          |
|                      | January 12, 2021 | 0136 | 221          |
|                      | January 12, 2021 | 0136 | 222          |
|                      | January 12, 2021 | 0136 | 223          |
|                      | January 12, 2021 | 0137 | 224          |
| January 12, 2021     | 0137             | 225  |              |
| January 12, 2021     | 0137             | 226  |              |
| January 12, 2021     | 0137             | 227  |              |
| January 12, 2021     | 0138             | 228  |              |
| January 12, 2021     | 0138             | 229  |              |
| January 12, 2021     | 0138             | 230  |              |

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Table 2. (Continued)

| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-13<br>(Continued) | January 12, 2021 | 0139 | 231          |
|                      | January 12, 2021 | 0139 | 232          |
|                      | January 12, 2021 | 0139 | 233          |
|                      | January 12, 2021 | 0139 | 234          |
|                      | January 12, 2021 | 0140 | 235          |
|                      | January 12, 2021 | 0140 | 236          |
|                      | January 12, 2021 | 0140 | 237          |
|                      | January 12, 2021 | 0140 | 238          |
|                      | January 12, 2021 | 0141 | 239          |
|                      | January 12, 2021 | 0141 | 240          |
|                      | January 12, 2021 | 0141 | 241          |
|                      | January 12, 2021 | 0141 | 242          |
|                      | January 12, 2021 | 0141 | 243          |
|                      | January 12, 2021 | 0142 | 244          |
|                      | January 12, 2021 | 0142 | 245          |
|                      | January 12, 2021 | 0142 | 246          |
|                      | January 12, 2021 | 0142 | 247          |
|                      | January 12, 2021 | 0142 | 248          |
|                      | January 12, 2021 | 0143 | 249          |
|                      | January 12, 2021 | 0143 | 250          |
|                      | January 12, 2021 | 0143 | 251          |
|                      | January 12, 2021 | 0144 | 252          |
|                      | January 12, 2021 | 0144 | 253          |
|                      | January 12, 2021 | 0144 | 254          |
|                      | January 12, 2021 | 0144 | 255          |
|                      | January 12, 2021 | 0144 | 256          |
|                      | January 12, 2021 | 0144 | 257          |
|                      | January 12, 2021 | 0145 | 258          |
|                      | January 12, 2021 | 0145 | 259          |
|                      | January 12, 2021 | 0145 | 260          |
|                      | January 12, 2021 | 0145 | 261          |
|                      | January 12, 2021 | 0146 | 262          |
|                      | January 12, 2021 | 0146 | 263          |
|                      | January 12, 2021 | 0147 | 264          |
|                      | January 12, 2021 | 0147 | 265          |
|                      | January 12, 2021 | 0147 | 266          |
| January 12, 2021     | 0148             | 267  |              |
| January 12, 2021     | 0148             | 268  |              |
| January 12, 2021     | 0150             | 269  |              |

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Table 2. (Continued)

| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-13<br>(Continued) | January 12, 2021 | 0151 | 270          |
|                      | January 12, 2021 | 0152 | 271          |
|                      | January 12, 2021 | 0152 | 272          |
|                      | January 12, 2021 | 0152 | 273          |
|                      | January 12, 2021 | 0152 | 274          |
|                      | January 12, 2021 | 0153 | 275          |
|                      | January 12, 2021 | 0153 | 276          |
|                      | January 12, 2021 | 0153 | 277          |
|                      | January 12, 2021 | 0154 | 278          |
|                      | January 12, 2021 | 0154 | 279          |
|                      | January 12, 2021 | 0239 | 280          |
|                      | January 12, 2021 | 2212 | 281          |
| AS-15                | January 6, 2021  | 1903 | 1*           |
|                      | January 6, 2021  | 1910 | 2*           |
|                      | January 6, 2021  | 1912 | 3*           |
|                      | January 6, 2021  | 1912 | 4*           |
|                      | January 6, 2021  | 1913 | 5*           |
|                      | January 6, 2021  | 1914 | 6*           |
|                      | January 6, 2021  | 1933 | 7*           |
|                      | January 6, 2021  | 1934 | 8*           |
|                      | January 6, 2021  | 1939 | 9*           |
|                      | January 6, 2021  | 1949 | 10*          |
|                      | January 6, 2021  | 2008 | 11*          |
|                      | January 6, 2021  | 2009 | 12*          |
|                      | January 6, 2021  | 2133 | 13*          |
|                      | January 6, 2021  | 2135 | 14*          |
|                      | January 7, 2021  | 2200 | 15           |
|                      | January 7, 2021  | 2302 | 16           |
|                      | January 7, 2021  | 2339 | 17           |
|                      | January 7, 2021  | 2339 | 18           |
|                      | January 7, 2021  | 2339 | 19           |
|                      | January 11, 2021 | 2035 | 20           |
|                      | January 11, 2021 | 2300 | 21           |
|                      | January 11, 2021 | 2309 | 22           |
|                      | January 11, 2021 | 2323 | 23           |
|                      | January 12, 2021 | 0025 | 24           |
|                      | January 12, 2021 | 0026 | 25           |
|                      | January 12, 2021 | 0026 | 26           |
|                      | January 12, 2021 | 0105 | 27           |

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Table 2. (Continued)

| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-15<br>(Continued) | January 12, 2021 | 0105 | 28           |
|                      | January 12, 2021 | 0126 | 29           |
|                      | January 12, 2021 | 0129 | 30           |
|                      | January 12, 2021 | 0026 | 31           |
| AS-16                | January 14, 2021 | 2120 | 1            |
|                      | January 15, 2021 | 1811 | 2            |
|                      | January 15, 2021 | 1814 | 3            |
|                      | January 15, 2021 | 1818 | 4            |
|                      | January 15, 2021 | 1818 | 5            |
|                      | January 15, 2021 | 2005 | 6            |
|                      | January 15, 2021 | 2026 | 7            |
|                      | January 15, 2021 | 2227 | 8            |
|                      | January 16, 2021 | 0058 | 9*           |
|                      | January 16, 2021 | 0109 | 10*          |
|                      | January 16, 2021 | 0114 | 11*          |
|                      | January 16, 2021 | 0122 | 12*          |
|                      | January 16, 2021 | 0125 | 13*          |
|                      | January 16, 2021 | 0126 | 14*          |
|                      | January 16, 2021 | 0127 | 15*          |
|                      | January 16, 2021 | 0127 | 16*          |
|                      | January 16, 2021 | 0127 | 17*          |
|                      | January 16, 2021 | 0128 | 18*          |
|                      | January 16, 2021 | 0128 | 19*          |
|                      | January 16, 2021 | 0128 | 20*          |
|                      | January 16, 2021 | 0130 | 21*          |
|                      | January 16, 2021 | 0130 | 22*          |
|                      | January 16, 2021 | 0131 | 23*          |
|                      | January 16, 2021 | 0131 | 24*          |
|                      | January 16, 2021 | 0131 | 25*          |
|                      | January 16, 2021 | 0132 | 26*          |
|                      | January 16, 2021 | 0133 | 27*          |
|                      | January 16, 2021 | 0134 | 28*          |
|                      | January 16, 2021 | 0136 | 29*          |
|                      | January 16, 2021 | 0138 | 30*          |
|                      | January 16, 2021 | 0138 | 31*          |
|                      | January 16, 2021 | 0139 | 32*          |
|                      | January 16, 2021 | 0139 | 33*          |
|                      | January 16, 2021 | 0140 | 34*          |
|                      | January 16, 2021 | 0140 | 35*          |

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Table 2. (Continued)

| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-16<br>(Continued) | January 16, 2021 | 0141 | 36*          |
|                      | January 16, 2021 | 0141 | 37*          |
|                      | January 16, 2021 | 0142 | 38*          |
|                      | January 16, 2021 | 0143 | 39*          |
|                      | January 16, 2021 | 0143 | 40*          |
|                      | January 16, 2021 | 0144 | 41*          |
|                      | January 16, 2021 | 0145 | 42*          |
|                      | January 16, 2021 | 0145 | 43*          |
|                      | January 16, 2021 | 0146 | 44*          |
|                      | January 16, 2021 | 0146 | 45*          |
|                      | January 16, 2021 | 0147 | 46*          |
|                      | January 16, 2021 | 0147 | 47*          |
|                      | January 16, 2021 | 0148 | 48*          |
|                      | January 16, 2021 | 0148 | 49*          |
|                      | January 16, 2021 | 0148 | 50*          |
|                      | January 17, 2021 | 1838 | 51*          |
|                      | January 17, 2021 | 1839 | 52*          |
|                      | January 17, 2021 | 1840 | 53*          |
|                      | January 17, 2021 | 1840 | 54*          |
|                      | January 17, 2021 | 1841 | 55*          |
|                      | January 17, 2021 | 1841 | 56*          |
|                      | January 17, 2021 | 1841 | 57*          |
|                      | January 17, 2021 | 1841 | 58*          |
|                      | January 17, 2021 | 1846 | 59*          |
|                      | January 17, 2021 | 1847 | 60*          |
|                      | January 17, 2021 | 1847 | 61*          |
|                      | January 17, 2021 | 1848 | 62*          |
|                      | January 17, 2021 | 1848 | 63*          |
|                      | January 17, 2021 | 1849 | 64*          |
|                      | January 17, 2021 | 1849 | 65*          |
|                      | January 17, 2021 | 1850 | 66*          |
|                      | January 17, 2021 | 1850 | 67*          |
|                      | January 17, 2021 | 1850 | 68*          |
|                      | January 17, 2021 | 1850 | 69*          |
| January 17, 2021     | 1851             | 70*  |              |
| January 17, 2021     | 1851             | 71*  |              |
| January 17, 2021     | 1851             | 72*  |              |
| January 17, 2021     | 1852             | 73*  |              |
| January 17, 2021     | 1852             | 74*  |              |

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Table 2. (Continued)

| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-16<br>(Continued) | January 17, 2021 | 1853 | 75*          |
|                      | January 17, 2021 | 1853 | 76*          |
|                      | January 17, 2021 | 1853 | 77*          |
|                      | January 17, 2021 | 1854 | 78*          |
|                      | January 17, 2021 | 1854 | 79*          |
|                      | January 17, 2021 | 1854 | 80*          |
|                      | January 17, 2021 | 1855 | 81*          |
|                      | January 17, 2021 | 1855 | 82*          |
|                      | January 17, 2021 | 1855 | 83*          |
|                      | January 17, 2021 | 1855 | 84*          |
|                      | January 17, 2021 | 1856 | 85*          |
|                      | January 17, 2021 | 1856 | 86*          |
|                      | January 17, 2021 | 1856 | 87*          |
|                      | January 17, 2021 | 1857 | 88*          |
|                      | January 17, 2021 | 1857 | 89*          |
|                      | January 17, 2021 | 1859 | 90*          |
|                      | January 17, 2021 | 1859 | 91*          |
|                      | January 17, 2021 | 1859 | 92*          |
|                      | January 17, 2021 | 1900 | 93*          |
|                      | January 17, 2021 | 1901 | 94*          |
|                      | January 17, 2021 | 1901 | 95*          |
|                      | January 17, 2021 | 1901 | 96*          |
|                      | January 17, 2021 | 1901 | 97*          |
|                      | January 17, 2021 | 1901 | 98*          |
|                      | January 17, 2021 | 1902 | 99*          |
|                      | January 17, 2021 | 1902 | 100*         |
|                      | January 17, 2021 | 1903 | 101*         |
|                      | January 17, 2021 | 1903 | 102*         |
|                      | January 17, 2021 | 1904 | 103*         |
|                      | January 17, 2021 | 1905 | 104*         |
|                      | January 17, 2021 | 1905 | 105*         |
|                      | January 17, 2021 | 1906 | 106*         |
|                      | January 17, 2021 | 1906 | 107*         |
| January 17, 2021     | 1906             | 108* |              |
| January 17, 2021     | 1907             | 109* |              |
| January 17, 2021     | 1907             | 110* |              |
| January 17, 2021     | 1907             | 111* |              |
| January 17, 2021     | 1908             | 112* |              |
| January 17, 2021     | 1908             | 113* |              |

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Table 2. (Continued)

| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-16<br>(Continued) | January 17, 2021 | 1908 | 114*         |
|                      | January 17, 2021 | 1909 | 115*         |
|                      | January 17, 2021 | 1909 | 116*         |
|                      | January 17, 2021 | 2039 | 117*         |
|                      | January 17, 2021 | 2039 | 118*         |
|                      | January 17, 2021 | 2041 | 119*         |
|                      | January 17, 2021 | 2041 | 120*         |
|                      | January 17, 2021 | 2041 | 121*         |
|                      | January 17, 2021 | 2042 | 122*         |
|                      | January 17, 2021 | 2042 | 123*         |
|                      | January 17, 2021 | 2042 | 124*         |
|                      | January 17, 2021 | 2044 | 125*         |
|                      | January 17, 2021 | 2045 | 126*         |
|                      | January 17, 2021 | 2059 | 127*         |
|                      | January 17, 2021 | 2127 | 128*         |
|                      | January 17, 2021 | 2128 | 129*         |
|                      | January 17, 2021 | 2129 | 130*         |
|                      | January 17, 2021 | 2129 | 131*         |
|                      | January 17, 2021 | 2130 | 132*         |
|                      | January 17, 2021 | 2133 | 133*         |
|                      | January 17, 2021 | 2135 | 134*         |
|                      | January 17, 2021 | 2136 | 135*         |
|                      | January 17, 2021 | 2219 | 136*         |
|                      | January 17, 2021 | 2219 | 137*         |
|                      | January 17, 2021 | 2220 | 138*         |
|                      | January 17, 2021 | 2220 | 139*         |
|                      | January 17, 2021 | 2256 | 140*         |
|                      | January 17, 2021 | 2258 | 141*         |
|                      | January 17, 2021 | 2258 | 142*         |
|                      | January 18, 2021 | 1838 | 143*         |
|                      | January 18, 2021 | 1845 | 144*         |
|                      | January 18, 2021 | 1846 | 145*         |
|                      | January 18, 2021 | 1846 | 146*         |
|                      | January 18, 2021 | 1848 | 147*         |
|                      | January 18, 2021 | 1848 | 148*         |
|                      | January 18, 2021 | 1854 | 149*         |
| January 18, 2021     | 1857             | 150* |              |
| January 18, 2021     | 1859             | 151* |              |
| January 18, 2021     | 1918             | 152* |              |

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Table 2. (Continued)

| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-16<br>(Continued) | January 18, 2021 | 1923 | 153*         |
|                      | January 18, 2021 | 1923 | 154*         |
|                      | January 18, 2021 | 1937 | 155*         |
|                      | January 18, 2021 | 1939 | 156*         |
|                      | January 18, 2021 | 1939 | 157*         |
|                      | January 18, 2021 | 1944 | 158*         |
|                      | January 18, 2021 | 1946 | 159*         |
|                      | January 18, 2021 | 1951 | 160*         |
|                      | January 18, 2021 | 1952 | 161*         |
|                      | January 18, 2021 | 1953 | 162*         |
|                      | January 18, 2021 | 2048 | 163*         |
|                      | January 18, 2021 | 2158 | 164*         |
|                      | January 19, 2021 | 1920 | 165*         |
|                      | January 19, 2021 | 1938 | 166*         |
|                      | January 19, 2021 | 1940 | 167*         |
|                      | January 19, 2021 | 1946 | 168*         |
|                      | January 19, 2021 | 1946 | 169*         |
|                      | January 19, 2021 | 1946 | 170*         |
|                      | January 19, 2021 | 1948 | 171*         |
|                      | January 19, 2021 | 1949 | 172*         |
|                      | January 19, 2021 | 1950 | 173*         |
|                      | January 19, 2021 | 1950 | 174*         |
|                      | January 19, 2021 | 1952 | 175*         |
|                      | January 19, 2021 | 1954 | 176*         |
|                      | January 19, 2021 | 1955 | 177*         |
|                      | January 19, 2021 | 1955 | 178*         |
|                      | January 19, 2021 | 1956 | 179*         |
|                      | January 19, 2021 | 1956 | 180*         |
|                      | January 19, 2021 | 1956 | 181*         |
|                      | January 19, 2021 | 1957 | 182*         |
|                      | January 19, 2021 | 1957 | 183*         |
|                      | January 19, 2021 | 1957 | 184*         |
|                      | January 19, 2021 | 1957 | 185*         |
| January 19, 2021     | 1957             | 186* |              |
| January 19, 2021     | 1958             | 187* |              |
| January 19, 2021     | 1958             | 188* |              |
| January 19, 2021     | 1958             | 189* |              |
| January 19, 2021     | 1959             | 190* |              |
| January 19, 2021     | 2000             | 191* |              |

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Table 2. (Continued)

| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-16<br>(Continued) | January 19, 2021 | 2000 | 192*         |
|                      | January 19, 2021 | 2000 | 193*         |
|                      | January 19, 2021 | 2000 | 194*         |
|                      | January 19, 2021 | 2002 | 195*         |
|                      | January 19, 2021 | 2004 | 196*         |
|                      | January 19, 2021 | 2004 | 197*         |
|                      | January 19, 2021 | 2004 | 198*         |
|                      | January 19, 2021 | 2004 | 199*         |
|                      | January 19, 2021 | 2005 | 200*         |
|                      | January 19, 2021 | 2007 | 201*         |
|                      | January 19, 2021 | 2013 | 202*         |
|                      | January 19, 2021 | 2014 | 203*         |
|                      | January 19, 2021 | 2014 | 204*         |
|                      | January 19, 2021 | 2014 | 205*         |
|                      | January 19, 2021 | 2020 | 206*         |
|                      | January 19, 2021 | 2021 | 207*         |
|                      | January 19, 2021 | 2022 | 208*         |
|                      | January 19, 2021 | 2022 | 209*         |
|                      | January 19, 2021 | 2025 | 210*         |
|                      | January 19, 2021 | 2025 | 211*         |
|                      | January 19, 2021 | 2027 | 212*         |
|                      | January 19, 2021 | 2034 | 213*         |
|                      | January 19, 2021 | 2036 | 214*         |
|                      | January 19, 2021 | 2039 | 215*         |
|                      | January 19, 2021 | 2042 | 216*         |
|                      | January 19, 2021 | 2043 | 217*         |
|                      | January 19, 2021 | 2043 | 218*         |
|                      | January 19, 2021 | 2044 | 219*         |
|                      | January 19, 2021 | 2047 | 220*         |
|                      | January 19, 2021 | 2047 | 221*         |
| January 19, 2021     | 2048             | 222* |              |
| January 19, 2021     | 2049             | 223* |              |
| January 19, 2021     | 2049             | 224* |              |
| January 19, 2021     | 2050             | 225* |              |
| January 19, 2021     | 2050             | 226* |              |
| January 19, 2021     | 2050             | 227* |              |
| January 19, 2021     | 2050             | 228* |              |
| January 19, 2021     | 2051             | 229* |              |
| January 19, 2021     | 2051             | 230* |              |

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Table 2. (Continued)

| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-16<br>(Continued) | January 19, 2021 | 2052 | 231*         |
|                      | January 19, 2021 | 2052 | 232*         |
|                      | January 19, 2021 | 2053 | 233*         |
|                      | January 19, 2021 | 2054 | 234*         |
|                      | January 19, 2021 | 2054 | 235*         |
|                      | January 19, 2021 | 2054 | 236*         |
|                      | January 19, 2021 | 2054 | 237*         |
|                      | January 19, 2021 | 2054 | 238*         |
|                      | January 19, 2021 | 2055 | 239*         |
|                      | January 19, 2021 | 2055 | 240*         |
|                      | January 19, 2021 | 2055 | 241*         |
|                      | January 19, 2021 | 2056 | 242*         |
|                      | January 19, 2021 | 2056 | 243*         |
|                      | January 19, 2021 | 2056 | 244*         |
|                      | January 19, 2021 | 2056 | 245*         |
|                      | January 19, 2021 | 2056 | 246*         |
|                      | January 19, 2021 | 2057 | 247*         |
|                      | January 19, 2021 | 2057 | 248*         |
|                      | January 19, 2021 | 2057 | 249*         |
|                      | January 19, 2021 | 2058 | 250*         |
|                      | January 19, 2021 | 2058 | 251*         |
|                      | January 19, 2021 | 2059 | 252*         |
|                      | January 19, 2021 | 2059 | 253*         |
|                      | January 19, 2021 | 2059 | 254*         |
|                      | January 19, 2021 | 2100 | 255*         |
|                      | January 19, 2021 | 2101 | 256*         |
|                      | January 19, 2021 | 2110 | 257*         |
|                      | January 19, 2021 | 2114 | 258*         |
|                      | January 19, 2021 | 2116 | 259*         |
|                      | January 19, 2021 | 2118 | 260*         |
|                      | January 19, 2021 | 2118 | 261*         |
|                      | January 19, 2021 | 2118 | 262*         |
|                      | January 19, 2021 | 2138 | 263*         |
| January 19, 2021     | 2147             | 264* |              |
| January 19, 2021     | 2148             | 265* |              |
| January 19, 2021     | 2149             | 266* |              |
| January 19, 2021     | 2152             | 267* |              |
| January 19, 2021     | 2152             | 268* |              |
| January 19, 2021     | 2152             | 269* |              |

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Table 2. (Continued)

| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-16<br>(Continued) | January 19, 2021 | 2154 | 270*         |
|                      | January 19, 2021 | 2155 | 271*         |
|                      | January 19, 2021 | 2156 | 272*         |
|                      | January 19, 2021 | 2157 | 273*         |
|                      | January 19, 2021 | 2159 | 274*         |
|                      | January 19, 2021 | 2200 | 275*         |
|                      | January 19, 2021 | 2200 | 276*         |
|                      | January 19, 2021 | 2202 | 277*         |
|                      | January 19, 2021 | 2203 | 278*         |
|                      | January 19, 2021 | 2203 | 279*         |
|                      | January 19, 2021 | 2204 | 280*         |
|                      | January 19, 2021 | 2206 | 281*         |
|                      | January 19, 2021 | 2207 | 282*         |
|                      | January 19, 2021 | 2207 | 283*         |
|                      | January 19, 2021 | 2208 | 284*         |
|                      | January 19, 2021 | 2209 | 285*         |
|                      | January 19, 2021 | 2210 | 286*         |
|                      | January 19, 2021 | 2214 | 287*         |
|                      | January 19, 2021 | 2215 | 288*         |
|                      | January 19, 2021 | 2216 | 289*         |
|                      | January 19, 2021 | 2216 | 290*         |
|                      | January 19, 2021 | 2217 | 291*         |
|                      | January 19, 2021 | 2218 | 292*         |
|                      | January 19, 2021 | 2221 | 293*         |
|                      | January 19, 2021 | 2223 | 294*         |
|                      | January 19, 2021 | 2225 | 295*         |
|                      | January 19, 2021 | 2334 | 296*         |
|                      | January 19, 2021 | 2335 | 297*         |
|                      | January 19, 2021 | 2336 | 298*         |
|                      | January 19, 2021 | 2342 | 299*         |
|                      | January 19, 2021 | 2344 | 300*         |
|                      | January 19, 2021 | 2345 | 301*         |
|                      | January 19, 2021 | 2349 | 302*         |
|                      | January 19, 2021 | 2349 | 303*         |
| January 19, 2021     | 2349             | 304* |              |
| January 19, 2021     | 2356             | 305* |              |
| January 19, 2021     | 2356             | 306* |              |
| January 19, 2021     | 2357             | 307* |              |
| January 20, 2021     | 0001             | 308* |              |

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Table 2. (Continued)

| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-16<br>(Continued) | January 20, 2021 | 0003 | 309*         |
|                      | January 20, 2021 | 0016 | 310*         |
|                      | January 20, 2021 | 0020 | 311*         |
|                      | January 20, 2021 | 0023 | 312*         |
|                      | January 20, 2021 | 0024 | 313*         |
|                      | January 20, 2021 | 0027 | 314*         |
|                      | January 20, 2021 | 0037 | 315*         |
|                      | January 20, 2021 | 0108 | 316*         |
|                      | January 20, 2021 | 0111 | 317*         |
|                      | January 20, 2021 | 0113 | 318*         |
|                      | January 20, 2021 | 0113 | 319*         |
| AS-17                | January 15, 2021 | 1814 | 1            |
|                      | January 15, 2021 | 1814 | 2            |
|                      | January 15, 2021 | 1817 | 3            |
|                      | January 15, 2021 | 1820 | 4            |
|                      | January 15, 2021 | 1820 | 5            |
|                      | January 15, 2021 | 1821 | 6            |
|                      | January 15, 2021 | 1900 | 7            |
|                      | January 15, 2021 | 1914 | 8            |
|                      | January 15, 2021 | 1916 | 9            |
|                      | January 15, 2021 | 1942 | 10           |
|                      | January 15, 2021 | 2005 | 11           |
|                      | January 15, 2021 | 2005 | 12           |
|                      | January 15, 2021 | 2022 | 13           |
|                      | January 15, 2021 | 2113 | 14           |
|                      | January 16, 2021 | 0105 | 15           |
|                      | January 16, 2021 | 0109 | 16           |
|                      | January 16, 2021 | 0113 | 17           |
|                      | January 17, 2021 | 1837 | 18*          |
|                      | January 17, 2021 | 1838 | 19*          |
|                      | January 17, 2021 | 1838 | 20*          |
|                      | January 17, 2021 | 1838 | 21*          |
|                      | January 17, 2021 | 1839 | 22*          |
|                      | January 17, 2021 | 1840 | 23*          |
|                      | January 17, 2021 | 1841 | 24*          |
|                      | January 17, 2021 | 1842 | 25*          |
|                      | January 17, 2021 | 1843 | 26*          |
|                      | January 17, 2021 | 1843 | 27*          |
|                      | January 17, 2021 | 1843 | 28*          |

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Table 2. (Continued)

| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-17<br>(Continued) | January 17, 2021 | 1843 | 29*          |
|                      | January 17, 2021 | 1844 | 30*          |
|                      | January 17, 2021 | 1844 | 31*          |
|                      | January 17, 2021 | 1844 | 32*          |
|                      | January 17, 2021 | 1844 | 33*          |
|                      | January 17, 2021 | 1846 | 34*          |
|                      | January 17, 2021 | 1846 | 35*          |
|                      | January 17, 2021 | 1846 | 36*          |
|                      | January 17, 2021 | 1847 | 37*          |
|                      | January 17, 2021 | 1848 | 38*          |
|                      | January 17, 2021 | 1848 | 39*          |
|                      | January 17, 2021 | 1848 | 40*          |
|                      | January 17, 2021 | 1849 | 41*          |
|                      | January 17, 2021 | 1849 | 42*          |
|                      | January 17, 2021 | 1849 | 43*          |
|                      | January 17, 2021 | 1849 | 44*          |
|                      | January 17, 2021 | 1850 | 45*          |
|                      | January 17, 2021 | 1851 | 46*          |
|                      | January 17, 2021 | 1856 | 47*          |
|                      | January 17, 2021 | 1857 | 48*          |
|                      | January 17, 2021 | 1857 | 49*          |
|                      | January 17, 2021 | 1858 | 50*          |
|                      | January 17, 2021 | 1858 | 51*          |
|                      | January 17, 2021 | 1859 | 52*          |
|                      | January 17, 2021 | 1901 | 53*          |
|                      | January 17, 2021 | 1904 | 54*          |
|                      | January 17, 2021 | 1904 | 55*          |
|                      | January 17, 2021 | 1905 | 56*          |
|                      | January 17, 2021 | 1906 | 57*          |
|                      | January 17, 2021 | 1907 | 58*          |
|                      | January 17, 2021 | 1909 | 59*          |
|                      | January 17, 2021 | 1910 | 60*          |
|                      | January 17, 2021 | 1918 | 61*          |
|                      | January 17, 2021 | 1918 | 62*          |
| January 17, 2021     | 2040             | 63*  |              |
| January 17, 2021     | 2041             | 64*  |              |
| January 17, 2021     | 2044             | 65*  |              |
| January 17, 2021     | 2049             | 66*  |              |
| January 17, 2021     | 2127             | 67*  |              |

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| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-17<br>(Continued) | January 17, 2021 | 2127 | 68*          |
|                      | January 17, 2021 | 2131 | 69*          |
|                      | January 17, 2021 | 2131 | 70*          |
|                      | January 17, 2021 | 2132 | 71*          |
|                      | January 17, 2021 | 2133 | 72*          |
|                      | January 17, 2021 | 2133 | 73*          |
|                      | January 17, 2021 | 2134 | 74*          |
|                      | January 17, 2021 | 2135 | 75*          |
|                      | January 17, 2021 | 2135 | 76*          |
|                      | January 17, 2021 | 2219 | 77*          |
|                      | January 17, 2021 | 2259 | 78*          |
|                      | January 17, 2021 | 2259 | 79*          |
|                      | January 18, 2021 | 1836 | 80*          |
|                      | January 18, 2021 | 1836 | 81*          |
|                      | January 18, 2021 | 1838 | 82*          |
|                      | January 18, 2021 | 1844 | 83*          |
|                      | January 18, 2021 | 1844 | 84*          |
|                      | January 18, 2021 | 1844 | 85*          |
|                      | January 18, 2021 | 1845 | 86*          |
|                      | January 18, 2021 | 1853 | 87*          |
|                      | January 18, 2021 | 1854 | 88*          |
|                      | January 18, 2021 | 1855 | 89*          |
|                      | January 18, 2021 | 1855 | 90*          |
|                      | January 18, 2021 | 1855 | 91*          |
|                      | January 18, 2021 | 1856 | 92*          |
|                      | January 18, 2021 | 1856 | 93*          |
|                      | January 18, 2021 | 1858 | 94*          |
|                      | January 18, 2021 | 1916 | 95*          |
|                      | January 18, 2021 | 1917 | 96*          |
|                      | January 18, 2021 | 1919 | 97*          |
|                      | January 18, 2021 | 1937 | 98*          |
|                      | January 18, 2021 | 1939 | 99*          |
|                      | January 18, 2021 | 1939 | 100*         |
| January 18, 2021     | 1951             | 101* |              |
| January 18, 2021     | 2017             | 102* |              |
| January 18, 2021     | 2022             | 103* |              |
| January 18, 2021     | 2036             | 104* |              |
| January 18, 2021     | 2047             | 105* |              |
| January 19, 2021     | 1829             | 106* |              |

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Table 2. (Continued)

| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-17<br>(Continued) | January 19, 2021 | 1920 | 107*         |
|                      | January 19, 2021 | 1938 | 108*         |
|                      | January 19, 2021 | 1945 | 109*         |
|                      | January 19, 2021 | 1952 | 110*         |
|                      | January 19, 2021 | 1954 | 111*         |
|                      | January 19, 2021 | 1958 | 112*         |
|                      | January 19, 2021 | 1958 | 113*         |
|                      | January 19, 2021 | 1959 | 114*         |
|                      | January 19, 2021 | 1959 | 115*         |
|                      | January 19, 2021 | 1959 | 116*         |
|                      | January 19, 2021 | 2000 | 117*         |
|                      | January 19, 2021 | 2001 | 118*         |
|                      | January 19, 2021 | 2002 | 119*         |
|                      | January 19, 2021 | 2003 | 120*         |
|                      | January 19, 2021 | 2005 | 121*         |
|                      | January 19, 2021 | 2011 | 122*         |
|                      | January 19, 2021 | 2012 | 123*         |
|                      | January 19, 2021 | 2013 | 124*         |
|                      | January 19, 2021 | 2015 | 125*         |
|                      | January 19, 2021 | 2021 | 126*         |
|                      | January 19, 2021 | 2022 | 127*         |
|                      | January 19, 2021 | 2024 | 128*         |
|                      | January 19, 2021 | 2025 | 129*         |
|                      | January 19, 2021 | 2026 | 130*         |
|                      | January 19, 2021 | 2033 | 131*         |
|                      | January 19, 2021 | 2035 | 132*         |
|                      | January 19, 2021 | 2035 | 133*         |
|                      | January 19, 2021 | 2039 | 134*         |
|                      | January 19, 2021 | 2040 | 135*         |
|                      | January 19, 2021 | 2041 | 136*         |
|                      | January 19, 2021 | 2044 | 137*         |
|                      | January 19, 2021 | 2045 | 138*         |
|                      | January 19, 2021 | 2045 | 139*         |
|                      | January 19, 2021 | 2048 | 140*         |
| January 19, 2021     | 2049             | 141* |              |
| January 19, 2021     | 2049             | 142* |              |
| January 19, 2021     | 2058             | 143* |              |
| January 19, 2021     | 2119             | 144* |              |
| January 19, 2021     | 2139             | 145* |              |

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Table 2. (Continued)

| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-17<br>(Continued) | January 19, 2021 | 2143 | 146*         |
|                      | January 19, 2021 | 2148 | 147*         |
|                      | January 19, 2021 | 2159 | 148*         |
|                      | January 19, 2021 | 2201 | 149*         |
|                      | January 19, 2021 | 2213 | 150*         |
|                      | January 19, 2021 | 2219 | 151*         |
|                      | January 20, 2021 | 0105 | 152          |
| AS-19                | January 14, 2021 | 2119 | 1            |
|                      | January 15, 2021 | 1813 | 2            |
|                      | January 15, 2021 | 1814 | 3            |
|                      | January 15, 2021 | 1814 | 4            |
|                      | January 15, 2021 | 1833 | 5            |
|                      | January 15, 2021 | 1856 | 6            |
|                      | January 15, 2021 | 1857 | 7            |
|                      | January 15, 2021 | 1857 | 8            |
|                      | January 15, 2021 | 1859 | 9            |
|                      | January 15, 2021 | 1903 | 10           |
|                      | January 15, 2021 | 1909 | 11           |
|                      | January 15, 2021 | 1909 | 12           |
|                      | January 15, 2021 | 1910 | 13           |
|                      | January 15, 2021 | 1951 | 14           |
|                      | January 15, 2021 | 2002 | 15           |
|                      | January 15, 2021 | 2002 | 16           |
|                      | January 15, 2021 | 2002 | 17           |
|                      | January 15, 2021 | 2003 | 18           |
|                      | January 15, 2021 | 2012 | 19           |
|                      | January 15, 2021 | 2020 | 20           |
|                      | January 15, 2021 | 2022 | 21           |
|                      | January 15, 2021 | 2025 | 22           |
|                      | January 15, 2021 | 2042 | 23           |
|                      | January 15, 2021 | 2112 | 24           |
|                      | January 15, 2021 | 2114 | 25           |
|                      | January 15, 2021 | 2119 | 26           |
|                      | January 15, 2021 | 2120 | 27           |
|                      | January 15, 2021 | 2129 | 28           |
|                      | January 15, 2021 | 2206 | 29           |
|                      | January 15, 2021 | 2228 | 30           |
|                      | January 15, 2021 | 2307 | 31           |
|                      | January 15, 2021 | 2346 | 32           |

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Table 2. (Continued)

| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-19<br>(Continued) | January 16, 2021 | 0006 | 33*          |
|                      | January 16, 2021 | 0058 | 34*          |
|                      | January 16, 2021 | 0105 | 35*          |
|                      | January 16, 2021 | 0108 | 36*          |
|                      | January 16, 2021 | 0149 | 37*          |
|                      | January 16, 2021 | 0149 | 38*          |
|                      | January 17, 2021 | 1839 | 39*          |
|                      | January 17, 2021 | 1841 | 40*          |
|                      | January 17, 2021 | 2045 | 41*          |
|                      | January 17, 2021 | 2047 | 42*          |
|                      | January 17, 2021 | 2048 | 43*          |
|                      | January 17, 2021 | 2048 | 44*          |
|                      | January 17, 2021 | 2058 | 45*          |
|                      | January 18, 2021 | 1928 | 46*          |
|                      | January 18, 2021 | 1937 | 47*          |
|                      | January 18, 2021 | 1943 | 48*          |
|                      | January 18, 2021 | 1943 | 49*          |
|                      | January 18, 2021 | 1945 | 50*          |
|                      | January 18, 2021 | 1945 | 51*          |
|                      | January 18, 2021 | 1950 | 52*          |
|                      | January 18, 2021 | 2014 | 53*          |
|                      | January 18, 2021 | 2015 | 54*          |
|                      | January 18, 2021 | 2147 | 55*          |
|                      | January 18, 2021 | 2147 | 56*          |
|                      | January 18, 2021 | 2220 | 57*          |
|                      | January 19, 2021 | 1829 | 58*          |
|                      | January 19, 2021 | 1918 | 59*          |
|                      | January 19, 2021 | 1919 | 60*          |
|                      | January 19, 2021 | 1936 | 61*          |
|                      | January 19, 2021 | 1936 | 62*          |
|                      | January 19, 2021 | 1938 | 63*          |
|                      | January 19, 2021 | 1940 | 64*          |
|                      | January 19, 2021 | 1944 | 65*          |
| January 19, 2021     | 1944             | 66*  |              |
| January 19, 2021     | 1945             | 67*  |              |
| January 19, 2021     | 1947             | 68*  |              |
| January 19, 2021     | 1950             | 69*  |              |
| January 19, 2021     | 1951             | 70*  |              |
| January 19, 2021     | 1951             | 71*  |              |

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| Acoustic Station     | Date             | Time | No. of Calls |
|----------------------|------------------|------|--------------|
| AS-19<br>(Continued) | January 19, 2021 | 1952 | 72*          |
|                      | January 19, 2021 | 1954 | 73*          |
|                      | January 19, 2021 | 1954 | 74*          |
|                      | January 19, 2021 | 1956 | 75*          |
|                      | January 19, 2021 | 1957 | 76*          |
|                      | January 19, 2021 | 1958 | 77*          |
|                      | January 19, 2021 | 1958 | 78*          |
|                      | January 19, 2021 | 2002 | 79*          |
|                      | January 19, 2021 | 2003 | 80*          |
|                      | January 19, 2021 | 2005 | 81*          |
|                      | January 19, 2021 | 2005 | 82*          |
|                      | January 19, 2021 | 2010 | 83*          |
|                      | January 19, 2021 | 2011 | 84*          |
|                      | January 19, 2021 | 2012 | 85*          |
|                      | January 19, 2021 | 2013 | 86*          |
|                      | January 19, 2021 | 2017 | 87*          |
|                      | January 19, 2021 | 2017 | 88*          |
|                      | January 19, 2021 | 2042 | 89*          |
|                      | January 19, 2021 | 2046 | 90*          |
|                      | January 19, 2021 | 2051 | 91*          |
|                      | January 19, 2021 | 2051 | 92*          |
|                      | January 19, 2021 | 2105 | 93*          |
|                      | January 19, 2021 | 2106 | 94*          |
|                      | January 19, 2021 | 2115 | 95*          |
|                      | January 19, 2021 | 2116 | 96*          |
| January 19, 2021     | 2116             | 97*  |              |
| January 19, 2021     | 2126             | 98*  |              |
| January 19, 2021     | 2128             | 99*  |              |
| January 19, 2021     | 2143             | 100* |              |
| January 19, 2021     | 2144             | 101* |              |
| AS-20                | January 15, 2021 | 1821 | 1            |
|                      | January 15, 2021 | 1900 | 2            |
|                      | January 15, 2021 | 1901 | 3            |
|                      | January 15, 2021 | 1902 | 4            |
|                      | January 15, 2021 | 1903 | 5            |
|                      | January 15, 2021 | 1904 | 6            |
|                      | January 15, 2021 | 1906 | 7            |
|                      | January 15, 2021 | 1906 | 8            |
| January 15, 2021     | 1907             | 9    |              |

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Table 2. (Continued)

| Acoustic Station                               | Date             | Time | No. of Calls |
|------------------------------------------------|------------------|------|--------------|
| AS-20<br>(Continued)                           | January 15, 2021 | 1909 | 10           |
|                                                | January 15, 2021 | 2006 | 11           |
|                                                | January 15, 2021 | 2159 | 12           |
|                                                | January 15, 2021 | 2341 | 13           |
|                                                | January 16, 2021 | 0021 | 14*          |
|                                                | January 17, 2021 | 1835 | 15*          |
|                                                | January 18, 2021 | 1828 | 16*          |
|                                                | January 18, 2021 | 1935 | 17*          |
|                                                | January 18, 2021 | 1936 | 18*          |
|                                                | January 18, 2021 | 1938 | 19*          |
|                                                | January 18, 2021 | 1938 | 20*          |
|                                                | January 19, 2021 | 1920 | 21*          |
|                                                | January 19, 2021 | 1944 | 22*          |
|                                                | January 19, 2021 | 1945 | 23*          |
|                                                | January 19, 2021 | 1948 | 24*          |
|                                                | January 19, 2021 | 1951 | 25*          |
|                                                | January 19, 2021 | 1953 | 26*          |
|                                                | January 19, 2021 | 1953 | 27*          |
|                                                | January 19, 2021 | 1954 | 28*          |
|                                                | January 19, 2021 | 1954 | 29*          |
|                                                | January 19, 2021 | 1955 | 30*          |
|                                                | January 19, 2021 | 1955 | 31*          |
|                                                | January 19, 2021 | 1955 | 32*          |
|                                                | January 19, 2021 | 1956 | 33*          |
|                                                | January 19, 2021 | 1956 | 34*          |
|                                                | January 19, 2021 | 1957 | 35*          |
|                                                | January 19, 2021 | 1957 | 36*          |
|                                                | January 19, 2021 | 1958 | 37*          |
|                                                | January 19, 2021 | 1959 | 38*          |
|                                                | January 19, 2021 | 2029 | 39*          |
|                                                | January 19, 2021 | 2117 | 40*          |
| January 19, 2021                               | 2204             | 41*  |              |
| <b>Total No. of Florida Bonneted Bat Calls</b> |                  |      | <b>2,048</b> |

\*Call recorded on a night that did not meet USFWS weather criteria.



June 10, 2021

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

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

Dear Lisa:

On behalf of the applicant, this letter outlines the proposed Best Management Practices (BMPs) that will be implemented on the Calusa Country Club (Project) for the protection of the Florida bonneted bat (*Eumops floridanus*). These BMPs are in accordance with the U.S. Fish and Wildlife Service's (USFWS) Consultation Key<sup>1</sup> for the Florida bonneted bat.

The following are the BMPs to be implemented:

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

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

Ms. Lisa Spadafina

June 10, 2021

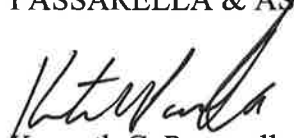
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- Riparian habitat will be enhanced by the planting of native vegetation along the lake shorelines (i.e., littoral zone plantings). (BMP 6 from Consultation Key)
- Widespread application of insecticides will be avoided in areas where Florida bonneted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

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

Sincerely,

PASSARELLA & ASSOCIATES, INC.



Kenneth C. Passarella  
President

KP/lj

cc: Dick Norwalk  
Howard Nelson

*Exhibit C*

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**APPENDIX E**

**FLORIDA BONNETED BAT CAVITY TREE SURVEY REPORT**

**CALUSA PROJECT SITE  
FLORIDA BONNETED BAT CAVITY TREE  
SURVEY REPORT**

**January 2025**

Prepared For:

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

Prepared By:

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

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    6.2 Cavity Inspections.....5

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**LIST OF EXHIBITS**

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| Exhibit 1. | Project Location Map.....                                       | E1-1 |
| Exhibit 2. | Aerial with FLUCFCS Map.....                                    | E2-1 |
| Exhibit 3. | Aerial with Cavity Tree Locations and Survey Transects Map..... | E3-1 |
| Exhibit 4. | Tree Cavity Inspection Field Observations Form.....             | E4-1 |
| Exhibit 4. | Photographs of Cavities and Cavity Trees.....                   | E5-1 |

**1.0 INTRODUCTION**

This report documents the results of the Florida bonneted bat (*Eumops floridanus*) cavity tree survey for the Calusa Project Site (Project) on November 21, 2024, which was conducted in accordance with the U.S. Fish and Wildlife Service (USFWS) Consultation Key for the Florida bonneted bat (2019a). This report also serves as an update to the Florida bonneted bat cavity tree and roost surveys conducted on the Project site in December 2020, December 2021, August 2022, and March 2023.

The Project totals 169.27± acres and is located in Section 2, Township 55 South, Range 39 East, Miami-Dade County (Exhibit 1). The purpose of this survey was to determine if Florida bonneted bats were utilizing the Project site. The cavity tree survey was conducted within the Project to identify potential cavity trees that may be utilized for roosting by the Florida bonneted bat. The identified cavities were subsequently inspected for the presence of roosting Florida bonneted bats.

The Florida bonneted bat is listed as federally endangered by the Florida Fish and Wildlife Conservation Commission and the USFWS. There are no known records of Florida bonneted bats roosting on the Project site.

**2.0 SITE DESCRIPTION**

The Project is generally located south of North Kendall Drive, west of SW 127<sup>th</sup> Avenue, north of SW 104<sup>th</sup> Street, and east of SW 137<sup>th</sup> Avenue (see Exhibit 1). Various existing land uses are located within these boundaries, including detached single-family residential, townhouses, multifamily residential, commercial, retail, religious facilities, and parks. An educational facility and a proposed medical office building are located to the west.

The Project site contains no native vegetation communities and is composed primarily of a former golf course with scattered trees and exotic sub-canopy species. The property is currently being maintained (i.e., grass areas mowed and existing lakes sprayed for exotic growth) on a routine basis. An aerial with Florida Land Use, Cover and Forms Classification System (FLUCFCS) map is provided as Exhibit 2.

**3.0 SURVEY HISTORY**

Florida bonneted bat cavity tree surveys were previously conducted on the Project site in December 2020, December 2021, August 2022, and March 2023. The cavity tree survey conducted in December 2020 identified 7 cavity trees and two structures (i.e., golf course maintenance buildings) on the site. The cavity tree survey conducted in December 2021 identified 12 cavity trees and the same two structures that were identified during the December 2020 survey. Seven of the 12 cavity trees identified during the December 2021 survey were the same as those previously located during the December 2020 survey; therefore, 5 new cavity trees were identified during the December 2021 roost survey (i.e., CT-8 through CT-12). These new cavities were primarily limb holes where branches had broken off since the December 2020 survey. The cavities and structures

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identified during the December 2020 and December 2021 surveys were inspected for the presence of Florida bonneted bats. No Florida bonneted bats or signs of bonneted bats (i.e., roosting areas, scat, etc.) were documented during the cavity tree and roost survey or subsequent inspections conducted in December 2020 and December 2021. The structures were removed after the December 2021 survey upon confirming that they were not utilized by Florida bonneted bats.

The August 2022 cavity tree survey was specific to trees authorized for removal by Miami-Dade Division of Environmental Resources Management (DERM) Permit No. TREE-12642. Two fig trees (*Ficus* sp.) containing a total of four cavities were observed during the August 2022 survey. The cavities were not previously identified or inspected during the December 2020 or December 2021 surveys since they are not characteristic of Florida bonneted bat roosting habitat. That is, they are crevices developed by intersecting fig tree limbs and not traditional tree cavities such as those established by fallen limbs or woodpecker excavations. Nonetheless, the cavities were inspected to ensure that they were not being utilized by Florida bonneted bats. No Florida bonneted bats were observed during the August 2022 survey or subsequent cavity inspections.

The March 2023 cavity tree survey served as an updated survey for the entire site. Twelve cavity trees were identified during the March 2023 survey. The identified cavity trees were the same as those previously located during the 2021 survey. Thus, no new cavity trees were identified during the March 2023 cavity tree survey, though additional cavities were observed in those trees. These new cavities were primarily limb holes where branches had broken off since the December 2021 survey. The cavities identified during the surveys were inspected for the presence of Florida bonneted bats. No Florida bonneted bats or signs of bonneted bats (i.e., roosting areas, scat, etc.) were documented during the cavity tree survey or subsequent inspections conducted in March 2023.

The updated cavity tree survey conducted on November 21, 2024 identified 12 cavity trees (Exhibit 3). The identified cavity trees are the same as those previously located during the 2021 and 2023 surveys. Thus, no new cavity trees were identified during the March 2023 cavity tree survey, though additional cavities were observed in those trees. These new cavities are limb holes where branches had broken off since the March 2023 survey. The cavities identified during the surveys were inspected for the presence of Florida bonneted bats. No Florida bonneted bats or signs of bonneted bats (i.e., roosting areas, scat, etc.) were documented during the cavity tree survey or subsequent inspections conducted in November 2024.

**4.0 BIOLOGY OF THE FLORIDA BONNETED BAT**

**4.1 Description**

With an average wingspan of 490 to 530 millimeters (19.3 to 20.9 inches) and an average length of 130 to 165 millimeters (5.1 to 6.5 inches), the Florida bonneted bat is the largest species of bat found in Florida. They are members of the Molossidae family, commonly referred to as free-tailed bats. Molossids, including Florida bonneted bats, have tails that extend well beyond their short tail membrane. Also similarly to other free-tailed bats, the Florida bonneted bat has small eyes, large upper lips, and long, narrow wings (Marks and

Marks 2006). Their fur is short and glossy with sharply bicolored hairs with a white base (Timm and Genoways 2004). Their fur ranges from dark gray to brownish gray of cinnamon brown on its dorsal side, with lighter, grayish fur underneath. The Florida bonneted bat is characterized by its large size and its large, broad ears that slant forward over the eyes and join together along the midline of the head. Their big ears protrude over their head like a bonnet, giving them their name (Marks and Marks 2006).

#### 4.2 Range

The current range of the Florida bonneted bat is known to include Central and South Florida, with lower probability of occurrence in areas where historical mean minimum temperatures drop below 15 degrees Celsius (59 degrees Fahrenheit) (USFWS 2020). Data indicate that the core range may be located within Charlotte, Lee, Collier, Monroe, and Miami-Dade Counties, along with portions of Okeechobee, Polk, DeSoto, Hendry, and Broward Counties. Possible use of areas within Glades and Highlands Counties is also indicated (USFWS 2019b). They have historically been found in the Miami area in 1936; Coral Gables, Coconut Grove, and Miami in the 1950s; Punta Gorda in 1979; Fakahatchee Strand in 2000; and North Fort Myers in 2003 (Marks and Marks 2006). Locations where bonneted bats have been documented during acoustic surveys conducted between 2006 and 2008 include Coral Gables (Granada Golf Course) and Homestead in Miami-Dade County; North Fort Myers in Lee County; Babcock Ranch and Babcock/Webb in Charlotte and Lee Counties; Kicco Wildlife Management Area in Polk County; Kissimmee River Public Use Area in Okeechobee County; and Naples, Everglades City, Fakahatchee Preserve, Big Cypress National Preserve, and Picayune Strand State Forest in Collier County (Marks and Marks 2008, USFWS 2014). Additional surveys conducted in 2010 through 2012 identified additional bonneted bat locations within the Miami area and areas of Everglades National Park and Big Cypress National Preserve (USFWS 2014). Natural roost sites have been discovered at Avon Park Air Force Range and Florida Panther National Wildlife Refuge (USFWS 2020).

#### 4.3 Habitat

Habitat for the Florida bonneted bat consists mainly of foraging areas and roosting sites, including some artificial structures in both urban and forested areas (USFWS 2014). They are known to roost in rock crevices, tree cavities, buildings, and bat boxes (Marks and Marks 2008). South Florida bonneted bats roost primarily in trees and in artificial structures, with roost availability indicated as an important limiting factor (USFWS 2014). In Miami-Dade County, Florida bonneted bats primarily roost in rooftops and have not been reported using natural vegetation in the greater Miami area for at least three decades (Webb *et al.* 2021). Foraging habitat includes areas over open fresh water, such as ponds, streams, and wetlands; and they will drink when flying over open water (USFWS 2014). They will also forage over treetops and other open areas, such as golf courses (Marks and Marks 2006). During the dry season, the bonneted bat becomes more dependent upon the remaining open-water habitats, such as ponds, streams, and wetland areas, for foraging activities (USFWS 2014).

#### 4.4 Life History and Ecology

Molossids are found primarily in the tropical and subtropical regions of the world, but some species also occur in warmer portions of temperate regions. At one time, the Florida bonneted bat was known as Wagner's mastiff bat (*Eumops glaucinus*) and was considered a single species with an extensive range (Marks and Marks 2006). In 1971, the Florida population was recognized as a separate subspecies, *Eumops glaucinus floridanus* (Koopman 1971). Evidence published in 2004 demonstrated that, in fact, the Florida population is a distinct species, and it was subsequently reclassified as *Eumops floridanus* (Timm and Genoways 2004). Relatively little information is known about the ecology of the Florida bonneted bat. They are colonial and appear to roost in groups of approximately 8 to 12 individuals. Findings suggest that Florida bonneted bats may roost in a harem consisting of one male and a group of females. Females give birth to a single pup but are believed to have multiple birthing seasons per year. Reproductively active adults have been reported during capture sessions in April, August, and December. It is unknown whether or not females produce an offspring during multiple birthing periods. Non-volant (i.e., incapable of flight) pups have been found in roost sites from May through December (USFWS 2020). Information about mating behavior, gestation period, and weaning of the young is also unknown (Marks and Marks 2006). While population cannot be accurately estimated based on available data, recent research suggests that a range of hundreds to a few thousand may be representative of the bat's current population size (USFWS 2019b).

All molossids are insectivorous, and the guano from one Florida bonneted bat roost included the remains of insects from several orders, including beetles, flies, moths, and true bugs. The Florida bonneted bat emerges from its roost approximately 40 minutes after sunset, which is later in the evening than most other Florida bat species. They are high, fast flyers and have been observed flying at 30 feet or higher, foraging above treetops and over open areas as noted above (Marks and Marks 2006).

The Florida bonneted bat uses echolocation to navigate, as well as to locate and capture prey. Echolocation is used by bats to determine how far away an object is; its size, shape, and texture; whether it is approaching or receding; and how fast it is moving. There are five main types of bat calls: commute calls, social calls, search calls, approach calls, and feeding buzzes. Search calls are emitted when a bat is looking for prey and are the type of call typically used for species identification. The Florida bonneted bat is the only bat in Florida that emits search calls in the 10 to 16 kilohertz (kHz) range (with an occasional extended call range from 16 to 25 kHz), making them easy to distinguish from the other Florida bat species (personal communication with George and Cynthia Marks).

## 5.0 METHODOLOGY

### 5.1 Cavity Tree Survey

The cavity tree survey was conducted by qualified ecologists walking pedestrian transects throughout the Project to ensure that sufficient visual coverage of potential cavity trees was

obtained. Identified cavities were observed at close range with binoculars and subsequently inspected as described in Section 5.2 below. The inspected cavity trees were located in the former golf course support facilities (FLUCFCS Code 180) and former golf course (FLUCFCS Code 182) portions of the site (Exhibit 2).

**5.2 Cavity Inspections**

Cavities identified during the cavity tree survey were inspected using a wireless cavity inspection camera with a monitor and digital video recorder. The inspection system consists of a wireless color-video cavity camera with a light source and a video monitor. The camera is mounted on top of a 50-foot telescopic fiberglass pole with the video monitor mounted to the base of the pole. During the cavity inspection, video of the inside of the cavity is sent wirelessly to the monitor. This system was developed for inspecting red-cockaded woodpecker (*Picoides borealis*) cavities and is suitable for inspecting cavities for Florida bonneted bats and other cavity-dwelling animals.

**6.0 SURVEY RESULTS**

**6.1 Cavity Tree Survey**

The cavity tree survey was conducted on November 21, 2024. Weather conditions during the survey are listed below in Table 1.

**Table 1. Summary of Weather Conditions During the Cavity Tree Survey**

| Day               | Temperature (° Fahrenheit) | Wind (mph) | Cloud Cover (Percent) |
|-------------------|----------------------------|------------|-----------------------|
| November 21, 2024 | Low 70s to High 70s        | 5 to 20 NW | 10 to 45              |

Twelve cavity trees were identified during the survey (Exhibit 3). The identified cavity trees are the same as those previously located during the 2021 and 2023 surveys; however, additional cavities were found in the trees. The new cavities are limb holes where branches had broken off since the previous survey.

**6.2 Cavity Inspections**

A total of 12 cavity trees containing 21 cavities were inspected for the presence of Florida bonneted bats during the survey. No bonneted bats or their signs (i.e., roosting areas, guano, etc.) were documented during the survey or subsequent inspections. Upon inspection, Cavity Nos. CT-1B, CT-1C, CT-1D, CT-5B, CT-5C, CT-9, and CT-10B were observed to be partially excavated and, therefore, not accessible to Florida bonneted bats. The tree cavity inspection field observation form is provided as Exhibit 4. Photographs of the cavity trees and examples of how the digital video recorder is utilized to inspect the cavities are provided as Exhibit 5.

**7.0 SUMMARY**

An updated cavity tree survey was conducted on the Project in November 2024 to identify and inspect potential cavity trees that may be utilized for roosting by the Florida bonneted bat. A total of 12 cavity trees containing 21 cavities were inspected for the presence of Florida bonneted bats during the survey. No Florida bonneted bats or signs of bonneted bats (i.e., roosting areas, guano, etc.) were documented during the cavity tree survey or subsequent inspections.

**8.0 REFERENCES**

- Koopman, K.F. 1971. The systematic and historical status of the Florida *Eumops* (Chiroptera: Molossidae). *The American Novitates*. 2478: 1-6.
- Marks, C.S. and G.E. Marks. 2006. *Bats of Florida*. University Press of Florida, Gainesville, Florida.
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- Webb, E.N., H.K. Ober, E.C. Braun de Torrez, J.A. Gore, and R. Zambrano 2021. "Urban Roosts: Use of Buildings by Florida Bonneted Bats." *Urban Naturalist*, No. 42 (ISSN 2328-8965)

*Exhibit C*

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**EXHIBIT 1**

**PROJECT LOCATION MAP**

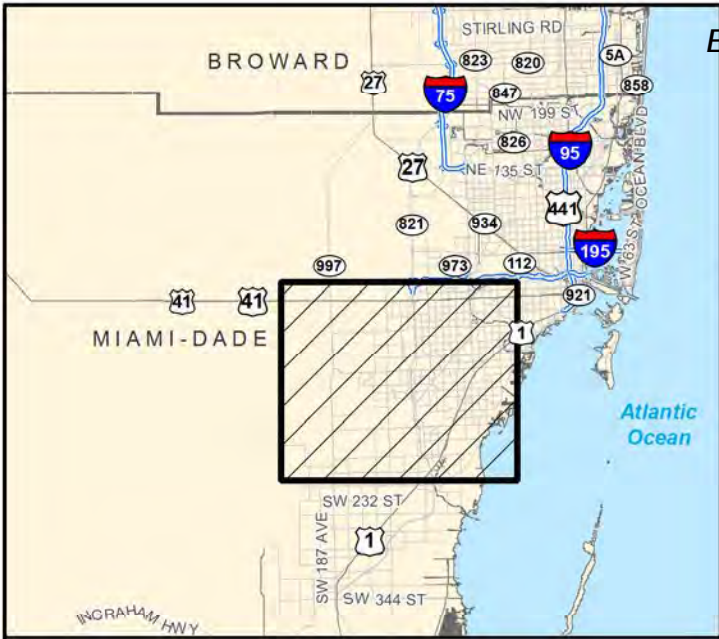


Exhibit C

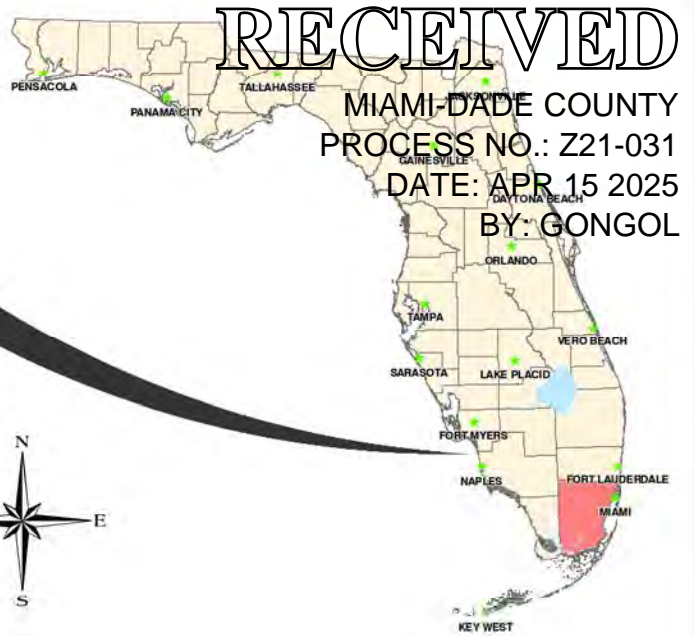


EXHIBIT 1. PROJECT LOCATION MAP  
CALUSA PROJECT SITE

|             |         |
|-------------|---------|
| DRAWN BY    | DATE    |
| E.K.        | 4/17/23 |
| REVIEWED BY | DATE    |
| P.S.        | 4/17/23 |
| REVISED     | DATE    |



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**EXHIBIT 2**

**AERIAL WITH FLUCFCS MAP**



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**EXHIBIT 3**

**AERIAL WITH CAVITY TREE LOCATIONS AND  
SURVEY TRANSECTS MAP**



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**EXHIBIT 4**

**TREE CAVITY INSPECTION FIELD OBSERVATIONS FORM**

**CALUSA PROJECT SITE  
 FLORIDA BONNETED BAT  
 TREE CAVITY INSPECTION FIELD OBSERVATIONS**

**Date:** November 21, 2024

**Start Time of Survey:** 1000      **Weather Conditions:** Temperatures in the low 70s, 5-10 mph NW winds, and 45% cloud cover.

**End Time of Survey:** 1400      **Weather Conditions:** Temperatures in the high 70s, 10-20 mph NW winds, and 10-15% cloud cover.

**Observer(s):** Patrick Shaw, Michael Maxwell

| Station | Tree Species                     | Direction (Degrees) | Height             | Notes               |
|---------|----------------------------------|---------------------|--------------------|---------------------|
| CT-7A   | <i>Terminalia buceras</i> (live) | 72                  | 14 feet, 6 inches  | Empty               |
| CT-7B   | <i>Terminalia buceras</i> (live) | 166                 | 13 feet, 9 inches  | Empty               |
| CT-7C   | <i>Terminalia buceras</i> (live) | 32                  | 14 feet, 11 inches | Empty               |
| CT-12   | <i>Terminalia buceras</i> (live) | 38                  | 19 feet, 3 inches  | Empty               |
| CT-6    | <i>Terminalia buceras</i> (live) | 144                 | 12 feet, 9 inches  | Empty               |
| CT-5A   | <i>Terminalia buceras</i> (live) | 208                 | 19 feet, 11 inches | Empty               |
| CT-5B   | <i>Terminalia buceras</i> (live) | 282                 | 19 feet, 4 inches  | Partially excavated |
| CT-5C   | <i>Terminalia buceras</i> (live) | 212                 | 22 feet, 4 inches  | Partially excavated |
| CT-4    | <i>Terminalia buceras</i> (live) | 318                 | 14 feet, 10 inches | Empty               |
| CT-11   | <i>Ficus aurea</i> (live)        | 358                 | 28 feet, 5 inches  | Empty               |
| CT-10A  | <i>Ficus aurea</i> (live)        | 140                 | 17 feet, 1 inch    | Empty               |
| CT-10B  | <i>Ficus aurea</i> (live)        | 142                 | 16 feet, 1 inch    | Partially excavated |
| CT-9    | <i>Terminalia buceras</i> (live) | 120                 | 11 feet, 2 inches  | Partially excavated |
| CT-3    | <i>Terminalia buceras</i> (live) | 278                 | 11 feet, 9 inches  | Empty               |
| CT-8A   | <i>Terminalia buceras</i> (live) | 84                  | 15 feet, 11 inches | Empty               |
| CT-8B   | <i>Terminalia buceras</i> (live) | 213                 | 17 feet, 7 inches  | Empty               |
| CT-2    | <i>Delonix regia</i> (live)      | 218                 | 21 feet, 10 inches | Empty               |
| CT-1A   | <i>Terminalia buceras</i> (live) | 175                 | 11 feet, 5 inches  | Empty               |
| CT-1B   | <i>Terminalia buceras</i> (live) | 136                 | 16 feet, 9 inches  | Partially excavated |
| CT-1C   | <i>Terminalia buceras</i> (live) | 154                 | 18 feet, 4 inches  | Partially excavated |
| CT-1D   | <i>Terminalia buceras</i> (live) | 335                 | 25 feet, 9 inches  | Partially excavated |

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**EXHIBIT 5**

**PHOTOGRAPHS OF CAVITIES AND CAVITY TREES**



CT-1A, CT-1B, CT-1C



CT-1D



CT-2



CT-3



CT-4



CT-5A



CT-5A with video camera inserted in cavity



CT-5B



CT-5C



CT-6



CT-7A



CT-7B



CT-7C



CT-8A



CT-8B



CT-9



CT-10A, CT-10B



CT-11



CT-11 with video camera inserted in cavity



CT-12



CT-12 with video camera inserted in cavity

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**APPENDIX F**

**FLORIDA BONNETED BAT CAVITY TREE AND  
EMERGENCE SURVEY REPORT**

**CALUSA PROJECT SITE  
FLORIDA BONNETED BAT CAVITY TREE AND  
EMERGENCE SURVEY REPORT**

**January 2025**

Prepared For:

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

Prepared By:

***Passarella & Associates, Inc.***  
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*Fort Myers, Florida 33912*  
*(239) 274-0067*

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## 1.0 INTRODUCTION

This report documents the results of the Florida bonneted bat (*Eumops floridanus*) cavity tree and emergence survey for the Calusa Project Site (Project), which was conducted in accordance with the U.S. Fish and Wildlife Service (USFWS) Consultation Key for the Florida bonneted bat (2019a).

The Project totals 169.27± acres and is located in Section 2, Township 55 South, Range 39 East, Miami-Dade County (Exhibit 1). The purpose of the survey was to determine if Florida bonneted bats were utilizing potential roost sites (i.e., cavity trees) previously located on the Project site.

The Florida bonneted bat is listed as federally endangered by the Florida Fish and Wildlife Conservation Commission and the USFWS. There are no known records of Florida bonneted bats occurring on-site.

## 2.0 SITE DESCRIPTION

The Project is generally located south of North Kendall Drive, west of SW 127<sup>th</sup> Avenue, north of SW 104<sup>th</sup> Street, and east of SW 137<sup>th</sup> Avenue (see Exhibit 1). Various existing land uses are located within these boundaries, including detached single-family residential, townhouses, multifamily residential, commercial, retail, religious facilities, and parks. An educational facility and a proposed medical office building are located to the west.

The Project site contains no native vegetation communities and is composed primarily of a former golf course with scattered trees and exotic sub-canopy species. The property is currently being maintained (i.e., grass areas mowed and existing lakes sprayed for exotic growth) on a routine basis. An aerial with Florida Land Use, Cover and Forms Classification System (FLUCFCS) map is provided as Exhibit 2.

## 3.0 BIOLOGY OF THE FLORIDA BONNETED BAT

### 3.1 Description

With an average wingspan of 490 to 530 millimeters (19.3 to 20.9 inches) and an average length of 130 to 165 millimeters (5.1 to 6.5 inches), the Florida bonneted bat is the largest species of bat found in Florida. They are members of the Molossidae family, commonly referred to as free-tailed bats. Molossids, including Florida bonneted bats, have tails that extend well beyond their short tail membrane. Also similarly to other free-tailed bats, the Florida bonneted bat has small eyes, large upper lips, and long, narrow wings (Marks and Marks 2006). Their fur is short and glossy with sharply bicolored hairs with a white base (Timm and Genoways 2004). Their fur ranges from dark gray to brownish gray or cinnamon brown on its dorsal side, with lighter, grayish fur underneath. The Florida bonneted bat is characterized by its large size and its large, broad ears that slant forward

over the eyes and join together along the midline of the head. Their big ears protrude over their heads like a bonnet, giving them their name (Marks and Marks 2006).

### 3.2 Range

The current range of the Florida bonneted bat is known to include Central and South Florida, with lower probability of occurrence in areas where historical mean minimum temperatures drop below 15 degrees Celsius (59 degrees Fahrenheit) (USFWS 2020). Data indicates that the core range may be located within Charlotte, Lee, Collier, Monroe, and Miami-Dade Counties, along with portions of Okeechobee, Polk, DeSoto, Hendry, and Broward Counties. Possible use of areas within Glades and Highlands Counties is also indicated (USFWS 2019b). They have historically been found in the Miami area in 1936; Coral Gables, Coconut Grove, and Miami in the 1950s; Punta Gorda in 1979; Fakahatchee Strand in 2000; and North Fort Myers in 2003 (Marks and Marks 2006). Locations where bonneted bats have been documented during acoustic surveys conducted between 2006 and 2008 include Coral Gables (Granada Golf Course) and Homestead in Miami-Dade County; North Fort Myers in Lee County; Babcock Ranch and Babcock/Webb in Charlotte and Lee Counties; Kicco Wildlife Management Area in Polk County; Kissimmee River Public Use Area in Okeechobee County; and Naples, Everglades City, Fakahatchee Preserve, Big Cypress National Preserve, and Picayune Strand State Forest in Collier County (Marks and Marks 2008, USFWS 2014). Additional surveys conducted in 2010 through 2012 identified additional Florida bonneted bat locations within the Miami area and areas of Everglades National Park and Big Cypress National Preserve (USFWS 2014). Natural roost sites have been discovered at Avon Park Air Force Range and Florida Panther National Wildlife Refuge (USFWS 2020).

### 3.3 Habitat

Habitat for the Florida bonneted bat consists mainly of foraging areas and roosting sites, including some artificial structures in both urban and forested areas (USFWS 2014). They are known to roost in rock crevices, tree cavities, buildings, and bat boxes (Marks and Marks 2008). South Florida bonneted bats roost primarily in trees and in artificial structures, with roost availability indicated as an important limiting factor (USFWS 2014). In Miami-Dade County, Florida bonneted bats primarily roost in rooftops and have not been reported using natural vegetation in the greater Miami area for at least three decades (Webb *et al.* 2021). Foraging habitat includes areas over open fresh water, such as ponds, streams, and wetlands; and they will drink when flying over open water (USFWS 2014). They will also forage over treetops and other open areas, such as golf courses (Marks and Marks 2006). During the dry season, the bonneted bat becomes more dependent upon the remaining open-water habitats, such as ponds, streams, and wetland areas, for foraging activities (USFWS 2014).

### 3.4 Life History and Ecology

Molossids are found primarily in the tropical and subtropical regions of the world, but some species also occur in warmer portions of temperate regions. At one time, the Florida

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All molossids are insectivorous, and the guano from one Florida bonneted bat roost included the remains of insects from several orders, including beetles, flies, moths, and true bugs. The Florida bonneted bat emerges from its roost approximately 40 minutes after sunset, which is later in the evening than most other Florida bat species. They are high, fast flyers and have been observed flying at 30 feet or higher, foraging above treetops and over open areas as noted above (Marks and Marks 2006).

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## 4.0 METHODOLOGY

### 4.1 Cavity Tree Survey

The cavity tree survey was conducted by qualified ecologists walking pedestrian transects throughout the Project to ensure that sufficient visual coverage of potential cavity trees was obtained. Identified cavities were observed at close range with binoculars. The inspected cavity trees were located in the former golf course support facilities (FLUCFCS Code 180) and former golf course (FLUCFCS Code 182) portions of the site (Exhibit 2).

**4.2 Emergence Survey**

The emergence survey was conducted per the USFWS’s Florida Bonneted Bat Guidelines (2019a). Qualified ecologists were stationed at each of the identified cavity trees from 30 minutes prior to sunset to 1.5 hours after sunset. Observations were conducted at each cavity tree to document the emergence of Florida bonneted bats.

BY: GONGOL

**5.0 SURVEY RESULTS**

**5.1 Cavity Tree Survey**

The cavity tree survey was conducted on November 21, 2024. The weather conditions during the survey event are listed below in Table 1.

**Table 1. Summary of Weather Conditions During the Cavity Tree Survey**

| Date              | Temperature (°Fahrenheit) | Wind (mph) | Cloud Cover (Percent) |
|-------------------|---------------------------|------------|-----------------------|
| November 21, 2024 | Low 70s to High 70s       | 5 to 20 NW | 10 to 45              |

mph – miles per hour

A total of 12 cavity trees containing 21 individual cavities were identified during the survey. The locations of the cavity trees are depicted on Exhibit 3.

**5.2 Emergence Survey**

The emergence survey was conducted on December 10 and 11, 2024. The weather conditions during the survey event are listed below in Table 2.

**Table 2. Summary of Weather Conditions During the Emergence Survey**

| Date              | Temperature (°Fahrenheit) | Wind (mph)     | Cloud Cover (Percent) |
|-------------------|---------------------------|----------------|-----------------------|
| December 10, 2024 | Low 70s to Mid-70s        | 0 to 10 ESE/SE | 40 to 80              |
| December 11, 2024 | High 70s to Low 80s       | 5 to 10 SW     | 50 to 90              |

mph – miles per hour

The 12 cavity trees identified on the Project were observed for potential Florida bonneted bat emergence activities. No bats were observed emerging from the cavity trees during the survey. The emergence survey field observation forms are provided as Exhibit 4.

**6.0 SUMMARY**

A Florida bonneted bat cavity tree survey was conducted on the Project site on November 21, 2024, followed by an emergence survey conducted on December 10 and 11, 2024. Twelve cavity trees were identified on the Project during the cavity tree survey. A report outlining the results of the cavity tree survey and subsequent cavity inspections conducted on the Project site (i.e., Florida Bonneted Bat Cavity Tree Survey Report) is provided under separate cover. The 12 cavity trees identified on the Project site were observed for potential bat emergence activities per the USFWS Florida Bonneted Bat Guidelines (2019a). No Florida bonneted bats were observed emerging from the cavity trees during the survey.

**7.0 REFERENCES**

- Koopman, K.F. 1971. The systematic and historical status of the Florida *Eumops* (Chiroptera: Molossidae). *The American Novitates*. 2478: 1-6.
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**TECHNICAL MEMORANDUM**

**Date:** April 28, 2025

**Prepared For:** Richard Norwalk, Senior Vice President, Kendall Associates I, LLLP

**CC:** Brian Adler, Partner, Bilzin Sumberg Baena Price & Axelrod LLP  
Howard Nelson, Partner, Bilzin Sumberg Baena Price & Axelrod LLP

**Prepared By:** Matthew Davis, Davis Environmental Solutions, LLC

**Project:** Kendall Associates I, LLLP, Former Calusa Golf Course Redevelopment  
Miami- Dade County, Florida

**Subject:** Lake and Littoral Zone Enhancements Remediation Work

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This memo details enhancements to the lake surrounding the rookery at the former Calusa golf course. The plan is to maintain the current beneficial aspects of the lake that provide an opportunity for wading bird nesting, while enhancing the lake ecosystem and improving other lakes to provide an environment ideal for wading bird foraging with healthy populations of prey species. Currently, the lack of littoral shelves appropriate for wading birds and poor water quality results in wading birds primarily feeding off site.

Enhancements from Redevelopment

The reworked lakes associated with the Calusa golf course redevelopment will greatly enhance the wading bird foraging habitat in lake #2 and two other lakes on the property, lakes #3 and #7 (Figure 1: Lakes with enhanced littoral shelves). These enhanced littoral shelves will provide 0.95 acres of prime foraging habitat. The habitat will be achieved through careful design of the littoral shelf elevation, to include constructed foraging habitat that will maintain water ponding within the planted zone as the dry season water elevation recedes. These areas will mimic the natural habitat where fish are concentrated at the end of the dry season, providing easier foraging critical to nesting success. (Figure 2: Example of Enhanced Littoral Shelf Design). Additional benefits of the constructed littoral zones are consistent with the Incidental Take Permit (ITP) issued by the Florida Fish and Wildlife Commission. The ITP is only for the potential disturbance of the Tricolored Heron due to construction activities. The permit has a number of minimization and mitigation conditions to ensure that the overall population of tricolored heron has no net harm. The measures related to the lake habitat include:

- Planting of littoral zones with appropriate native vegetation

Lake 2 will have two enhanced littoral shelves for foraging

ITP Mitigation Condition iv

In the two additional lakes that will have enhanced littoral shelves for foraging, the shelves will be located next to HOA controlled uplands. This represents over a third of the shoreline, providing additional assurances of BMP controls in the vicinity of the lakes.

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DATE: MAY 6 2025

BY: GONGOL

- Maintenance of littoral zones by the HOA to ensure continued habitat viability

Not required by the permit but is beneficial to ensuring the long-term viability and health of the littoral areas

- Stocking of native prey fish within the lakes

Not required by the permit but is beneficial to promoting onsite foraging

- Control of the uses around the lake through Homeowner Association rules and signage.

ITP Minimization Conditions vii, viii, and xii. ITP Mitigation Condition iii.

vii. Homeowners Associations Rules will prohibit the following: any docks or other structures on the lake; any on water use of the rookery lake during nesting season; and, any fishing on the rookery lake at all times to both avoid disturbance and prevent fishing line entanglement on and near the island.

viii. Homeowners Associations Rules will control access to the upland area closest to the rookery during nesting season, especially on the south side of the lake.

xii. Literature will be provided to all adjacent homeowners, educating them about the rookery, the timing of the nesting season and activities to ensure the birds are not disturbed.

iii. Literature will be provided to all homeowner informing them of the presence of the rookery and natural habitat and Best Management Practices for use of herbicides, pesticides, and fertilizers.

- Installation of irrigation to ensure plant survival during establishment

This is not required by the permit, however, the irrigation system will help to ensure the successful establishment and maintenance of the littoral shelves if unexpected dry conditions are encountered.

- Installation of an aeration bubbler in lake 2 to support oxygen levels

This is not required by the permit, however the aeration will support healthy oxygen levels in the eutrophic conditions often associated with high nutrient loads from the rookery. The aeration will be kept outside of the 100 ft contour.

- Lake design to support continued viability of the rookery

ITP Minimization Conditions ii, ix, and x. ITP Mitigation Condition ii.

ii. The lake filling will keep the north, west and majority of the south approach to the island as currently configured for provide glide path and keep the habitat recognizable for retuning birds the following year

ix. A berm will be constructed on the south side of the lake, limiting visual and noise impacts between the island and the existing homes.

x. The developer has reduced the lake slope from the typically required 4:1 to 1:1 on the southern narrow portion of the lake, closest to the rookery, to maximize open deep water around the island.

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ii. The lakes will have at least a 25-foot maintenance easement that will be controlled by the HOA and subject to HOA restrictions on the use of pesticides and herbicides.



Figure 1: Lakes with Enhanced Littoral Shelves

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 DATE: MAY 6 2025  
 BY: GONGOL

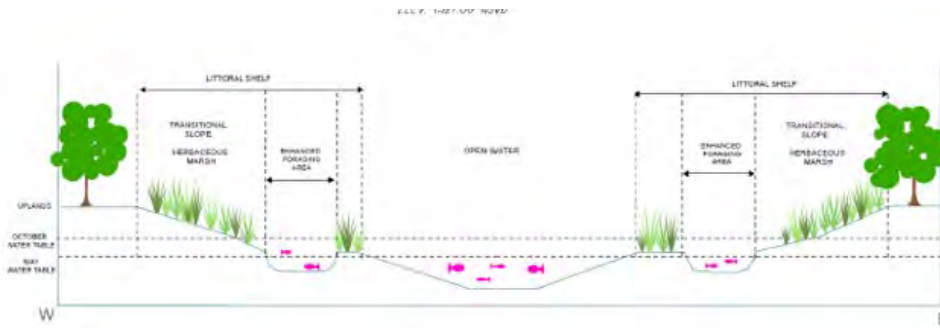


Figure 2: Conceptual example of Enhanced Littoral Shelf Design, slopes within the deeper part of the lake will vary.

**Littoral Shelf Planting Plan**

The planting plan is designed around water levels. The owner has two years of recorded water level data from onsite lakes to aid in the design (Figure 3). The majority of the time water levels are between 2.5 and 3.8 feet NGVD.

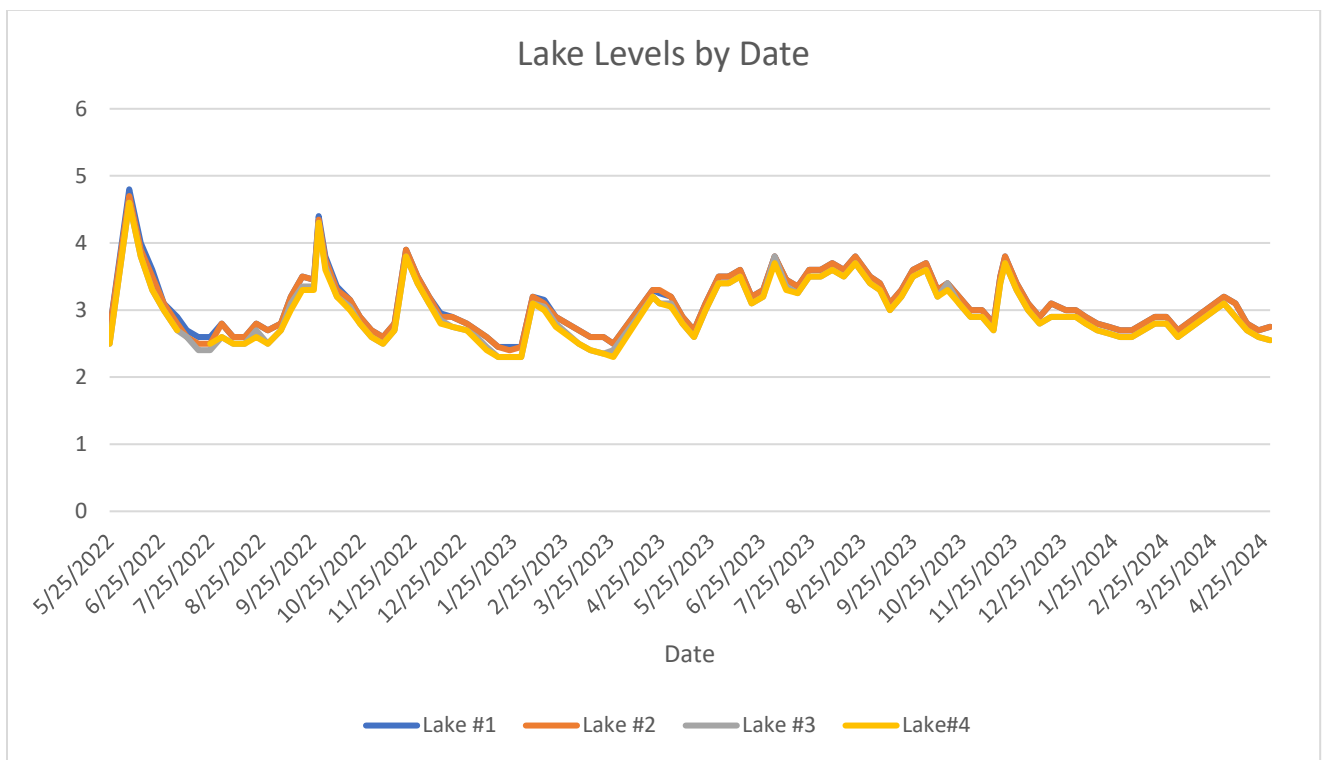


Figure 3: Water Levels over a Two-Year Period

Based on the water level data, the planting zones are segmented into three elevations, shallow, mid and deep. Appropriate native vegetation was selected to provide habitat enhancement with their placement based on optimal growing conditions related to the lake level.

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| Zone    | Elevation Range (NGVD) | Description                               |
|---------|------------------------|-------------------------------------------|
| Shallow | 3.2 – 3.8 ft           | Occasionally flooded, upper shelf edge    |
| Mid     | 2.7 – 3.2 ft           | Frequently flooded, mid-shelf             |
| Deep    | 2.3 – 2.7 ft           | Mostly/always inundated, lower shelf/edge |

Plant Species and Soil Requirements by Zone

Shallow Zone (3.2 – 3.8 ft NGVD)

Soil Requirement: 12" muck soil, moist to occasionally saturated, well-drained above high water

Recommended Species:

- *Crinum americanum* (String Lily)
- *Juncus effusus* (Soft Rush)

Mid Zone (2.7 – 3.2 ft NGVD)

Soil Requirement: 12" muck soil, saturated or seasonally inundated

Recommended Species:

- *Eleocharis cellulosa* (Gulf Coast Spikerush)
- *Pontederia cordata* (Pickerelweed)
- *Cladium jamaicense* (Sawgrass)

Deep Zone (2.3 – 2.7 ft NGVD)

Soil Requirement: 12" muck soil, persistently saturated or shallowly submerged

Recommended Species:

- *Thalia geniculata* (Alligator Flag)
- *Scirpus californicus* (Giant bulrush)
- *Sagittaria lancifolia* (Duck Potato)

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BY: GONGOL

Vegetation will be planted in sizes ranging from bare root to three-gallon. All plants will be planted on two-foot centers.

### **Monitoring and Maintenance**

The planting will be monitored quarterly for the first year and semi-annually thereafter until 80% coverage is reached in the planted areas. Monitoring will include fixed photo stations and visual estimation of coverage. If more than 20% of the plants die in the first year and coverage is not increasing annually, additional planting will occur. Invasive exotic vegetation will be kept to below 5% coverage.

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MIAMI-DADE COUNTY  
PROCESS NO.: Z21-031  
DATE: MAY 6 2025  
BY: GONGOL

To: Martha Garcia Lastre

From: Rick Elsner, Kendall Associates I, LLLP

This memo describes proposed changes to the Calusa lake (Lake #2) around the rookery island related to Kendall Associates I, LLLP's Zoning application (Z2021000031).

### Widen and Deepen the Narrowest Point

Consistent with the Florida Fish and Wildlife Commission Permit LSNR-23-00014 (the "FWC Permit") Lake #2 will be reshaped to create littoral shelves and lake bank sloping that conforms to DERM requirements. This work will be conducted during the Non-Nesting Season.

The width of water between the island and a portion of the south side of the existing lake is at its narrowest, shorter than 50' when the lake is low. This short distance increases the risk of mammals such as raccoons crossing the lake, which is a danger to the rookery. In that narrowest spot, the south side of the lake across from the island will be excavated to provide a greater separation from the island to the shoreline. No excavation is proposed for the island side.

On the land side of the narrow point, the lake is also shallow due to a gradual slope. Increasing that slope to 1:1 along the shoreline (see Exhibit 1 below), effectively further increases the swimming distance for a mammal seeking to cross the lake.

The increased distance and lake depth can be achieved without impacting the island in any way. Currently the lake is deeper immediately adjacent to the island than on the land side. Approximately 7' south of the island, the existing lake is 11' deep, and 14' south of the island the existing lake is 14' deep. Approximately 27' south of the island the lake is 12.5' deep, which is where the excavation of the new bottom will begin. Excavation of the shoreline on the south side of the lake will be in solid lime rock so depth will be achieved with a modified lake section in this area (see Exhibit 1 below).

The bottom of the excavation will be a consistent depth as currently exists adjacent to the island (approximately 11' to 14' of water). Consequently, no erosion from the island is expected. This excavation will be closely monitored to ensure that no erosion occurs. Excavation of the lake bottom and southern shoreline will begin 27' from the existing island, therefore the stability of the existing island will not be jeopardized.

### Create Littoral Shelves

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PROCESS NO: Z21-031

DATE: MAY 6 2025

BY: GONGOL

Consistent with the FWC Permit, four littoral shelves (two shelves in Lake #2 one in Lake #3 and one in Lake #7) will be created with topography favorable to tricolored heron and other wading bird foraging. These shelves will be planted with filtering plants as outlined in the memo by Davis Environmental Solutions. These shelves will be maintained first by the developer, and then by the community homeowner's association (HOA) as provided by the HOA documents.

### Filling Portions of Lake #2

Consistent with the FWC Permit, clean fill will be added primarily on the east and north sides of the existing lake, the areas furthest from the active rookery portion of the island. This work will be conducted during the Non-Nesting Season.

As acknowledged in the FWC Permit, the new shoreline will be consistent with FWC rules and guidelines for setback of development. In all areas, the distance between shore and island resulting from the permitted filling will be much greater than the existing narrow point along the south side of the island. That narrow point will be widened as described above but such widening is limited due to existing homes in the Calusa Estates Community.

### Minimizing Turbidity

To minimize the turbidity in the lake during the above-described reshaping work, turbidity curtains will be installed around the work zones. These turbidity curtains will minimize the turbidity in the existing lake adjacent to the island. The timing of the work will be such to allow settlement of any turbidity to occur prior to the onset of nesting season.

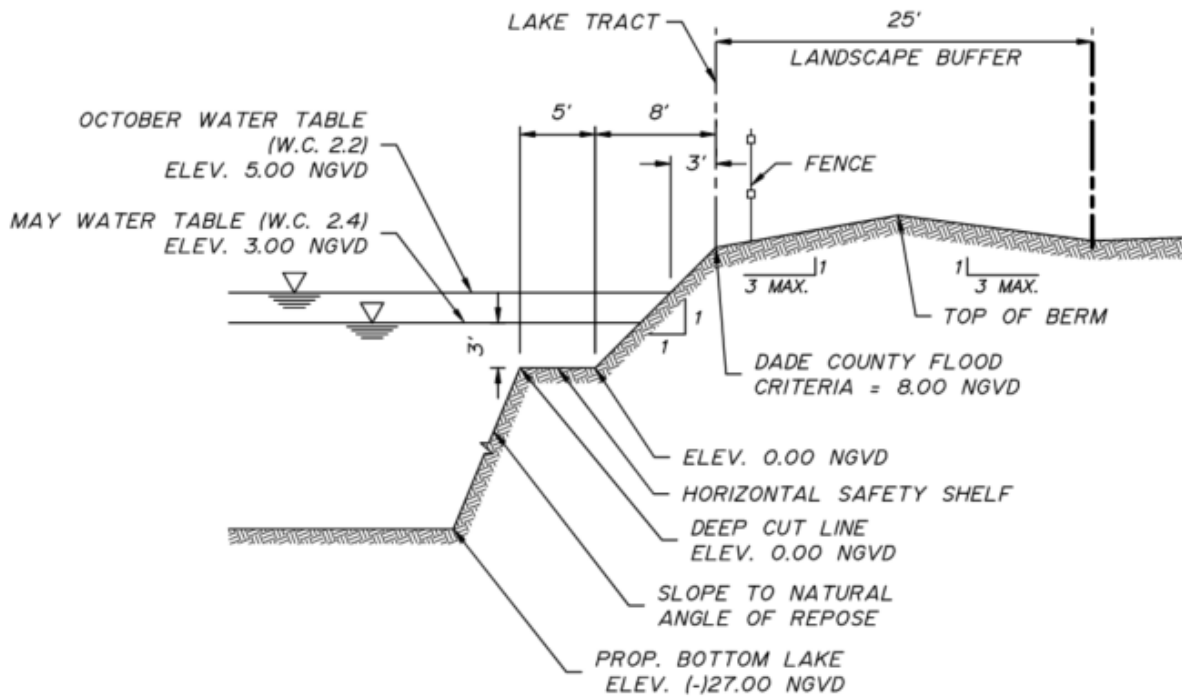
### Lake Aeration

Aeration will be added to the lake surrounding the rookery outside of the 100' setback as described in the FWC Permit. This will add oxygen to the lake and help circulate the existing stagnant water around the island. A few benefits of aeration are:

1. Improves Water Quality – Aeration oxygenates the lake and reduces carbon dioxide. It also allows the aerobic bacteria to break down organic waste and reduces the amount of nutrient fueled algae that exists in the lake today.
2. Improves Fish Life – Because of the increased amount of dissolved oxygen in the water, conditions will be greatly improved in the lake for fish to thrive.
3. Littoral Shelves – Aeration promotes healthier aquatic plants by distributing oxygen throughout the lake and reducing algae blooms that are harmful to the ecosystem.

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DATE: MAY 6 2025  
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**SECTION D-D (SOUTH SIDE LAKE #2)**  
SCALE: NTS

## EXHIBIT 1

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MIAMI-DADE COUNTY  
PROCESS NO.: Z21-031  
DATE: JUL 8 2025  
BY: GONGOL

To: Martha Garcia Lastre

From: Rick Elsner, Kendall Associates I, LLLP

Subject: Addendum to Memo submitted to DERM on May 1, 2025

Date: June 30, 2025

This is an addendum to the memo submitted to DERM on May 1, 2025 (Memo) which described proposed changes to the Calusa lake (Lake #2) around the rookery island related to Kendall Associates I, LLLP's Zoning application (Z2021000031). This addendum is to provide more detail on the proposed enhancements to Lake #2.

#### Widen and Deepen the Narrowest Point

Consistent with the Florida Fish and Wildlife Commission Permit LSNR-23-00014 (FWC Permit), the south side of Lake #2 will be reshaped to create a wider deep-water zone between the island and the southern shoreline. As was stated in the Memo, approximately 27' south of the island is where the existing lake bottom begins to slope upward, creating a shallow zone. We propose to begin excavation of the lake bottom at that transition point 27' south of the island.

To deepen the existing lake, the contractor will have to excavate lime rock. The contractor would propose using a CAT 259 Excavator (or equal) with a rock bucket. This excavator has a 22' reach and can dig naturally occurring lime rock.

Depending on the elevation of the water in Lake #2 at the time of excavation, the contractor may have to push fill from the southern shoreline to create a dry shelf for the excavator to sit on. As the contractor excavates the new bottom of the existing lake southward, the additional fill used to create the dry shelf would be removed. Section 1 on the exhibit below shows the cross-section of the existing lake and the new lake along the southern side of the island.

All material excavated from Lake #2 would be temporarily stockpiled just south of the excavation. The stockpile would be done in compliance with Department of Regulatory and Economic Resources Division of Environmental Resources Management (DERM) approval criteria. Once the characterization of the excavated material has been completed, the stockpile would be loaded into end dumps and hauled to other part of the Calusa site.

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PROCESS NO: Z21-031

DATE: JUL 8 2025

BY: GONGOL

This work will be conducted during the Non-Nesting Season, therefore there will be no impact on the tricolored heron. Because this excavation will begin 27' from the island, the stability of the existing island will not be jeopardized.

### Create Littoral Shelves and Filling Portions of Lake #2

Consistent with the Florida Fish and Wildlife Commission Permit LSNR-23-00014, existing Lake #2 will be reshaped to create littoral shelves and a new shoreline primarily on the east and north sides of the existing lake, the areas furthest from the active rookery portion of the island. This work will be conducted during the Non-Nesting Season.

To create littoral shelves and a new shoreline, the contractor would place a turbidity curtain across areas of the lake that will not be disturbed to help minimize turbidity. This curtain would remain until the work has been completed.

Fill material needed to create littoral shelves, and a new shoreline would be generated from excavating the new lakes proposed on site. After verifying the excavated fill material is clean, it will be delivered to Lake #2 and stockpiled along the existing shoreline. A CAT D-6 dozer would push the stockpiled fill into the existing lake. This operation would continue until the littoral shelves and new shoreline were created. The final step would be to use a CAT excavator to establish the lake slopes pursuant to the approved cross section. We estimate approximately 60,000 cubic yards of fill will be required to complete this work.

When all the development work associated with Calusa has been completed, Lake #2 will be interconnected with all other onsite lakes by underground drainage pipes. This will allow consistent water levels and circulation of water throughout the Calusa lake system.

Section 2 on the exhibit below shows the cross-section of the existing lake and the constructed littoral shelf. Section 3 on the exhibit below is a cross-section of the existing lake with the new shoreline.

### Funding Maintenance of Lakes and Improvements

The developer will fund maintenance of lakes and other common area improvements until such responsibilities are turned over to the homeowners' association. The association will be obligated to continue to fund maintenance consistent with the Planned Area Development Agreement proffered as part of the zoning hearing application, which obligates us to maintain and fund "common open space..., the lakes, maintenance areas..." This obligation can also be documented through the lake excavation permit.

Maintenance of the lakes will include:

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BY: GONGOL

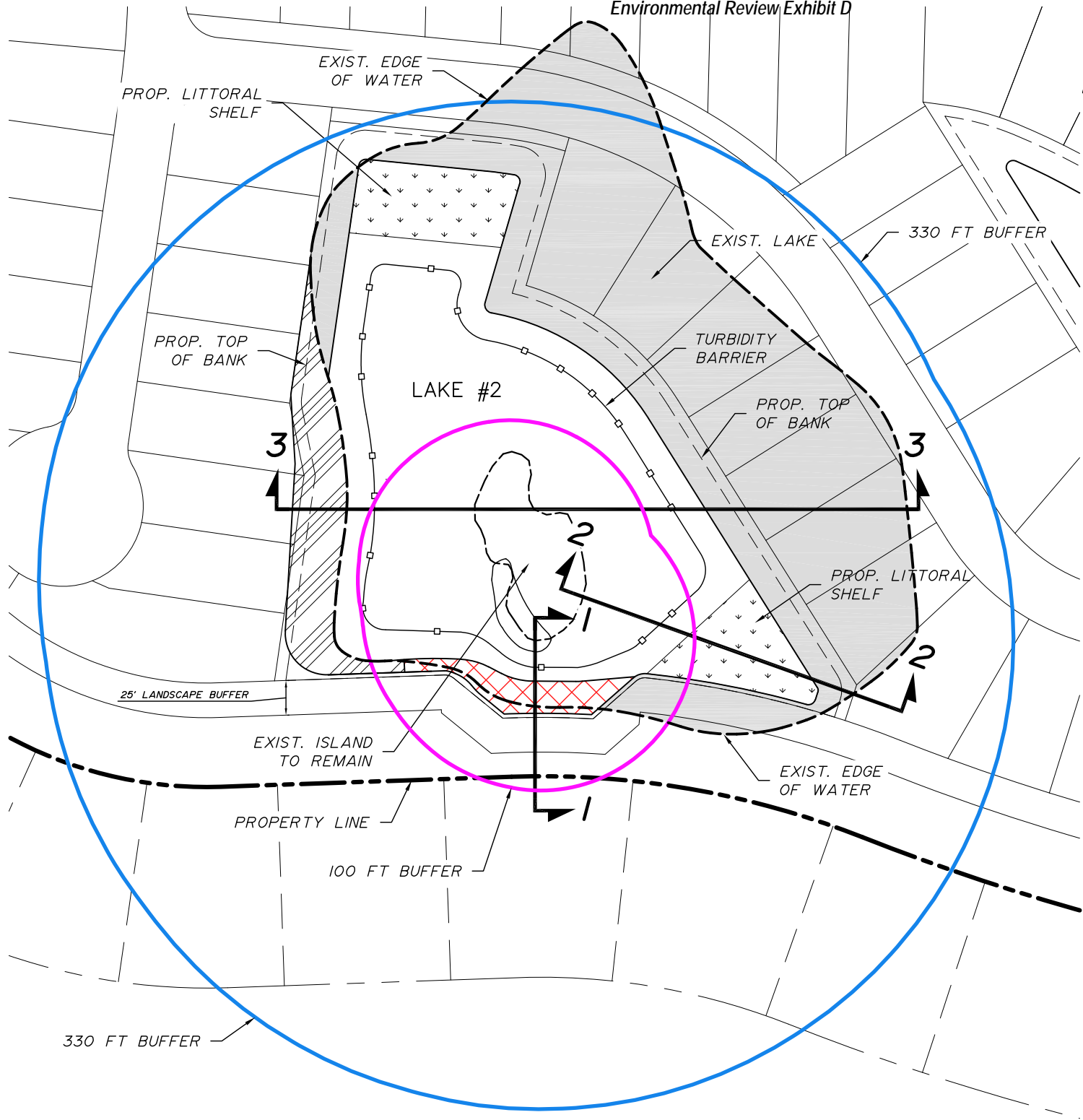
- All maintenance will be in accordance with all Local, State and Federal Agencies having jurisdiction over this work.
- Aquatic growth management – control of invasive emergent vegetation.
- Shoreline Maintenance – Control the growth of exotic vegetation (e.g. torpedo grass) along the lake edge and maintain the native shoreline plantings.
- Littoral Shelves – Nuisance/invasive exotic species (e.g., cattails) will be removed.
- General Maintenance - Removal of any trash or foreign materials in and around the lake.
- Algae Control – Treatment of algae blooms to avoid ecologic disruption within the lake.

Lake maintenance in Lake #2 will only be completed in non-nesting season. All other lakes will be maintained all year long.






1" = 100'

MIAMI-DADE COUNTY  
PROCESS NO.: Z21-031  
DATE: JUL 8 2025  
BY: GONGOL



**LEGEND**

-  PROP. LAKE EXCAVATION
-  EXIST. LAKE TO BE FILLED
-  REGRAVING OF EXISTING LAKE BANK

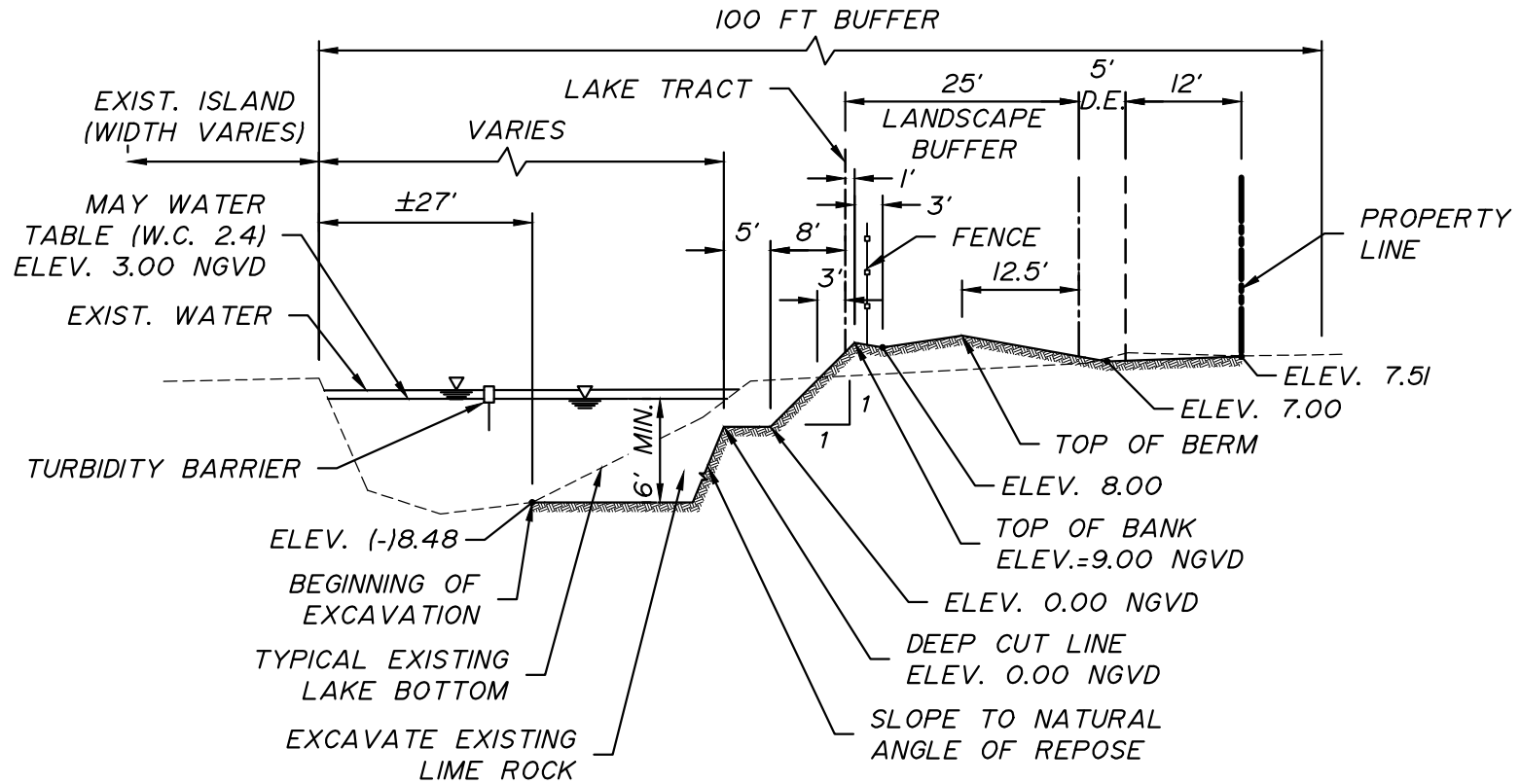
**NOTES:**

CONSTRUCTION MEASURES TO LIMIT IMPACTS INCLUDE:

- PERFORMING NO CONSTRUCTION ON THE 16 HOME SITES WITHIN A 330' CONTOUR LINE AROUND THE NESTING AREA DURING NESTING SEASON, AND
- LIMITING CONSTRUCTION ACTIVITIES TO THE HOURS OF 8 AM TO 6 PM.

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PROCESS NO.: Z21-031  
DATE: JUL 8 2025  
BY: GONGOL



**SECTION 1 (SOUTH SIDE)**

SCALE: 1"=20'

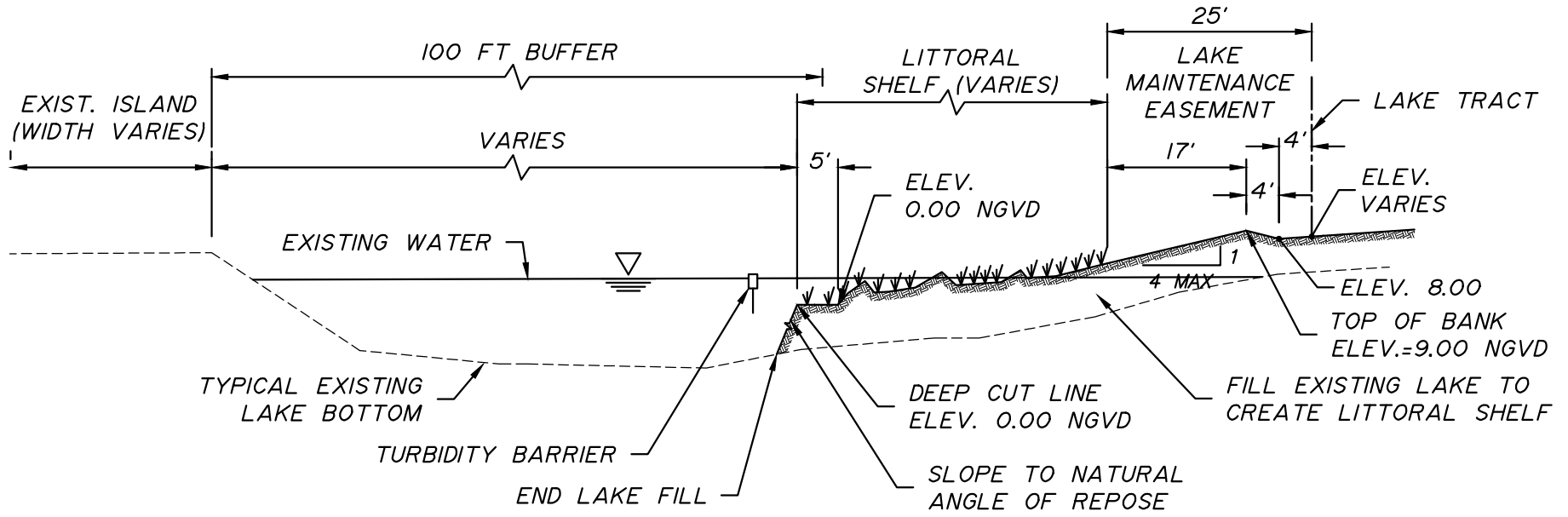
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DATE: JUL 8 2025

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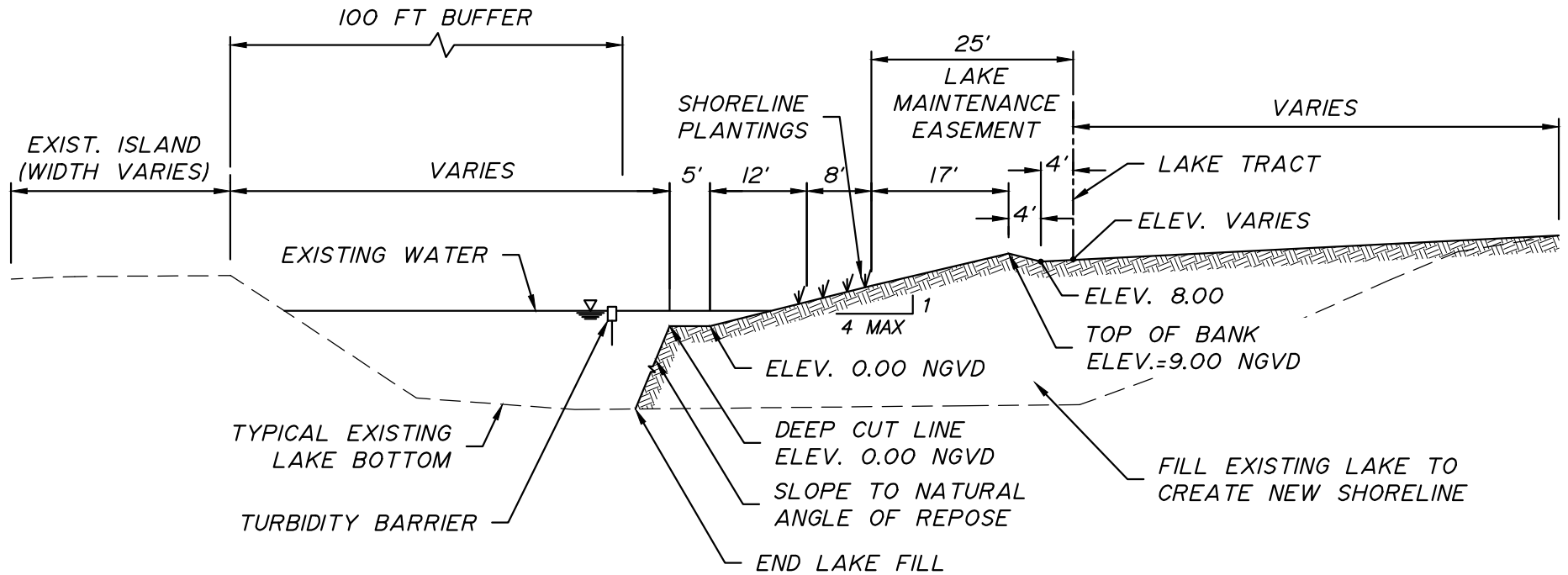


**SECTION 2 (LITTORAL SHELF)**

SCALE: 1"=20'

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PROCESS NO.: Z21-031  
DATE: JUL 8 2025  
BY: GONGOL

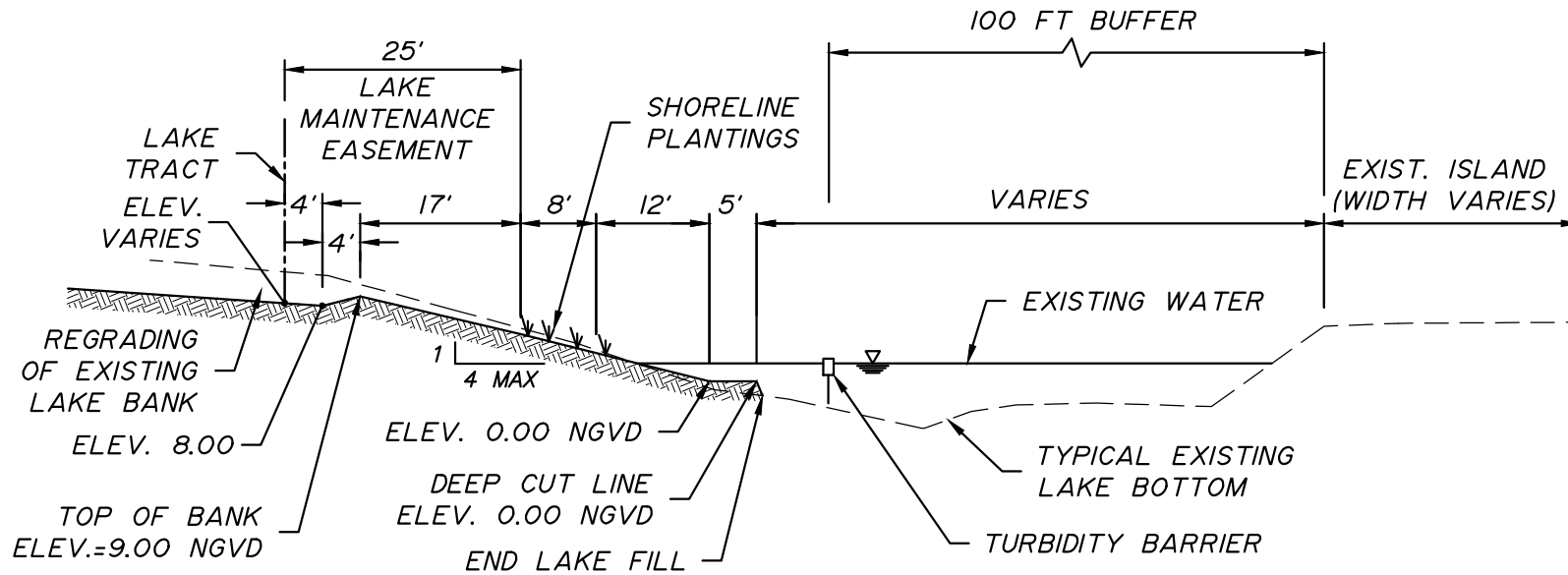


**SECTION 3 - EAST (NEW SHORELINE)**

SCALE: 1"=20'

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MIAMI-DADE COUNTY  
PROCESS NO.: Z21-031  
DATE: JUL 8 2025  
BY: GONGOL



SECTION 3 - WEST (NEW SHORELINE)

SCALE: 1"=20'

To: Martha Garcia Lastre, Senior Manager, DERM Natural Resources Division  
From: Rick Elsner, Kendall Associates I, LLLP  
Subject: Consolidated Memorandum Regarding Proposed Changes to Calusa Lake #2  
Date: September 16, 2025

---

This consolidated memorandum replaces and expands upon the May 1, 2025 memorandum (dated stamped received May 6, 2025 in the Kendall Associates I, LLLP zoning application file number Z2021000031 (the “Zoning Application”)) and the subsequent June 30, 2025 addendum to the memorandum (dated stamped received July 8, 2025 in the Zoning Application file) and describes the proposed changes and enhancements to the lake referenced as Calusa Lake #2 around the rookery island related to Zoning Application.

#### Widen and Deepen the Narrowest Point

Consistent with the Florida Fish and Wildlife Commission Permit LSNR-23-00014 (FWC Permit), the south side of Lake #2 will be reshaped to create a wider deep-water zone between the island and the southern shoreline. Approximately 27 feet south of the island is where the existing lake bottom begins to slope upward, creating a shallow zone. We propose to begin excavation of the lake bottom at that transition point 27 feet south of the island.

To deepen the existing lake, the contractor will have to excavate lime rock. The contractor would propose using a CAT 259 Excavator (or equal) with a rock bucket. This excavator has a 22 foot reach and can dig naturally occurring lime rock.

To create the wider deep-water zone, the contractor would place a turbidity curtain across areas of the lake that will not be disturbed to help minimize turbidity. This curtain would remain until the work has been completed.

Depending on the elevation of the water in Lake #2 at the time of excavation, the contractor may have to push fill from the southern shoreline to create a dry shelf for the excavator to sit on. As the contractor excavates the new bottom of the existing lake southward, the additional fill used to create the dry shelf would be removed. Section 1 on the exhibit below shows the cross-section of the existing lake and the new lake along the southern side of the island.

All material excavated from Lake #2 would be temporarily stockpiled just south of the excavation. The stockpile would be done in compliance with the Department of Regulatory

and Economic Resources Division of Environmental Resources Management (DERM) approval criteria. Once the characterization of the excavated material has been completed, the stockpile would be loaded into end dumps and hauled to other part of the Calusa site.

This work will be conducted during the Non-Nesting Season, therefore there will be no impact on the tricolored heron. Because this excavation will begin 27 feet from the island, the stability of the existing island will not be jeopardized.

### Create Littoral Shelves and Filling Portions of Lake #2

Consistent with the Florida Fish and Wildlife Commission Permit LSNR-23-00014, existing Lake #2 will be reshaped to create littoral shelves and a new shoreline primarily on the east and north sides of the existing lake, the areas furthest from the active rookery portion of the island. This work will be conducted during the Non-Nesting Season.

To create littoral shelves and a new shoreline, the contractor would place a turbidity curtain across areas of the lake that will not be disturbed to help minimize turbidity. This curtain would remain until the work has been completed.

Fill material needed to create littoral shelves, and a new shoreline would be generated from excavating the new lakes proposed on site. After verifying the excavated fill material is clean, it will be delivered to Lake #2 and stockpiled along the existing shoreline. A CAT D-6 dozer would push the stockpiled fill into the existing lake. This operation would continue until the littoral shelves and new shoreline were created. The final step would be to use a CAT excavator to establish the lake slopes pursuant to the approved cross section. We estimate approximately 60,000 cubic yards of fill will be required to complete this work.

When all the development work associated with Calusa has been completed, Lake #2 will be interconnected with all other onsite lakes by underground drainage pipes. This will allow consistent water levels and circulation of water throughout the Calusa lake system.

Section 2 on the exhibit below shows the cross-section of the existing lake and the constructed littoral shelf. Section 3 on the exhibit below is a cross-section of the existing lake with the new shoreline.

### Lake Aeration

Aeration will be added to the lake surrounding the rookery outside of the 100 foot setback as described in the FWC Permit. This will add oxygen to the lake and help circulate the existing stagnant water around the island. A few benefits of aeration are:

1. Improves Water Quality – Aeration oxygenates the lake and reduces carbon dioxide. It also allows the aerobic bacteria to break down organic waste and reduces the amount of nutrient fueled algae that exists in the lake today.
2. Improves Fish Life – Because of the increased amount of dissolved oxygen in the water, conditions will be greatly improved in the lake for fish to thrive.
3. Littoral Shelves – Aeration promotes healthier aquatic plants by distributing oxygen throughout the lake and reducing algae blooms that are harmful to the ecosystem.

#### Funding Maintenance of Lakes and Improvements

The developer will fund maintenance of lakes, including the littoral shelves and other common area improvements until such responsibilities are turned over to the homeowners' association. The association will be obligated to continue to fund maintenance consistent with the Planned Area Development Agreement proffered as part of the zoning hearing application, which obligates us to maintain and fund "common open space..., the lakes, maintenance areas..." This obligation can also be documented through the lake excavation permit.

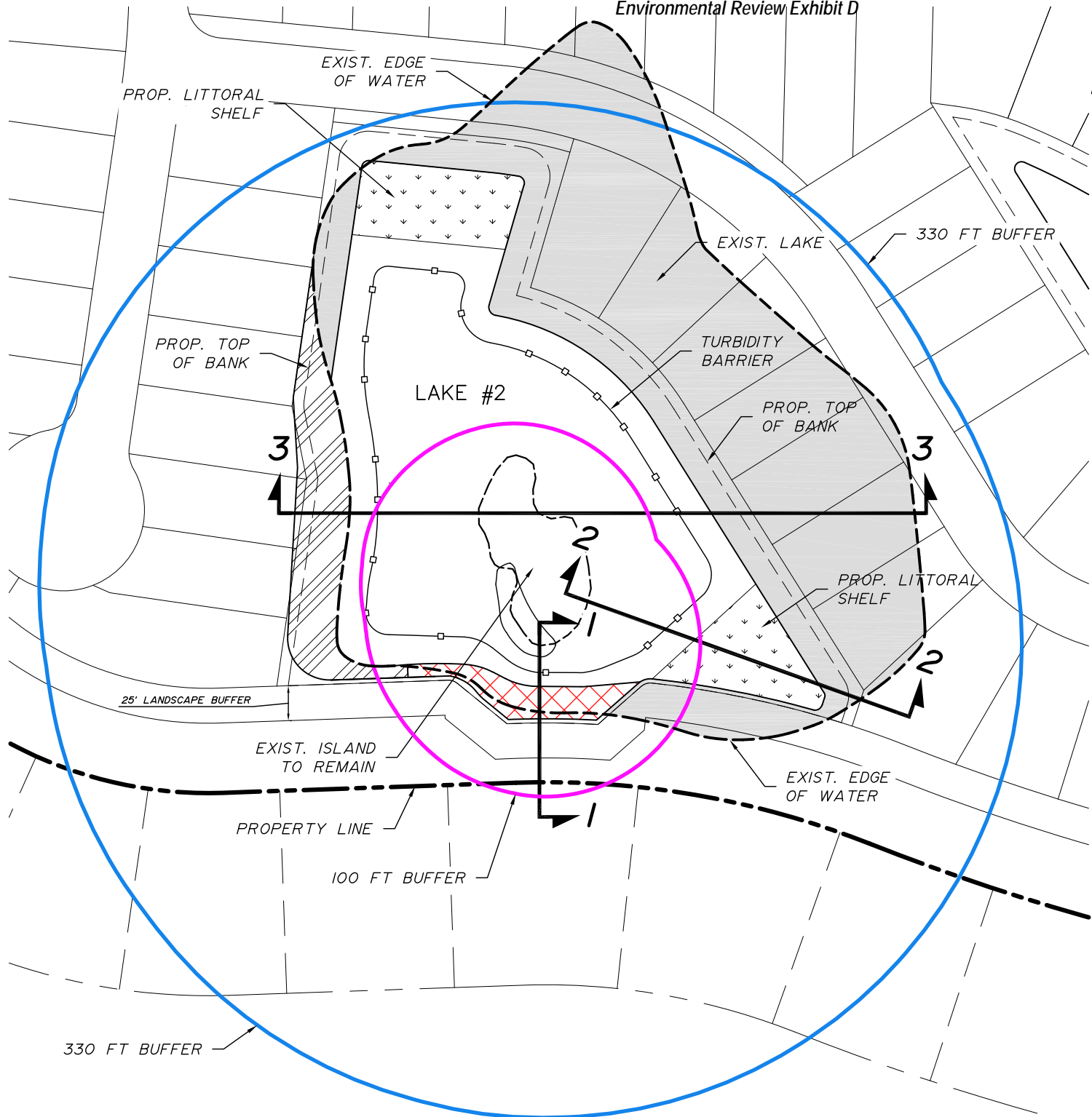
Maintenance of the lakes will include:

- All maintenance will be in accordance with all Local, State and Federal Agencies having jurisdiction over this work.
- Aquatic growth management – control of invasive emergent vegetation.
- Shoreline Maintenance – Control the growth of exotic vegetation (e.g. torpedo grass) along the lake edge and maintain the native shoreline plantings.
- Littoral Shelves – Nuisance/invasive exotic species (e.g., cattails) will be removed.
- General Maintenance - Removal of any trash or foreign materials in and around the lake.
- Algae Control – Treatment of algae blooms to avoid ecologic disruption within the lake.




Lake maintenance in Lake #2 will only be completed in non-nesting season. All other lakes will be maintained all year long.



1" = 100'



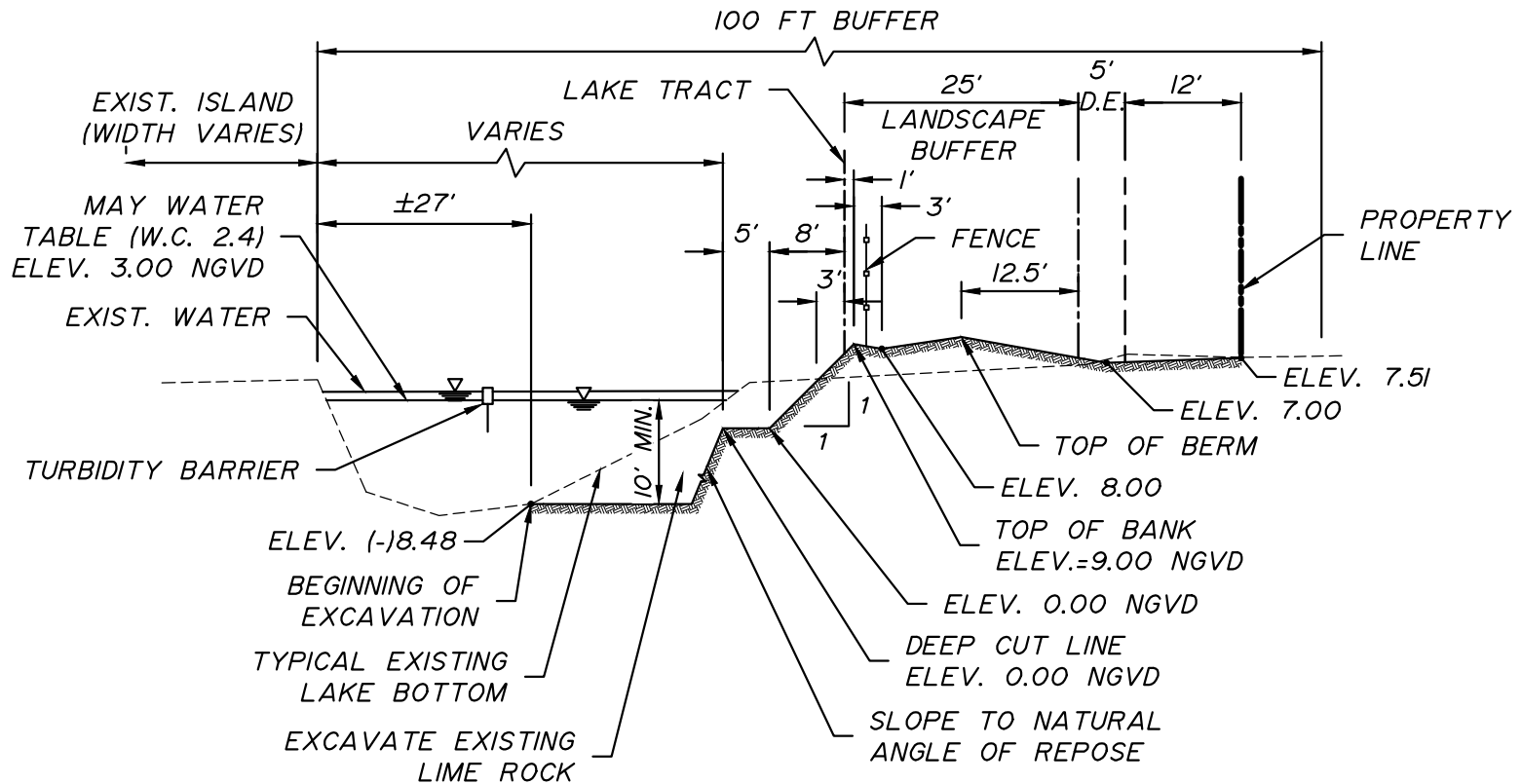
**LEGEND**

-  PROP. LAKE EXCAVATION
-  EXIST. LAKE TO BE FILLED
-  REGRADING OF EXISTING LAKE BANK

**NOTES:**

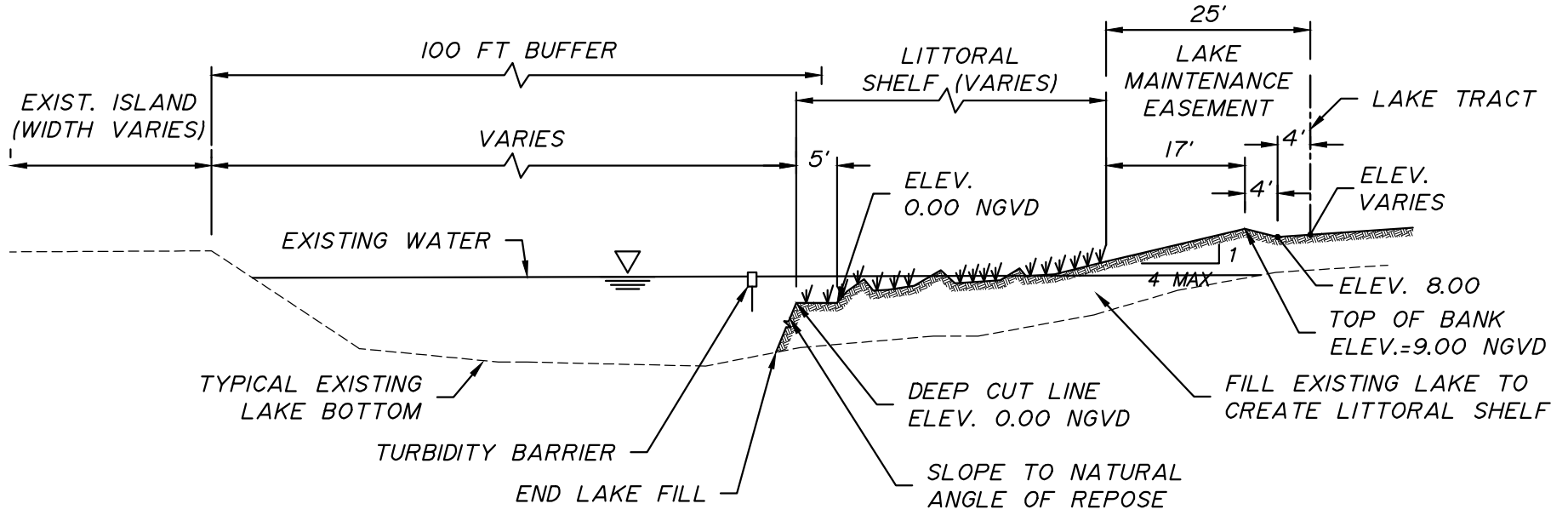
CONSTRUCTION MEASURES TO LIMIT IMPACTS INCLUDE:

- PERFORMING NO CONSTRUCTION ON THE 16 HOME SITES WITHIN A 330' CONTOUR LINE AROUND THE NESTING AREA DURING NESTING SEASON, AND
- LIMITING CONSTRUCTION ACTIVITIES TO THE HOURS OF 8 AM TO 6 PM.



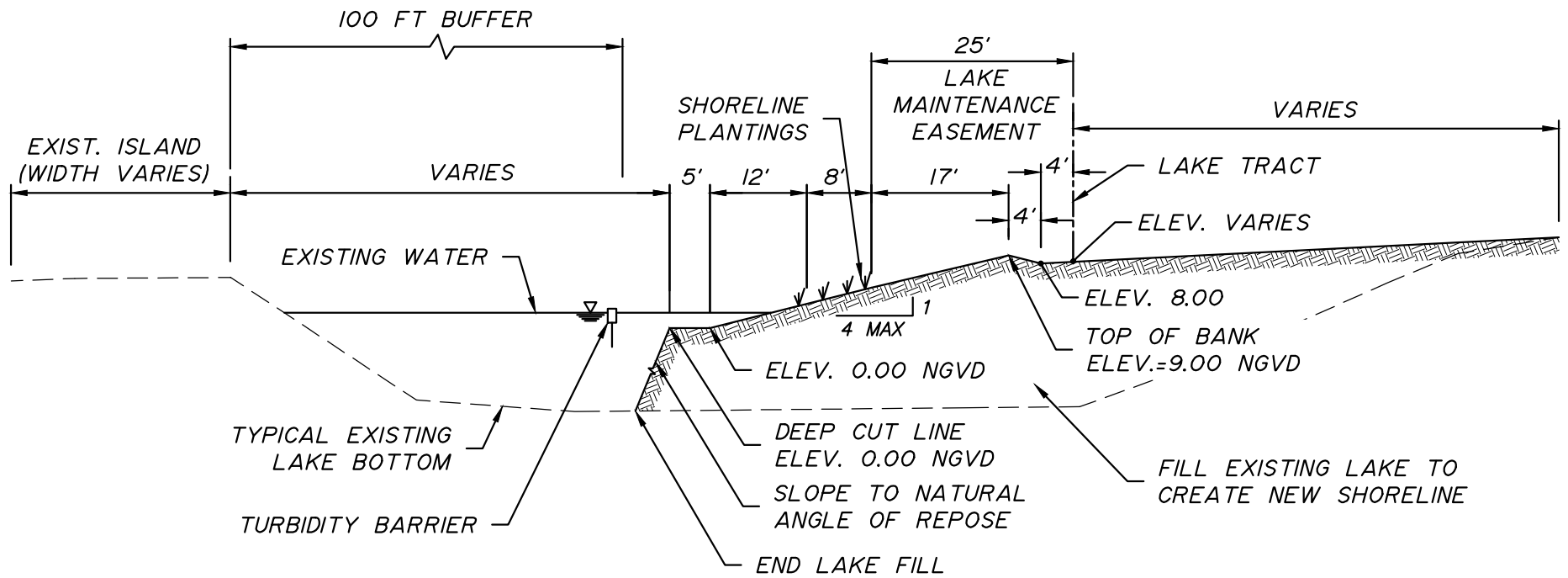
**SECTION 1 (SOUTH SIDE)**

SCALE: 1"=20'



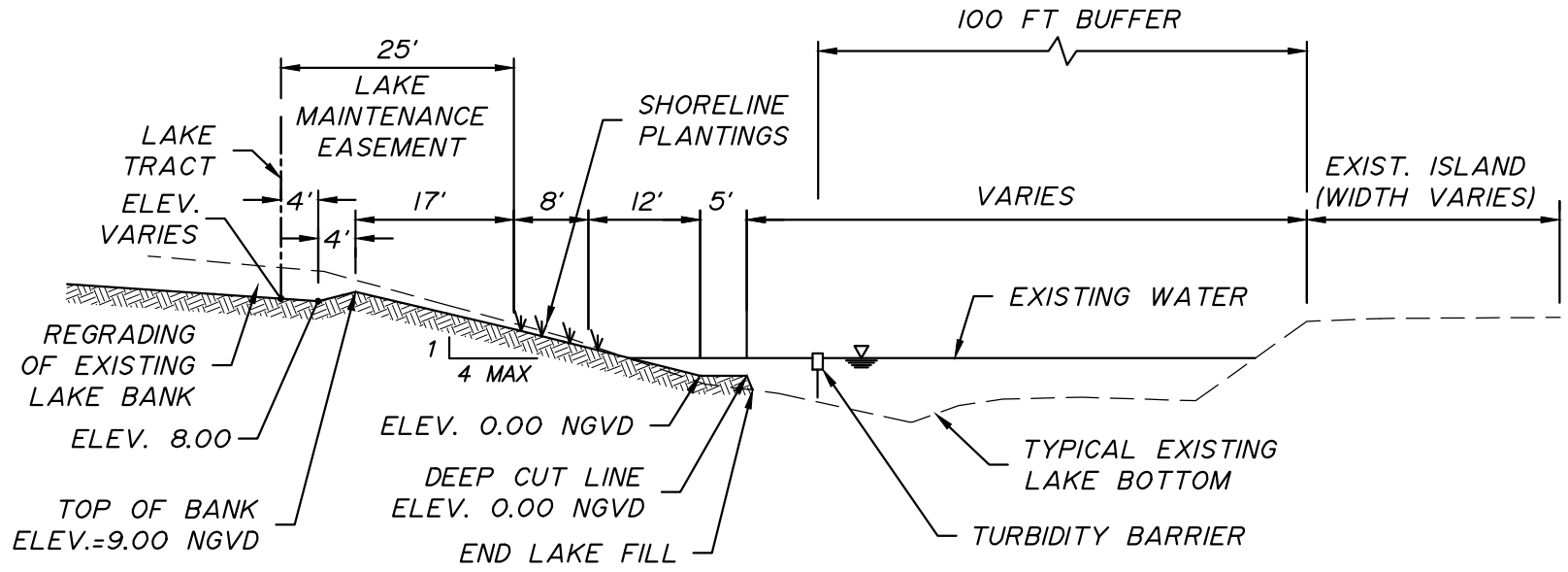
**SECTION 2 (LITTORAL SHELF)**

SCALE: 1"=20'



**SECTION 3 - EAST (NEW SHORELINE)**

SCALE: 1"=20'



**SECTION 3 - WEST (NEW SHORELINE)**

SCALE: 1"=20'

# Memorandum



**Date:** January 7, 2026

**To:** Eric Silva, AICP, Assistant Director  
Development Services Division  
Department of Regulatory and Economic Resources (RER)

**Through:** James B. Ferguson, P.E.  
Assistant Director  
Water and Sewer Department (WASD)

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

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

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this Zoning Application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

At the time of development, the applicant is advised to consult with the project's engineer and WASD's Plans Review staff to finalize points of connection and capacity approval. A WASD Agreement and/or Verification form will be required.

Application Name: Kendall Associates I, LLP

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

Proposed Development: The Applicant is requesting a district boundary change to rezone the property, including the Frontage property, to Planned Area Development (PAD), along with certain incorporated non-use variances. The proposed development consists of a residential community of 540 detached single-family residences (SFR), which includes a Clubhouse only for the strict use of the SFR and a Guardhouse. As per Applicant's Representative Mr. Brian S. Adler's email dated 05/27/2025, there will be 300 units between 3,001 - 5,000 sq. ft., and 240 units under 3,001 sq. ft.

The estimated total water demand for the proposed project will be 143,460 gallons per day (gpd).

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

On August 15, 2025, WASD Agreement No. 31022a was offered for the subject site, with approved points of connection (POC # 8) dated July 21, 2025. However, said Agreement has expired. The applicant must contact WASD's New Business office to re-activate the WASD Agreement.

Per said POC, the developer may connect to an existing 8-inch water main (EU536-1) in East Calusa Club Drive at SW 97<sup>th</sup> Street and extend the same 8-inch water main in an easement or dedicated Public Right of Way (R/W) within the property as required to provide service to all lots in this project, interconnecting to an existing 8-inch water main (E11993-1), located at the southern end of Calusa Club Drive (SW 130<sup>th</sup> Avenue).

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

The first POC will be an existing 8-inch water main (EU536-1) in SW 97<sup>th</sup> Street and East Calusa Club Drive and the second point will be an existing 8-inch water main (E11993-1), located at the southern end of North Calusa Club Drive (SW 130<sup>th</sup> Avenue). Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is re-offered.

A Water Supply Certification (WSC) letter was issued on August 15, 2025, through expired WASD Agreement No. 31022a. Said Certification will be re-issued at the time WASD Agreement No. 31022a is re-activated. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

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

Per said POC, a new Public Pump Station will be required. Connect to an existing 16-inch force main (PCTS 10055, As-built ES6746-21) in SW 127<sup>th</sup> Avenue and SW 97<sup>th</sup> Street and extend an 8-inch force main westerly in SW 97<sup>th</sup> Street to the eastern boundary of the property, and then, westerly in dedicated

public R/W or WASD easement within the property, to a point as required to provide service to the proposed Public Pump Station.

Please be advised that the new Public Pump Station site dimensions must be 45 ft X 65 ft, shall be deeded to the WASD, and must be shown on the plat without the encroachment of any other utility easements, having direct access to either a dedicated public R/W or to an ingress-egress paved access and utility easement with a minimum width of 20 feet.

Additionally, the developer shall connect to the aforementioned proposed Public Pump Station and extend 8-inch minimum gravity sewer mains AT FULL DEPTH in public R/W as required to provide service to all of the properties within the proposed development. Final points of connections and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement is re-offered.

If Unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

Note to the Developer:

1. The Developer of this project shall coordinate and cooperate on water and sewer interconnections, construction sequence, and schedule with other development projects that are in the vicinity either downstream or upstream with regard to obtaining approval and permits from WASD and other regulatory governmental agencies to avoid conflict with utility plans.
2. If a vicinity development has a water and/or sewer construction permit but has not started construction and another developer would like to take over the other development scope of water and/or sewer work, then the developers shall coordinate to withdraw the existing permit prior to the other developer submitting plans to WASD and other regulatory governmental agencies for review.

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

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

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

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

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

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

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

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

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or [mavald@miamidade.gov](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Pedro P. Vera Carballes at (786) 552-8144 or [pedro.veracarballes@miamidade.gov](mailto:pedro.veracarballes@miamidade.gov).

# Memorandum



**Date:** January 7, 2026  
**To:** Eric Silva, AICP, Assistant Director  
Regulatory and Economic Resource Department  
**From:** Raul A. Pino, PLS, Division Chief  
Regulatory and Economic Resource Department  
**Subject:** DIC 21-031  
Name: Kendall Associates I, LLLP  
Section 02 Township 54 South Range 40 East

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I. PROJECT LOCATION:

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

II. APPLICATION REQUEST:

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

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

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

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

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

508 PM Peak Hour trips are generated by the proposed 540 single family residences.

B. Cardinal Distribution

|       |      |      |      |
|-------|------|------|------|
| North | 29 % | East | 36 % |
| South | 19 % | West | 16 % |

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

**Station F 0060** located on SW 88 Street east of SW 134 Court, has a maximum LOS "EE" of **8,652** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **4,827** vehicles and **3** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 0060** with its PHP and assigned vehicles is at LOS "C". The **16** vehicle trips generated by this development when combined with the **4,827** and those previously approved through Development Orders, **16**, equal **4,846** and will cause this segment to remain at LOS "C" whose range is up to 7,090.

**Station 9782** located on SW 127 Avenue south of SW 88 Street, has a maximum LOS "D" of **3,222** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,471** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9782** with its PHP and assigned vehicles is at LOS "C". The **261** vehicle trips generated by this development when combined with the **1,471** and those previously approved through Development Orders, **0**, equal **1,732** and will cause this segment to remain at LOS "C" whose range is up to 3,078.

**Station F 0062** located on SW 88 Street east of SW 127 Avenue, has a maximum LOS "EE" of **8,652** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **5,981** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 0062** with its PHP and assigned vehicles is at LOS "C". The **40** vehicle trips generated by this development when combined with the **5,981** and those previously approved through Development Orders, **0**, equal **6,021** and will cause this segment to remain at LOS "C" whose range is up to 7,090.

**Station 9718** located on SW 104 Street west of HEFT, has a maximum LOS "EE" of **5,821** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **4,123** vehicles and **4** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9718** with its PHP and assigned vehicles is at LOS "C". The **83** vehicle trips generated by this development when combined with the **4,123** and those previously approved through Development Orders, **4**, equal **4,210** and will cause this segment to remain at LOS "C" whose range is up to 4,725.

**Station 9784** located on SW 127 Avenue south of SW 104 Street, has a maximum LOS "D" of **3,222** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,101** vehicles and **111** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9784** with its PHP and assigned vehicles is at LOS "C". The **48** vehicle trips generated by this development when combined with the **1,101** and those previously approved through Development Orders, **111**, equal **1,260** and will cause this segment to remain at LOS "C" whose range is up to 3,078.

**Station 9720** located on SW 104 Street west of SW 127 Avenue, has a maximum LOS “**EE**” of **5,821** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3,179** vehicles and **56** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9720** with its PHP and assigned vehicles is at LOS “**C**”. The **30** vehicle trips generated by this development when combined with the **3,179** and those previously approved through Development Orders, **56**, equal **3,265** and will cause this segment to remain at LOS “**C**” whose range is up to 4,725.

**Station F 2519** located on SW 137 Avenue south of SW 104 Street, has a maximum LOS “**E**” of **5,390** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,572** vehicles and **164** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 2519** with its PHP and assigned vehicles is at LOS “**C**”. The **10** vehicle trips generated by this development when combined with the **2,572** and those previously approved through Development Orders, **164**, equal **2,746** and will cause this segment to remain at LOS “**C**” whose range is up to 5,250.

**Station F 2520** located on SW 137 Avenue south of SW 88 Street, has a maximum LOS “**E**” of **5,390** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,541** vehicles and **330** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 2520** with its PHP and assigned vehicles is at LOS “**C**”. The **20** vehicle trips generated by this development when combined with the **2,541** and those previously approved through Development Orders, **330**, equal **2,891** and will cause this segment to remain at LOS “**C**” whose range is up to 5,250.

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

## VII. SITE PLAN CRITIQUE:

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

VIII. STANDARD CONDITIONS:

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

# Memorandum



**Date:** December 12, 2025

**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources

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

**Subject:** Z2021000031

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The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded in “EnerGov” on 11/26/2024.

MDFR’s review of this application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building’s design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)  
Florida Administrative Code 69A  
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))  
Applicable adopted NFPA Standards  
County Code Chapter 14

For additional information, please contact [acuello@miamidade.gov](mailto:acuello@miamidade.gov) or call 305-775-3357.

# Memorandum



**DATE:** Friday, January 16, 2026

**TO:** Eric Silva, AICP  
Assistant Director, Zoning Division  
Department of Regulatory and Economic Resources (RER)

**FROM:** Francisco Arbelaez, AICP  
Principal Planner – Transportation Planning and Policy Division  
Department of Transportation and Public Works (DTPW)

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

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**Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division have reviewed the above referenced application and have no objections to this application, subject to the following conditions and recommendations. If site plan modifications are needed it is the applicant’s responsibility to do so under the corresponding RER process.**

**Project Location:**

The property is located at 9400 SW 130 Avenue and 981 East Calusa Club Drive. The subject property is in Miami-Dade County, Florida, and is located within the Urban Development Boundary.

**CONDITIONS/RECOMMENDATIONS:**

**I. Transportation Planning and Policy Division:**

The subject property is served by Metrobus 88 at an eastbound bus stop located approximately 0.52 miles away (10-minute walk) along SW 88th Street at SW 133rd Avenue. Also, at approximately 0.5 miles away (10-minute walk), the proposed development site has access to a Miami-Dade Transit Park and ride facility at the Southwest Corner of SW 127th Avenue and SW 88th Street which also provides access to Metrobus Route 88. The property is also served by Metrobus 104 at a westbound bus stop located approximately 0.68 mile away (13-minute walk) along SW 104th Street at SW 127th Avenue. The subject property is served by Metrobus 137 at a bus stop located approximately 1.10 miles away (22-minute walk) along SW 137th Avenue at SW 88th.

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

| Route | Service Headways (in minutes) |                   |                      |           |          |        | Type of Service |
|-------|-------------------------------|-------------------|----------------------|-----------|----------|--------|-----------------|
|       | Weekday                       |                   |                      |           |          |        |                 |
|       | Peak (AM/PM)                  | Off-Peak (midday) | Evenings (after 8pm) | Overnight | Saturday | Sunday |                 |
| 88    | 30                            | 30                | 60                   | N/A       | 30       | 30     | L/F             |
| 104   | 30                            | 30                | 30                   | N/A       | 30       | 30     | L/F             |
| 137   | 30                            | 60                | 60                   | N/A       | 30       | 30     | L               |

Notes: L means Metrobus local route service  
 F means Metrobus feeder service to Metrorail or Tri-Rail

DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. Incorporate pedestrian accessibility into residential neighborhood design to enable safe pedestrian access to neighboring properties, adjacent transit stops, and planned future rapid transit stations. Upon DTPW’s review for mass transit concurrency, the application is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A.

**A. Conditions**

1. The Transportation Planning and Policy Division has no objections to the district boundary change.

**Please contact Francisco Arbelaez, AICP at [Francisco.Arbelaez@miamidade.gov](mailto:Francisco.Arbelaez@miamidade.gov) if you have any questions on the condition above.**

**II. Traffic Engineering Division:**

**A. Conditions**

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

- Based on revised site plan (Sheet SP11), 55’ distance is provided between the gate and property line for the secondary entrance (Resident’s only). However, the turnaround area needs to be in public right-of-way or have perpetual public access as required by RER
- Please include the pedestrian (10x10) triangles on the site plan for all exit-driveways. Also, include both the pedestrian and vehicular sight triangles on the landscape plans for all exit-driveways.
- A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan.
- A traffic study shall be submitted to evaluate the need for, and to identify any required, traffic calming improvements along Calusa Club Drive.

- The traffic study must address and evaluate the operation of the existing exit connection for the frontage road on SW 127 Avenue in consideration of the proposed signalized intersection at SW 127 Avenue and SW 97 Street.

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

- Extend the existing northbound turning lanes at the intersection of SW 88 Street and SW 133 Avenue.
- Construct a turbo lane on the eastbound approach of the intersection of SW 104 Street and SW 132 Avenue.
- Extend the existing eastbound left-turn lane at the intersection of SW 104 Street and SW 127 Avenue.
- Extend the existing eastbound left-turn lane at the intersection of SW 104 Street and SW 122 Avenue.
- Install a traffic signal at the intersection of SW 97 Street and SW 127 Avenue.
- Contribute towards an adaptive signal program for SW 104 Street between SW 137 Avenue and SW 127 Avenue once MDC implements this system.
- Perform signal timing adjustments as per the traffic study at the intersections of SW 88 Street with SW 122 Avenue and SW 127 Avenue, SW 96 Street with SW 137 Avenue and SW 127 Avenue, SW 104 Street with SW 132 Avenue, SW 127 Avenue and SW 122 Avenue.
- Any traffic calming improvements warranted by the abovementioned study shall be constructed prior to the issuance of the 31<sup>st</sup> TCU/TCO, whichever occurs first.
- Following the installation and construction required by the conditions in this memorandum, Developer must 1) repair (or repave, if deemed necessary via a DTPW inspection) any portions of Calusa Club Drive and 2) repair any sidewalks damaged from the construction of the required improvements outlined above.

**If you have any questions concerning the overall review comments, or wish to discuss this matter further, please contact Francisco Arbelaez at (786) 469-5310.**

c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW  
Paola Baez, P.E., Chief, Transportation Planning and Policy, DTPW  
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW  
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW



# Concurrency Management System (CMS)

Miami-Dade County Public Schools

## Miami-Dade County Public Schools

### Concurrency Management System Preliminary Concurrency Analysis

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

**PH3025041500201**  
**4/15/2025 4:13:15 PM**  
**Public Hearing**

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

**Miami-Dade**  
**Z2021000031rev**  
**Land Use**

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

**Kendall Associates T, LLLP, ET AL**  
**9400 SW 130 Avenue, 9800 & 9810 E Calusa Club Dr**  
**3059020000010**  
**3059020020360, 3059020020350,**

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

**550**  
**550**  
**0**  
**0**

| CONCURRENCY SERVICE AREA SCHOOLS                                                                   |                     |                        |                |             |         |             |
|----------------------------------------------------------------------------------------------------|---------------------|------------------------|----------------|-------------|---------|-------------|
| CSA Id                                                                                             | Facility Name       | Net Available Capacity | Seats Required | Seats Taken | LOS Met | Source Type |
| 671                                                                                                | CALUSA ELEMENTARY   | 97                     | 82             | 82          | YES     | Current CSA |
| 6021                                                                                               | ARVIDA MIDDLE       | 142                    | 45             | 45          | YES     | Current CSA |
| 7531                                                                                               | MIAMI SUNSET SENIOR | 732                    | 56             | 56          | YES     | Current CSA |
| ADJACENT SERVICE AREA SCHOOLS                                                                      |                     |                        |                |             |         |             |
| *An Impact reduction of <b>33.68%</b> included for charter and magnet schools (Schools of Choice). |                     |                        |                |             |         |             |

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

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

# Memorandum



**Date:** January 12, 2026

**To:** Eric Silva, Assistant Director  
Development Services Division  
Regulatory and Economic Resources Department (RER)

**From:** Alejandro Zizold, Chief of Planning, Research and Grants *Alejandro Zizold*  
Planning, Design and Construction Excellence Division  
Parks, Recreation and Open Spaces Department (PROS)

**Subject:** Z2021000031 – Calusa (Pre-application: Z2020P00230 and Associated Application: Z2017000338) V6 Analysis

**Applicant Name:** Kendall Associates I, LLLP.

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

**Proposed Development:** The applicant seeks a district boundary change from GU and EU-M to Planned Area of Development (PAD) for the development of 540 single family detached homes, a buffer area surrounding the Ring Lot Homes, 5-acre private recreation pod, and eleven lakes.

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

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

| NAME                                | ADDRESS                           | CLASS             | TOTAL ACRE | TYPE  |
|-------------------------------------|-----------------------------------|-------------------|------------|-------|
| Arvida Park                         | 12830 SW 108 <sup>th</sup> Street | Neighborhood Park | 7.55       | Local |
| Bent Tree Park                      | 13850 SW 47 <sup>th</sup> Street  | Neighborhood Park | 5.68       | Local |
| Bird Lakes Park                     | 14365 SW 48 <sup>th</sup> Lane    | Community Park    | 8.86       | Local |
| Calusa Club Estates Park            | 13464 SW 96 <sup>th</sup> Street  | Neighborhood Park | 6.99       | Local |
| Deerwood BonitaLakes Park           | 14445 SW 122 <sup>nd</sup> Avenue | Community Park    | 11.03      | Local |
| Devon Aire Park                     | 10400 SW 122 <sup>nd</sup> Avenue | Community Park    | 12.43      | Local |
| Forest Lakes Park                   | 16351 SW 99 <sup>th</sup> Street  | Neighborhood Park | 5.67       | Local |
| Hammocks Community Park             | 9885 Hammocks Boulevard           | Community Park    | 21.51      | Local |
| Kendale Lakes Park                  | 7850 SW 142 <sup>nd</sup> Avenue  | Community Park    | 15.53      | Local |
| Kendale Lakes SP Tax Dist Lot 38    | 7421 SW 142 <sup>nd</sup> Avenue  | Mini-Park         | 0.44       | Local |
| Kendale Lakes SP Tax Dist Tract A3a | 8211 SW 142 <sup>nd</sup> Avenue  | Mini-Park         | 0.46       | Local |
| Kendale Park                        | 9250 Kendale Boulevard            | Neighborhood Park | 3.86       | Local |
| Kendall Green Park                  | 14975 SW 80 <sup>th</sup> Street  | Neighborhood Park | 25.89      | Local |

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

**Impact and Demand:** This proposed development includes 540 single family detached residential dwelling units which would generate a residential population of 1,760 resulting in an impact of 4.84 acres of local parkland when analyzed using Miami-Dade County's Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's Level of Service standard for the provision of local recreation open space. As shown in Table A, there are several Miami-Dade County-provided local recreation open space sites consisting of 5 acres or larger within a 3-mile radius from the application area. The site is in Park Benefit District 2 (PBD 2) which has a surplus of 346.01 acres of local parkland and therefore the project meets concurrency when analyzed in terms of Miami-Dade County's minimum Level of Service standard for the provision of recreation open space. Although there is a surplus of parkland in the overall park benefit district, there is a need for local parkland proximate to the proposed development. A public park conveyance as part of this project will serve residents of the development, as well as nearby existing residents.

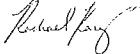
The proposed West Kendall Trail and proposed Kendall Indian Hammocks - Soccer Park Link are approximately 0.5 miles from the application site. The proposed West Kendall Trail will allow users to ride along SW 88<sup>th</sup> Street for 10.6 miles before connecting to the recently constructed Krome Path. The proposed Kendall Indian Hammocks - Soccer Park Link is a 3.5 mile path which will connect users to the Kendall Indian Hammocks Soccer Park.

**Recommendation:** PROS recommends the following:

- PROS recommends the developer continues coordination and works with the department to allocate impact fees generated by this project for improvement to the Kendall Indian Hammocks Trail and the West Kendall Trail.
- Given the proposed development's proximity to the proposed West Kendall Trail and proposed Kendall Indian Hammocks - Soccer Park Link, PROS recommends that the applicant provide bicycle parking in highly visible areas to encourage non-motorized mobility for future residents.

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

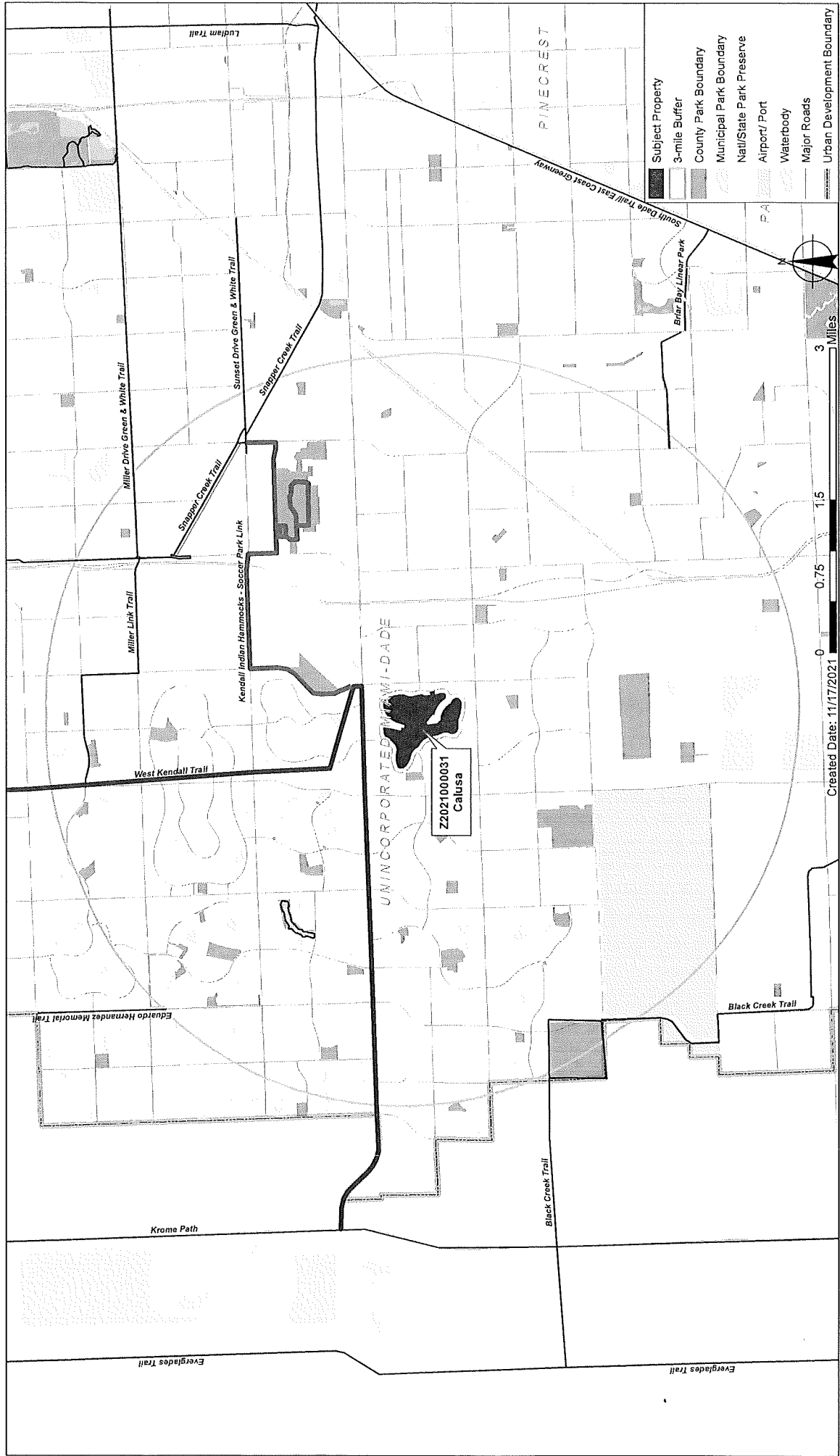
Should you need additional information or clarification on this matter, please contact Irene Cambeyro Gonzalez, Park Planner 2, by email at [irene.cambeyrogonzalez@miamidade.gov](mailto:irene.cambeyrogonzalez@miamidade.gov)

AZ: rk cl 

Attachment

**PARKS, RECREATION  
AND OPEN SPACES**

**Z2021000031  
CALUSA**



Miami-Dade Sheriff's Office  
**Memorandum**



**Date:** January 7, 2026

**To:** Eric Silva, Assistant Director  
Development Services Division  
Department of Regulatory and Economic Resources

**From:** Rosie Cordero-Stutz, Sheriff  
Miami-Dade Sheriff's Office

**Subject:** Review – Zoning Application – Case: No. Z202100031  
Kendall Associates I, LLLP. (REVISION)

A handwritten signature in blue ink, appearing to read "Rosie Cordero-Stutz", is written over the "From:" field.

**APPLICATION:**

The applicant, Kendall Associates I, LLLP., originally requested a district boundary change to rezone the Property, including the Frontage Property, to Planned Area Development (PAD), along with certain incorporated non-use variances to allow the construction of 540 homes. The units are projected to consist of five bedrooms. The 169.274-acre property is located at 9400 SW 130 Avenue and 9800 and 9810 East Calusa Club Drive in unincorporated, Miami-Dade County, Florida.

**CURRENT POLICE SERVICES:**

The proposed development will be serviced by our Hammocks District located at 10000 SW 142 Avenue, Miami, Florida. At the time of this project request in 2024, the district received 18 zoning applications aimed at expanding residential, commercial, and educational development. Due to the cumulative impact of these projects, including the proposed development, an increase in police services is necessary to maintain adequate public safety coverage.

**APPLICATION REVIEW:**

The Miami-Dade Sheriff's Office (MDSO) has reviewed the proposed development for the subject zoning application. MDSO has no objection to this zoning application based on the information provided, but reserves the right to reassess its determination upon the production of additional information. A review of the application and supporting documents was conducted to assess the impact on MDSO resources in light of the proposed zoning modifications.

Based on current data for police staffing, population, and crime/calls-for-service trends, the projected increase in calls-for-service cannot be supported by current staffing levels at the affected police district. To maintain adequate service, an increase of 15 additional sworn deputies is required, with an estimated cost of \$1,850,025. This estimate may change pending further information from the developer regarding the number and type of dwelling units. Should demand for police services exceed these projections, additional sworn personnel, support staff, and equipment will be required. This concurrency approval is limited to the initial development order. A final concurrency statement will be issued upon completion of final development plans.

Should you require any further assistance, please contact Chief Gina Beato-Dominguez, of our Planning & Special Projects Office, at 305-471-2167, or via e-mail at [gbd@mdso.com](mailto:gbd@mdso.com).

RCS/jhb

# Memorandum



**Date:** December 9, 2025

**To:** Eric Silva, AICP, Assistant Director  
Regulatory and Economic Resources Department

**From:** Aneisha Daniel, PhD, Director *Aneisha Daniel*  
Department of Solid Waste Management

**Subject:** (Z2021-000031) Revised Request V2 UPDATE

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In its prior responses to the previous versions of this application (dated March 2 and April 2, 2021), the Department of Solid Waste Management (DSWM) stated that it had no objections to the proposed application for a district boundary change. The revised application requests a district boundary change to rezone the Property to PAD, along with certain incorporated non-use variances. The proposed development of a single-family detached residential Community would consist of a total of 540 homes, at a density of or 3.190 +/- units per net acre.

This change to include single-family will impact service delivery. Per the code, the residential units planned for development on the property will receive DSWM waste collection service. Twice weekly curbside waste collection, twice per year scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to most residential units in the DSWM solid waste collection service area. Any attached residential units developed as a part of this project could require alternative collection service (such as deletion of the recycling service and provision of dumpster garbage service), depending on the precise configuration and layout of the units.

Also for your information, the DSWM has recently updated it's Concurrency Status Determination. The most recent analysis issued on September 29, 2025, which is valid through September 30, 2026, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

The changes reflected in the latest version of this application has no impact the Department's previous conclusion. **The DSWM continues to have no objections to the proposed application.**

# Memorandum



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**Date:** December 15, 2025

**To:** Eric Silva, Assistant Director for Development Services  
Department of Regulatory and Economic Resources

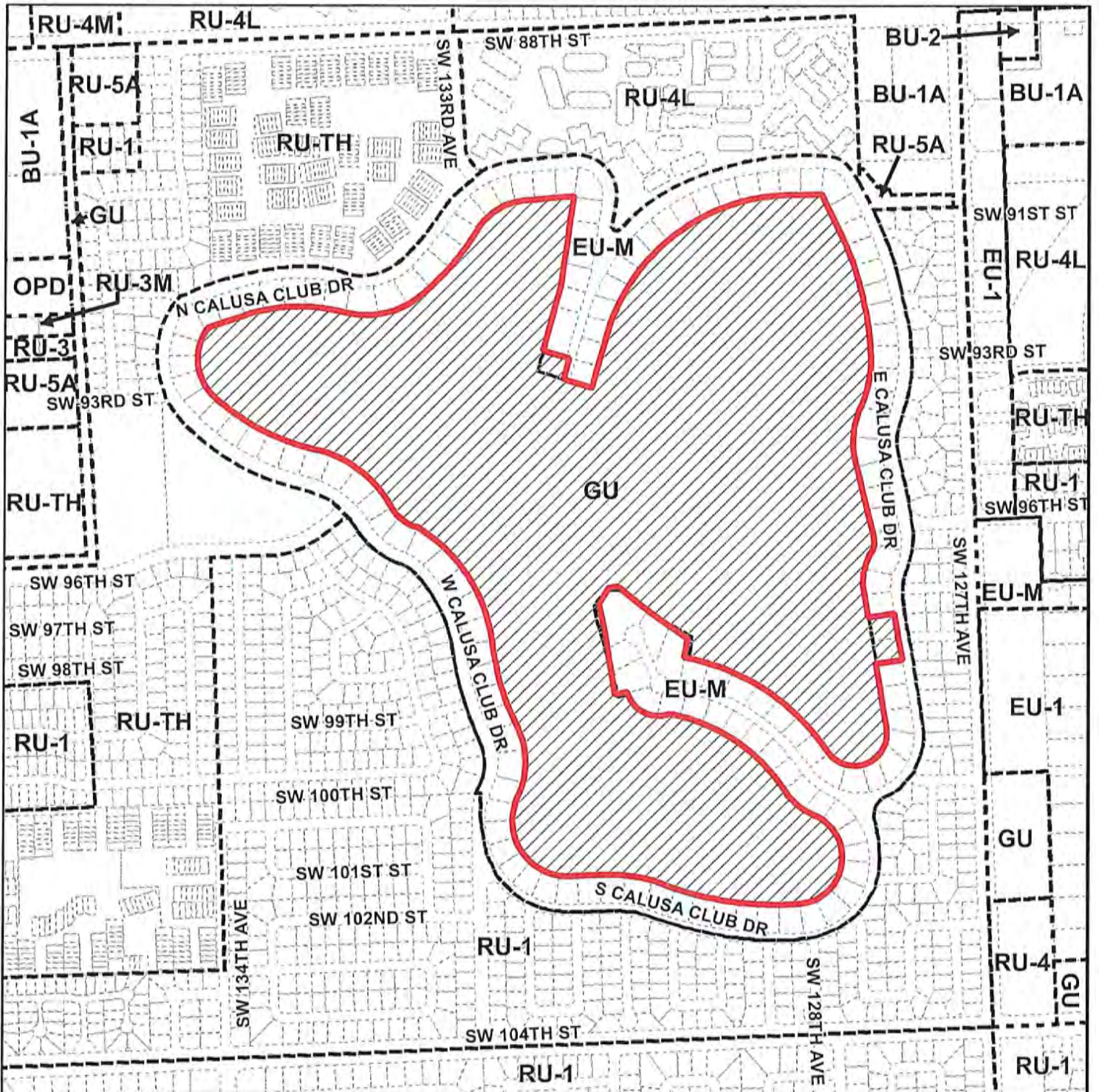
**From:** Sarah Cody, Historic Preservation Chief  
Department of Regulatory and Economic Resources

**Subject:** Zoning Review Z2021 – 000031 Kendall Associates I, LLLP, ET AL

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The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

For any questions, please contact Sarah Cody at (305) 375-4438 or via email at [sarah.cody@miamidade.gov](mailto:sarah.cody@miamidade.gov).





**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2021000031**

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

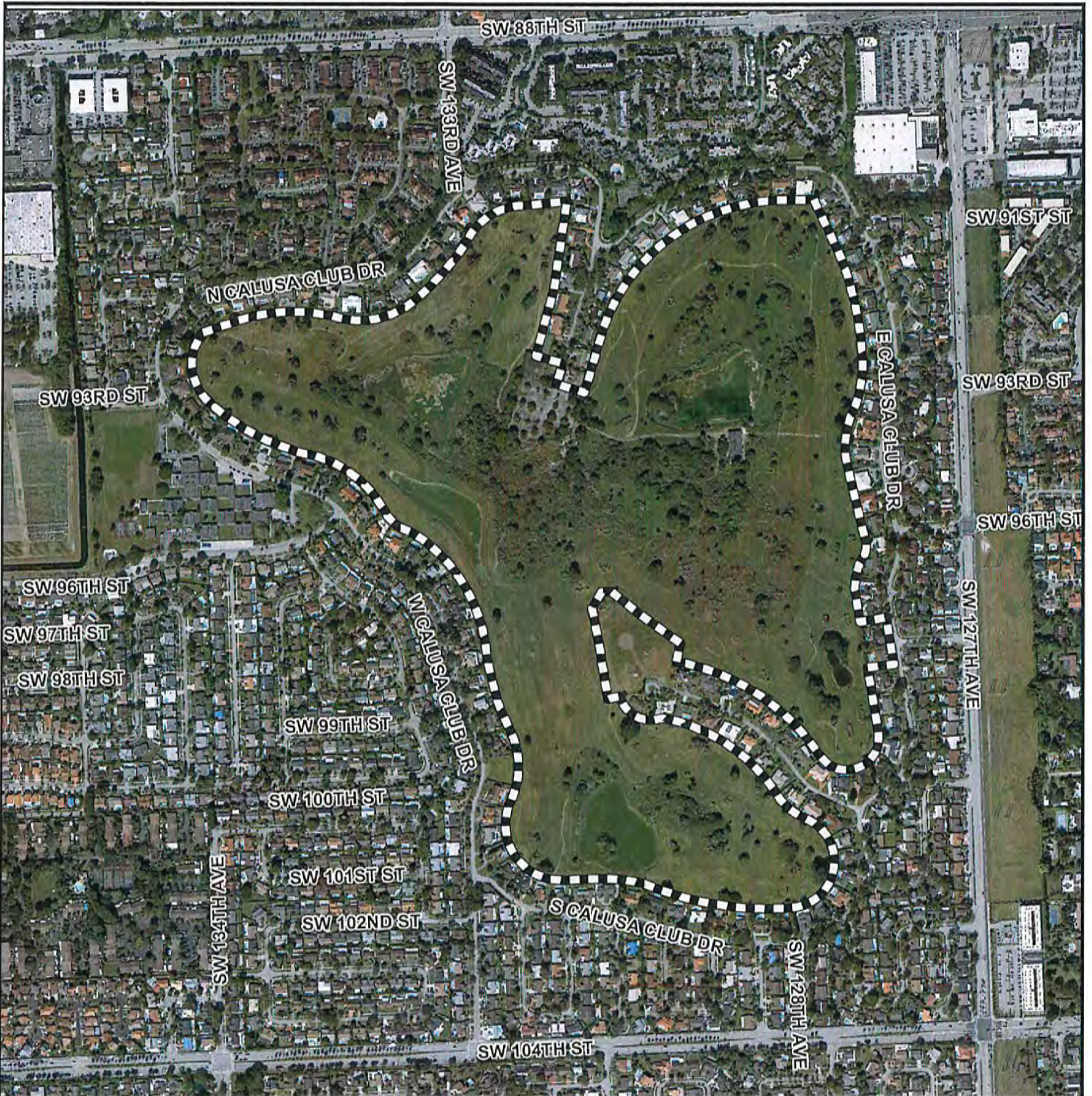
**Legend**

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Wednesday, October 27, 2021

| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2021**

Process Number  
**Z2021000031**

**Legend**  
 Subject Property

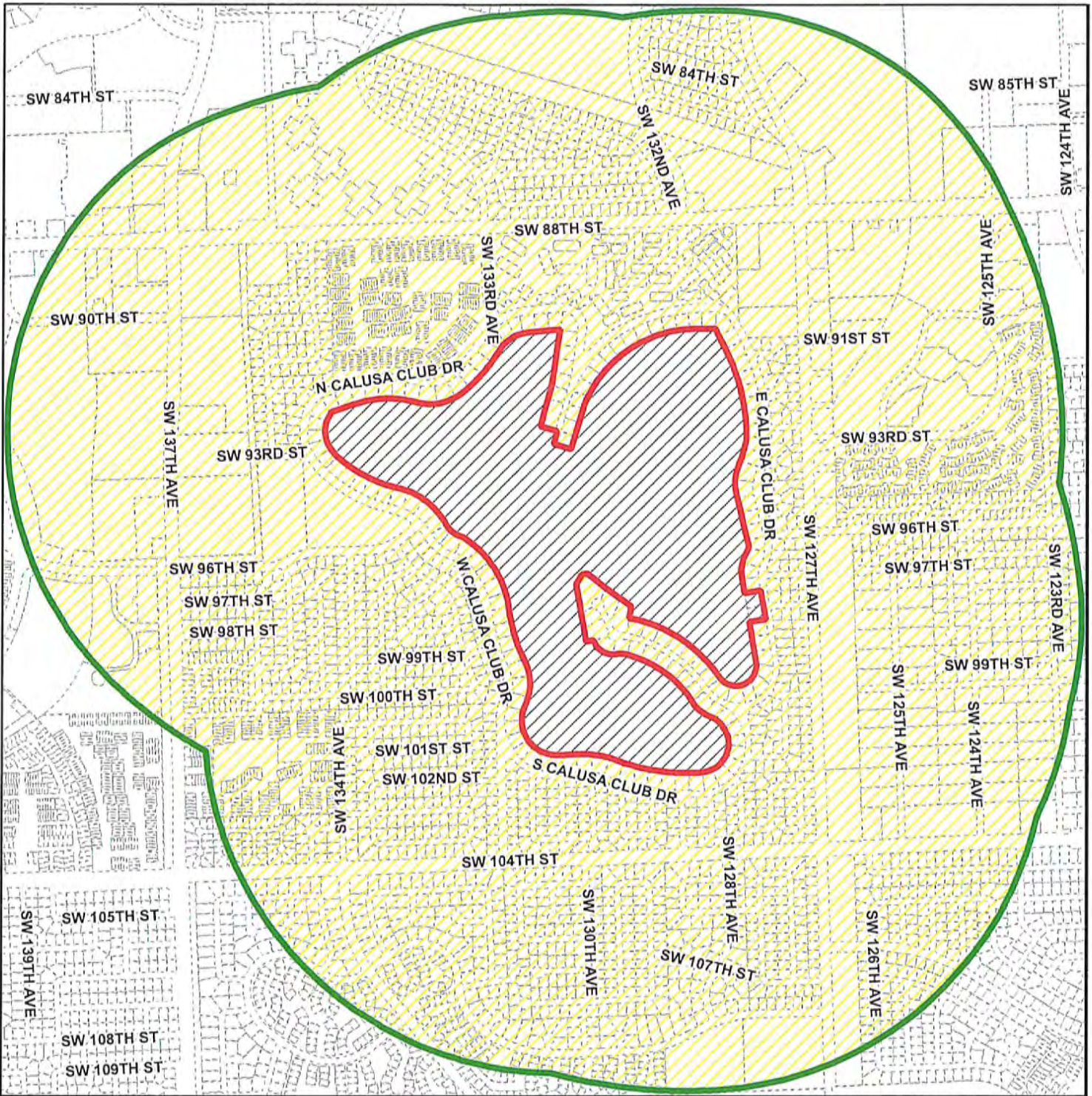


Section: 02 Township: 55 Range: 39  
 Applicant: Kendall Associates I, LLLP, ET AL  
 Zoning Board: Board of County Commissioners  
 Commission District: 7  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Wednesday, October 27, 2021

| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Process Number  
**Z2021000031**  
RADIUS: 2640

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

**Legend**

- Subject Property
- Buffer
- Property Boundaries



SKETCH CREATED ON: Wednesday, October 27, 2021

| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |




**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2021000031**



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

**Legend**

 Subject Property Case



SKETCH CREATED ON: Wednesday, October 27, 2021

| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |

# CALUSA

KENDALL ASSOCIATES I, LLLP

9800 E. CALUSA DRIVE, 9810 E. CALUSA CLUB DRIVE AND 9400 SW 130 AVENUE MIAMI FLORIDA 33186

**DEVELOPMENT TEAM**

**ARCHITECTS**  
 KENDALL ASSOCIATES I, LLLP  
 1000 SAMPSON CORPORATE PARKWAY, SUITE 400  
 SUWANEE, FL 33093

**LANDSCAPE ARCHITECTS**  
 HENRY GENTRY HOBBS  
 2712 N.W. 117th Avenue  
 Fort Lauderdale, FL 33306  
 PH: 561-491-7811

**ASSOCIATE ARCHITECTS**  
 HENRY GENTRY HOBBS GROUP, INC.  
 2712 N.W. 117th Avenue  
 Fort Lauderdale, FL 33306  
 PH: 561-491-7811

**ENGINEERS**  
 SCHWENK-SIMPSON & ASSOCIATES, INC.  
 2712 N.W. 117th Avenue  
 Fort Lauderdale, FL 33306  
 PH: 561-491-7811

**PLANNING**  
 BALLBÉ & ASSOCIATES  
 2717 Northeast 300th Place  
 Fort Lauderdale, Florida 33306  
 PH: 954-491-7811



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

**BALLBÉ & ASSOCIATES**  
 Civil Engineering • Planning • Surveying  
 2717 Northeast 300th Place  
 Fort Lauderdale, Florida 33306  
 Phone: (954) 491-7811  
 Authorization No. EB-26343

## SITE PLAN



THE ENGINEER HAS REVIEWED THE SUBMITTALS AND FINDS THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA ENGINEERING AND SURVEYING BOARD AND THE FLORIDA STATUTES AND RULES GOVERNING THE PRACTICE OF ENGINEERING AND SURVEYING. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SUBMITTALS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SUBMITTALS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.

|                            |                  |                       |            |
|----------------------------|------------------|-----------------------|------------|
| Engineer of Record         | DANIEL M. BALLBÉ | Professional Seal No. | 77318      |
| Registered Engineer Number | 77318            | Date                  | 12/27/2024 |
| Scale of Plans             |                  | Sheet Number          | 201619     |

**INDEX OF SHEETS:**

| DESCRIPTION                                                      | SHEET NO.  |
|------------------------------------------------------------------|------------|
| OVERALL SITE PLAN AND DATA TABLES                                | SP1        |
| SITE DATA TABLES                                                 | SP2        |
| TYPICAL SECTIONS                                                 | SP3        |
| SITE PLAN                                                        | SP4 - SP20 |
| RECREATIONAL POOL PLAN                                           | SP20       |
| MAIN ENTRANCE - DETAIL                                           | SP22       |
| MAIN ENTRY FEATURE - PLAN                                        | SP23       |
| MAIN ENTRY FEATURE - ELEVATION                                   | SP24       |
| RECREATION POOL AND SECONDARY ENTRY SIGN - PLAN AND DETAILS SP25 | SP25       |
| RIGHT-OF-WAY RECREATION WALKWAY - EXHIBIT                        | SP28       |

I HEREBY CERTIFY THAT THE ROSTER FOR THE SUBJECT PROJECT COMPLY WITH ALL OF THE APPLICABLE PORTIONS OF THE MANUAL OF UNIFORM ANNUAL STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS AND THE FLORIDA STATUTES AND RULES GOVERNING THE PRACTICE OF ENGINEERING AND SURVEYING. I ALSO CERTIFY THAT THE SUBMITTALS ARE IN ACCORDANCE WITH THE FLORIDA STATUTES AND RULES GOVERNING THE PRACTICE OF ENGINEERING AND SURVEYING. I AM NOT PROVIDING ANY DESIGN SERVICES FOR THE PROJECT DESCRIBED HEREON.



| SITE DATA TABLE |             |
|-----------------|-------------|
| DATE OF SHEET   | 08/20/24    |
| PROJECT NUMBER  | 221-031     |
| PROJECT NAME    | RESIDENTIAL |
| OWNER           | SEE PLAN    |
| DESIGNED BY     | SEE PLAN    |
| PROJECT NUMBER  | 221-031     |
| DATE            | 08/20/24    |
| SCALE           | AS SHOWN    |
| DATE            | 08/20/24    |
| PROJECT NUMBER  | 221-031     |
| DATE            | 08/20/24    |

| AREA              | ACRES | %      |
|-------------------|-------|--------|
| TOTAL SITE AREA   | 10.00 | 100.00 |
| CONCRETE PAVEMENT | 1.00  | 10.00  |
| ASPHALT PAVEMENT  | 1.00  | 10.00  |
| GRAVEL DRIVEWAYS  | 1.00  | 10.00  |
| LANDSCAPE         | 1.00  | 10.00  |
| UTILITIES         | 1.00  | 10.00  |
| OTHER             | 1.00  | 10.00  |
| TOTAL             | 10.00 | 100.00 |

| NO. | DESCRIPTION       | ACRES | %      |
|-----|-------------------|-------|--------|
| 1   | TOTAL SITE AREA   | 10.00 | 100.00 |
| 2   | CONCRETE PAVEMENT | 1.00  | 10.00  |
| 3   | ASPHALT PAVEMENT  | 1.00  | 10.00  |
| 4   | GRAVEL DRIVEWAYS  | 1.00  | 10.00  |
| 5   | LANDSCAPE         | 1.00  | 10.00  |
| 6   | UTILITIES         | 1.00  | 10.00  |
| 7   | OTHER             | 1.00  | 10.00  |
| 8   | TOTAL             | 10.00 | 100.00 |

**PAVEMENT NOTES:**

- 1) ALL PAVEMENT SHALL BE 18" THICK 1.5" CRACK RESISTANT PORTLAND CEMENT CONCRETE (RCC) WITH 4% FIBER.
- 2) ALL PAVEMENT SHALL BE 18" THICK 1.5" CRACK RESISTANT PORTLAND CEMENT CONCRETE (RCC) WITH 4% FIBER.
- 3) ALL PAVEMENT SHALL BE 18" THICK 1.5" CRACK RESISTANT PORTLAND CEMENT CONCRETE (RCC) WITH 4% FIBER.
- 4) ALL PAVEMENT SHALL BE 18" THICK 1.5" CRACK RESISTANT PORTLAND CEMENT CONCRETE (RCC) WITH 4% FIBER.
- 5) ALL PAVEMENT SHALL BE 18" THICK 1.5" CRACK RESISTANT PORTLAND CEMENT CONCRETE (RCC) WITH 4% FIBER.
- 6) ALL PAVEMENT SHALL BE 18" THICK 1.5" CRACK RESISTANT PORTLAND CEMENT CONCRETE (RCC) WITH 4% FIBER.
- 7) ALL PAVEMENT SHALL BE 18" THICK 1.5" CRACK RESISTANT PORTLAND CEMENT CONCRETE (RCC) WITH 4% FIBER.
- 8) ALL PAVEMENT SHALL BE 18" THICK 1.5" CRACK RESISTANT PORTLAND CEMENT CONCRETE (RCC) WITH 4% FIBER.

- SITE DATA NOTES:**
1. PROJECT ACCESS POINTS FROM OVERPASS AND LOTS/ROADS WILL BE PROVIDED AT THE TIME OF FINAL APPROVAL.
  2. THE MASTER PLAN IS INTENDED TO SATISFY THE FINAL DEVELOPMENT PLAN.
  3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI-DADE COUNTY AND THE STATE OF FLORIDA.
  4. UP TO THE EXTENT OF THE MASTER PLAN AND OTHER SUPPLEMENTAL DATA, THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI-DADE COUNTY AND THE STATE OF FLORIDA.
  5. THE MASTER PLAN FOR THE DEVELOPMENT IS SUBJECT TO ALL CITY AND STATE REQUIREMENTS.
  6. THE DESIGN INTENT FOR THE DEVELOPMENT IS SUBJECT TO ALL CITY AND STATE REQUIREMENTS.

|             |          |              |             |
|-------------|----------|--------------|-------------|
| Project No. | 221-031  | Date         | 08/20/24    |
| Quantity    | 01       | Scale        | AS SHOWN    |
| Owner       | SEE PLAN | Drawn        | 08/20/24    |
| Checked     | SEE PLAN | Reviewed     | 08/20/24    |
| Scale       | AS SHOWN | Project      | RESIDENTIAL |
| Sheet No.   | 01       | Total Sheets | 01          |

**BALBE & ASSOCIATES**  
 2777 N.W. 10th Street  
 Fort Lauderdale, FL 33309  
 Phone: (954) 491-7811  
 Fax: (954) 491-7811

Overall Site Plan and Data Table  
 CALUSA  
 KENDALL ASSOCIATES I, LLP

Project No. 221-031  
 Date 08/20/24  
 Sheet No. 01 of 01

**STRIPES & CENTER**

| REQUIREMENTS                      | MINIMUM | MAXIMUM | PROPOSED | REMARKS |
|-----------------------------------|---------|---------|----------|---------|
| MINIMUM LOT AREA                  | 600     | 4,000   | 4,000    |         |
| MINIMUM LOT COVERAGE              | 3%      | 30%     | 3%       |         |
| MINIMUM BUILDING SET (FT)         | 60      | 100     | 60       |         |
| MINIMUM FRONT SET (FT)            | 10      | 20      | 10       |         |
| MINIMUM SIDE SET (FT)             | 5       | 10      | 5        |         |
| MINIMUM REAR SET (FT)             | 5       | 10      | 5        |         |
| MINIMUM FRONT YARD SETBACK        | 10      | 20      | 10       |         |
| MINIMUM SIDE YARD SETBACK         | 5       | 10      | 5        |         |
| MINIMUM REAR YARD SETBACK         | 5       | 10      | 5        |         |
| MINIMUM FRONT SETBACK FROM CORNER | 10      | 20      | 10       |         |
| MINIMUM SIDE SETBACK FROM CORNER  | 5       | 10      | 5        |         |
| MINIMUM REAR SETBACK FROM CORNER  | 5       | 10      | 5        |         |

**STANDARD SETBACKS**

| TYPE  | MINIMUM | MAXIMUM | PROPOSED |
|-------|---------|---------|----------|
| FRONT | 10      | 20      | 10       |
| REAR  | 5       | 10      | 5        |
| SIDE  | 5       | 10      | 5        |

**ESSENTIAL REQUIREMENTS**

| TYPE  | MINIMUM | MAXIMUM | PROPOSED |
|-------|---------|---------|----------|
| FRONT | 10      | 20      | 10       |
| REAR  | 5       | 10      | 5        |
| SIDE  | 5       | 10      | 5        |

**REMARKS**

1. ALL SETBACKS SHALL BE MEASURED FROM THE CORNER OF THE LOT.

2. ALL SETBACKS SHALL BE MEASURED TO THE FACE OF THE BUILDING.

3. ALL SETBACKS SHALL BE MEASURED TO THE FACE OF THE WALL OR CURB.

4. ALL SETBACKS SHALL BE MEASURED TO THE FACE OF THE BALCONY OR TERRACE.

5. ALL SETBACKS SHALL BE MEASURED TO THE FACE OF THE PORCH OR PATIO.

6. ALL SETBACKS SHALL BE MEASURED TO THE FACE OF THE STAIRS.

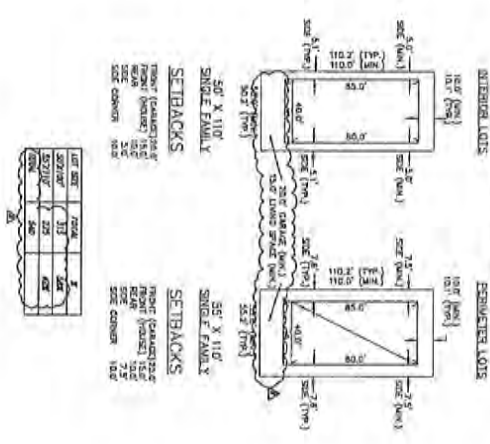
7. ALL SETBACKS SHALL BE MEASURED TO THE FACE OF THE SIGN.

8. ALL SETBACKS SHALL BE MEASURED TO THE FACE OF THE FENCE.

9. ALL SETBACKS SHALL BE MEASURED TO THE FACE OF THE DRIVEWAY.

10. ALL SETBACKS SHALL BE MEASURED TO THE FACE OF THE GARAGE.

**TYPICAL LOT DETAIL**



**COMMON OPEN SPACE (COS)**

| SECTION       | AREA  | PERCENTAGE | REMARKS |
|---------------|-------|------------|---------|
| 1. OPEN SPACE | 1,000 | 10%        |         |
| 2. OPEN SPACE | 2,000 | 20%        |         |
| 3. OPEN SPACE | 3,000 | 30%        |         |
| 4. OPEN SPACE | 4,000 | 40%        |         |
| 5. OPEN SPACE | 5,000 | 50%        |         |

**REMARKS**

1. ALL OPEN SPACE SHALL BE MEASURED FROM THE CORNER OF THE LOT.

2. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE BUILDING.

3. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE WALL OR CURB.

4. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE BALCONY OR TERRACE.

5. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE PORCH OR PATIO.

6. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE STAIRS.

7. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE SIGN.

8. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE FENCE.

9. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE DRIVEWAY.

10. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE GARAGE.

**PROPOSED OPEN SPACE (POS)**

| SECTION       | AREA  | PERCENTAGE | REMARKS |
|---------------|-------|------------|---------|
| 1. OPEN SPACE | 1,000 | 10%        |         |
| 2. OPEN SPACE | 2,000 | 20%        |         |
| 3. OPEN SPACE | 3,000 | 30%        |         |
| 4. OPEN SPACE | 4,000 | 40%        |         |
| 5. OPEN SPACE | 5,000 | 50%        |         |

**REMARKS**

1. ALL OPEN SPACE SHALL BE MEASURED FROM THE CORNER OF THE LOT.

2. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE BUILDING.

3. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE WALL OR CURB.

4. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE BALCONY OR TERRACE.

5. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE PORCH OR PATIO.

6. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE STAIRS.

7. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE SIGN.

8. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE FENCE.

9. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE DRIVEWAY.

10. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE GARAGE.

**PROPOSED OPEN SPACE (POS) - 50' X 110' LOTS (TYPICAL)**

| SECTION       | AREA  | PERCENTAGE | REMARKS |
|---------------|-------|------------|---------|
| 1. OPEN SPACE | 1,000 | 10%        |         |
| 2. OPEN SPACE | 2,000 | 20%        |         |
| 3. OPEN SPACE | 3,000 | 30%        |         |
| 4. OPEN SPACE | 4,000 | 40%        |         |
| 5. OPEN SPACE | 5,000 | 50%        |         |

**REMARKS**

1. ALL OPEN SPACE SHALL BE MEASURED FROM THE CORNER OF THE LOT.

2. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE BUILDING.

3. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE WALL OR CURB.

4. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE BALCONY OR TERRACE.

5. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE PORCH OR PATIO.

6. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE STAIRS.

7. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE SIGN.

8. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE FENCE.

9. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE DRIVEWAY.

10. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE GARAGE.

**PROPOSED OPEN SPACE (POS) - 55' X 110' LOTS (TYPICAL)**

| SECTION       | AREA  | PERCENTAGE | REMARKS |
|---------------|-------|------------|---------|
| 1. OPEN SPACE | 1,000 | 10%        |         |
| 2. OPEN SPACE | 2,000 | 20%        |         |
| 3. OPEN SPACE | 3,000 | 30%        |         |
| 4. OPEN SPACE | 4,000 | 40%        |         |
| 5. OPEN SPACE | 5,000 | 50%        |         |

**REMARKS**

1. ALL OPEN SPACE SHALL BE MEASURED FROM THE CORNER OF THE LOT.

2. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE BUILDING.

3. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE WALL OR CURB.

4. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE BALCONY OR TERRACE.

5. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE PORCH OR PATIO.

6. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE STAIRS.

7. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE SIGN.

8. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE FENCE.

9. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE DRIVEWAY.

10. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE GARAGE.

**PROPOSED OPEN SPACE (POS) - 60' X 110' LOTS (TYPICAL)**

| SECTION       | AREA  | PERCENTAGE | REMARKS |
|---------------|-------|------------|---------|
| 1. OPEN SPACE | 1,000 | 10%        |         |
| 2. OPEN SPACE | 2,000 | 20%        |         |
| 3. OPEN SPACE | 3,000 | 30%        |         |
| 4. OPEN SPACE | 4,000 | 40%        |         |
| 5. OPEN SPACE | 5,000 | 50%        |         |

**REMARKS**

1. ALL OPEN SPACE SHALL BE MEASURED FROM THE CORNER OF THE LOT.

2. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE BUILDING.

3. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE WALL OR CURB.

4. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE BALCONY OR TERRACE.

5. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE PORCH OR PATIO.

6. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE STAIRS.

7. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE SIGN.

8. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE FENCE.

9. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE DRIVEWAY.

10. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE GARAGE.

**PROPOSED OPEN SPACE (POS) - 65' X 110' LOTS (TYPICAL)**

| SECTION       | AREA  | PERCENTAGE | REMARKS |
|---------------|-------|------------|---------|
| 1. OPEN SPACE | 1,000 | 10%        |         |
| 2. OPEN SPACE | 2,000 | 20%        |         |
| 3. OPEN SPACE | 3,000 | 30%        |         |
| 4. OPEN SPACE | 4,000 | 40%        |         |
| 5. OPEN SPACE | 5,000 | 50%        |         |

**REMARKS**

1. ALL OPEN SPACE SHALL BE MEASURED FROM THE CORNER OF THE LOT.

2. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE BUILDING.

3. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE WALL OR CURB.

4. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE BALCONY OR TERRACE.

5. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE PORCH OR PATIO.

6. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE STAIRS.

7. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE SIGN.

8. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE FENCE.

9. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE DRIVEWAY.

10. ALL OPEN SPACE SHALL BE MEASURED TO THE FACE OF THE GARAGE.

**SITE DATA TABLES**

| LINE NO. | LINE TYPE     | LINE LENGTH | LINE BEARING | LINE AREA | LINE PERCENTAGE | LINE REMARKS |
|----------|---------------|-------------|--------------|-----------|-----------------|--------------|
| 1        | FRONT SETBACK | 10.00       | N 0° 0' 0" E | 10.00     | 10%             |              |
| 2        | FRONT SETBACK | 20.00       | N 0° 0' 0" E | 20.00     | 20%             |              |
| 3        | FRONT SETBACK | 30.00       | N 0° 0' 0" E | 30.00     | 30%             |              |
| 4        | FRONT SETBACK | 40.00       | N 0° 0' 0" E | 40.00     | 40%             |              |
| 5        | FRONT SETBACK | 50.00       | N 0° 0' 0" E | 50.00     | 50%             |              |

**BALBE & ASSOCIATES**

2737 Northwest 26th Street  
 8th Floor  
 Miami, FL 33134  
 Telephone: (305) 576-1111  
 Fax: (305) 576-1112  
 Website: www.balbe.com

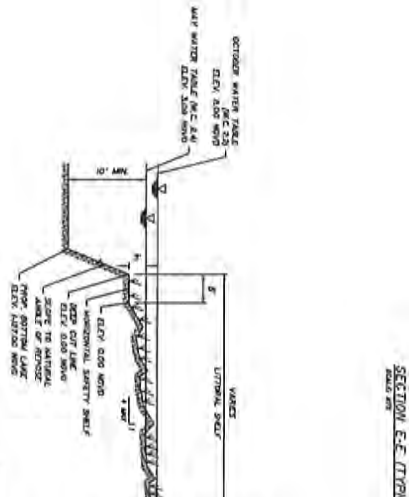
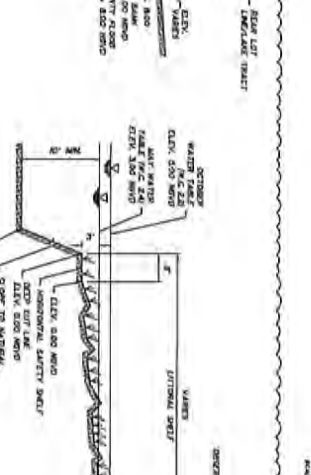
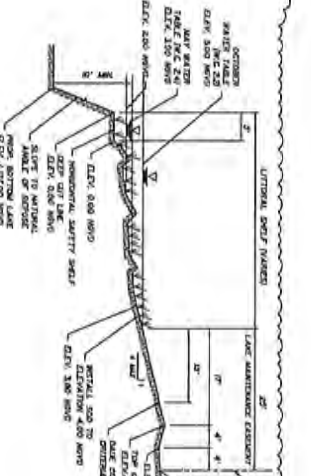
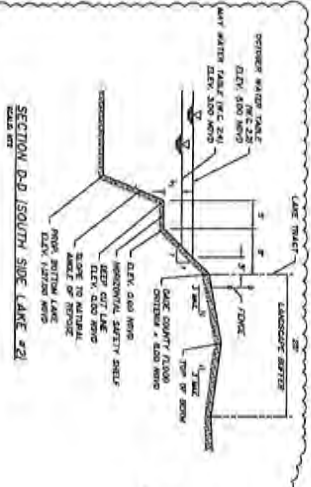
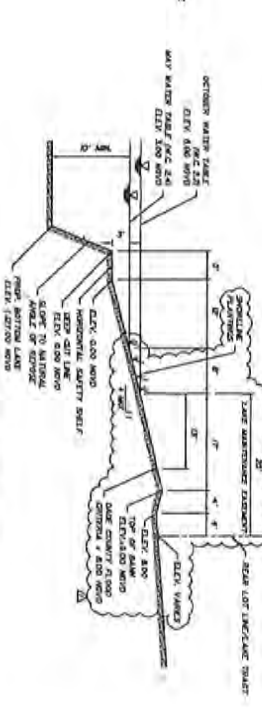
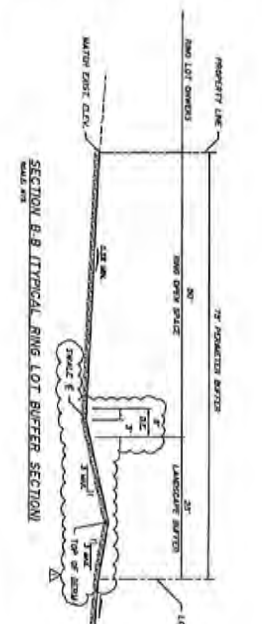
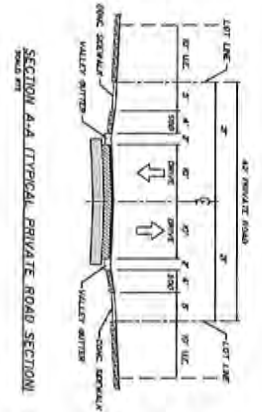
**SITE DATA TABLES**

**CALUSA**

RENNAL ASSOCIATES LLP

**RECEIVED**

MIAMI-DADE COUNTY  
 PROCESS NO.: Z1-431  
 DATE: NOV 25 2024  
 BY: ISA



|     |          |     |                      |
|-----|----------|-----|----------------------|
| NO. | DATE     | BY  | REVISION             |
| 1   | 08/20/24 | ISA | ISSUE FOR PERMIT     |
| 2   | 09/03/24 | ISA | REVISED PER COMMENTS |
| 3   | 10/01/24 | ISA | REVISED PER COMMENTS |
| 4   | 10/25/24 | ISA | REVISED PER COMMENTS |
| 5   | 11/25/24 | ISA | REVISED PER COMMENTS |

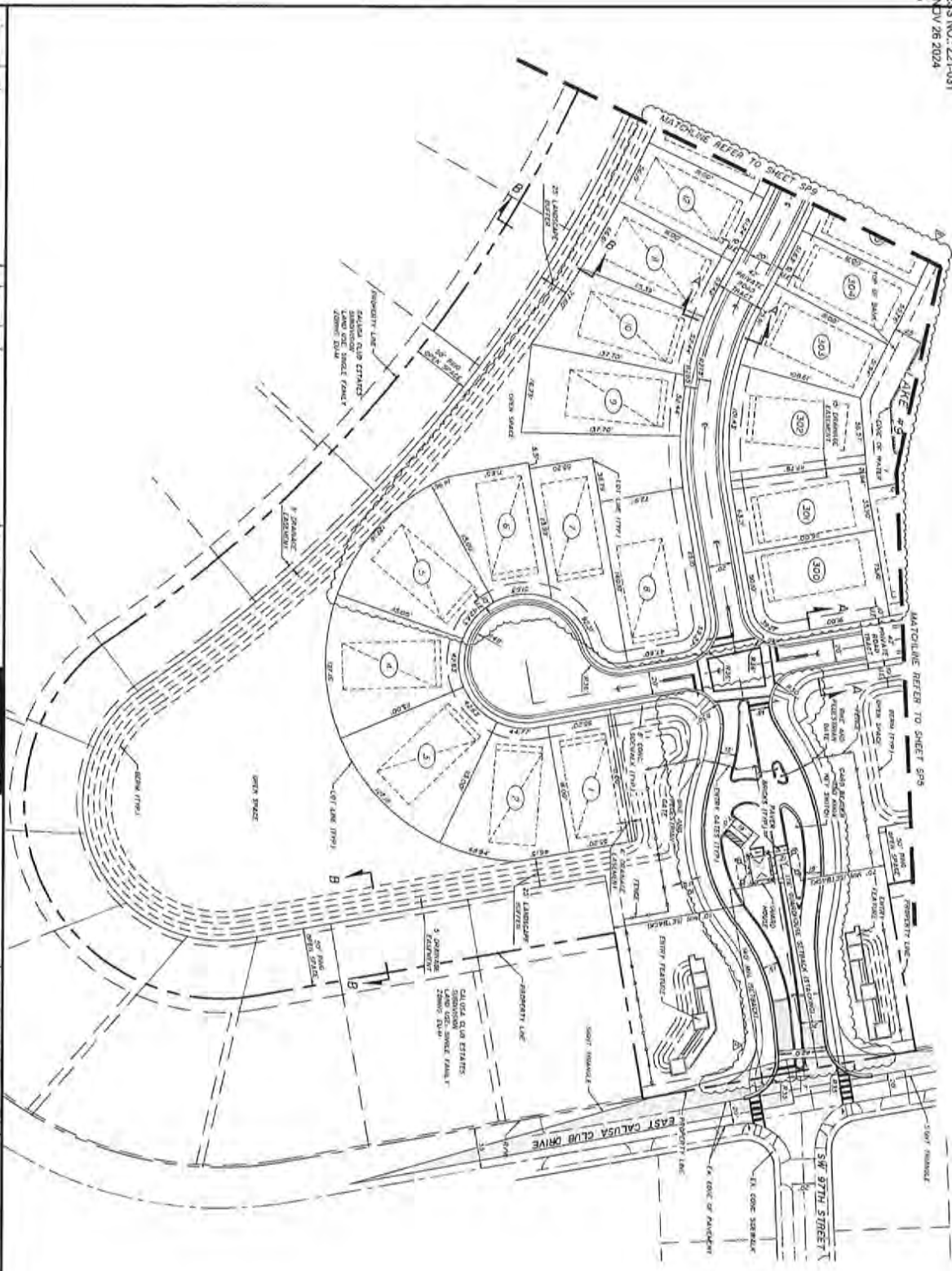
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| Drawn by:   | ISA                                                           | Check by:    | ISA                      |
| Checked by: | ISA                                                           | Scale:       | AS SHOWN                 |
| Project:    | 2737 North Beach Walk Phase 1                                 | Client:      | RENNALL ASSOCIATES (LLP) |
| Address:    | 2737 North Beach Walk Phase 1, Fort Lauderdale, Florida 33306 | Project No.: | 2737                     |
| City:       | Fort Lauderdale, Florida                                      | Sheet No.:   | SP3                      |

**BALBÉ & ASSOCIATES**  
 Civil Engineering & Surveying

2737 North Beach Walk Phase 1  
 Fort Lauderdale, Florida 33306  
 Phone: (954) 311-1111  
 Administrative No. E25-25434

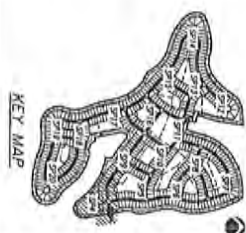
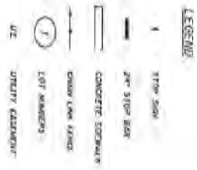
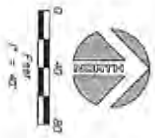
**SITE PLAN**  
 TYPICAL SECTIONS  
 CALUSA

RENNALL ASSOCIATES (LLP)



**NOTES**

1. UP TO THE EXTENT OF THE 50 FOOT SETBACK AND 10 FOOT SIDE SETBACK, THE CONCRETE DRIVEWAY SHALL BE CONSIDERED A DRIVEWAY AND SHALL BE SUBJECT TO A TRAFFIC ENGINEER'S REVIEW AND APPROVAL.
2. THE DRIVEWAY SHALL BE SUBJECT TO A TRAFFIC ENGINEER'S REVIEW AND APPROVAL.
3. THE DRIVEWAY SHALL BE SUBJECT TO A TRAFFIC ENGINEER'S REVIEW AND APPROVAL.
4. THE DRIVEWAY SHALL BE SUBJECT TO A TRAFFIC ENGINEER'S REVIEW AND APPROVAL.



|              |                                                         |                  |                                                         |
|--------------|---------------------------------------------------------|------------------|---------------------------------------------------------|
| PROJECT NO.  | 231-031                                                 | DATE             | NOV 26 2024                                             |
| PROJECT NAME | CALUSA CLUB ESTATES (SHOWING SINGLE FAMILY ZONING DATA) | PROJECT LOCATION | 2377 NORTHERN 30th PLACE, MIAMI, FL 33154               |
| DESIGNED BY  | ISA                                                     | CHECKED BY       | ISA                                                     |
| DRAWN BY     | ISA                                                     | DATE             | NOV 26 2024                                             |
| SCALE        | AS SHOWN                                                | PROJECT NO.      | 231-031                                                 |
| DATE         | NOV 26 2024                                             | PROJECT NAME     | CALUSA CLUB ESTATES (SHOWING SINGLE FAMILY ZONING DATA) |
|              |                                                         | PROJECT LOCATION | 2377 NORTHERN 30th PLACE, MIAMI, FL 33154               |

**BALBÉ & ASSOCIATES**  
 Civil Engineering & Surveying

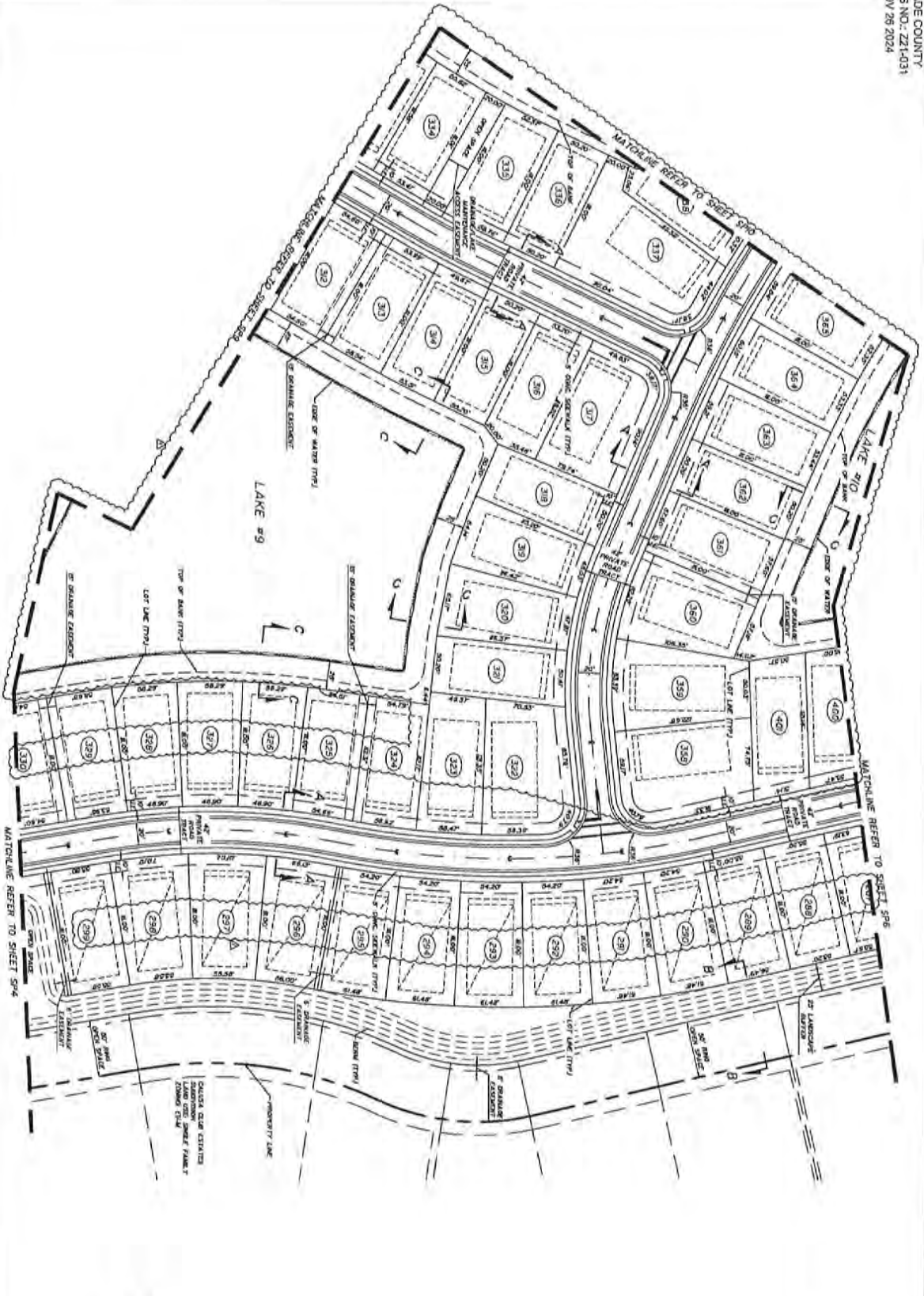
2377 Northern 30th Place  
 Suite 100  
 Miami, FL 33154  
 Phone: (305) 491-1111  
 Fax: (305) 491-1112

Project Engineer/Designer  
 Date: 11/26/24  
 1/2" = 40'

**SITE PLAN**  
 CALUSA CLUB ESTATES  
 KENDALL ASSOCIATES, L.L.P.

RECEIVED

MANHATTAN COUNTY  
PROCESS NO.: 221-031  
DATE: NOV 26 2024  
BY: ISA



| NO. | DATE     | BY  | REVISION          |
|-----|----------|-----|-------------------|
| 1   | 07/22/24 | ISA | ISSUED FOR PERMIT |
| 2   | 08/15/24 | ISA | REVISION          |

|                   |     |      |          |
|-------------------|-----|------|----------|
| Designed by       | ISA | Date | 08/08/24 |
| Checked by        | ISA | Date | 08/08/24 |
| Drawn by          | ISA | Date | 08/08/24 |
| City/County/State | CLM | City | CLM      |

|              |                                                                                           |
|--------------|-------------------------------------------------------------------------------------------|
| Project Name | 3737 Northern 30th Place<br>Fort Lauderdale, Florida 33306<br>Administrative No. 18726343 |
| Project No.  | 221-031                                                                                   |
| Scale        | AS SHOWN                                                                                  |
| Author       | ISA                                                                                       |
| Date         | 08/08/24                                                                                  |
| Version      | 1.0                                                                                       |

|             |       |
|-------------|-------|
| Site Plan   | 2024B |
| Client Name | 595   |

**BALBE & ASSOCIATES**  
Civil Engineers & Surveyors

Engineer of Record: BALBE, A. PEREZ  
Professional Engineer License No. 18726343

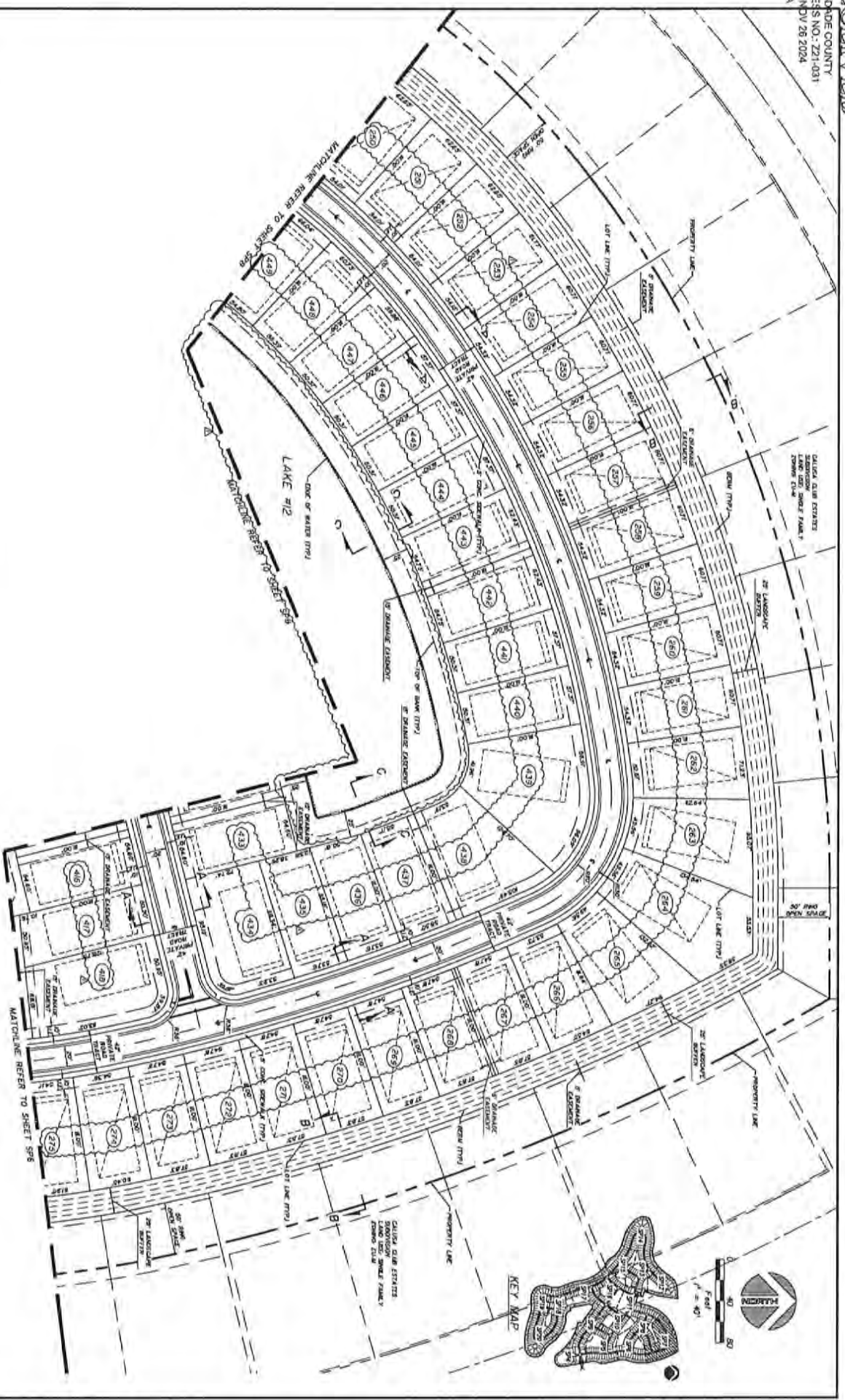
**SITE PLAN**  
**PLAN**  
**CALUSA**  
**KENALL ASSOCIATES L.L.P.**





RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO. 221-031  
DATE: NOV 28 2024  
BY: ISA



| NO. | DATE | BY | REVISION | DESCRIPTION |
|-----|------|----|----------|-------------|
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|                  |                     |
|------------------|---------------------|
| Drawn By: M.A.   | Scale: 1/8" = 1'-0" |
| Checked By: J.L. | Date: 02/20/23      |
| Project: C-28    | Sheet: 20/20        |

|                         |                    |
|-------------------------|--------------------|
| Client: CAL USA         | Project: 221-031   |
| City: MIAMI             | County: MIAMI-DADE |
| Site: 12345 SW 123rd St | Project: 221-031   |
| Scale: 1/8" = 1'-0"     | Date: 02/20/23     |

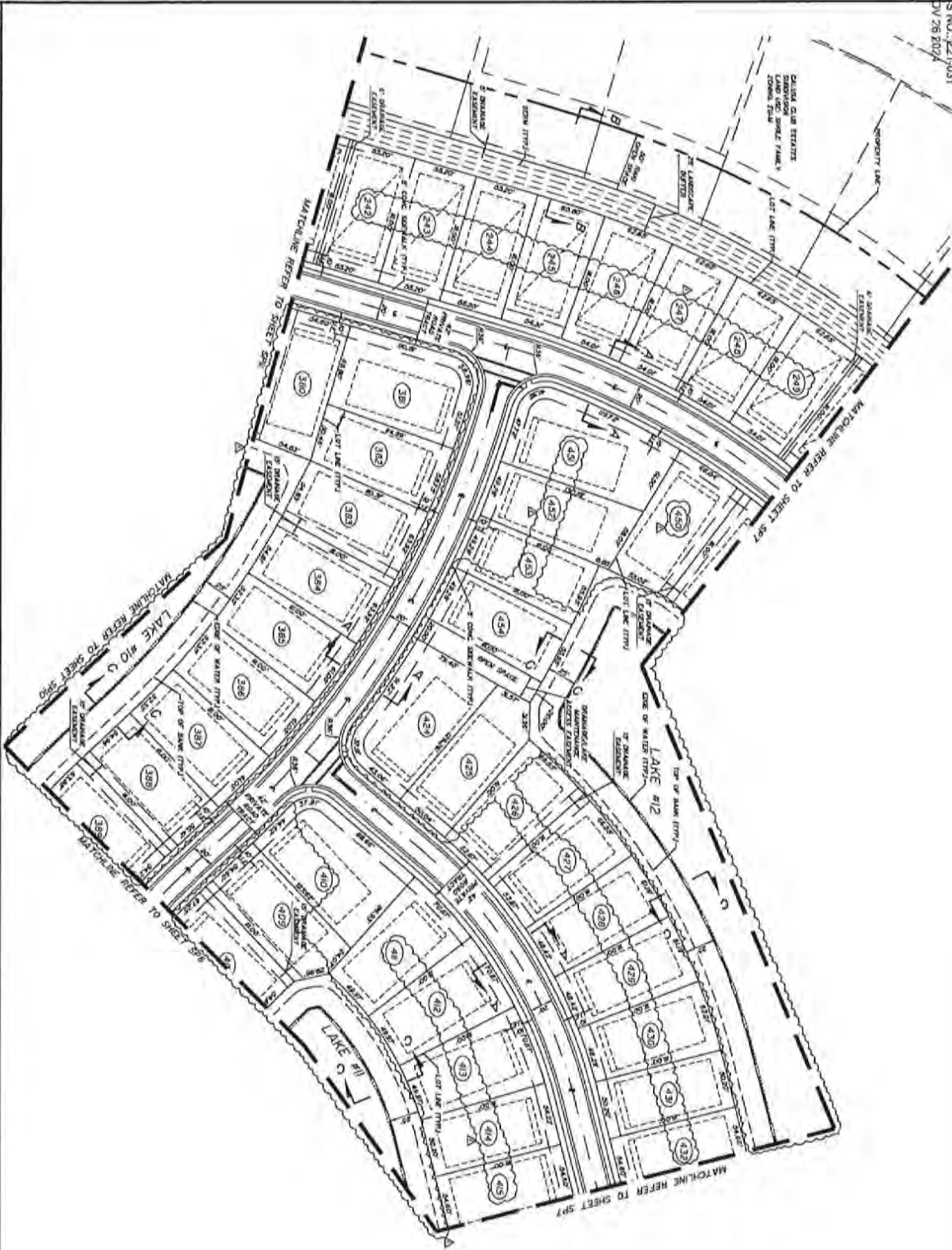
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| Engineer: BALBE & ASSOCIATES | Professional Seal: [Seal] |
| Project: 221-031             | Sheet: 20/20              |
| City: MIAMI                  | County: MIAMI-DADE        |
| Site: 12345 SW 123rd St      | Project: 221-031          |
| Scale: 1/8" = 1'-0"          | Date: 02/20/23            |

|                         |                     |
|-------------------------|---------------------|
| Site Plan               | Project: CAL USA    |
| Drawn By: J.L.          | Scale: 1/8" = 1'-0" |
| Checked By: M.A.        | Date: 02/20/23      |
| Client: CAL USA         | Project: 221-031    |
| City: MIAMI             | County: MIAMI-DADE  |
| Site: 12345 SW 123rd St | Project: 221-031    |
| Scale: 1/8" = 1'-0"     | Date: 02/20/23      |

RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z21-031  
DATE: NOV 28 2004  
BY: ISA



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|-----|----------|-----|------------------|
| NO. | DATE     | BY  | REVISION         |
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| 2   | 05/12/04 | ISA | REVISION         |
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Prepared by: ISA Date: 05/28/04  
 Checked by: ISA Date: 05/28/04  
 Drawn by: ISA Date: 05/28/04  
 Title: SITE PLAN  
 Project Name: CALUSA  
 Client: KENALL ASSOCIATES I L L P  
 7777 Northwood Blvd, Suite 200  
 Fort Lauderdale, FL 33306  
 Phone: (954) 461-2111  
 Fax: (954) 461-2111  
 Website: www.kenall.com



**RECEIVED**

MIAMI-DADE COUNTY  
 PROCESS NO. Z11-031  
 DATE: NOV 28 2024  
 BY: ISA



|     |          |     |                  |
|-----|----------|-----|------------------|
| NO. | DATE     | BY  | REVISION         |
| 1   | 11/28/24 | ISA | ISSUE FOR PERMIT |

Prepared by: ISA  
 Date: 11/28/24  
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 City of Miami Department of Public Works

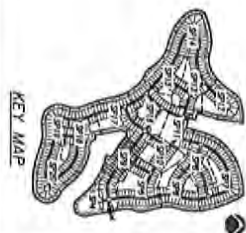
**BALBÉ & ASSOCIATES**  
 Civil Engineers & Surveyors

2171 Northeast 38th Place  
 Fort Lauderdale, Florida, 33306  
 Telephone: (954) 481-1111  
 Address: 2171 NE 38th St, Fort Lauderdale, FL 33306

Project of record: CALUSIA CLUB EXISTING  
 Registered Professional Engineer License No. 12571  
 Date: 10/28/2014

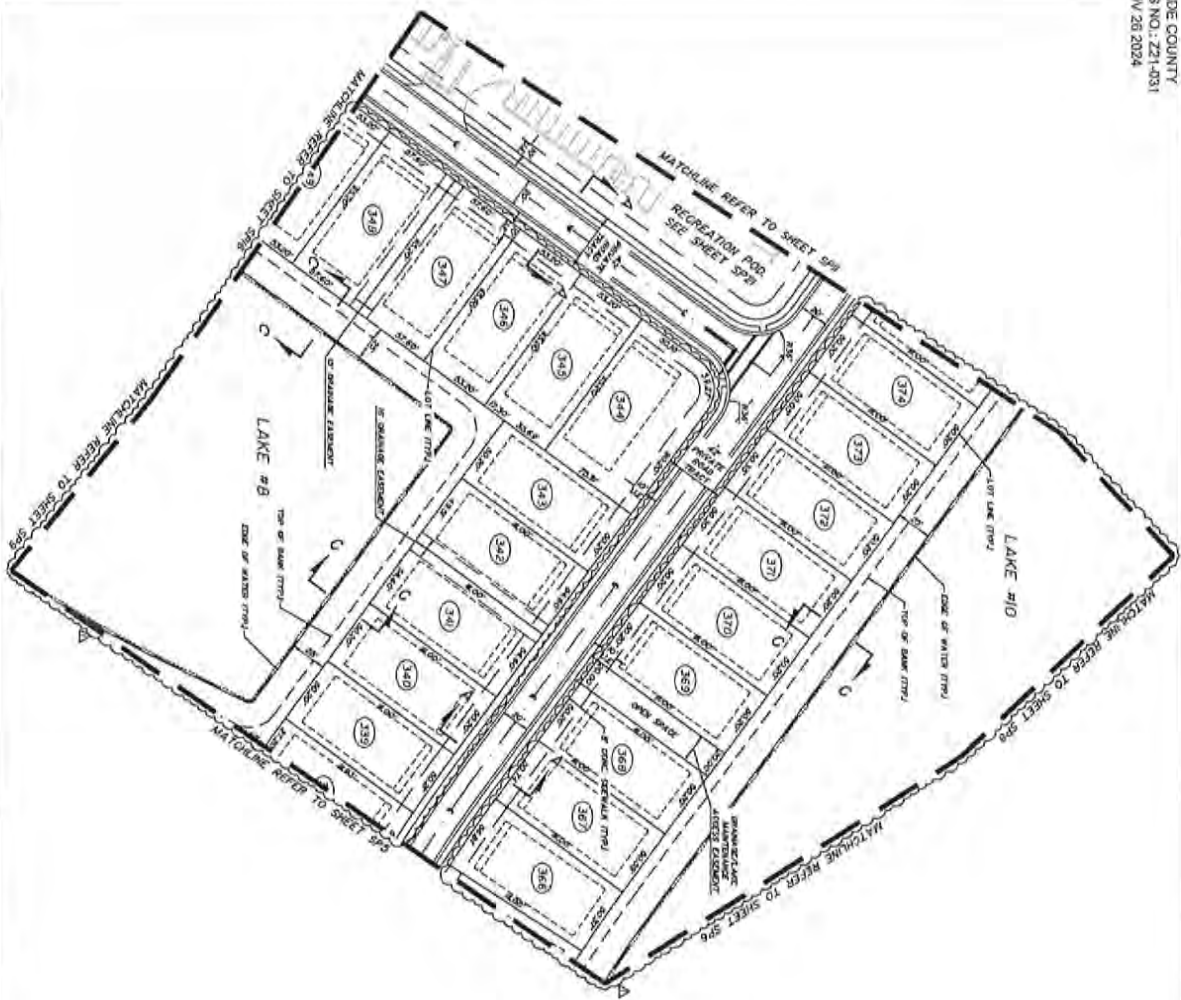
**SITE PLAN**  
 PLAN  
**CALUSA**  
 KENWALL ASSOCIATES I, LLP

Project No.: 201818  
 Sheet No.: 599



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MIAMI-DADE COUNTY  
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**BALBÉ & ASSOCIATES**  
 CONSULTING ENGINEERS & ARCHITECTS

2177 Northeast 38th, Pine  
 Fort Lauderdale, Florida 33306  
 Phone: (954) 491-1111  
 Fax: (954) 491-1111  
 Website: www.balbe.com

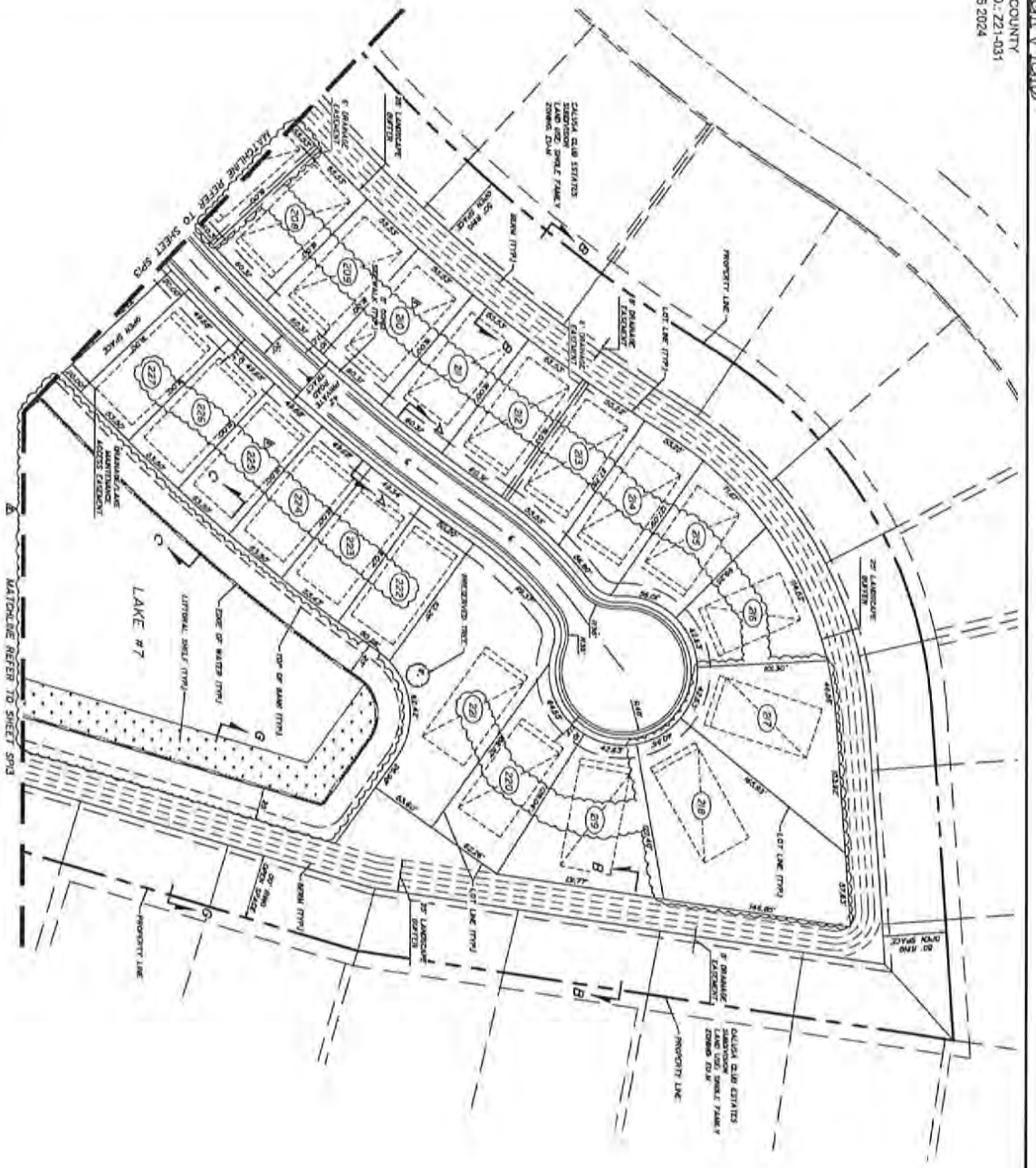
Engineer of Record: **DAVID A. KORNACZ**  
 Registered Professional Engineer  
 State of Florida: No. 12530  
 Date: 10/20/24  
 Scale: AS SHOWN

**SITE PLAN**  
**PLAN**  
**CALL USA**  
**RENOVAL ASSOCIATES I, L.L.P.**

Project Number: 201616  
 Sheet Number: 570







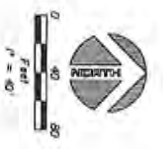
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**BALBE & ASSOCIATES**  
 Civil Engineers & Surveyors  
 3737 Northwood Drive, Suite 100  
 Miami, Florida 33154  
 Telephone: (305) 491-7111  
 Facsimile: (305) 491-7111  
 Registration No. EB-20343

Designed by: **DAVID CALUSADA**  
 Drawn by: **DAVID CALUSADA**  
 Checked by: **DAVID CALUSADA**  
 Date: **02/28/2024**  
 Scale: **AS SHOWN**

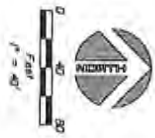
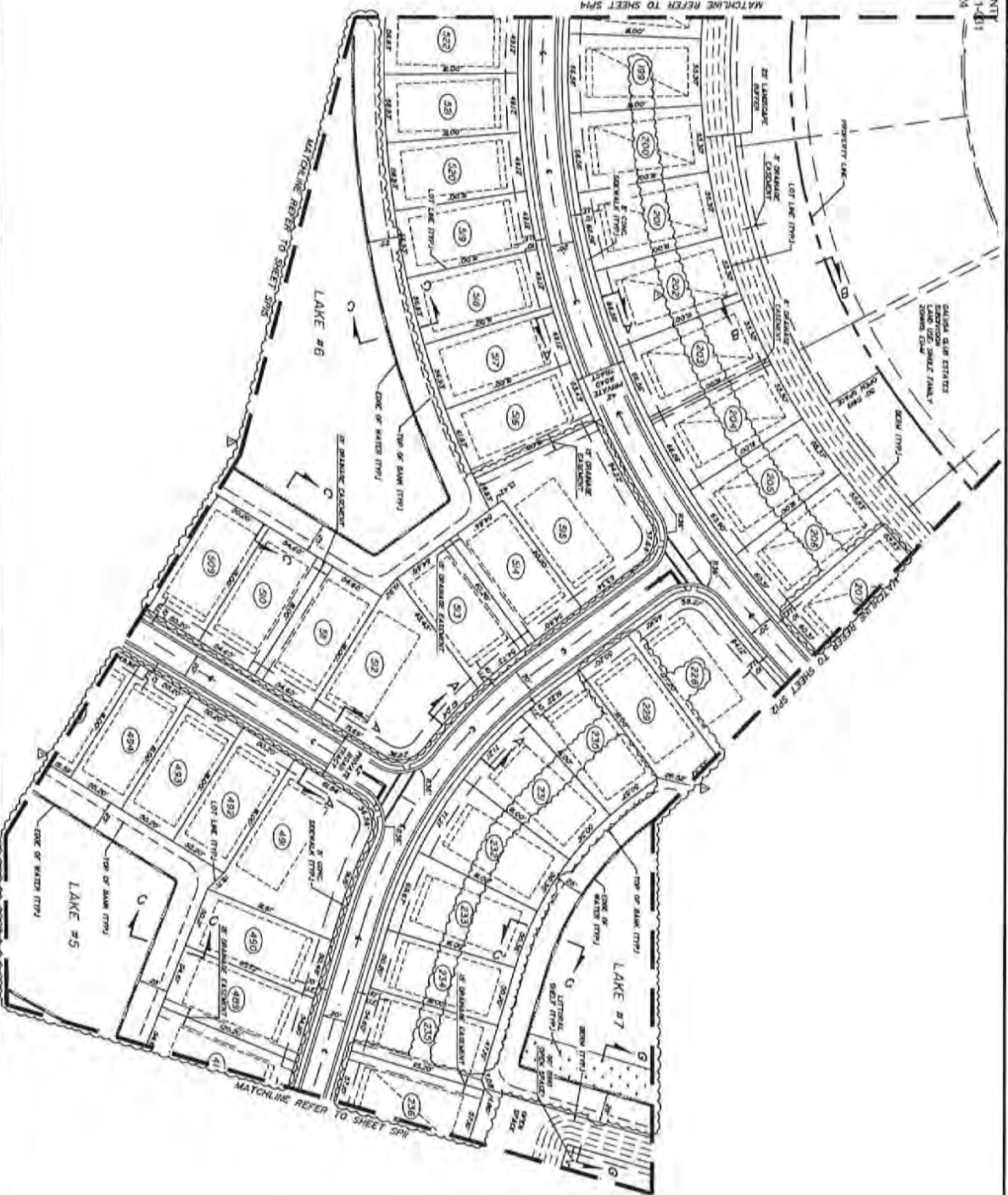
**SITE PLAN**  
 CAL USA  
 KENNELL ASSOCIATES I, LLP

Sheet Number: **201618**  
 Scale: **SP12**



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| 3        | 03/28/24 | ISA | REVISIONS         |
| 4        | 04/25/24 | ISA | REVISIONS         |
| 5        | 05/22/24 | ISA | REVISIONS         |
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| 7        | 07/16/24 | ISA | REVISIONS         |
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| 9        | 09/10/24 | ISA | REVISIONS         |
| 10       | 10/07/24 | ISA | REVISIONS         |
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| Checked by:  | DATE: | 02/28/24 |
| Drawn by:    | DATE: | 02/28/24 |
| Approved by: | DATE: | 02/28/24 |

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| Project Name:       | 2311 Northland 30th Place      |
| City:               | Fort Lauderdale, Florida 33306 |
| Administrative No.: | BB-2024                        |

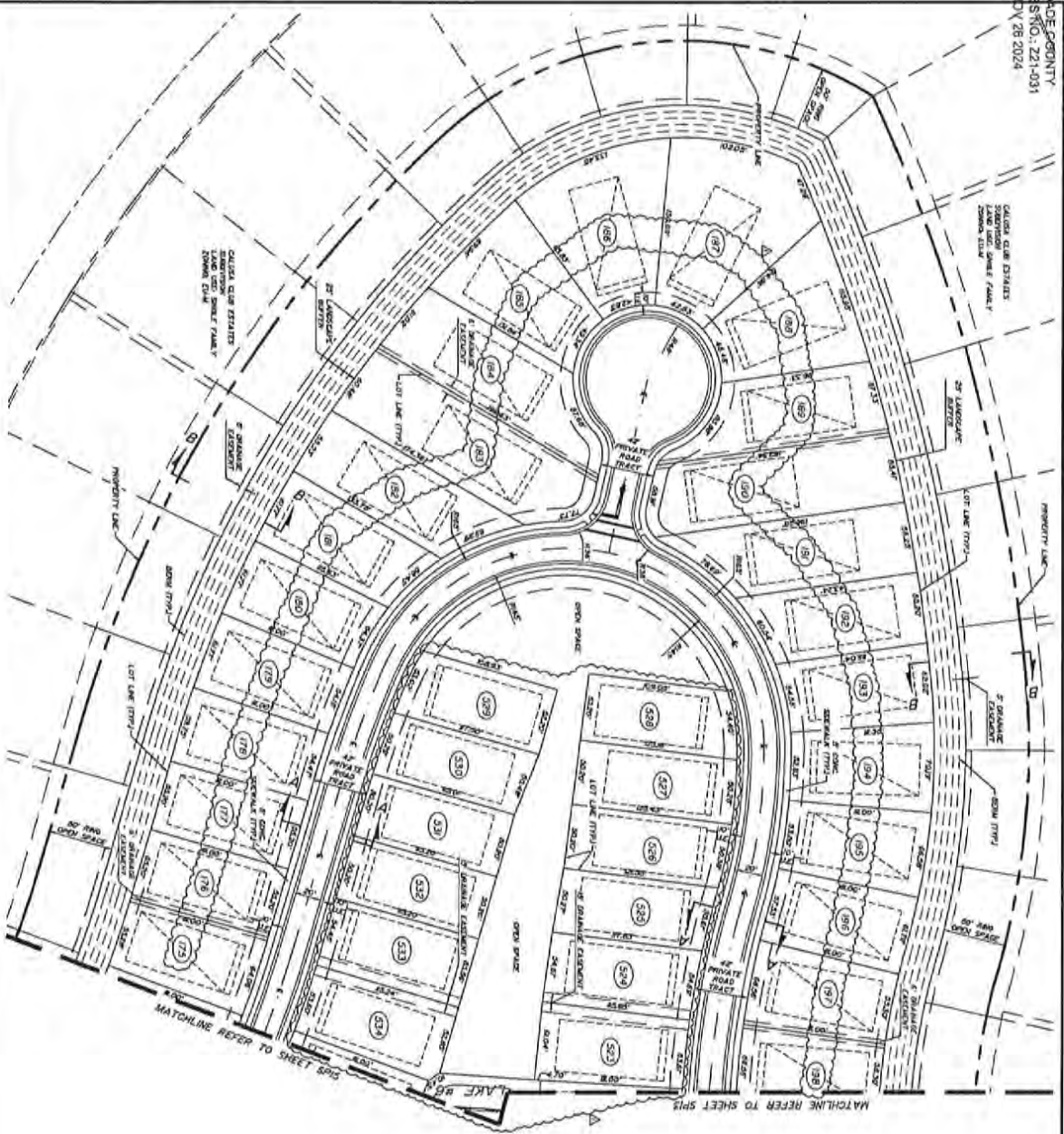
|                          |                   |
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| Designated Survey:       | DAVID A. HERRMANN |
| Surveyor License Number: | 100000004         |
| State of Florida:        | 27486             |

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| Site Plan                 | 2016/B |
| Calusa Palms              | 2016/B |
| Kengall Associates I, LLP | 2016/B |

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**BALBÉ & ASSOCIATES**  
 2177 Northeast 2nd Street  
 Fort Lauderdale, Florida 33308  
 Phone: (954) 491-8888  
 Fax: (954) 491-8889  
 Website: www.balbe.com

Engineer of Record: **DANNY J. KERNANZ**  
 Date: 09/25/24  
 Registered Engineer Number: 77524

**SITE PLAN**  
**PLAN**  
**CALUSA**  
 REMOVAL ASSOCIATES I, LLP

Project Number: 201618  
 Drawing Number: SP4



KEY MAP

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Prepared by: **ISA**, **ISA**, **ISA**  
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 Approved by: **ISA**, **ISA**, **ISA**

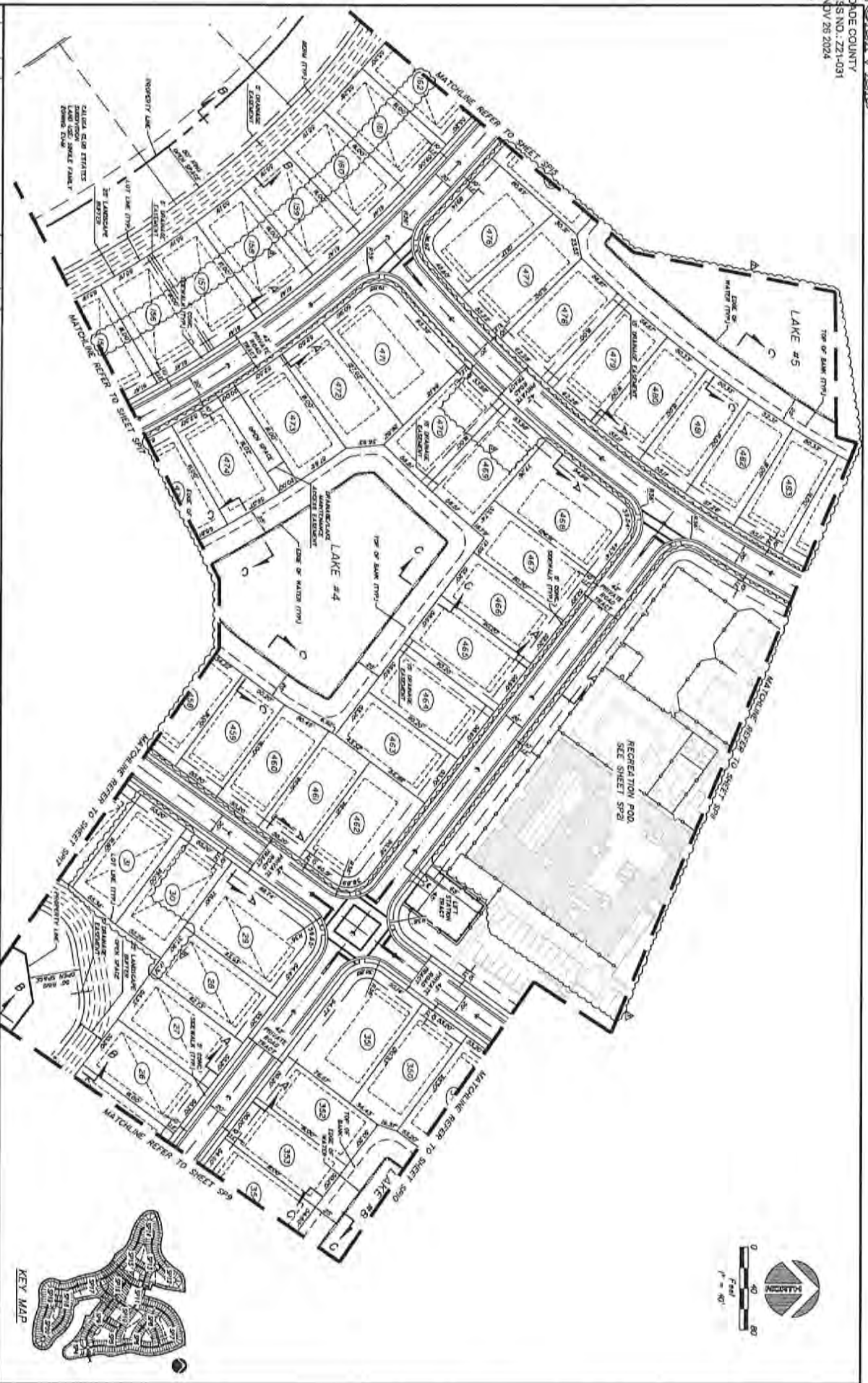
**BALBE & ASSOCIATES**  
 Civil Engineering & Surveying, L.L.C.  
 2237 Northwest 29th Place  
 Fort Lauderdale, Florida 33309  
 Administration No. EP3003

Engineer of Record: **CELESTE A. KENNEDY**  
 Registered Engineer License No. 14502504  
 Date of Issue: 7/2018

**SITE PLAN**  
**FLA 18**  
**CALUSA**  
**KENDALL ASSOCIATES I, LLP**

Project Number: 201818  
 Sheet Number: 5705





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| Project Name | 2717 Northwest 28th Street, Miami, FL 33142 |
| Client       | Cal USA                                     |
| Project No.  | 201618                                      |
| Revision No. | 01                                          |

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| Prepared by | ISA |
| Checked by  | ISA |
| Approved by | ISA |

**BALBE & ASSOCIATES**  
 Civil Engineering, Planning, Surveying

2717 Northwest 28th Street  
 Miami, FL 33142  
 Telephone: (305) 491-2811  
 Fax: (305) 491-2812

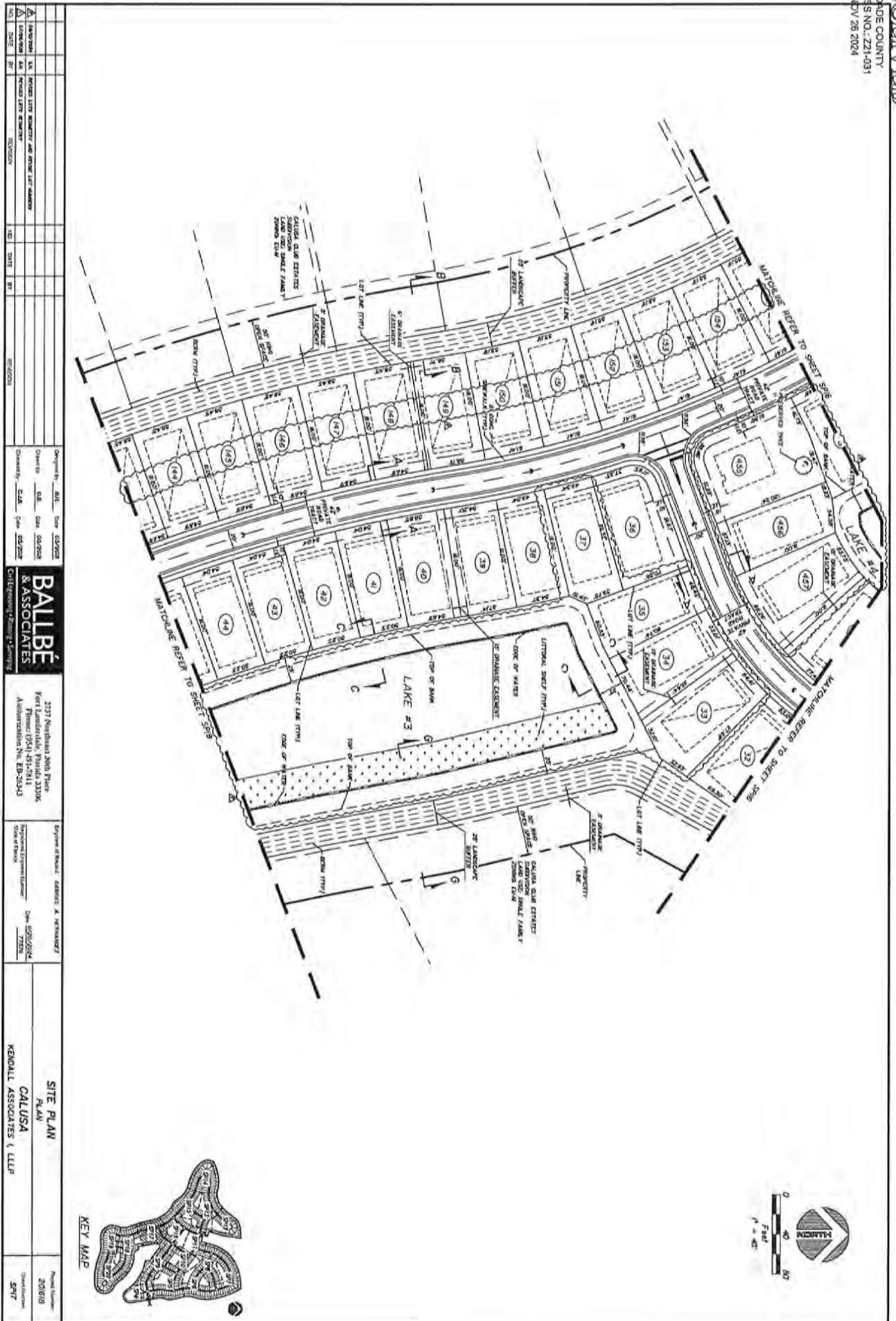
Professional Engineer  
 License No. 12572

**SITE PLAN**  
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**CAL USA**  
**KENDALL ASSOCIATES I, L.L.P.**

Project No. 201618  
 Sheet No. 595

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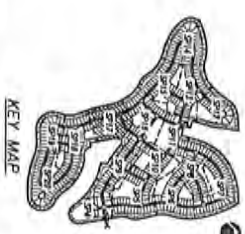


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**BALBE & ASSOCIATES**  
2377 Northcutt Jctn, Thine  
Fort Lauderdale, FL 33306  
Administration No. ED-20243

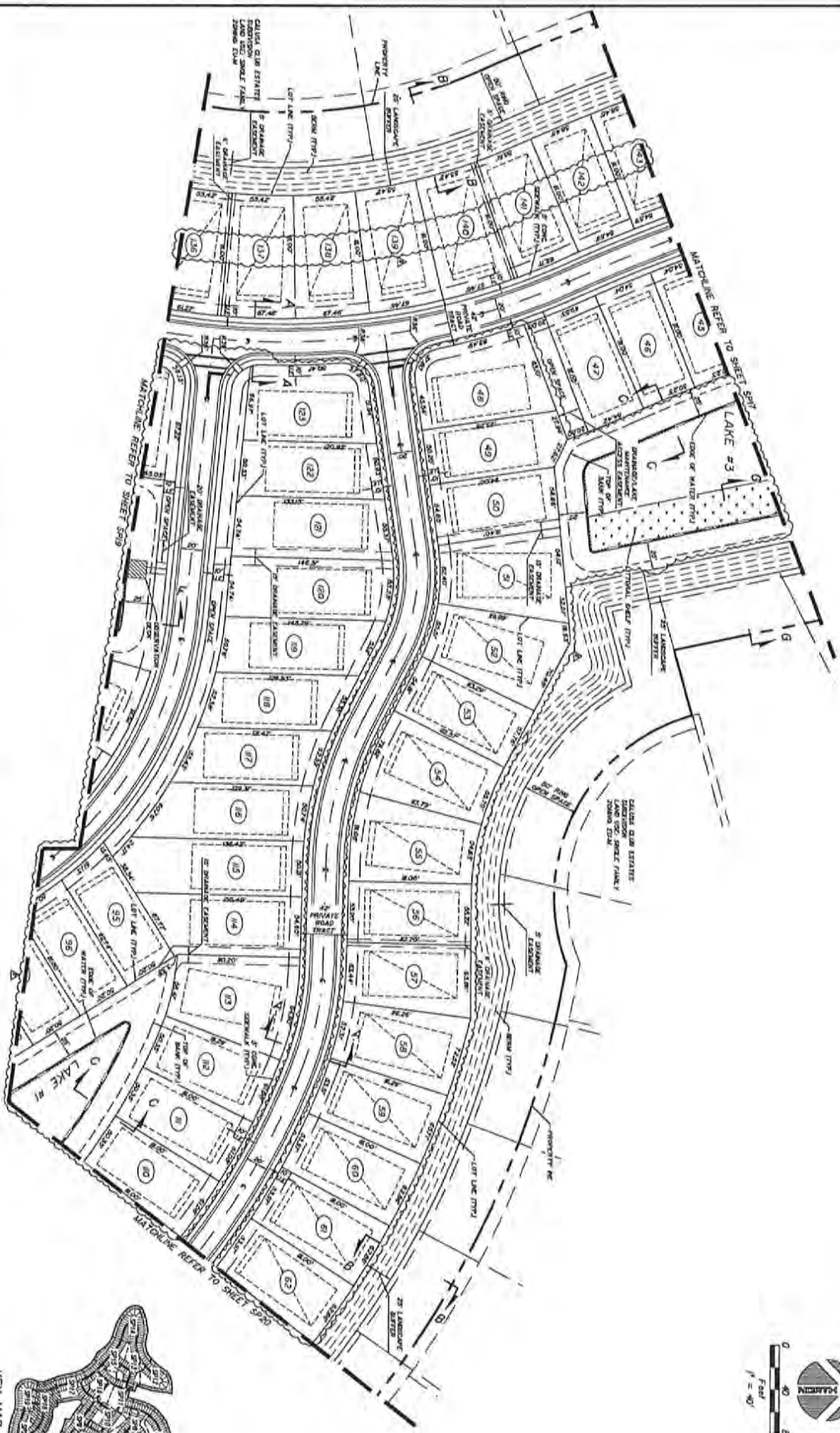
**Kenall Associates, LLC**  
201619  
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**KEY MAP**



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**BALBE & ASSOCIATES**  
 2737 Northwood Drive, Suite 100  
 Fort Lauderdale, Florida 33306  
 Administration: N. E. 3043

Engineer of Record: **GABRIEL A. WOLKOWICZ**  
 Registered Professional Engineer  
 License No. 72316

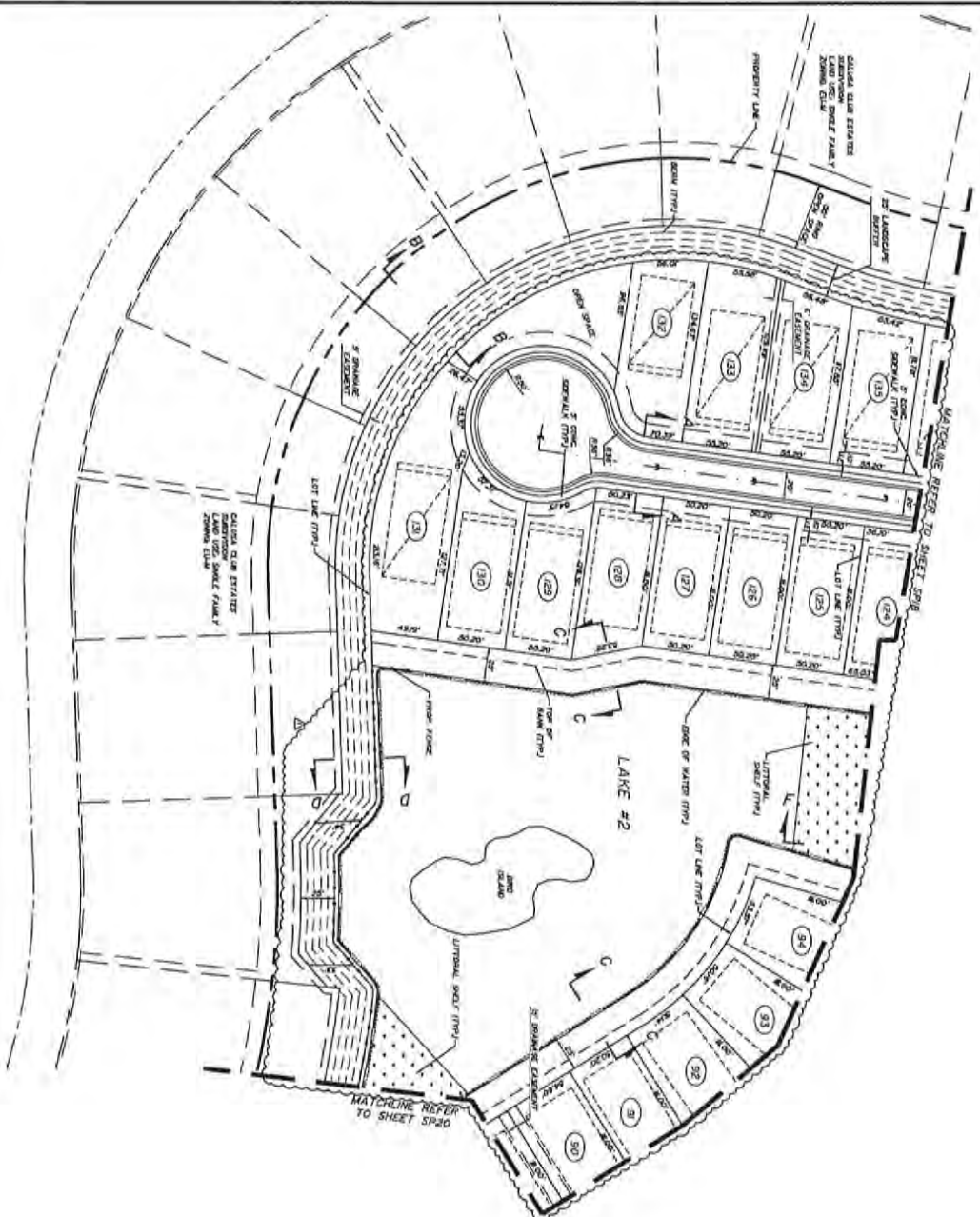
**SITE PLAN PLAN**  
**CALUSA**  
 KENDALL ASSOCIATES I, LLP

Project Number: 2025AB  
 Sheet Number: 579B



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PROCESS NO.: Z21-031  
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**BALBÉ & ASSOCIATES**  
Civil Engineers & Surveyors

2737 Northeast 30th Place  
Fort Lauderdale, Florida 33306  
Phone: (754) 475-3333  
Address: (754) 475-3333

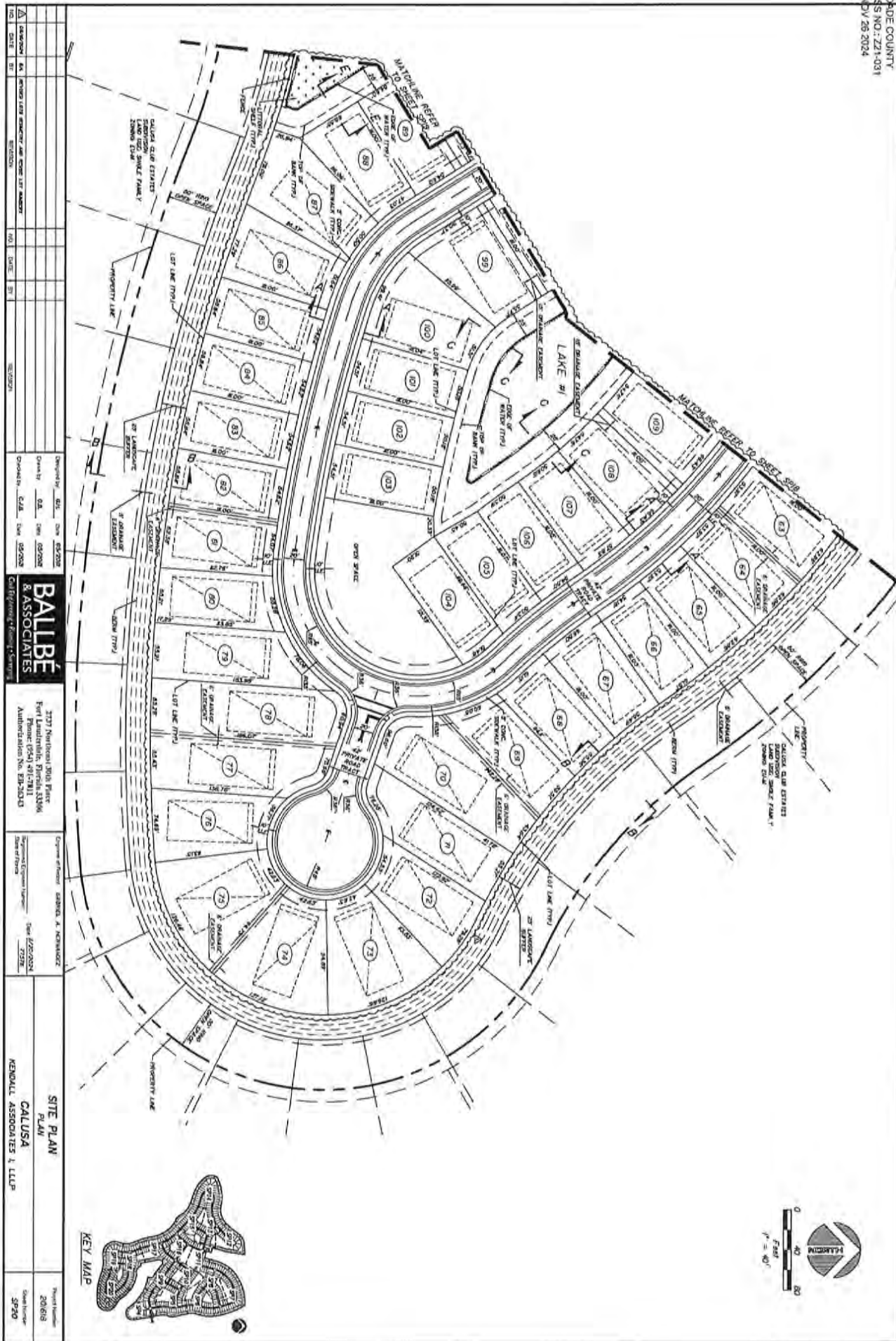
Engineered/Drawn: BALBÉ, A. KENYALDZ  
Registered Engineer/Number: 24813  
Scale: AS SHOWN  
Date of Project: 2024

**SITE PLAN**  
PALM  
**CALUSA**  
KENDALL ASSOCIATES I, L.L.P.

Sheet Number:  
20/21/22  
Sheet Volume:  
3/9/3

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MIAMI-DADE COUNTY  
PROCESS NO.: Z11-031  
DATE: NOV 26 2024  
BY: ISA



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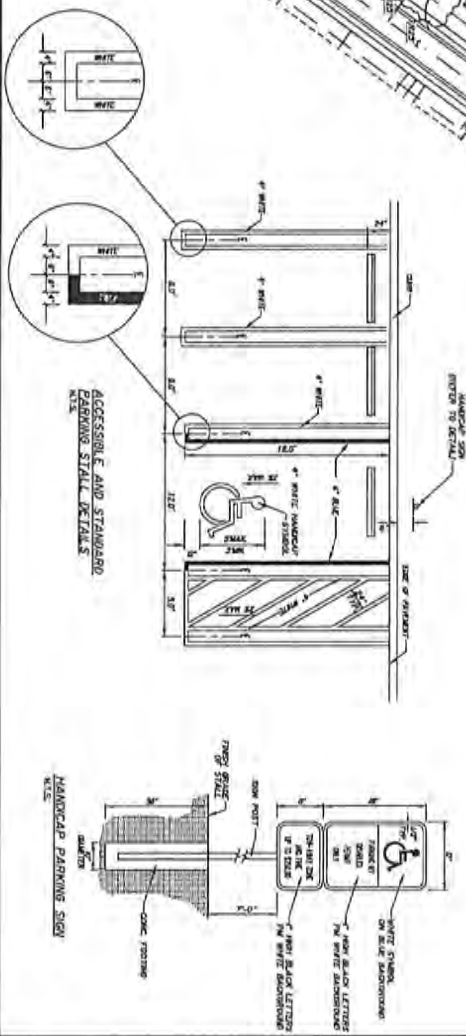
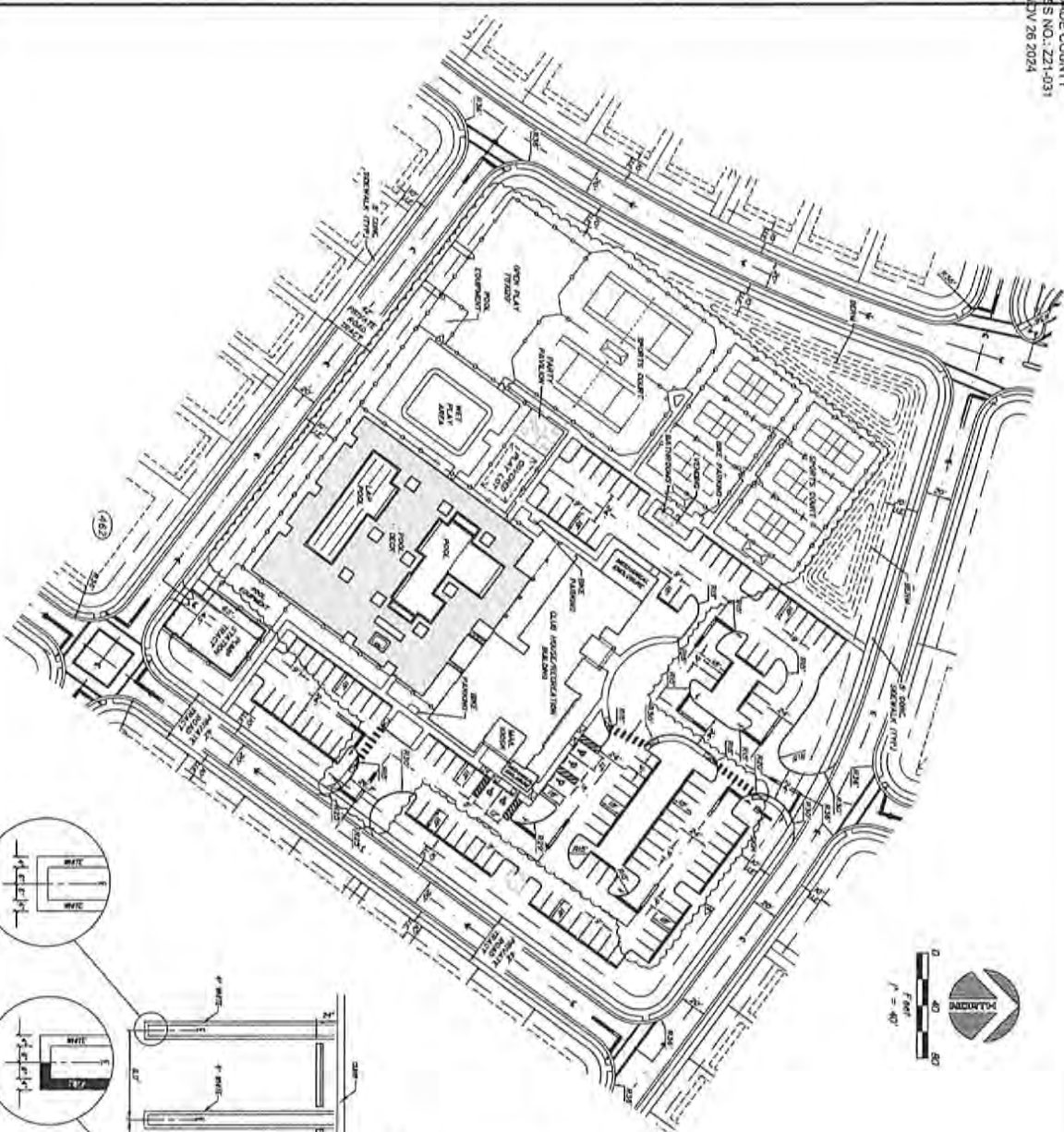
**BALBE & ASSOCIATES**  
Calligraphy & Planning Consulting

2737 Northeast 30th Place  
Fort Lauderdale, FL 33306  
Authentication No. BR2024D

Engine of Record: **DEBRA A. KENNEDY**  
Professional Engineer License No. 42202024  
Date of Project: 7/2024

**SITE PLAN**  
FLA#  
**CALUSA**  
KENDALL ASSOCIATES I, L.L.P.

Project Number: 202418  
Date Issued: 9/20



**GENERAL NOTES:**  
 1. THE RECREATIONAL POD IS A STRUCTURE THAT INCLUDES THE STAIRS OF JARDINES AND SHOULD BE CONSIDERED AS A SEPARATE STRUCTURE FOR THE PURPOSES OF THE ZONING REGULATIONS.  
 2. THE RECREATIONAL POD IS A STRUCTURE THAT IS NOT A BUILDING AND THEREFORE IS NOT SUBJECT TO THE BUILDING CODE.  
 3. THE RECREATIONAL POD IS A STRUCTURE THAT IS NOT A BUILDING AND THEREFORE IS NOT SUBJECT TO THE BUILDING CODE.  
 4. THE RECREATIONAL POD IS A STRUCTURE THAT IS NOT A BUILDING AND THEREFORE IS NOT SUBJECT TO THE BUILDING CODE.

| PROPERTY DEVELOPMENT REGULATIONS | Height | Footprint   | Setback |
|----------------------------------|--------|-------------|---------|
| Maximum Height                   | 100'   | 100' x 200' | 100'    |
| Maximum Footprint                | 100'   | 100' x 200' | 100'    |
| Maximum Setback                  | 100'   | 100'        | 100'    |
| Maximum Floor Area               | 100'   | 100'        | 100'    |
| Maximum Volume                   | 100'   | 100'        | 100'    |
| Maximum Density                  | 100'   | 100'        | 100'    |
| Maximum Intensity                | 100'   | 100'        | 100'    |
| Maximum Use                      | 100'   | 100'        | 100'    |
| Maximum Signage                  | 100'   | 100'        | 100'    |
| Maximum Parking Spaces           | 100'   | 100'        | 100'    |
| Maximum Other                    | 100'   | 100'        | 100'    |
| Maximum Total                    | 100'   | 100'        | 100'    |

| PROPERTY DEVELOPMENT REGULATIONS | Height | Footprint   | Setback |
|----------------------------------|--------|-------------|---------|
| Maximum Height                   | 100'   | 100' x 200' | 100'    |
| Maximum Footprint                | 100'   | 100' x 200' | 100'    |
| Maximum Setback                  | 100'   | 100'        | 100'    |
| Maximum Floor Area               | 100'   | 100'        | 100'    |
| Maximum Volume                   | 100'   | 100'        | 100'    |
| Maximum Density                  | 100'   | 100'        | 100'    |
| Maximum Intensity                | 100'   | 100'        | 100'    |
| Maximum Use                      | 100'   | 100'        | 100'    |
| Maximum Signage                  | 100'   | 100'        | 100'    |
| Maximum Parking Spaces           | 100'   | 100'        | 100'    |
| Maximum Other                    | 100'   | 100'        | 100'    |
| Maximum Total                    | 100'   | 100'        | 100'    |

| PROPERTY DEVELOPMENT REGULATIONS | Height | Footprint   | Setback |
|----------------------------------|--------|-------------|---------|
| Maximum Height                   | 100'   | 100' x 200' | 100'    |
| Maximum Footprint                | 100'   | 100' x 200' | 100'    |
| Maximum Setback                  | 100'   | 100'        | 100'    |
| Maximum Floor Area               | 100'   | 100'        | 100'    |
| Maximum Volume                   | 100'   | 100'        | 100'    |
| Maximum Density                  | 100'   | 100'        | 100'    |
| Maximum Intensity                | 100'   | 100'        | 100'    |
| Maximum Use                      | 100'   | 100'        | 100'    |
| Maximum Signage                  | 100'   | 100'        | 100'    |
| Maximum Parking Spaces           | 100'   | 100'        | 100'    |
| Maximum Other                    | 100'   | 100'        | 100'    |
| Maximum Total                    | 100'   | 100'        | 100'    |

**BALBE & ASSOCIATES**  
 2177 Northwest 30th Place  
 Fort Lauderdale, FL 33309  
 Authorisation No. EP-2413

Project Engineer: **DAVID A. KERNANZ**  
 Date of Issue: **12/20/24**

Project Name: **RECREATIONAL POD**  
 Client: **CALUSA**

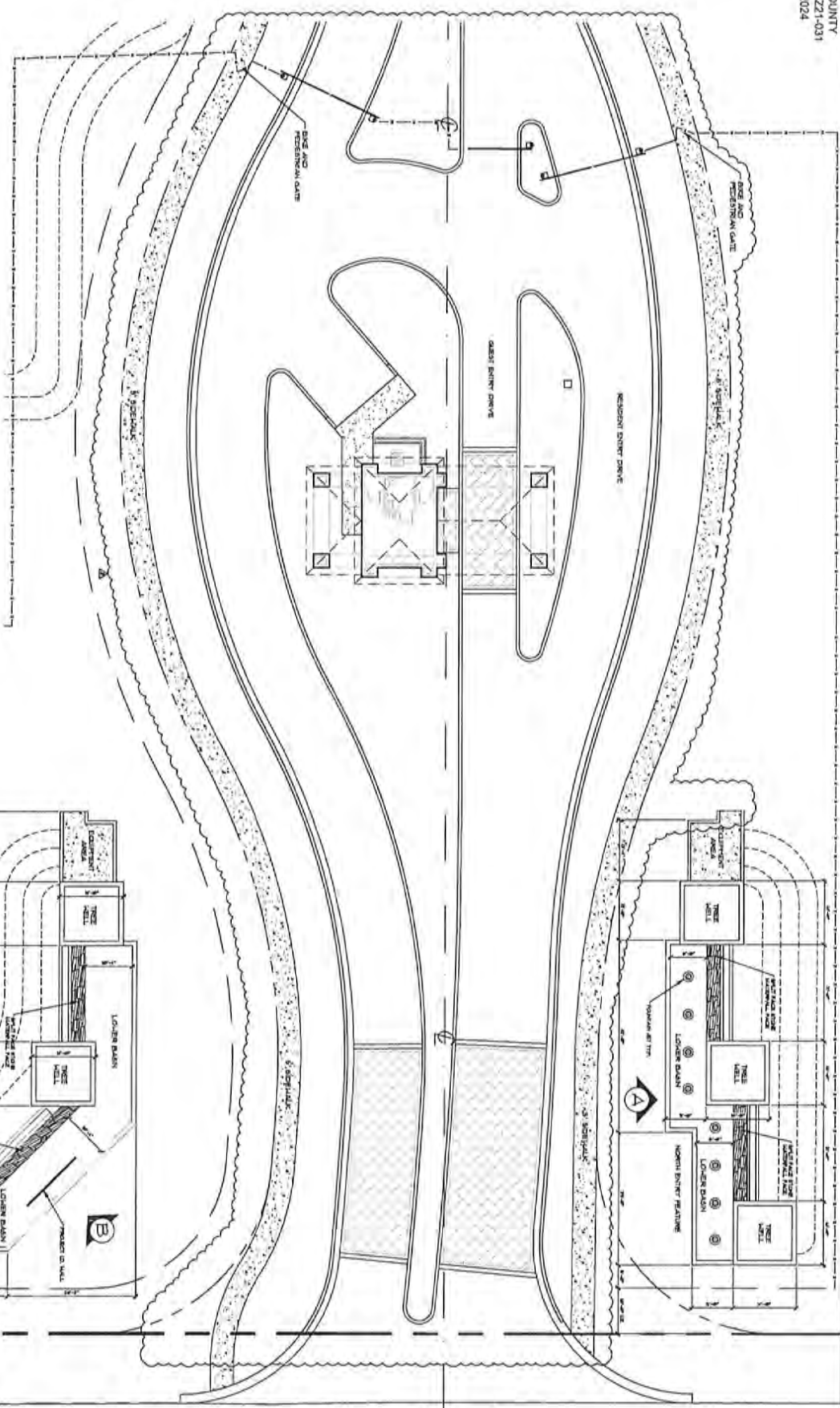
Project Location: **RECREATIONAL POD**  
 Client: **CALUSA**

Project Number: **201618**  
 Date: **12/20/24**



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 PROCESS NO.: Z21-031  
 DATE: NOV 28 2024  
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MAIN ENTRY FEATURE PLAN  
 SCALE: 1/8" = 1'-0"

NOTE:  
 1. EXISTING FEATURES WILL BE SUBJECT TO ZONING APPLICATION.

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**BALBE & ASSOCIATES**  
 Civil Engineers, Planners, Architects  
 2237 Northwest 26th Place  
 Fort Lauderdale, Florida 33306  
 Phone: (954) 576-1100  
 Fax: (954) 576-1101  
 Website: www.balbe.com  
 License No. EC-3043

Prepared by: **ISA**, **ISA**, **ISA**  
 Drawn by: **ISA**, **ISA**, **ISA**  
 Checked by: **ISA**, **ISA**, **ISA**  
 Date: 11/28/24

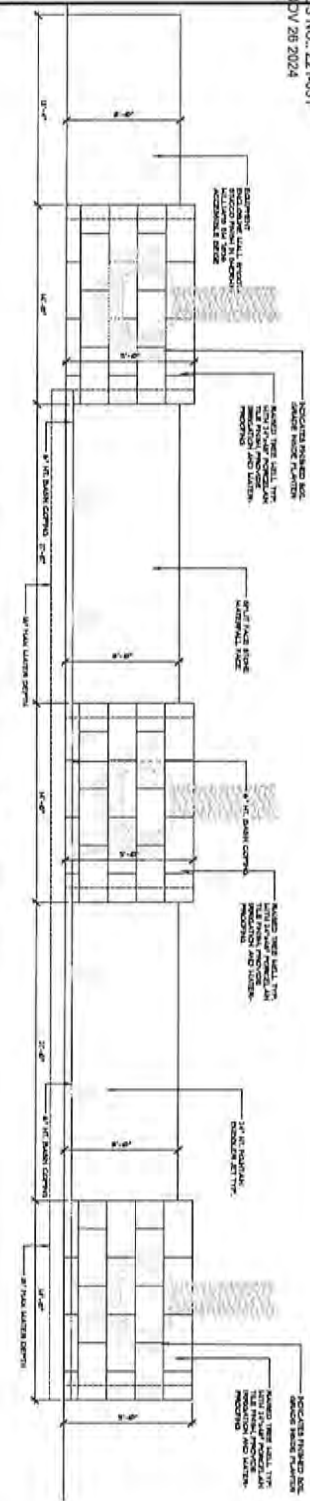
Engineer of Record: **ISA**, **ISA**, **ISA**  
 License No. EC-3043  
 Date: 11/28/24

**MAIN ENTRY FEATURE PLAN**  
**CALUSA**  
 KENDALL ASSOCIATES I, L.L.P.

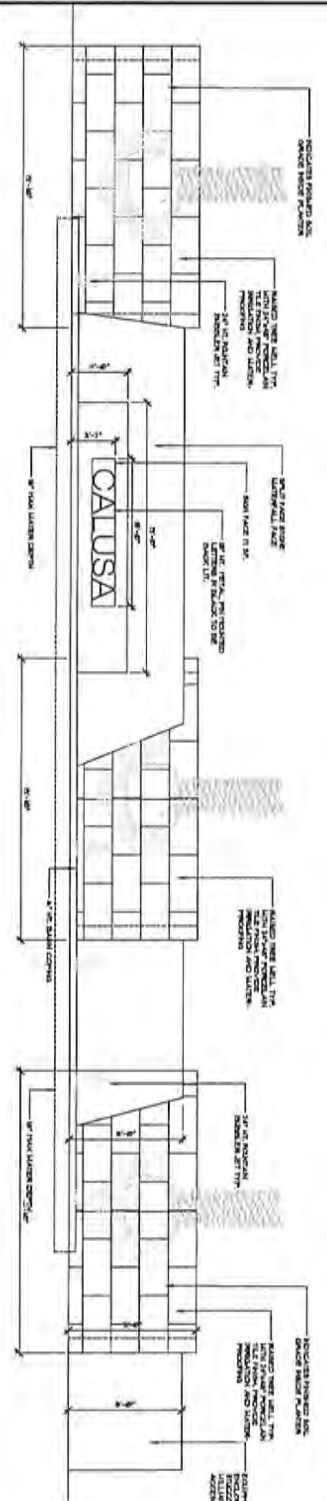
Project Number: 201616  
 Sheet Number: SP23

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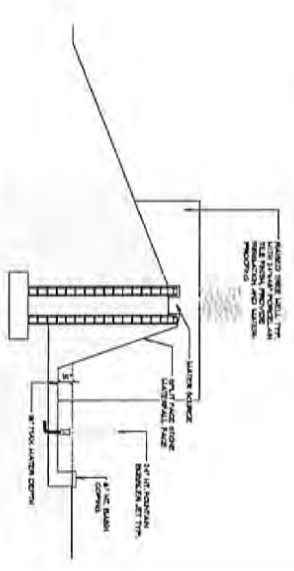


**A**  
 NORTH ENTRY ELEVATION  
 N.T.S.



**B**  
 SOUTH ENTRY ELEVATION  
 N.T.S.

**WATER FEATURE SECTION**  
 N.T.S.



NOTES:  
 1. FINISHES INDICATED ARE TO BE APPLIED TO EXTERIOR APPLICATIONS.  
 2. FINISHES ARE TO BE APPLIED TO INTERIOR APPLICATIONS.  
 3. ALL DIMENSIONS ARE IN FEET.

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| 4   | 11/26/24 | ISA | REVISION         |

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| Original By: | ISA          | Date:  | 08/20/24 |
| Drawn By:    | ISA          | Date:  | 08/20/24 |
| Checked By:  | ISA          | Date:  | 09/20/24 |
| Scale:       | 1/8" = 1'-0" | Sheet: | SP24     |

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|------------------------------------|--------------------|--------|--------------|
| Engineer of Record:                | GABRIEL A. KERNANZ | Date:  | 10/20/24     |
| Professional Engineer License No.: | 77328              | Scale: | 1/8" = 1'-0" |

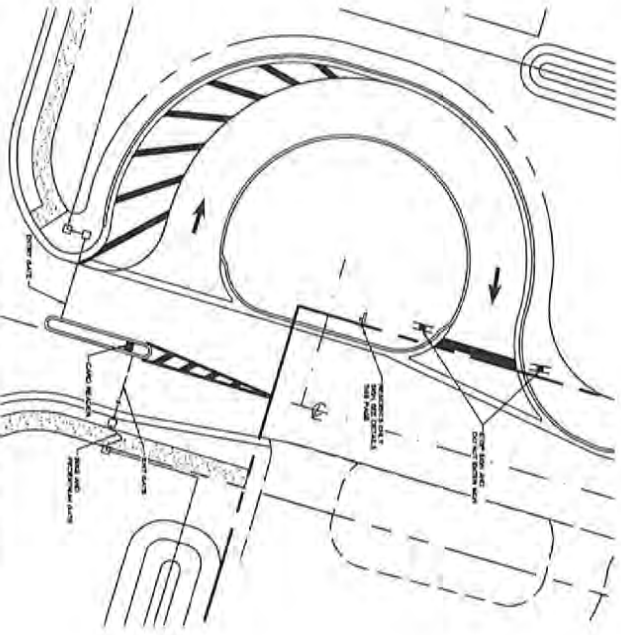
  

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| Project Name:   | MAIN ENTRY FEATURE ELEVATION |
| Client:         | CALUSA                       |
| Architect:      | KEMALL ASSOCIATES LLP        |
| Project Number: | 2024B                        |
| Sheet Number:   | SP24                         |

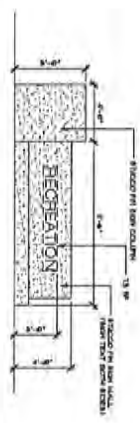
**BALBÉ & ASSOCIATES**  
 2327 Northeast 24th Place  
 Fort Lauderdale, FL 33306  
 Administration No. BB-2043



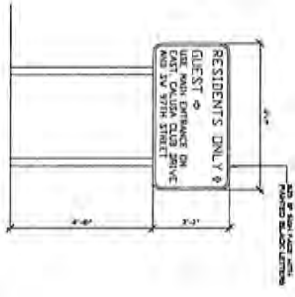
RECREATION POD ENTRY SIGN



SECONDARY ENTRY, RESIDENTS ONLY SIGN



RECREATION POD SIGN ELEVATION



RESIDENTS ONLY SIGN ELEVATION

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|-----------------|----------------------------------------|------------------|----------------------------------------------------------------------|---------------------|----------------|---------------------|----------------|----------------|----------------------------|
| Property No.    | 221-031                                | Owner            | CLB                                                                  | City                | CLB            | County              | CLB            | State          | MO                         |
| Project No.     | 221-031                                | Project Name     | CLB                                                                  | Project Location    | CLB            | Project Description | CLB            | Project Status | CLB                        |
| Design Engineer | CARROLL & KENDRICK                     | Design Date      | 7/23/24                                                              | Design Location     | CLB            | Design Description  | CLB            | Design Status  | CLB                        |
| Client          | KENDALL ASSOCIATES & LLP               | Client Address   | 2727 Northline 30th Place<br>P.O. Box 10506<br>Aurora, MO 64003-0506 | Client Phone        | (816) 412-7111 | Client Fax          | (816) 412-7111 | Client Email   | info@kendallassociates.com |
| Project Name    | RECREATION POD SIGN<br>PLAN AND DETAIL | Project Location | CLB                                                                  | Project Description | CLB            | Project Status      | CLB            | Project Date   | 11/26/24                   |
| Project No.     | 221-031                                | Project Name     | CLB                                                                  | Project Location    | CLB            | Project Description | CLB            | Project Status | CLB                        |

**BALBE & ASSOCIATES**  
 Civil Engineers & Surveyors

2727 Northline 30th Place  
 P.O. Box 10506  
 Aurora, MO 64003-0506  
 Phone: (816) 412-7111  
 Fax: (816) 412-7111

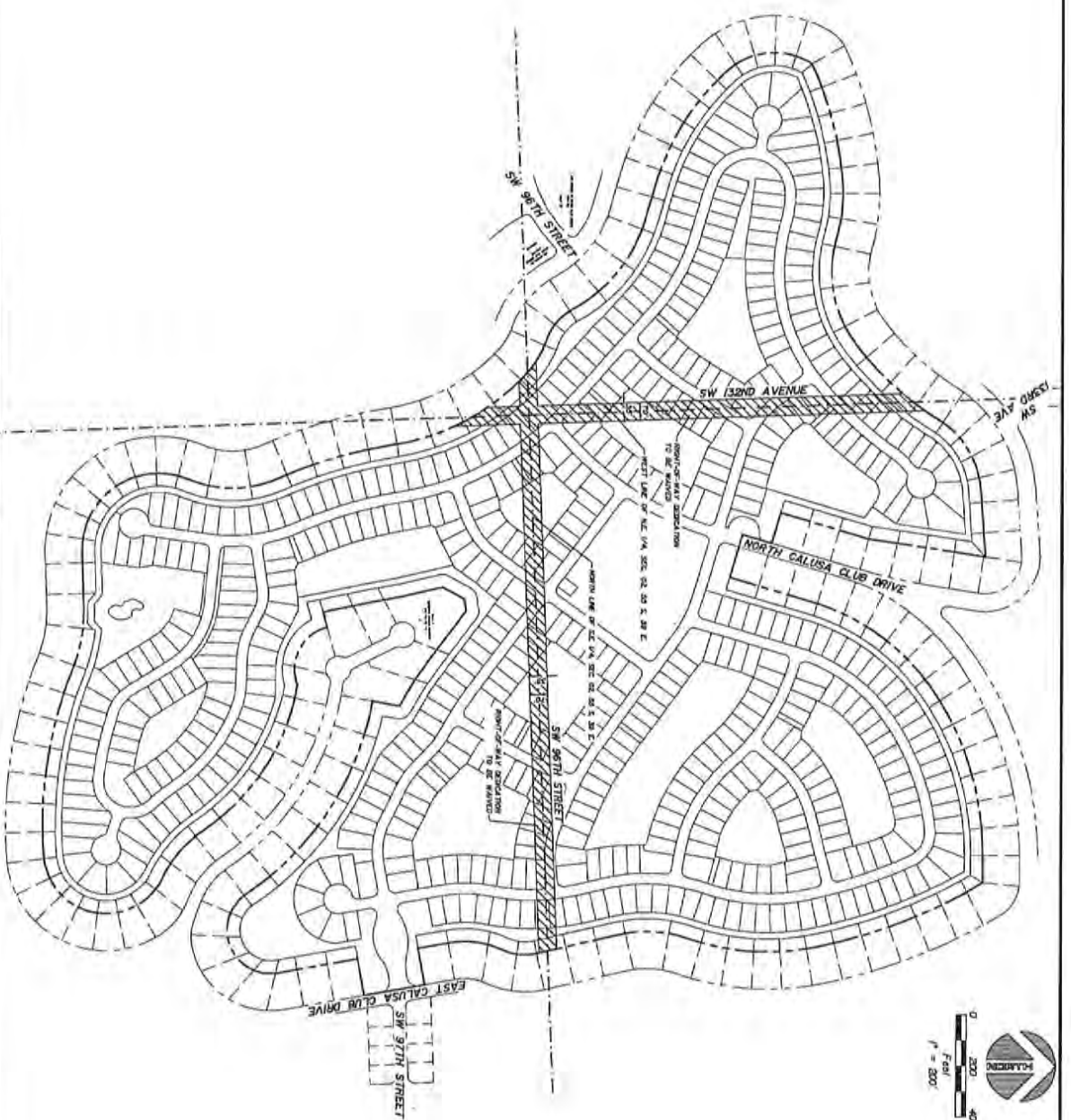
Engineer of Record: CARROLL & KENDRICK  
 Registered Professional Engineer  
 State of Missouri: 72738

RECREATION POD SIGN  
 PLAN AND DETAIL  
 CALUSA  
 KENDALL ASSOCIATES & LLP

Project Number: 221-031  
 Date: 11/26/24

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MAHARAJA COUNTY  
PROCESS NO.: ZN-1-031  
DATE: NOV 26 2024  
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Prepared by: ISA Date: 09/20/24  
 Drawn by: RA Date: 09/20/24  
 Checked by: CLF Date: 09/20/24

**BALBE & ASSOCIATES**  
 Civil Engineering & Surveying  
 2727 Northwest 20th Place  
 Fort Lauderdale, FL 33306  
 Authorization No. EB2043

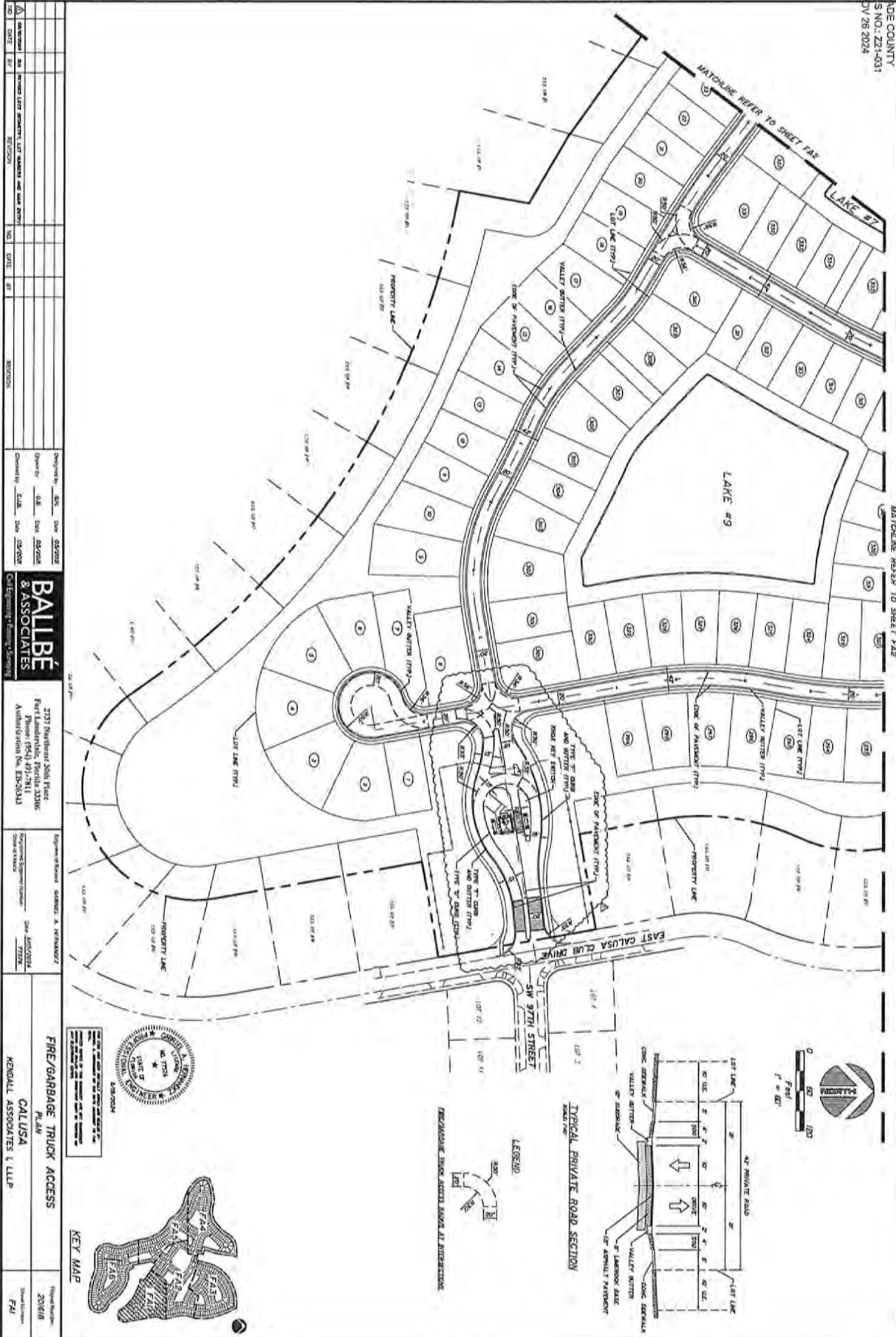
Engineer/Designer: CLMBA, A PROFESSIONAL ENGINEER  
 Date: 10/20/24  
 Scale: AS SHOWN

RIGHT-OF-WAY DEDICATION WAIVER  
 EXHIBIT  
 CALUSA  
 KENDALL ASSOCIATES I, L.L.P.

Project Number: 201618  
 Sheet Number: 5726

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BY: ISA

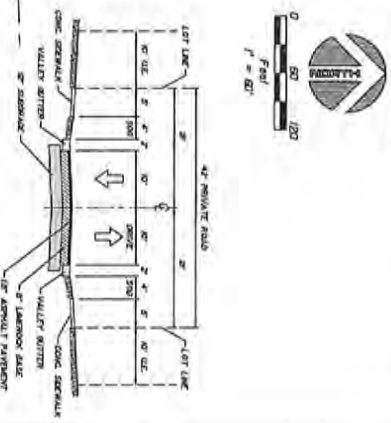


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**BALBE & ASSOCIATES**  
 2377 Northwest 56th Place  
 Fort Lauderdale, FL 33309  
 Phone: (954) 401-1111  
 Fax: (954) 401-1111  
 Accreditation No. EB-20441

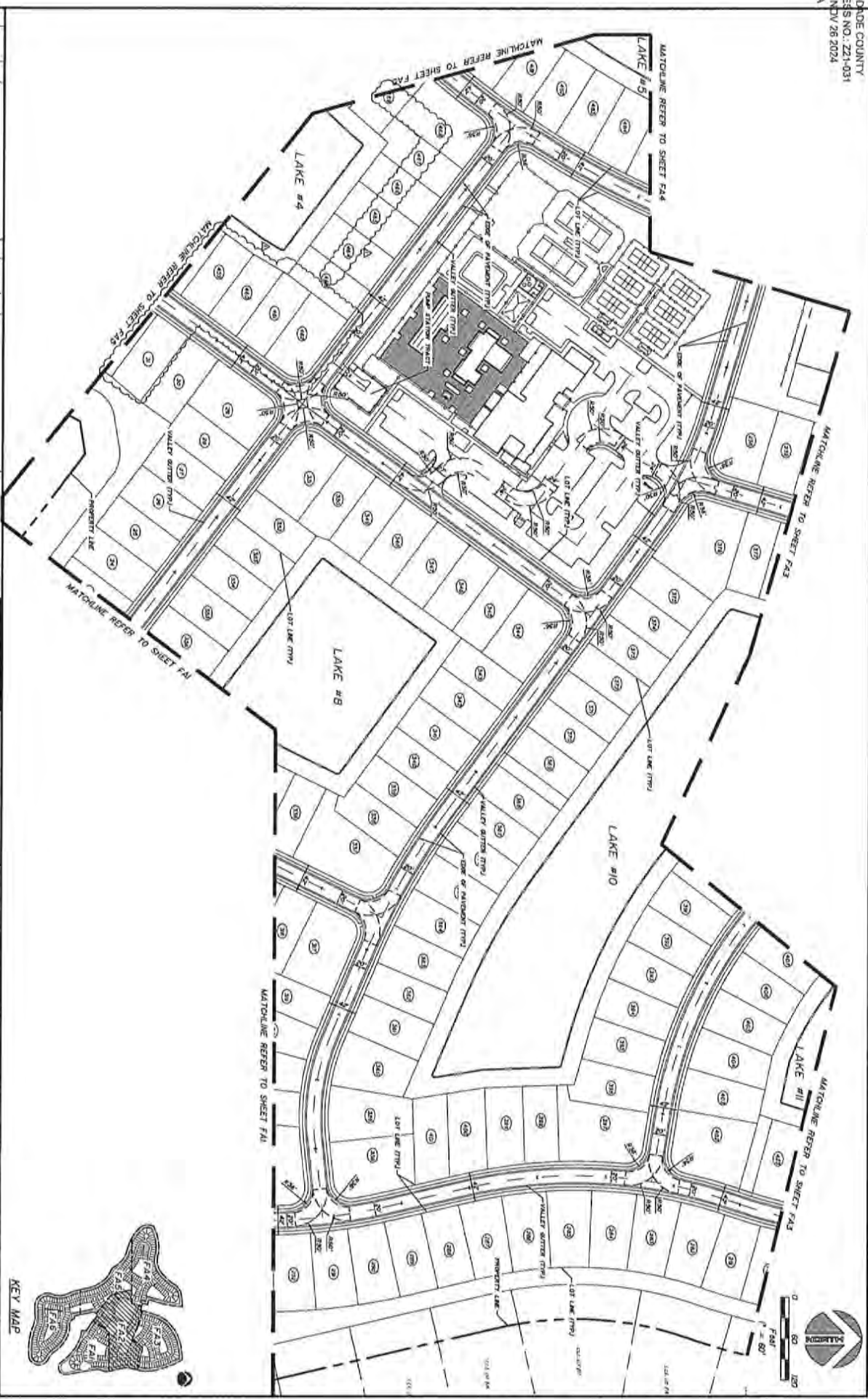
Engineer of Record: **GABRIEL A. KERNANZ**  
 Professional Engineer License No. 12584  
 State of Florida

**FIRE/GARBAGE TRUCK ACCESS**  
 PLAN  
**CALUSA**  
 KEMALL ASSOCIATES I, LLP



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MIAMI-DADE COUNTY  
 PROCESS NO.: 221-031  
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|                                |                                                            |      |             |
|--------------------------------|------------------------------------------------------------|------|-------------|
| PROJECT NO.                    | 221-031                                                    | DATE | NOV 28 2024 |
| PROJECT NAME                   | FIRE/GARBAGE TRUCK ACCESS                                  |      |             |
| DESIGNER                       | KENNALL ASSOCIATES, L.L.P.                                 |      |             |
| DATE                           | NOV 28 2024                                                | BY   | ISA         |
| SCALE                          | AS SHOWN                                                   |      |             |
| PROJECT LOCATION               | 3337 Northlake Villa Place, Fort Lauderdale, Florida 33306 |      |             |
| PROJECT OWNER                  | CAL USA                                                    |      |             |
| PROJECT MANAGER                | KENNALL ASSOCIATES, L.L.P.                                 |      |             |
| PROJECT ENGINEER               | KENNALL ASSOCIATES, L.L.P.                                 |      |             |
| PROJECT ARCHITECT              | KENNALL ASSOCIATES, L.L.P.                                 |      |             |
| PROJECT LANDSCAPE ARCHITECT    | KENNALL ASSOCIATES, L.L.P.                                 |      |             |
| PROJECT CIVIL ENGINEER         | KENNALL ASSOCIATES, L.L.P.                                 |      |             |
| PROJECT ELECTRICAL ENGINEER    | KENNALL ASSOCIATES, L.L.P.                                 |      |             |
| PROJECT MECHANICAL ENGINEER    | KENNALL ASSOCIATES, L.L.P.                                 |      |             |
| PROJECT PLUMBING ENGINEER      | KENNALL ASSOCIATES, L.L.P.                                 |      |             |
| PROJECT STRUCTURAL ENGINEER    | KENNALL ASSOCIATES, L.L.P.                                 |      |             |
| PROJECT TRAFFIC ENGINEER       | KENNALL ASSOCIATES, L.L.P.                                 |      |             |
| PROJECT ENVIRONMENTAL ENGINEER | KENNALL ASSOCIATES, L.L.P.                                 |      |             |
| PROJECT HISTORIC PRESERVATION  | KENNALL ASSOCIATES, L.L.P.                                 |      |             |
| PROJECT OTHER                  | KENNALL ASSOCIATES, L.L.P.                                 |      |             |

**BALBÉ & ASSOCIATES**  
 3337 Northlake Villa Place  
 Fort Lauderdale, Florida 33306  
 Phone: (754) 491-0111  
 Administration No. 221-031

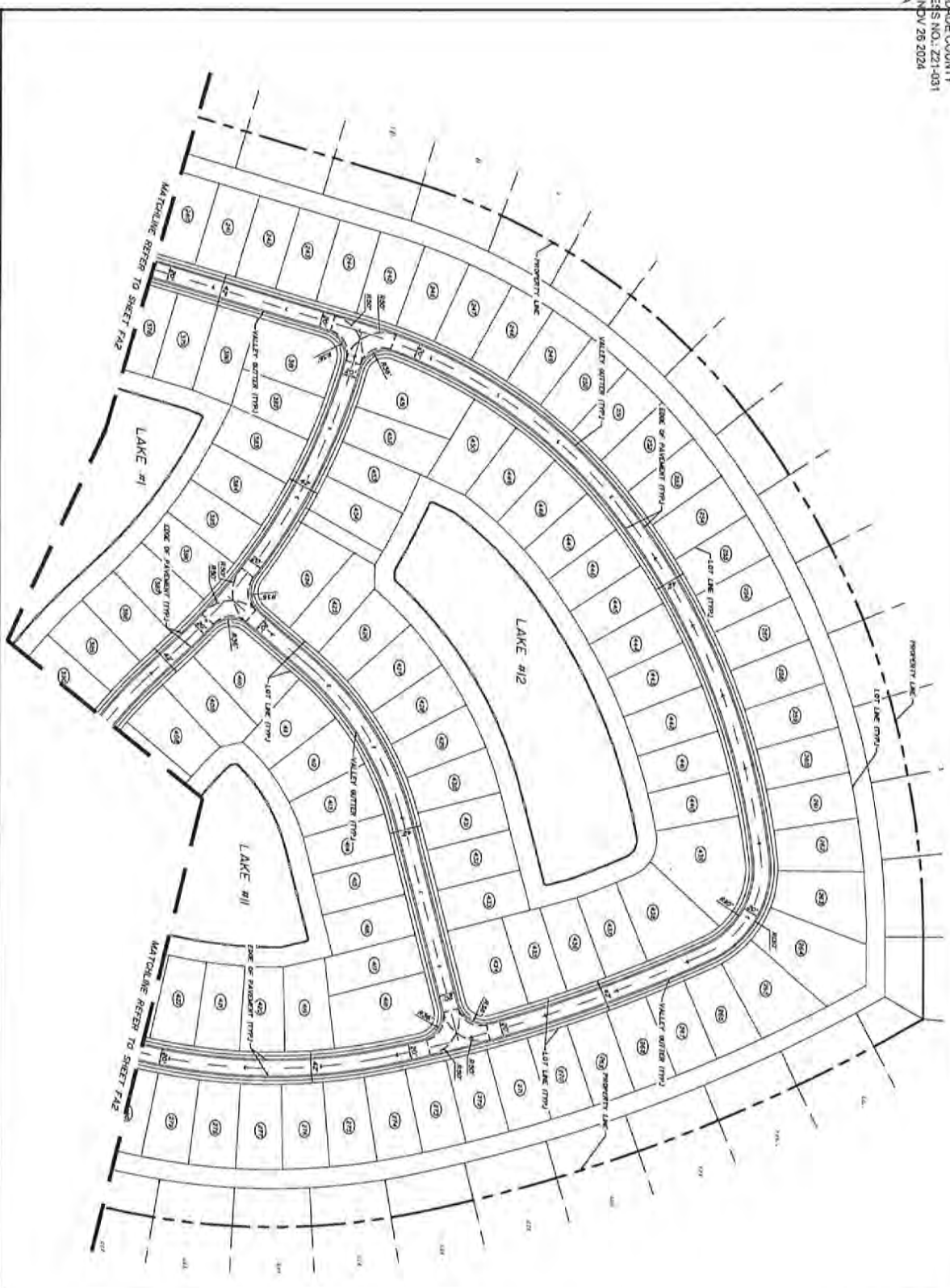
Engine of Record: **SAHILL A. NIKHARIZ**  
 Registered Engineer Number: **12033**  
 Date of Expiration: **12/31/2024**

**FIRE/GARBAGE TRUCK ACCESS**  
 CAL USA  
 KENNALL ASSOCIATES, L.L.P.

Project Number: **201618**  
 Sheet Number: **FA2**

RECEIVED

MIAMI-DODE COUNTY  
PROCESS NO.: 221-031  
DATE: NOV 28 2024  
BY: ISA



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|--------------|-----------|--------------|-----------|
| Revised by:  | DATE:     | Drawn by:    | DATE:     |
| Checked by:  | DATE:     | Checked by:  | DATE:     |
| Approved by: | DATE:     | Approved by: | DATE:     |
| Scale:       | Scale:    | Scale:       | Scale:    |
| Revision:    | Revision: | Revision:    | Revision: |
| NO.          | DATE      | BY           | REVISION  |

**BALBÉ & ASSOCIATES**  
 2731 Northwest 50th Place  
 Fort Lauderdale, Florida 33306  
 A Member of the HOK Group  
 Architectural No. EB-3043

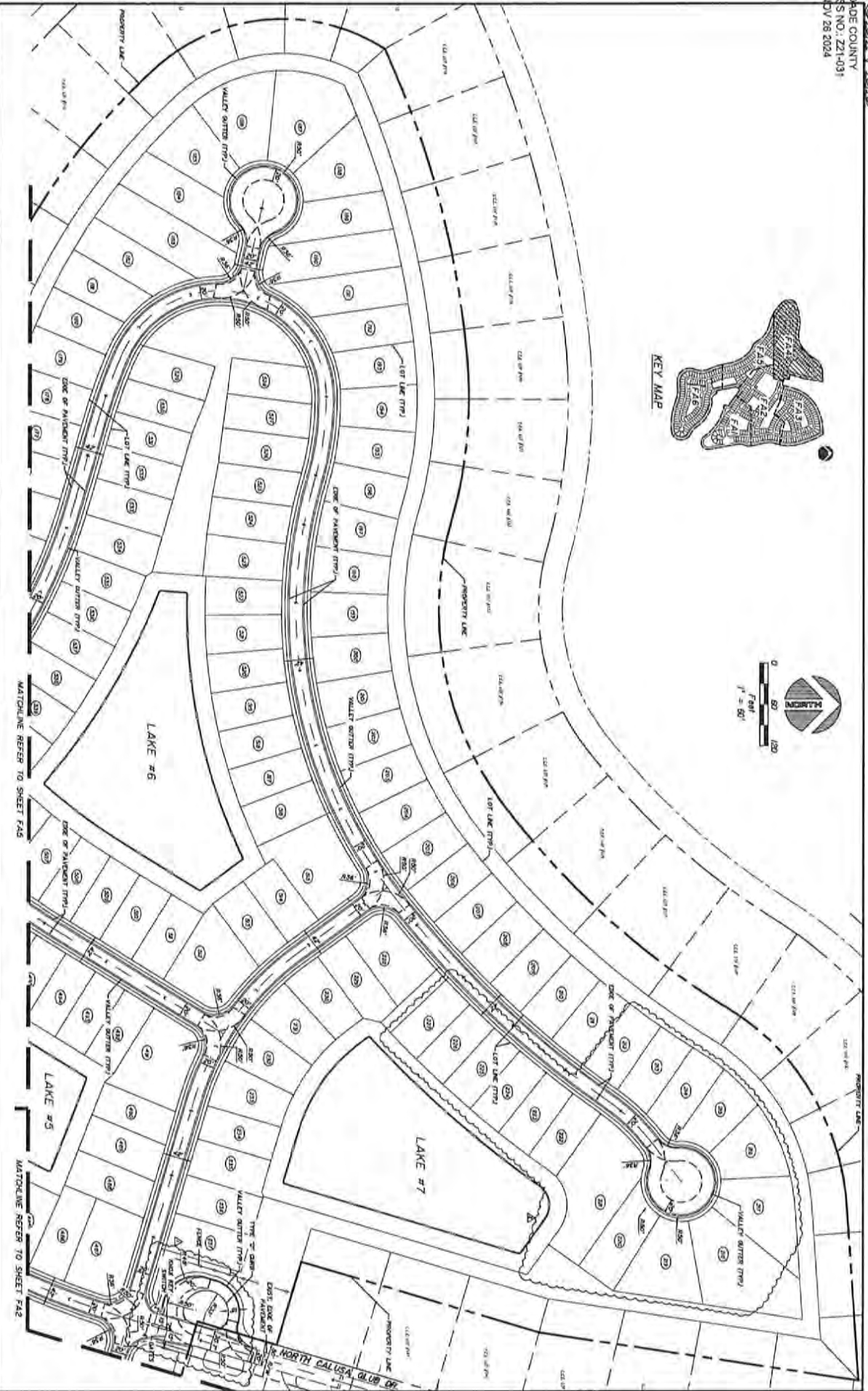
Engine of Record: **DAVID L. KENNEDY**  
 Registered Engineer Number: **DAVID L. KENNEDY**  
 State of Florida: **DAVID L. KENNEDY**

**FIRE/GARBAGE TRUCK ACCESS**  
**PLAN**  
**CALUSA**  
**KENDALL ASSOCIATES I, LLP**

Project Number: **2301018**  
 Sheet Number: **FA3**

RECEIVED

MAILLARD COUNTY  
PROJECT NO.: 22-1031  
DATE: NOV 28 2024  
BY: ISA



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**BALIBÉ & ASSOCIATES**  
Calligraphy • Planning • Surveying

3211 North Loop West, Suite 1100  
Fort Lauderdale, Florida 33309  
Phone: (954) 41-7811  
Advertisement No. EB-2024

Project of record: 22-1031, A. 22-1031-002  
Date: 10/23/24  
22-1031-002

**FIRE/GARBAGE TRUCK ACCESS**  
PLAN  
CALUSA  
NENDALL ASSOCIATES I, LLP

Project Number: 201618  
Sheet Number: FA4

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MIAMI-DADE COUNTY  
PROCESS NO.: 221-031  
DATE: NOV 28 2024  
BY: ISA



|                      |                            |              |             |
|----------------------|----------------------------|--------------|-------------|
| Project No.          | 221-031                    | Project Name | CALLUSA     |
| City                 | MIAMI                      | County       | MIAMI-DADE  |
| Owner                | CALLUSA                    | Engineer     | CALLUSA     |
| Architect            | CALLUSA                    | Scale        | AS SHOWN    |
| Contract No.         |                            | Project No.  | 221-031     |
| Contract Date        |                            | Project Date | NOV 28 2024 |
| Contract Description | FIRE/GARAGE TRUCK ACCESS   |              |             |
| Contractor           | KENDALL ASSOCIATES I, LLLP |              |             |
| Contract Value       | \$200,000                  |              |             |
| Contract Status      | 75%                        |              |             |

**BALBE & ASSOCIATES**  
Civil Engineers & Surveyors

2131 Northwest 30th Place  
Fort Lauderdale, FL 33309  
Professional No. EB-20439

Engine of Record: DANIEL A. VERMAZOTZ  
Professional No. EB-20439

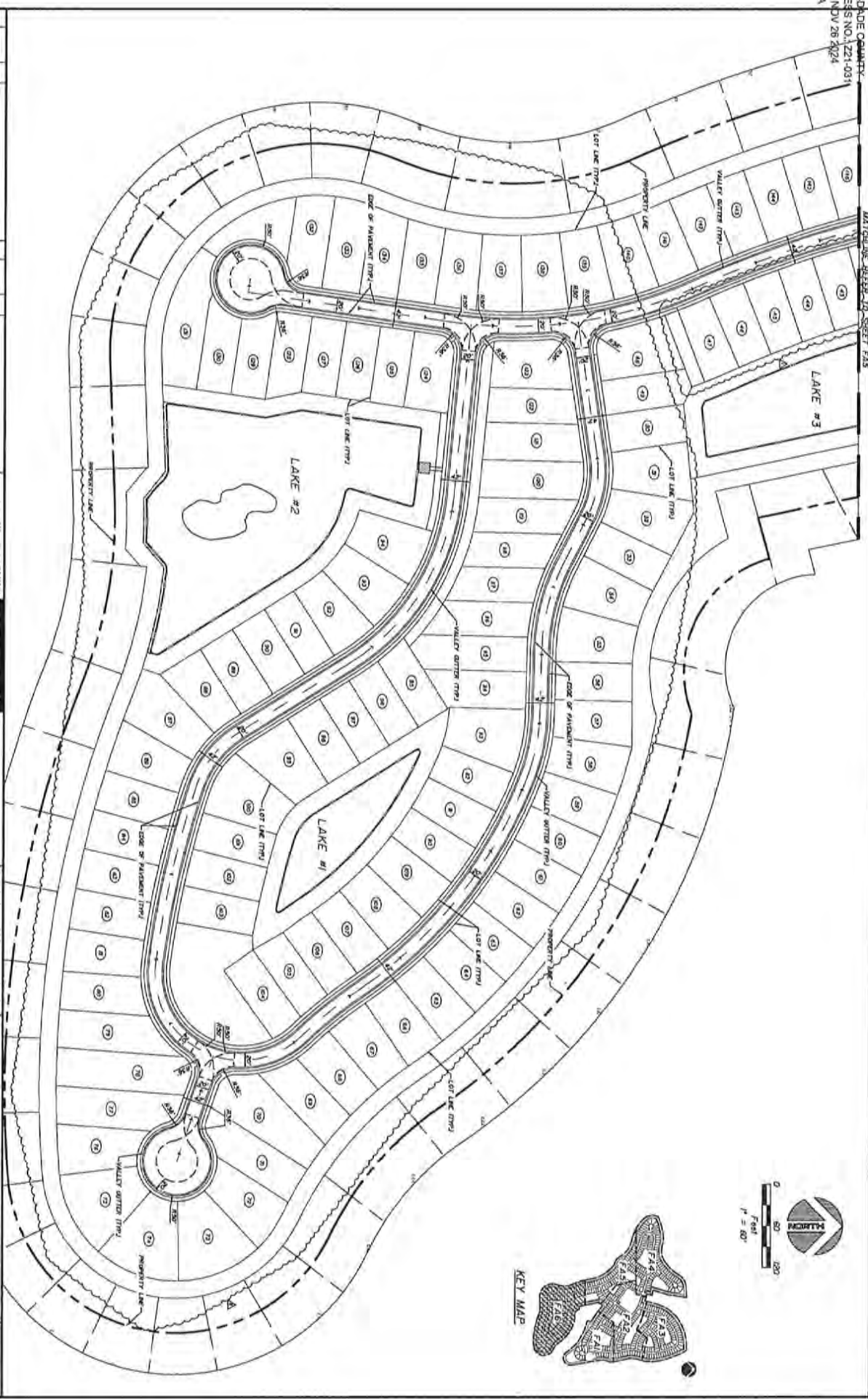
Call USA  
KENDALL ASSOCIATES I, LLLP

Sheet Number  
208/208  
75%

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MIAMI-DADE COUNTY  
PROCESS NO. 1221-031  
DATE: NOV 28 2024  
BY: ISA

MATCH LINE SEE 10 SHEET FAS



|          |                 |              |                         |
|----------|-----------------|--------------|-------------------------|
| APPROVED | BY: [Signature] | DATE: [Date] | PROJECT: [Project Name] |
| DESIGNED | BY: [Signature] | DATE: [Date] | PROJECT: [Project Name] |
| CHECKED  | BY: [Signature] | DATE: [Date] | PROJECT: [Project Name] |
| DATE:    | BY:             | DATE:        | PROJECT:                |

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| Designed by: | DATE: | DATE: |
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| Checked by:  | DATE: | DATE: |

|                            |       |       |
|----------------------------|-------|-------|
| Engineer of Record:        | DATE: | DATE: |
| Registered Engineer Under: | DATE: | DATE: |
| Scale of Plans:            | DATE: | DATE: |

|               |        |
|---------------|--------|
| Project Name: | 201616 |
| Drawn Name:   | FAS    |

**BALBE & ASSOCIATES**  
Civil Engineers/Planners/Surveyors

2121 Northwest 20th Place  
Fort Lauderdale, Florida 33306  
Administration N. 825-3421

**FIRE/GARBAGE TRUCK ACCESS**  
PALM  
CALUSA  
KENDALL ASSOCIATES L LLLP

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MIAMI-DADE COUNTY  
PROCESS NO.: Z21-031  
DATE: NOV 28 2024  
BY: ISA

# CALUSA

KENDALL ASSOCIATES I, LLLP

9800 E. CALUSA DRIVE, MIAMI FLORIDA 33186



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



civil engineering • planning • surveying  
2737 Northeast 300th Place  
Fort Lauderdale, Florida 33306  
Phone: (954) 491-7811  
Authorization No. EB-26343

## LAKE FILL/EXCAVATION PLANS

### INDEX OF SHEETS:

| DESCRIPTION                                      | SHEET NO. |
|--------------------------------------------------|-----------|
| COVER                                            | EX        |
| LAKE FILL/EXCAVATION - PLAN                      | EX2       |
| LAKE FILL/EXCAVATION - TYPICAL SECTION AND NOTES | EX3       |

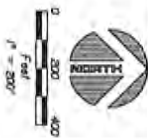


THIS PLAN HAS BEEN CAREFULLY CHECKED AND SEALED BY  
DANIEL A. HOCHSTADT, REGISTERED PROFESSIONAL ENGINEER  
STATE OF FLORIDA, LICENSE NO. 17378.  
REVISIONS TO THIS PLAN MUST BE MADE IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE BOARD OF PROFESSIONAL ENGINEERS  
AND SURVEYORS AND SHOULD BE IDENTIFIED BY  
ANY ELECTRICAL CHANGES.

|                                         |                        |
|-----------------------------------------|------------------------|
| Engineer of Record: DANIEL A. HOCHSTADT | Project Number: 201818 |
| Design Engineer: DANIEL A. HOCHSTADT    | Sheet Number: EX1      |
| Scale of Project: AS SHOWN              |                        |

RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z21-031  
DATE: NOV 26 2024  
BY: ISA



**EXISTING LOTS DATA:**

| LOT #   | AREA          |
|---------|---------------|
| Lot 1   | 3,287 sq. ft. |
| Lot 2   | 3,287 sq. ft. |
| Lot 3   | 3,287 sq. ft. |
| Lot 4   | 3,287 sq. ft. |
| Lot 5   | 3,287 sq. ft. |
| Lot 6   | 3,287 sq. ft. |
| Lot 7   | 3,287 sq. ft. |
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| Lot 98  | 3,287 sq. ft. |
| Lot 99  | 3,287 sq. ft. |
| Lot 100 | 3,287 sq. ft. |

**PROPOSED LOTS DATA:**

| LOT #   | AREA          |
|---------|---------------|
| Lot 1   | 3,287 sq. ft. |
| Lot 2   | 3,287 sq. ft. |
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| Lot 100 | 3,287 sq. ft. |

- LEGEND**
- PROPOSED LANE EXCAVATION
  - EXIST. LANE TO BE FILLED
  - EXIST. LANE TO REMAIN

**NOTES:**

- ALL SHADING FEATURES, INCLUDING OF LINES, ARE CONSTRUCTION AND SUBJECT TO A FINAL REVIEW AND APPROVAL BY THE COUNTY ENGINEER AND THE MIAMI-DADE COUNTY DIVISION OF ENVIRONMENTAL MANAGEMENT.
- EXISTING LANE TO BE FILLED ARE SHOWN WITH DIAGONAL LINES AND EXISTING LANE TO REMAIN ARE SHOWN WITH SOLID WHITE.

|          |                 |                |
|----------|-----------------|----------------|
| APPROVED | BY: [Signature] | DATE: 09/20/24 |
| DESIGNED | BY: [Signature] | DATE: 09/20/24 |
| CHECKED  | BY: [Signature] | DATE: 09/20/24 |
| DATE:    | BY:             | DATE:          |

Prepared by: **ISA** Date: 09/20/24  
 Drawn by: **ISA** Date: 09/20/24  
 Checked by: **ISA** Date: 09/20/24

**BALBE & ASSOCIATES**  
 2377 Northwest 30th Place  
 Fort Lauderdale, Florida 33306  
 Amendment No. EB-2043

Registered Professional Engineer  
 State of Florida  
 License No. 17218

**LAKE FILL/EXCAVATION PLAN**  
**CALUSA**  
**KENDALL ASSOCIATES I, LLP**

Project Number: 201618  
 File: EXZ

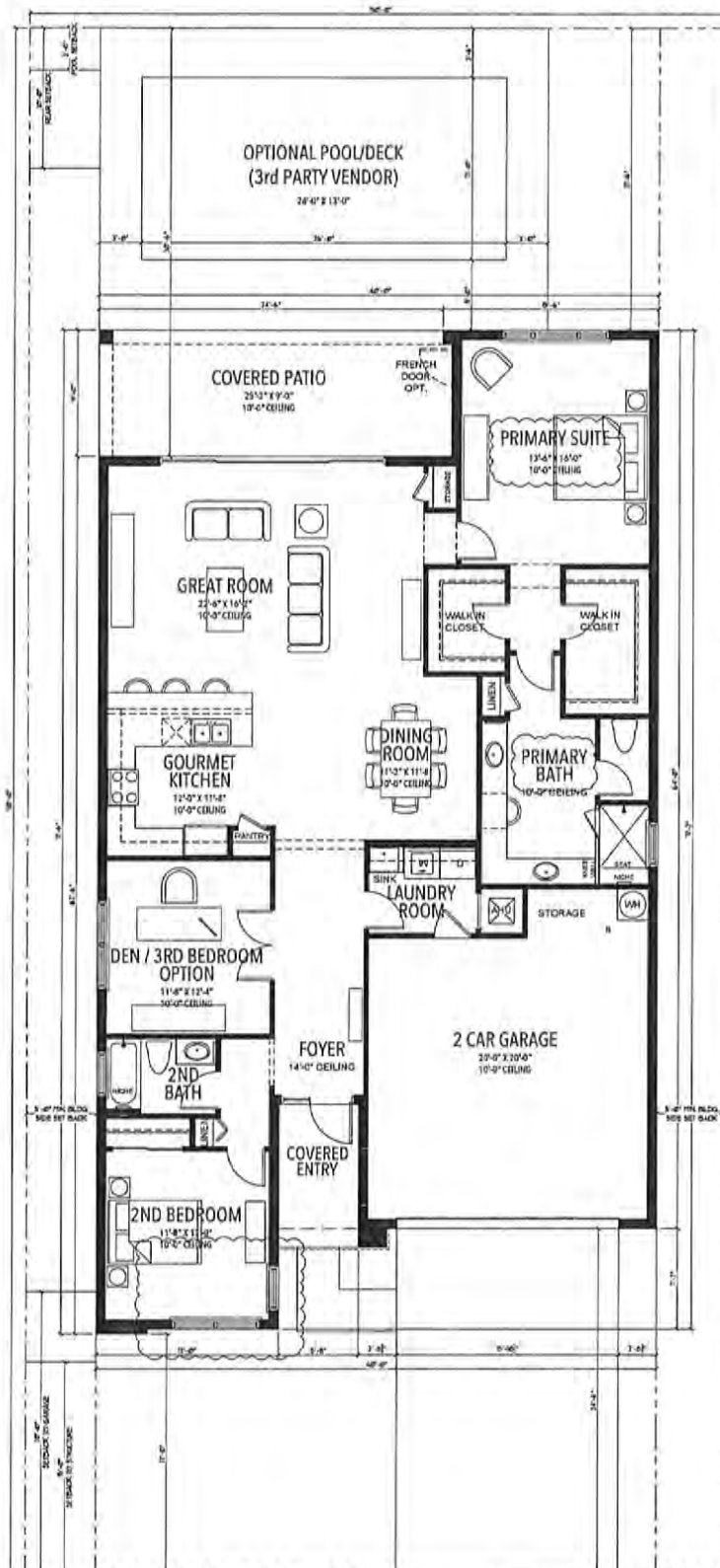


THIS PLAN AND THE DETAILS HEREON ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE MIAMI-DADE COUNTY ENGINEER AND THE MIAMI-DADE COUNTY DIVISION OF ENVIRONMENTAL MANAGEMENT.



RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO.: Z21-031  
 DATE: NOV 26 2024  
 BY: ISA



| AREA CALCULATIONS            |            |
|------------------------------|------------|
| LOT AREA                     | 5,932 S.F. |
| LIVING AREA                  | 1,911 S.F. |
| UNDER ROOF AREA              | 2,664 S.F. |
| LOT COVERAGE                 | 45.14%     |
| IMPERVIOUS AREA CALCULATIONS |            |
| DRIVEWAYS AND WALKWAYS       | 429 S.F.   |
| TOTAL IMPERVIOUS             | 3,044 S.F. |
| IMPERVIOUS PERCENTAGE        | 51.35%     |

**CALUSA**  
 SINGLE FAMILY RESIDENCE  
 MIAMI-DADE COUNTY, FL

**KENDALL ASSOCIATES I, LLLP**  
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400  
 SUNRISE, FLORIDA 33323  
 PHONE: (954) 753-1730  
 FAX: (954) 753-4505

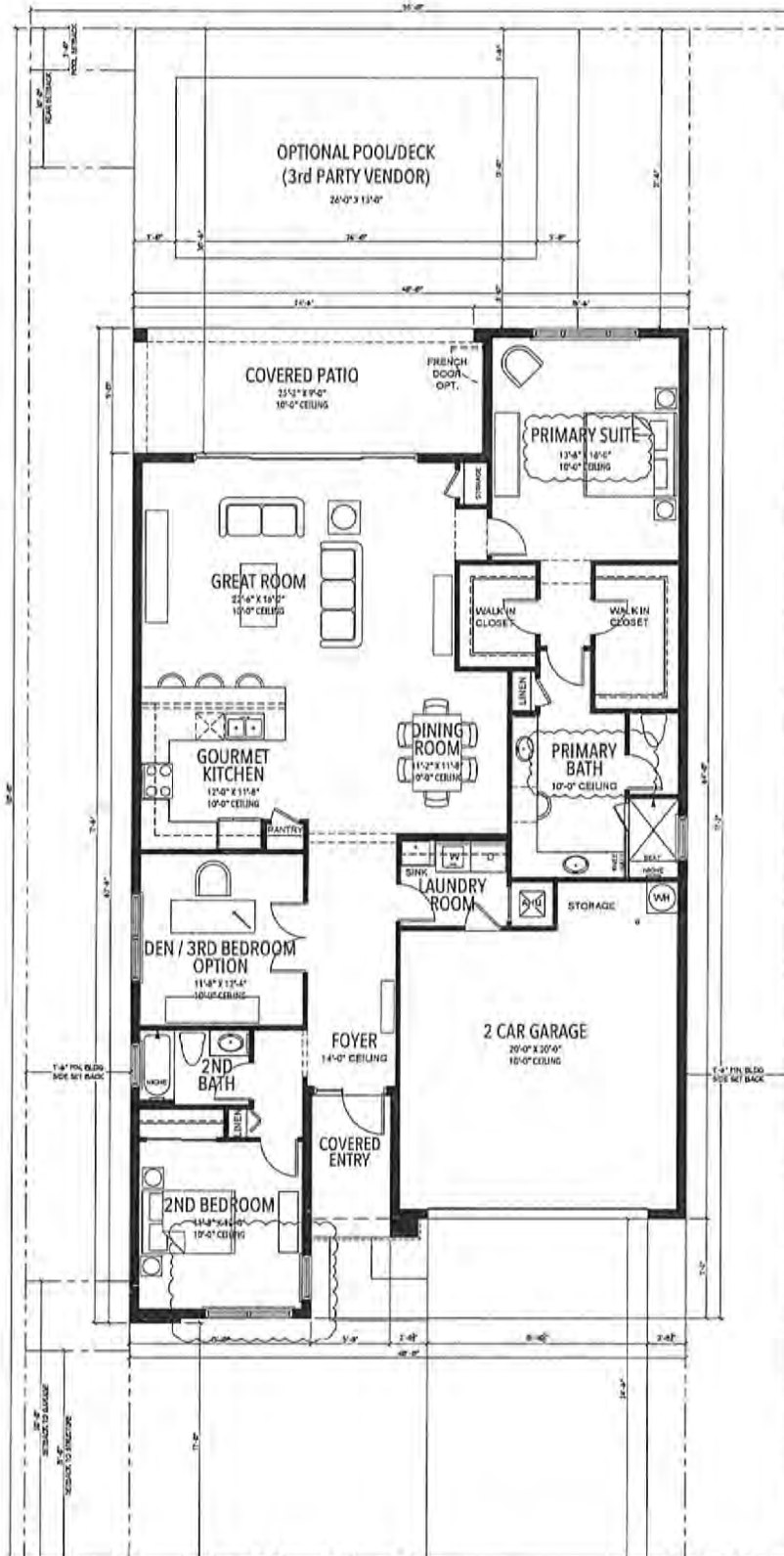
PLAN 501

50' LOT  
 1ST FLOOR PLAN  
 SCALE 1/8"=1'-0"

**A1**

RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO.: Z21-031  
 DATE: NOV 26 2024  
 BY: ISA



| AREA CALCULATIONS            |            |
|------------------------------|------------|
| LOT AREA                     | 6,093 S.F. |
| USING AREA                   | 1,915 S.F. |
| UNCOVERED ROOF AREA          | 2,844 S.F. |
| LOT COVERAGE                 | 43.73%     |
| IMPERVIOUS AREA CALCULATIONS |            |
| DRIVEWAYS AND WALKWAYS       | 420 S.F.   |
| TOTAL IMPERVIOUS             | 3,084 S.F. |
| IMPERVIOUS PERCENTAGE        | 50.70%     |

**CALUSA**  
 SINGLE FAMILY RESIDENCE  
 MIAMI-DADE COUNTY, FL

**KENDALL ASSOCIATES I, LLLP**  
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400  
 SUNRISE, FLORIDA 33323  
 PHONE: (654) 753-1730  
 FAX: (954) 753-4509

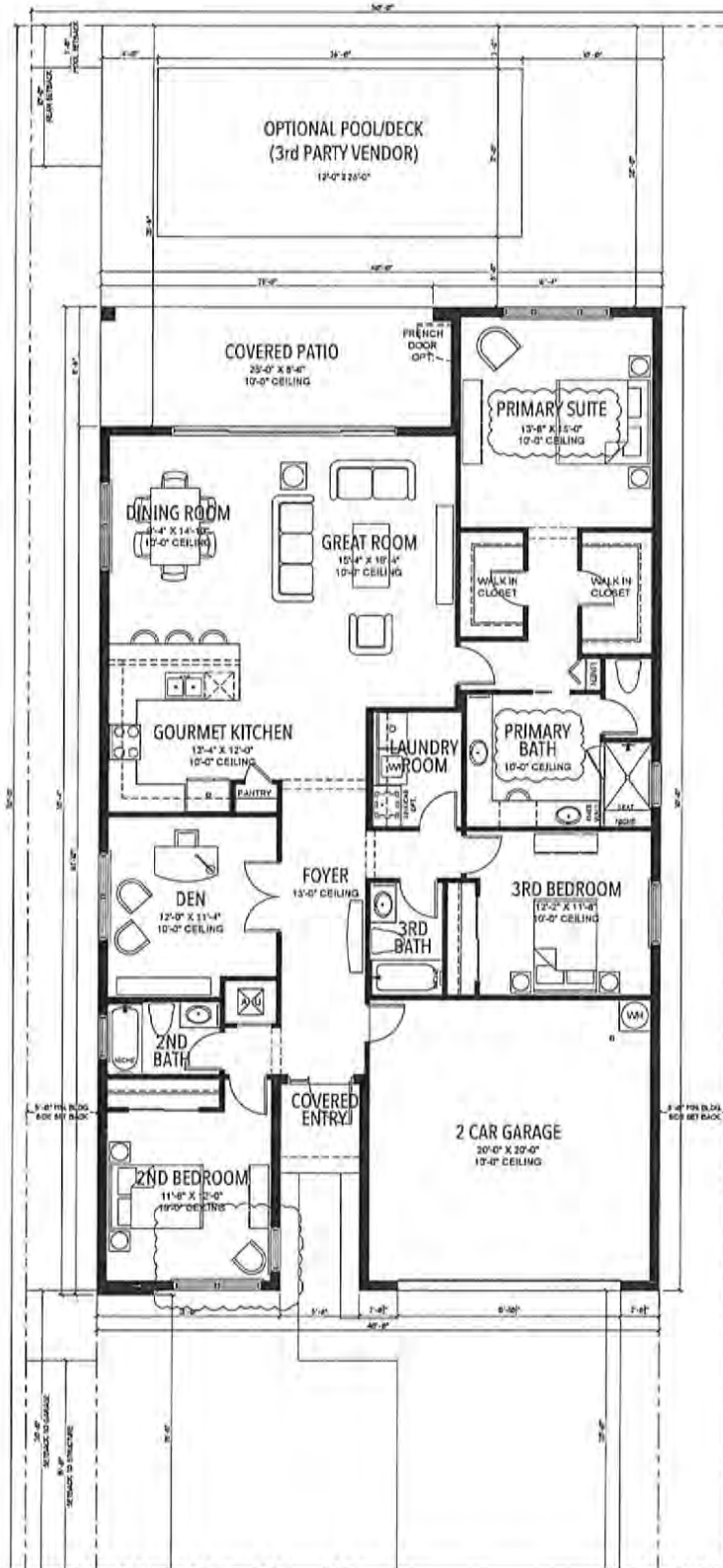
PLAN 501

55' LOT  
 1ST FL PLAN  
 SCALE 1/4" = 1'-0"

**A1.1**

RECEIVED

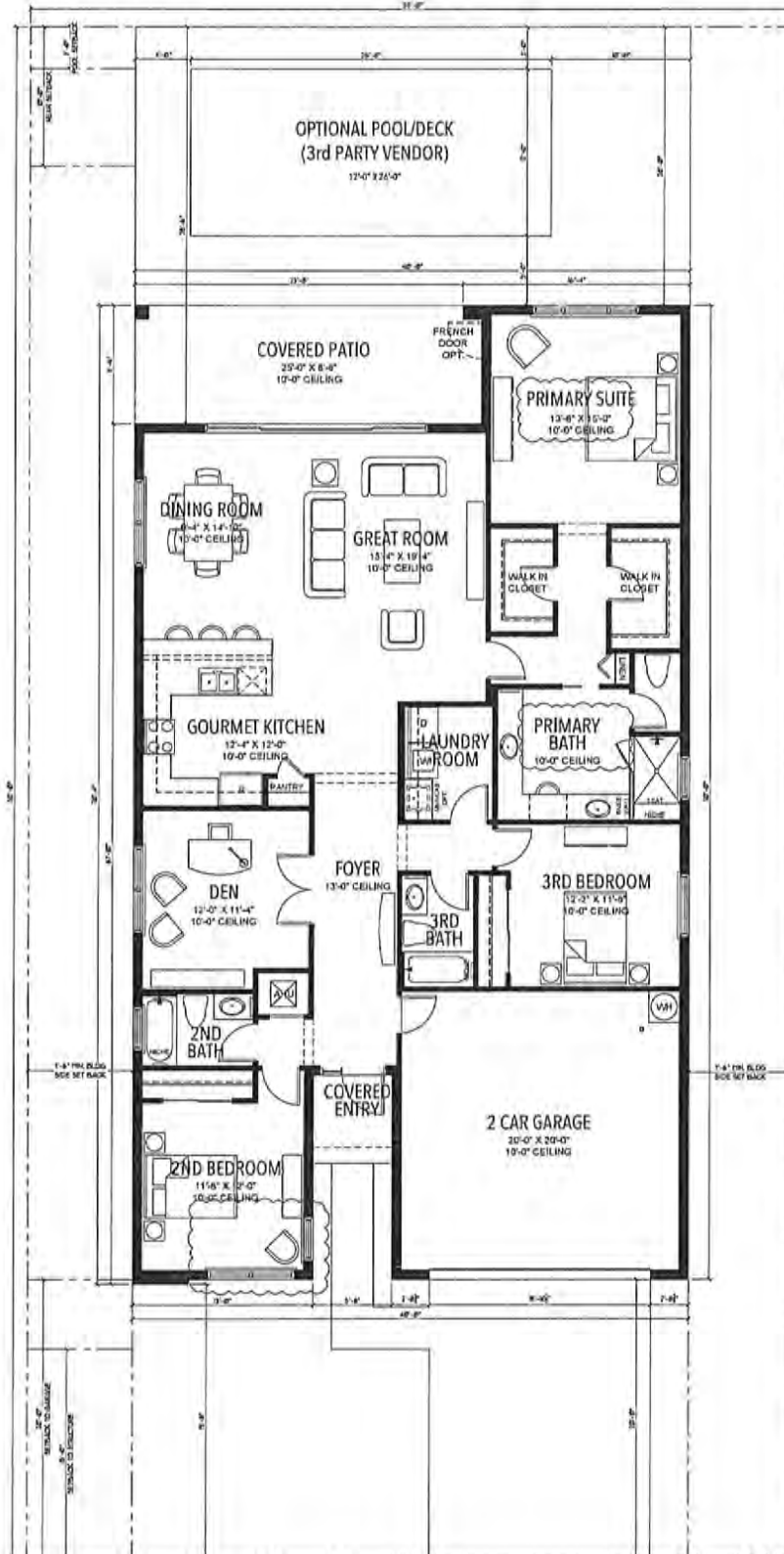
MIAMI-DADE COUNTY  
 PROCESS NO.: Z21-031  
 DATE: NOV 26 2024  
 BY: ISA



| AREA CALCULATIONS            |            |
|------------------------------|------------|
| LOT AREA                     | 5,533 S.F. |
| LIVING AREA                  | 2,863 S.F. |
| UNDER ROOF AREA              | 2,754 S.F. |
| LOT COVERAGE                 | 49.76%     |
| IMPERVIOUS AREA CALCULATIONS |            |
| DRIVEWAYS AND WALKWAYS       | 370 S.F.   |
| TOTAL IMPERVIOUS             | 3,124 S.F. |
| IMPERVIOUS PERCENTAGE        | 56.47%     |

RECEIVED

MIAMI-DADE COUNTY  
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 DATE: NOV 26 2024  
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| AREA CALCULATIONS            |            |
|------------------------------|------------|
| LOT AREA                     | 4,583 S.F. |
| LIVING AREA                  | 2,267 S.F. |
| UNDER ROOF AREA              | 2,754 S.F. |
| LOT COVERAGE                 | 45.27%     |
| INFERRIOUS AREA CALCULATIONS |            |
| DIVISIONS AND WALKWAYS       | 270 S.F.   |
| TOTAL INFERRIOUS             | 3,124 S.F. |
| INFERRIOUS PERCENTAGE        | 51.56%     |

**CALUSA**  
 SINGLE FAMILY RESIDENCE  
 MIAMI-DADE COUNTY, FL

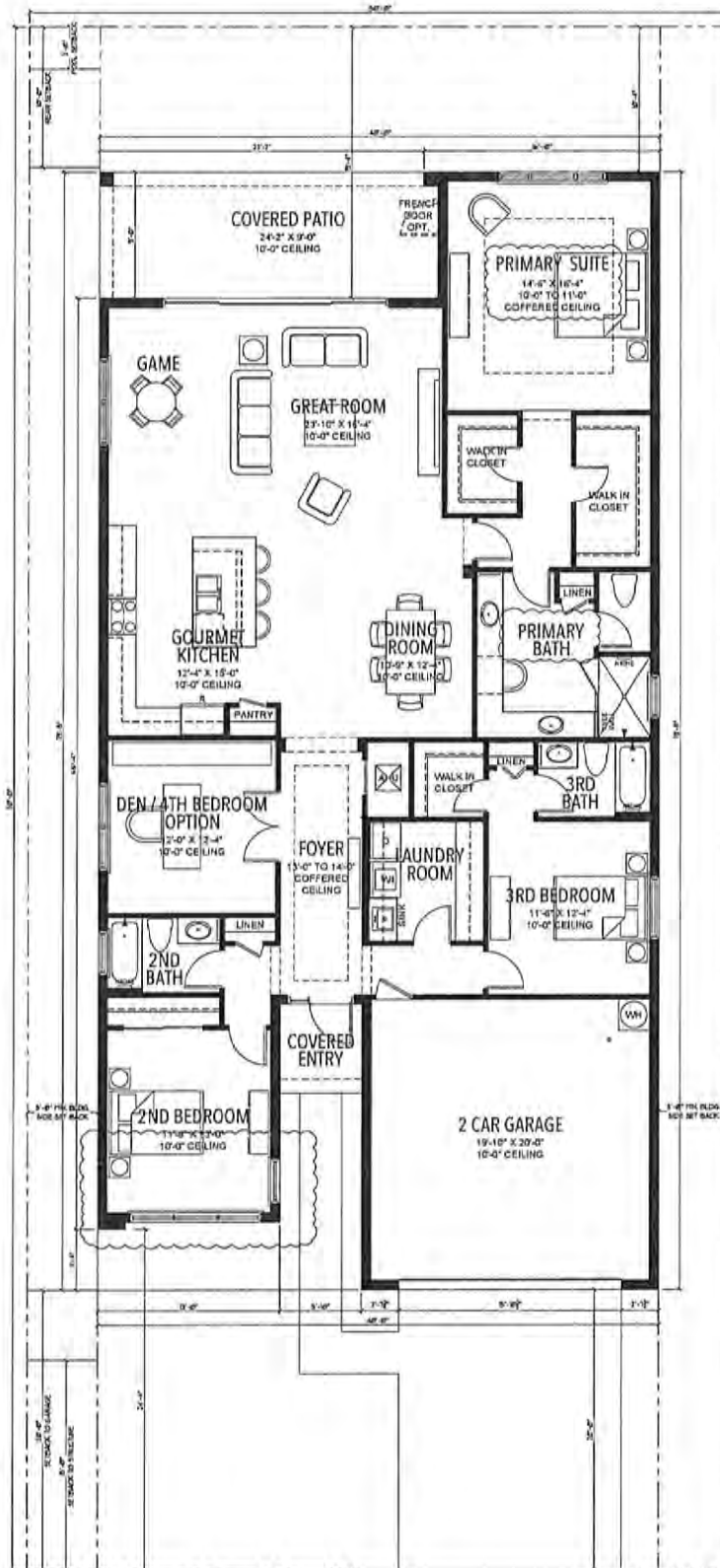
**KENDALL ASSOCIATES I, LLLP**  
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400  
 SUNRISE, FLORIDA 33323  
 PHONE: (954) 753-1730  
 FAX: (954) 753-4509

PLAN 502

55' LOT  
 1ST FL PLAN  
 SCALE: 1/8" = 1'-0" **A1.1**

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 BY: ISA



| AREA CALCULATIONS            |            |
|------------------------------|------------|
| TOT AREA                     | 5,532 S.F. |
| LIVING AREA                  | 2,350 S.F. |
| UNDER ROOF AREA              | 3,042 S.F. |
| LOT COVERAGE                 | 54.94%     |
| IMPERVIOUS AREA CALCULATIONS |            |
| DRIVEWAYS AND WALKWAYS       | 391 S.F.   |
| TOTAL IMPERVIOUS             | 3,433 S.F. |
| IMPERVIOUS PERCENTAGE        | 62.06%     |

**CALUSA**  
 SINGLE FAMILY RESIDENCE  
 MIAMI-DADE COUNTY, FL

**KENDALL ASSOCIATES I, LLLP**  
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400  
 SUNRISE, FLORIDA 33323  
 PHONE: (954) 753-1730  
 FAX: (954) 753-4509

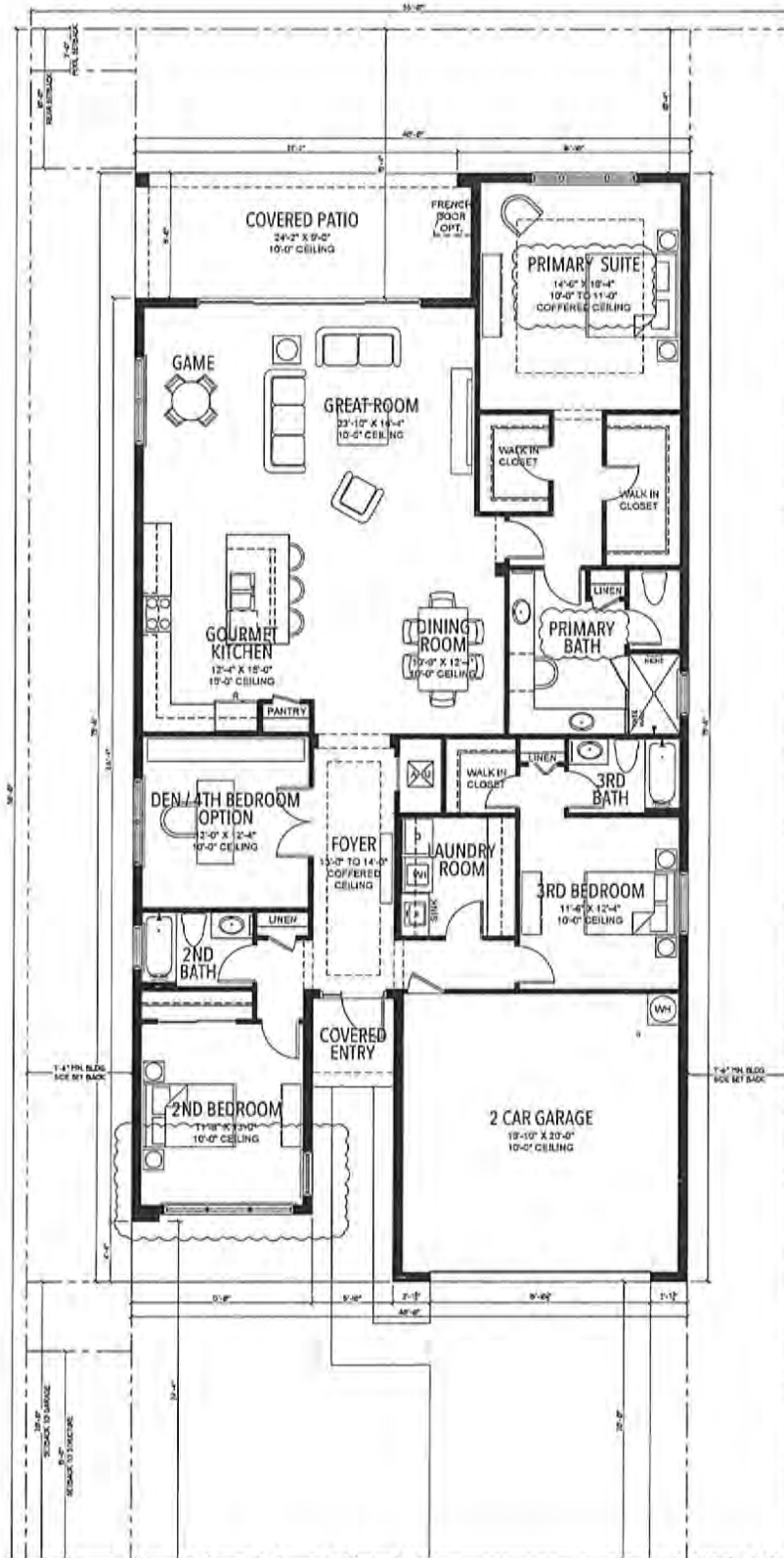
**PLAN 503**

50' LOT  
 1ST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

**A1**

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MIAMI-DADE COUNTY  
 PROCESS NO.: Z21-031  
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 BY: ISA



| AREA CALCULATIONS            |            |
|------------------------------|------------|
| LOT AREA                     | 4,083 S.F. |
| LIVING AREA                  | 2,350 S.F. |
| UNDER ROOF AREA              | 3,042 S.F. |
| LOT COVERAGE                 | 50.01%     |
| IMPERVIOUS AREA CALCULATIONS |            |
| DRIVEWAYS AND WALKWAYS       | 391 S.F.   |
| TOTAL IMPERVIOUS             | 3,433 S.F. |
| IMPERVIOUS PERCENTAGE        | 58.44%     |

**CALUSA**

SINGLE FAMILY RESIDENCE  
 MIAMI-DADE COUNTY, FL

**KENDALL ASSOCIATES I, LLLP**

1600 SAWGRASS CORPORATE PARKWAY, SUITE 400  
 SUNRISE, FLORIDA 33323  
 PHONE: (954) 753-1730  
 FAX: (954) 753-4508

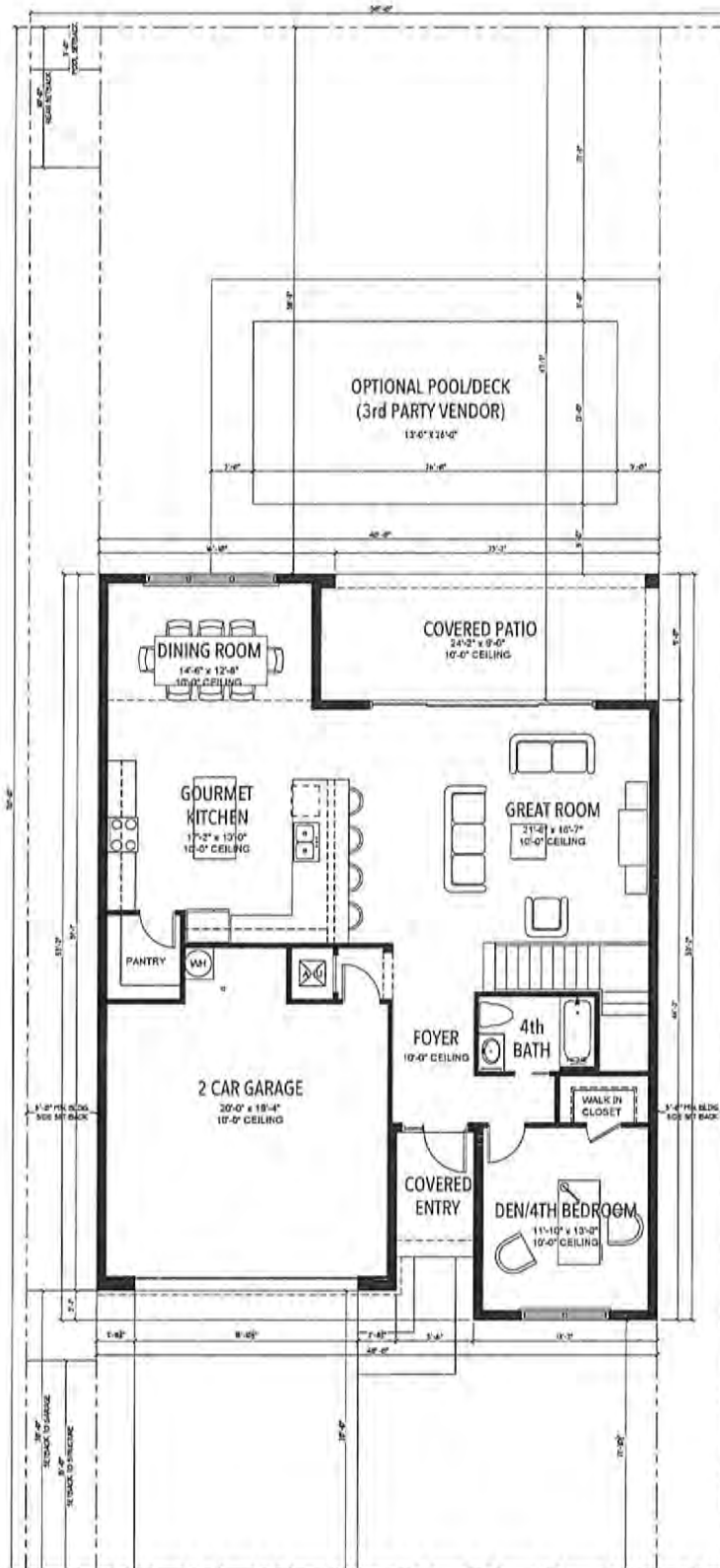
**PLAN 503**

55' LOT  
 1ST FL. PLAN  
 SCALE: 1/4" = 1'-0"

**A1.1**

RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO.: Z21-031  
 DATE: NOV 26 2024  
 BY: ISA



| AREA CALCULATIONS            |            |
|------------------------------|------------|
| LOT AREA                     | 5,522 S.F. |
| 1ST FLOOR LIVING AREA        | 1,333 S.F. |
| 2ND FLOOR LIVING AREA        | 1,589 S.F. |
| TOTAL LIVING AREA            | 2,922 S.F. |
| 1ST FLOOR LSR AREA           | 2,037 S.F. |
| 2ND FLOOR LSR AREA           | 1,589 S.F. |
| TOTAL UNDER ROOF AREA        | 3,645 S.F. |
| LOT COVERAGE                 | 37.18%     |
| IMPERVIOUS AREA CALCULATIONS |            |
| DRIVEWAY AND WALKWAYS        | 355 S.F.   |
| TOTAL IMPERVIOUS             | 2,412 S.F. |
| IMPERVIOUS PERCENTAGE        | 43.80%     |

**CALUSA**

SINGLE FAMILY RESIDENCE  
 MIAMI-DADE COUNTY, FL

**KENDALL ASSOCIATES I, LLLP**  
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400  
 SUNRISE, FLORIDA 33323  
 PHONE: (954) 753-1730  
 FAX: (954) 753-4509

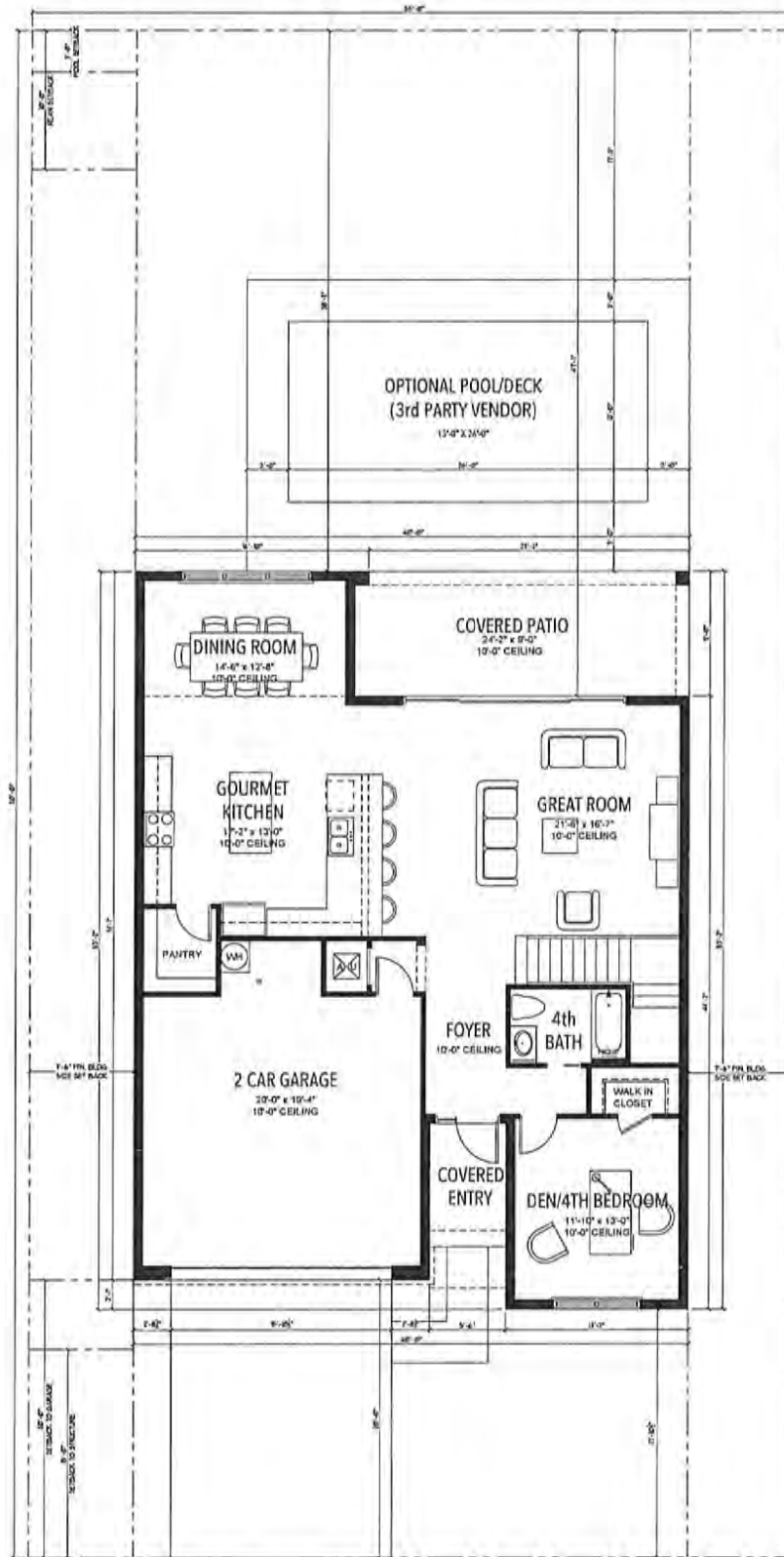
PLAN 504

50' LOT  
 1ST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

**A1**

RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO.: Z21-031  
 DATE: NOV 26 2024  
 BY: ISA



| AREA CALCULATIONS:           |            |
|------------------------------|------------|
| LOT AREA                     | 6,083 S.F. |
| 1ST FLOOR LIVING AREA        | 1,333 S.F. |
| 2ND FLOOR LIVING AREA        | 1,589 S.F. |
| TOTAL LIVING AREA            | 2,922 S.F. |
| 1ST FLOOR LIP AREA           | 2,057 S.F. |
| 2ND FLOOR LIP AREA           | 1,589 S.F. |
| TOTAL UNDER ROOF AREA        | 3,646 S.F. |
| LOT COVERAGE                 | 59.8%      |
| RAFFERIOUS AREA CALCULATIONS |            |
| DIFFERWAYS AND WALKWAYS      | 353 S.F.   |
| TOTAL RAFFERIOUS             | 2,472 S.F. |
| RAFFERIOUS PERCENTAGE        | 79.65%     |

**CALUSA**  
 SINGLE FAMILY RESIDENCE  
 MIAMI-DADE COUNTY, FL

**KENDALL ASSOCIATES I, LLLP**  
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400  
 SUNRISE, FLORIDA 33323  
 PHONE: (854) 753-1730  
 FAX: (954) 753-4509

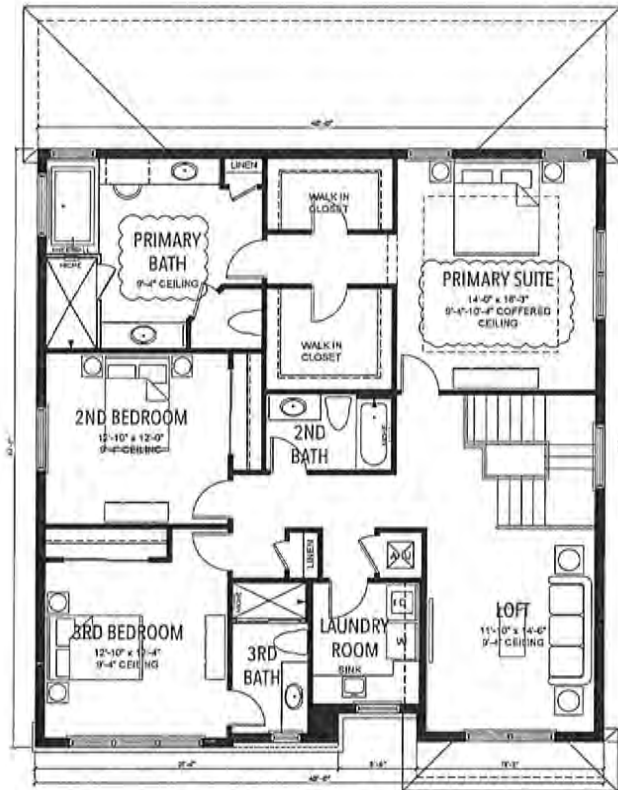
**PLAN 504**

55' LOT  
 1ST FL PLAN  
 SCALE: 1/8" = 1'-0"

**A1.1**

RECEIVED

MIAMI-DADE COUNTY  
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BY: ISA



**CALUSA**

SINGLE FAMILY RESIDENCE  
MIAMI-DADE COUNTY, FL

**KENDALL ASSOCIATES I, LLLP**

1600 SAWGRASS CORPORATE PARKWAY, SUITE 400  
SUNRISE, FLORIDA 33323  
PHONE: (954) 753-1730  
FAX: (954) 753-4309

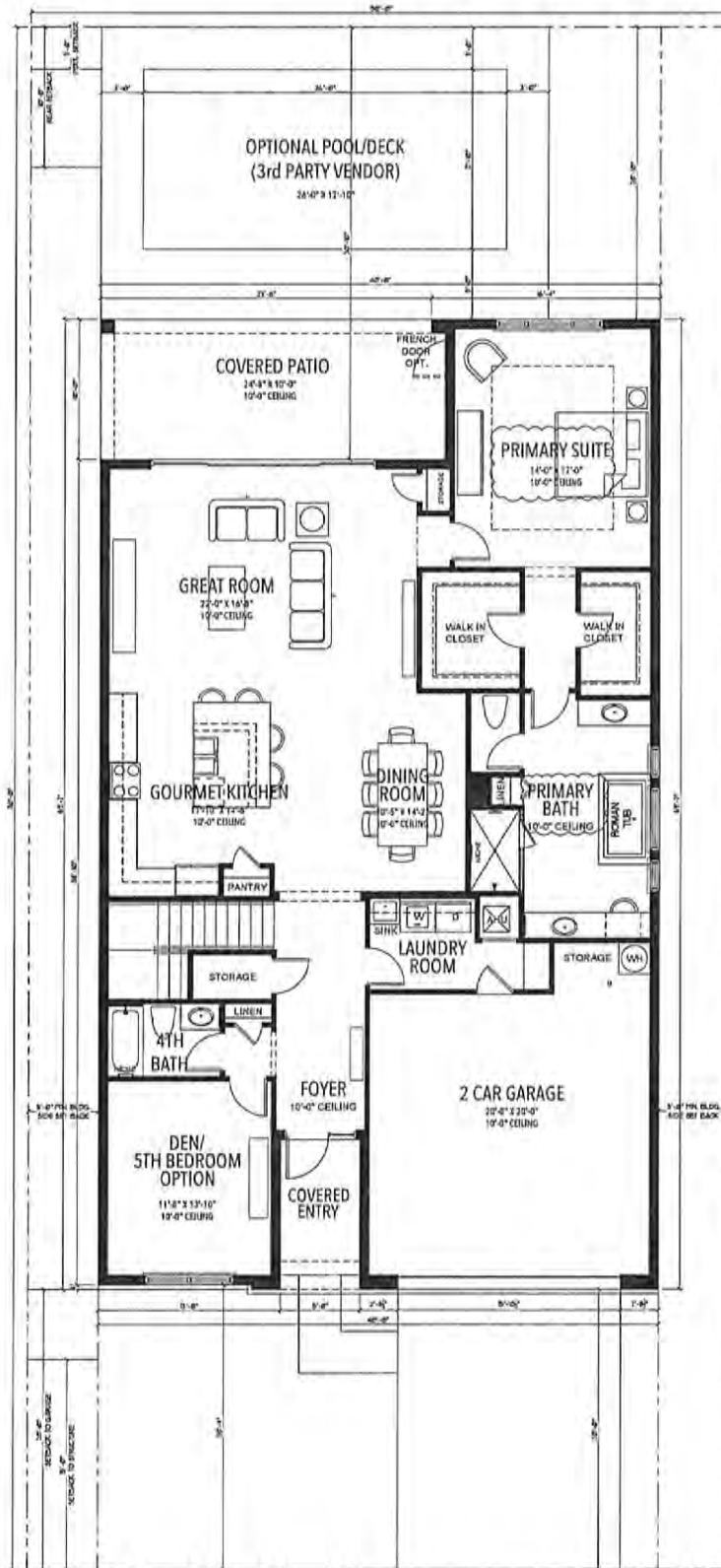
**PLAN 504**

2ND FL PLAN  
SCALE: 3/8"=1'-0"

**A1.2**

RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO.: Z21-031  
 DATE: NOV 26 2024  
 BY: ISA



| AREA CALCULATIONS            |            |
|------------------------------|------------|
| LOT AREA                     | 5,532 S.F. |
| 1ST FLOOR LIVING AREA        | 1,987 S.F. |
| 2ND FLOOR LIVING AREA        | 961 S.F.   |
| TOTAL LIVING AREA            | 2,949 S.F. |
| 1ST FLOOR LUR AREA           | 2,743 S.F. |
| 2ND FLOOR LUR AREA           | 965 S.F.   |
| TOTAL UNDER ROOF AREA        | 3,724 S.F. |
| LOT COVERAGE                 | 49.95%     |
| IMPERVIOUS AREA CALCULATIONS |            |
| DRIVEWAYS AND WALKWAYS       | 348 S.F.   |
| TOTAL IMPERVIOUS             | 2,111 S.F. |
| IMPERVIOUS PERCENTAGE        | 58.21%     |

**CALUSA**  
 SINGLE FAMILY RESIDENCE  
 MIAMI-DADE COUNTY, FL

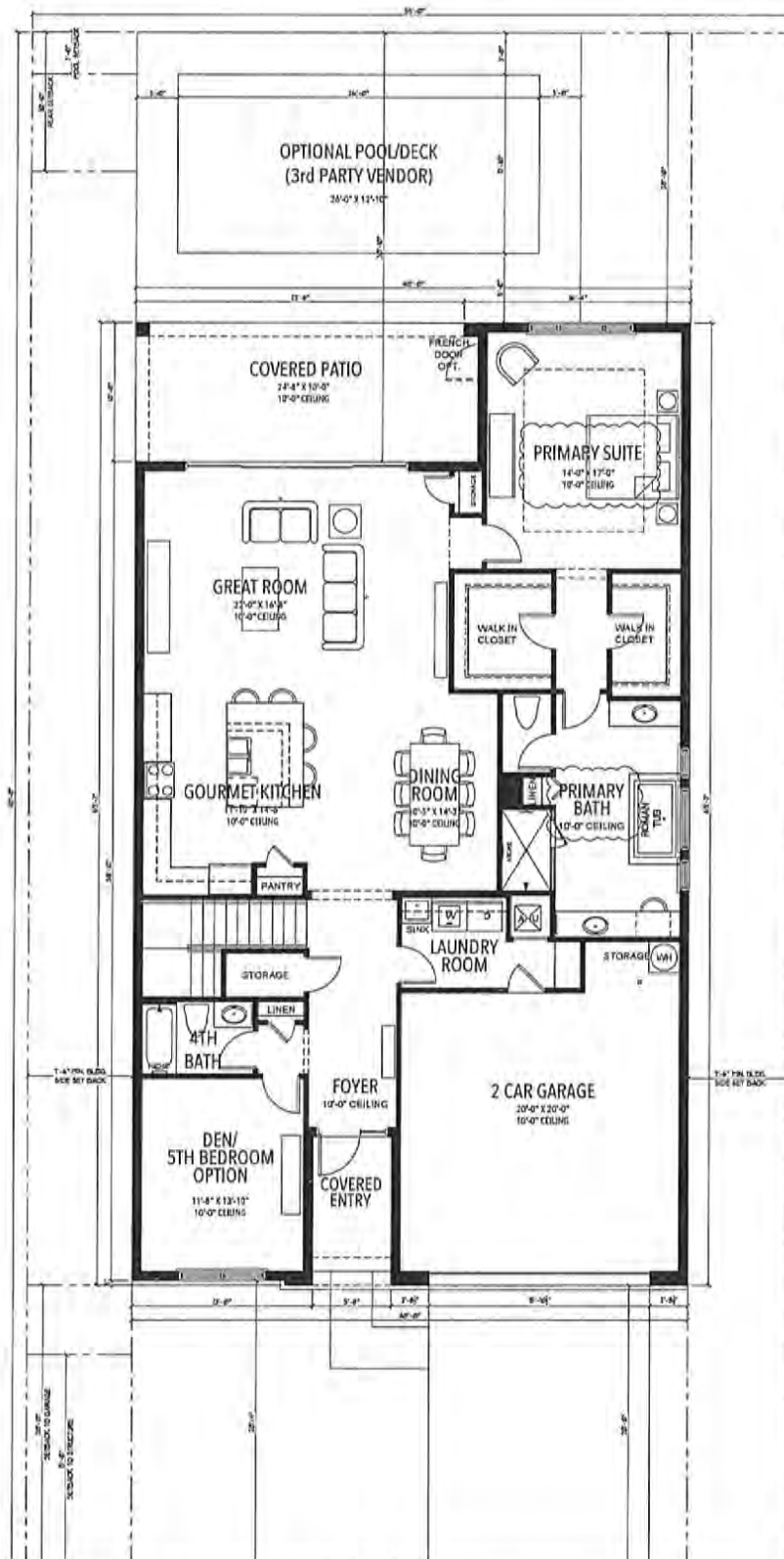
**KENDALL ASSOCIATES I, LLLP**  
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400  
 SUNRISE, FLORIDA 33323  
 PHONE: (954) 753-1730  
 FAX: (954) 753-4509

PLAN 505

50' LOT  
 1ST FLOOR PLAN  
 SCALE 1"=1'-0" **A1**

RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO.: Z21-031  
 DATE: NOV 26 2024  
 BY: ISA



| AREA CALCULATIONS            |            |
|------------------------------|------------|
| LOT AREA                     | 6,083 S.F. |
| 1ST FLOOR LIVING AREA        | 1,917 S.F. |
| 2ND FLOOR LIVING AREA        | 981 S.F.   |
| TOTAL LIVING AREA            | 2,898 S.F. |
| 1ST FLOOR L.R. AREA          | 2,783 S.F. |
| 2ND FLOOR L.R. AREA          | 941 S.F.   |
| TOTAL UNDER ROOF AREA        | 3,724 S.F. |
| LOT COVERAGE                 | 45.42%     |
| IMPERVIOUS AREA CALCULATIONS |            |
| DRIVEWAYS AND WALKWAYS       | 348 S.F.   |
| TOTAL IMPERVIOUS             | 3,111 S.F. |
| IMPERVIOUS PERCENTAGE        | 51.14%     |

**CALUSA**  
 SINGLE FAMILY RESIDENCE  
 MIAMI-DADE COUNTY, FL

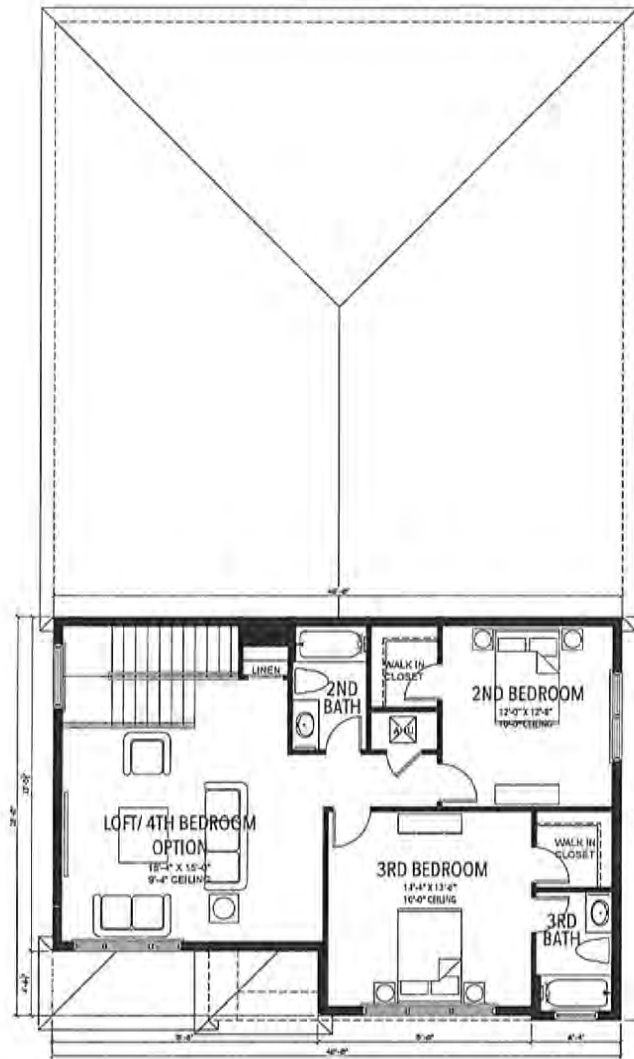
**KENDALL ASSOCIATES I, LLLP**  
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400  
 SUNRISE, FLORIDA 33323  
 PHONE: (954) 753-1730  
 FAX: (954) 753-4506

**PLAN 505**

55' LOT  
 1ST FL PLAN **A1.1**  
 SCALE 1"=1'-0"

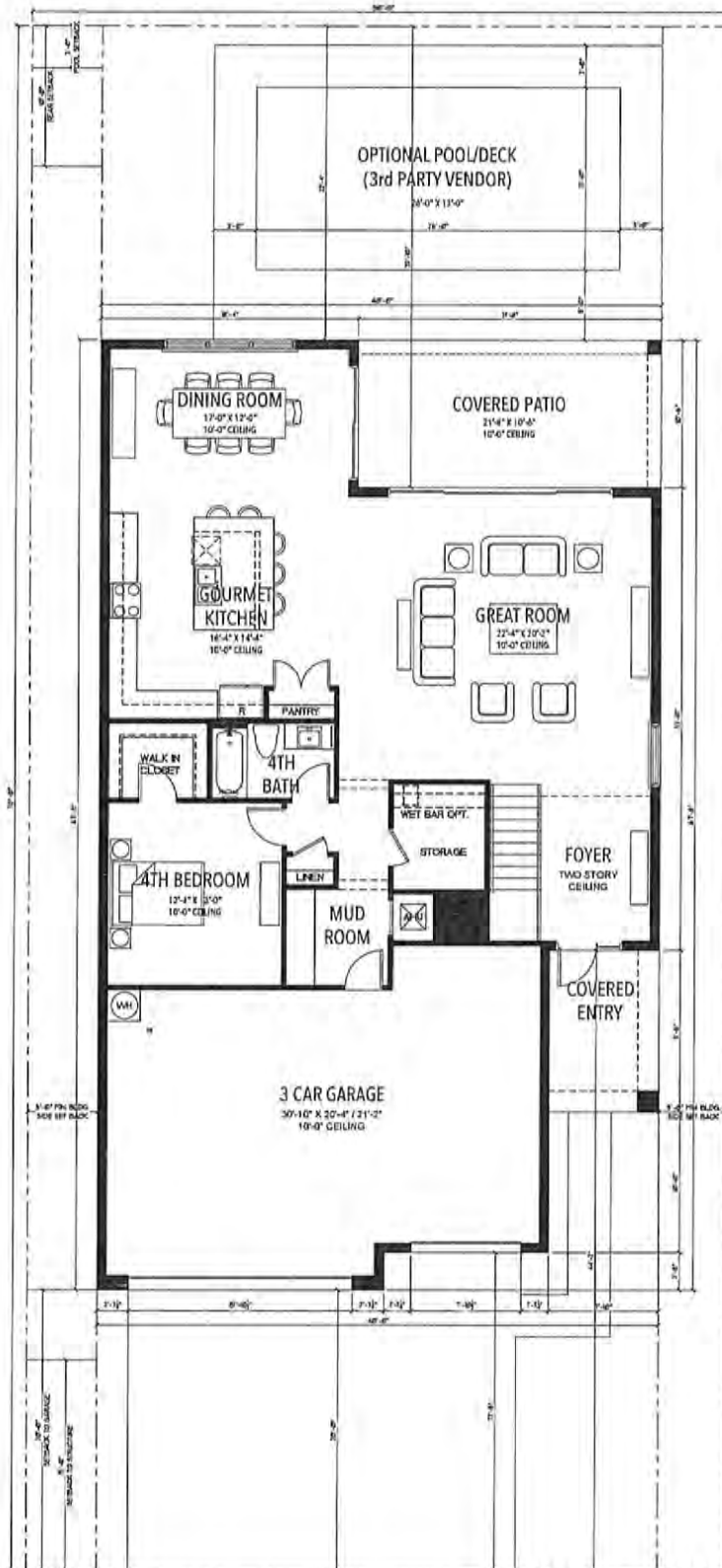
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MIAMI-DADE COUNTY  
PROCESS NO.: Z21-031  
DATE: NOV 26 2024  
BY: ISA



RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z21-031  
DATE: NOV 26 2024  
BY: ISA



| AREA CALCULATIONS            |            |
|------------------------------|------------|
| LOT AREA                     | 5,532 S.F. |
| 1ST FLOOR LIVING AREA        | 1,548 S.F. |
| 2ND FLOOR LIVING AREA        | 2,190 S.F. |
| TOTAL LIVING AREA            | 3,688 S.F. |
| 1ST FLOOR UTR AREA           | 2,578 S.F. |
| 2ND FLOOR UTR AREA           | 2,190 S.F. |
| TOTAL UNDER ROOF AREA        | 4,678 S.F. |
| LOT COVERAGE                 | 48.57%     |
| IMPERVIOUS AREA CALCULATIONS |            |
| DRIVENWAYS AND WALKWAYS      | 437 S.F.   |
| TOTAL IMPERVIOUS             | 3,213 S.F. |
| IMPERVIOUS PERCENTAGE        | 58.08%     |

**CALUSA**  
SINGLE FAMILY RESIDENCE  
MIAMI-DADE COUNTY, FL

**KENDALL ASSOCIATES I, LLLP**  
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400  
SUNRISE, FLORIDA 33323  
PHONE: (954) 753-1730  
FAX: (954) 753-4509

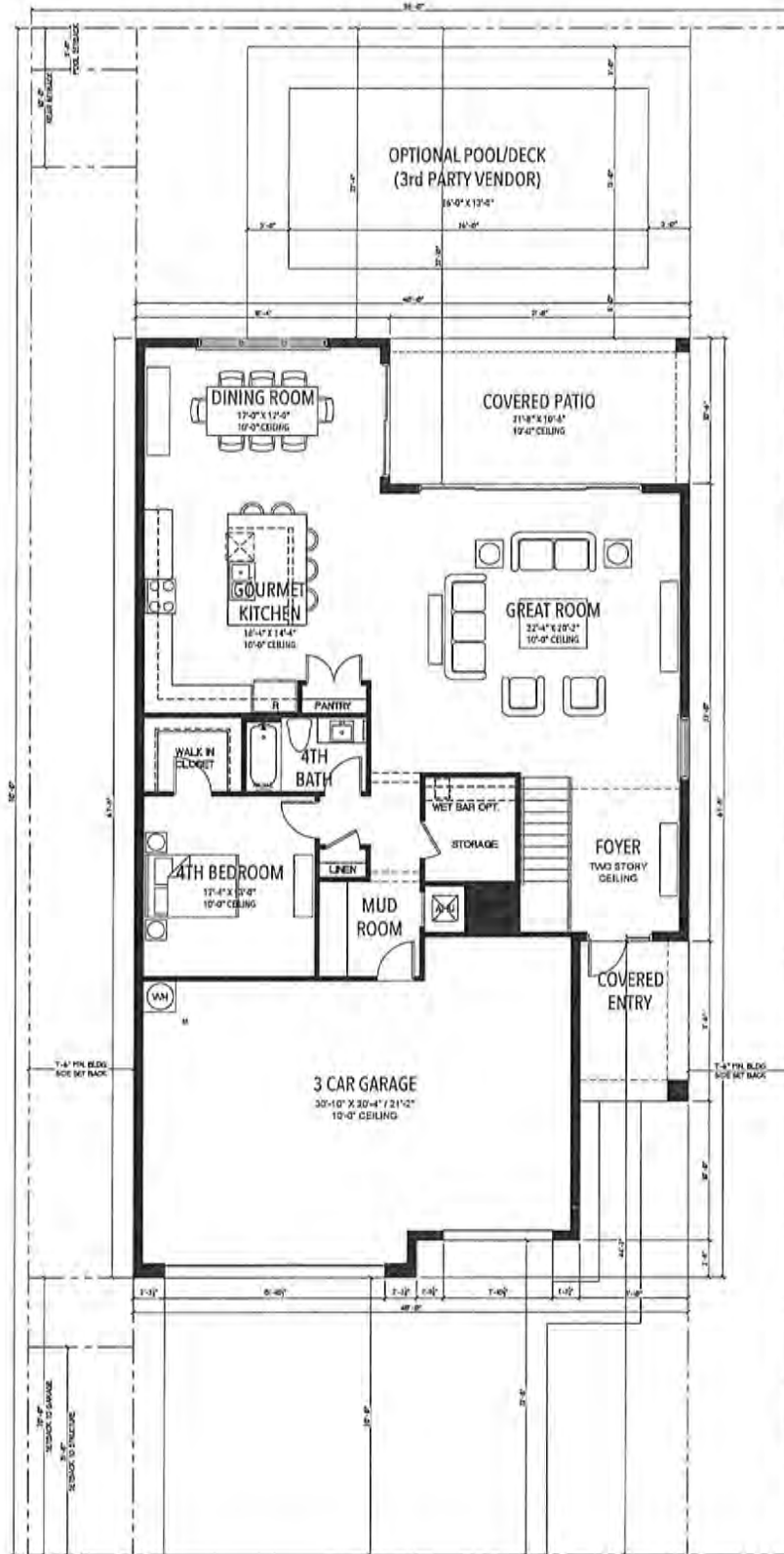
**PLAN 506**

50' LOT  
1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**A1**

RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO.: Z21-031  
 DATE: NOV 26 2024  
 BY: ISA



| AREA CALCULATIONS            |            |
|------------------------------|------------|
| LOT AREA                     | 6,003 S.F. |
| 1ST FLOOR LIVING AREA        | 1,548 S.F. |
| 2ND FLOOR LIVING AREA        | 2,100 S.F. |
| TOTAL LIVING AREA            | 3,648 S.F. |
| 1ST FLOOR U/R AREA           | 2,576 S.F. |
| 2ND FLOOR U/R AREA           | 2,100 S.F. |
| TOTAL UNDER ROOF AREA        | 4,676 S.F. |
| LOT COVERAGE                 | 42.35%     |
| IMPERVIOUS AREA CALCULATIONS |            |
| DRIVEWAYS AND WALKWAYS       | 437 S.F.   |
| TOTAL IMPERVIOUS             | 3,213 S.F. |
| IMPERVIOUS PERCENTAGE        | 52.82%     |

**CALUSA**  
 SINGLE FAMILY RESIDENCE  
 MIAMI-DADE COUNTY, FL

**KENDALL ASSOCIATES I, LLLP**  
 1000 SAWGRASS CORPORATE PARKWAY, SUITE 400  
 SUNRISE, FLORIDA 33323  
 PHONE: (954) 753-1730  
 FAX: (954) 753-4509

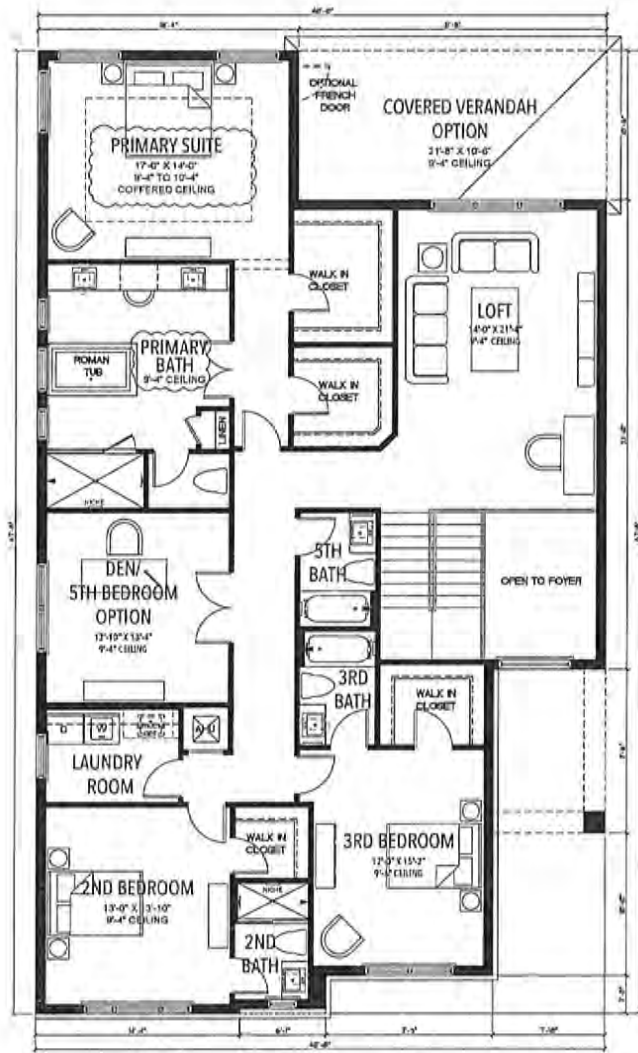
**PLAN 506**

55' LOT  
 1ST FL PLAN  
 CALS A1.1

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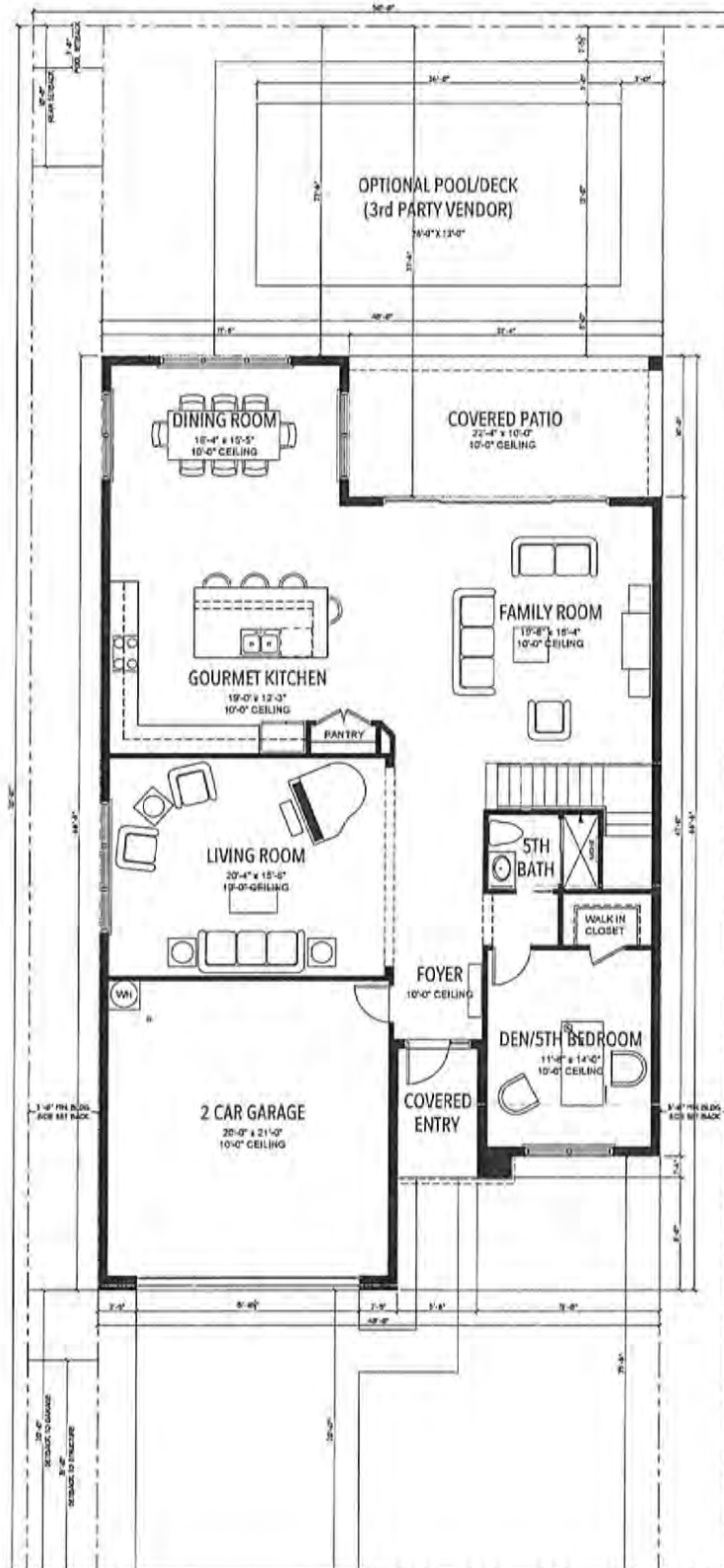
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7



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MIAMI-DADE COUNTY  
 PROCESS NO.: Z21-031  
 DATE: NOV 26 2024  
 BY: ISA



| AREA CALCULATIONS            |            |
|------------------------------|------------|
| LOT AREA                     | 5,531 S.F. |
| 1ST FLOOR LIVING AREA        | 1,750 S.F. |
| 2ND FLOOR LIVING AREA        | 2,115 S.F. |
| TOTAL LIVING AREA            | 3,865 S.F. |
| 1ST FLOOR U/R AREA           | 2,494 S.F. |
| 2ND FLOOR U/R AREA           | 2,115 S.F. |
| TOTAL UNDER ROOF AREA        | 4,611 S.F. |
| LOT COVERAGE                 | 83.12%     |
| IMPERVIOUS AREA CALCULATIONS |            |
| DRIVEWAYS AND WALKWAYS       | 371 S.F.   |
| TOTAL IMPERVIOUS             | 2,867 S.F. |
| IMPERVIOUS PERCENTAGE        | 51.82%     |

**CALUSA**  
 SINGLE FAMILY RESIDENCE  
 MIAMI-DADE COUNTY, FL

**KENDALL ASSOCIATES I, LLLP**  
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400  
 SUNRISE, FLORIDA 33323  
 PHONE: (954) 753-1730  
 FAX: (954) 753-4503

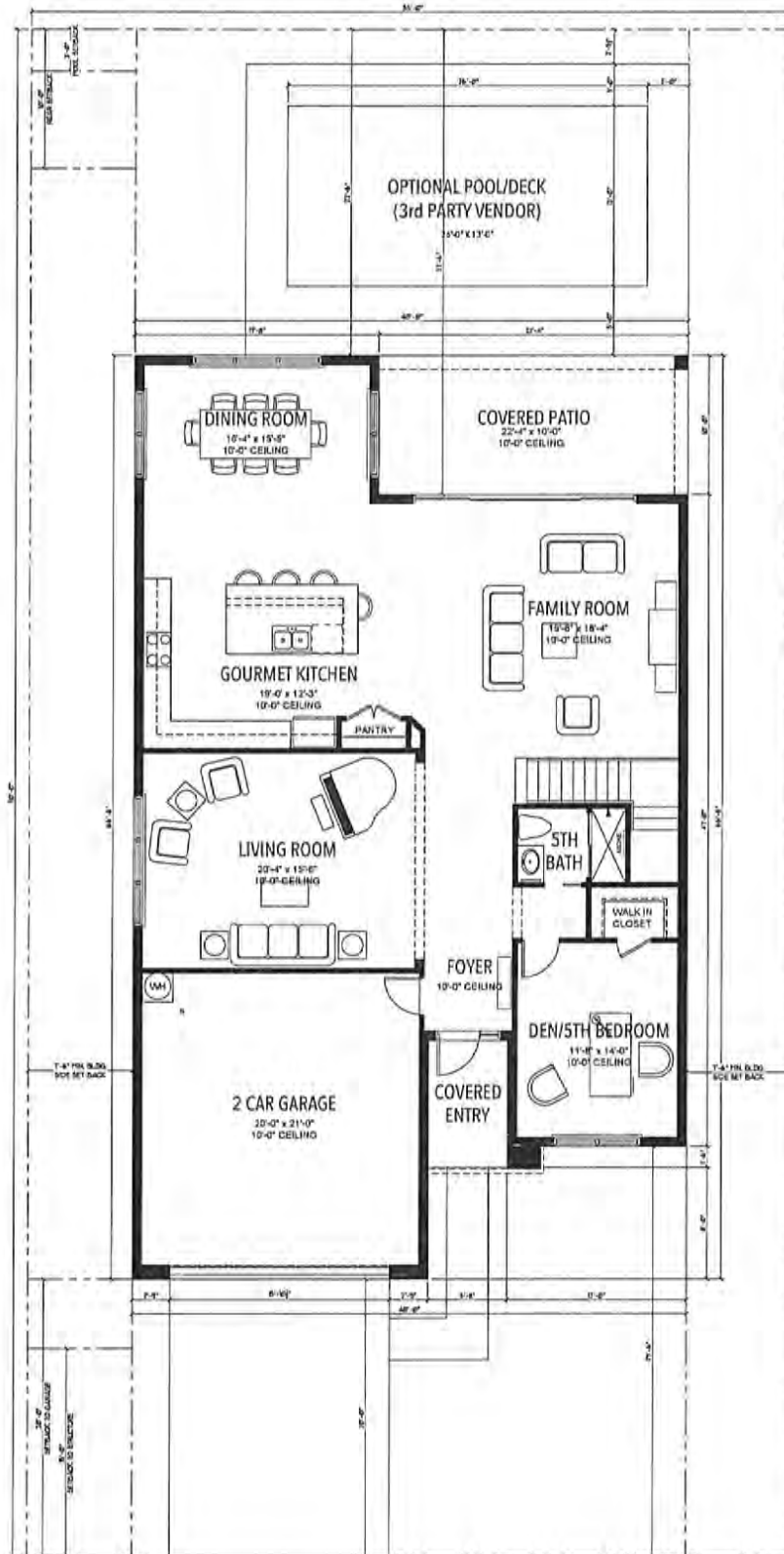
**PLAN 507**

50' LOT  
 1ST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

**A1**

RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO.: Z21-031  
 DATE: NOV 28 2024  
 BY: ISA



| AREA CALCULATIONS            |          |
|------------------------------|----------|
| LOT AREA                     | 4,083 SF |
| 1ST FLOOR LIVING AREA        | 1,750 SF |
| 2ND FLOOR LIVING AREA        | 2,115 SF |
| TOTAL LIVING AREA            | 3,865 SF |
| 1ST FLOOR UIR AREA           | 2,486 SF |
| 2ND FLOOR UIR AREA           | 2,115 SF |
| TOTAL UNDER ROOF AREA        | 4,601 SF |
| LOT COVERAGE                 | 41.01%   |
| IMPERVIOUS AREA CALCULATIONS |          |
| COURTYARDS AND WALKWAYS      | 271 SF   |
| TOTAL IMPERVIOUS             | 2,867 SF |
| IMPERVIOUS PERCENTAGE        | 67.15%   |

**CALUSA**  
 SINGLE FAMILY RESIDENCE  
 MIAMI-DADE COUNTY, FL

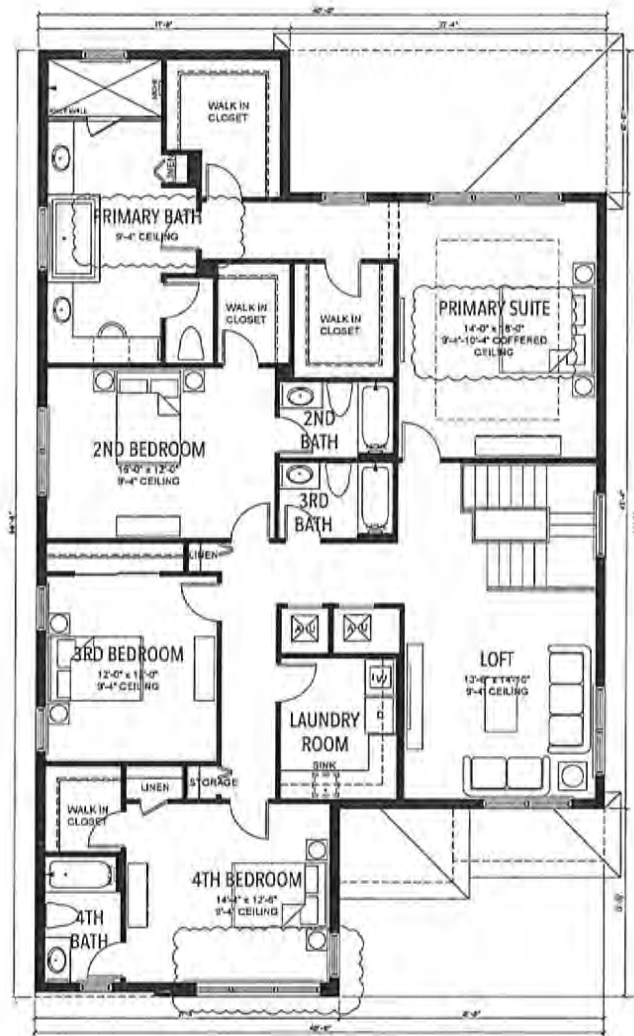
**KENDALL ASSOCIATES I, LLLP**  
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400  
 SUNRISE, FLORIDA 33323  
 PHONE: (954) 753-1730  
 FAX: (954) 753-4508

PLAN 507

55' LOT  
 1ST FL. PLAN  
 SCALE: 1/8"=1'-0"  
**A1.1**

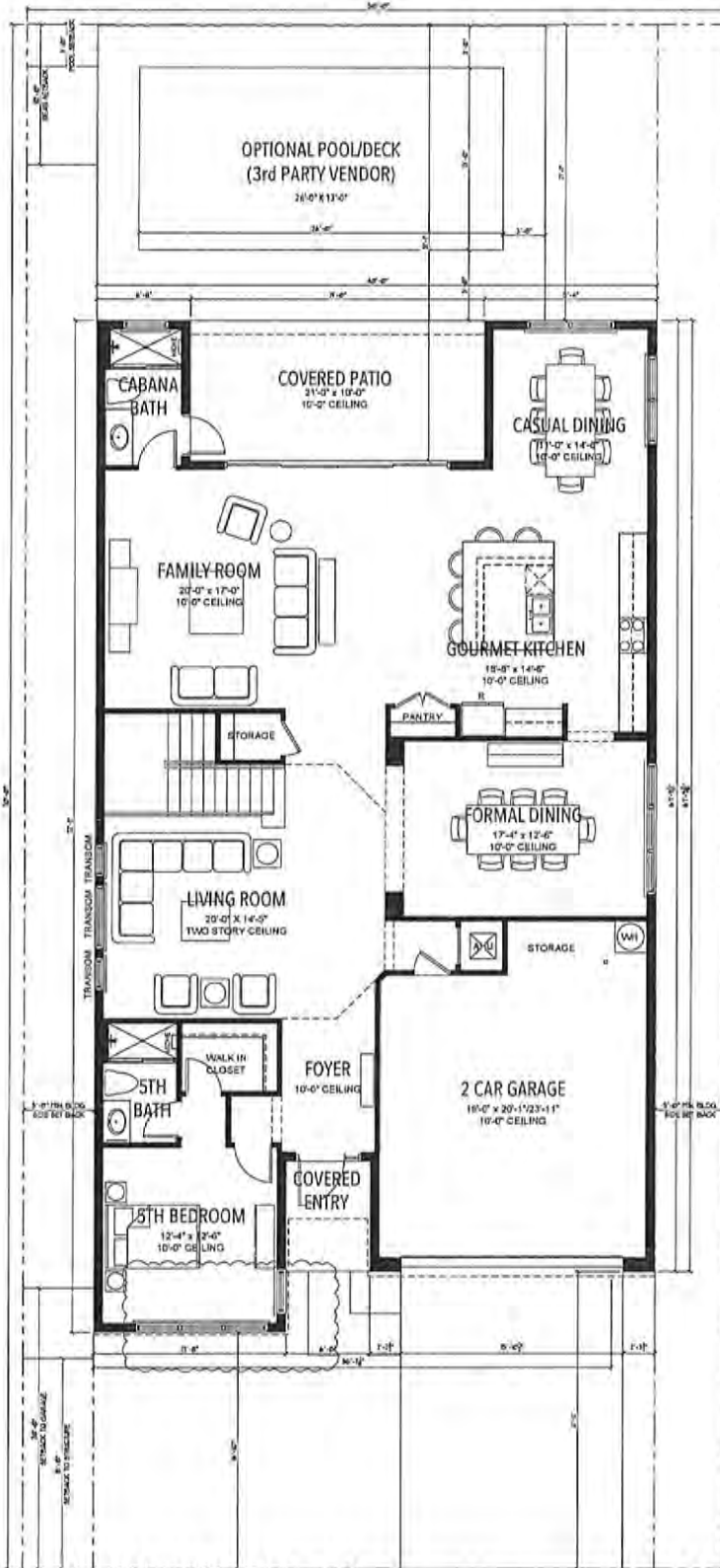
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MIAMI-DADE COUNTY  
PROCESS NO.: Z21-031  
DATE: NOV 28 2024  
BY: ISA



RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO.: Z21-031  
 DATE: NOV 26 2024  
 BY: ISA



| AREA CALCULATIONS           |            |
|-----------------------------|------------|
| LOT AREA                    | 5,532 S.F. |
| 1ST FLOORING AREA           | 2,051 S.F. |
| 2ND FLOORING AREA           | 2,350 S.F. |
| TOTAL LIVING AREA           | 4,401 S.F. |
| 1ST FLOOR U/I AREA          | 2,764 S.F. |
| 2ND FLOOR U/I AREA          | 2,350 S.F. |
| TOTAL UNDER ROOF AREA       | 5,114 S.F. |
| LOT COVERAGE                | 49.6%      |
| PERIMETER AREA CALCULATIONS |            |
| DRIVEWAYS AND WALKWAYS      | 370 S.F.   |
| TOTAL PERIMETER             | 3,324 S.F. |
| PERIMETER PERCENTAGE        | 56.85%     |

**CALUSA**  
 SINGLE FAMILY RESIDENCE  
 MIAMI-DADE COUNTY, FL

**KENDALL ASSOCIATES I, LLLP**  
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400  
 SUNRISE, FLORIDA 33323  
 PHONE: (954) 753-1730  
 FAX: (954) 753-4509

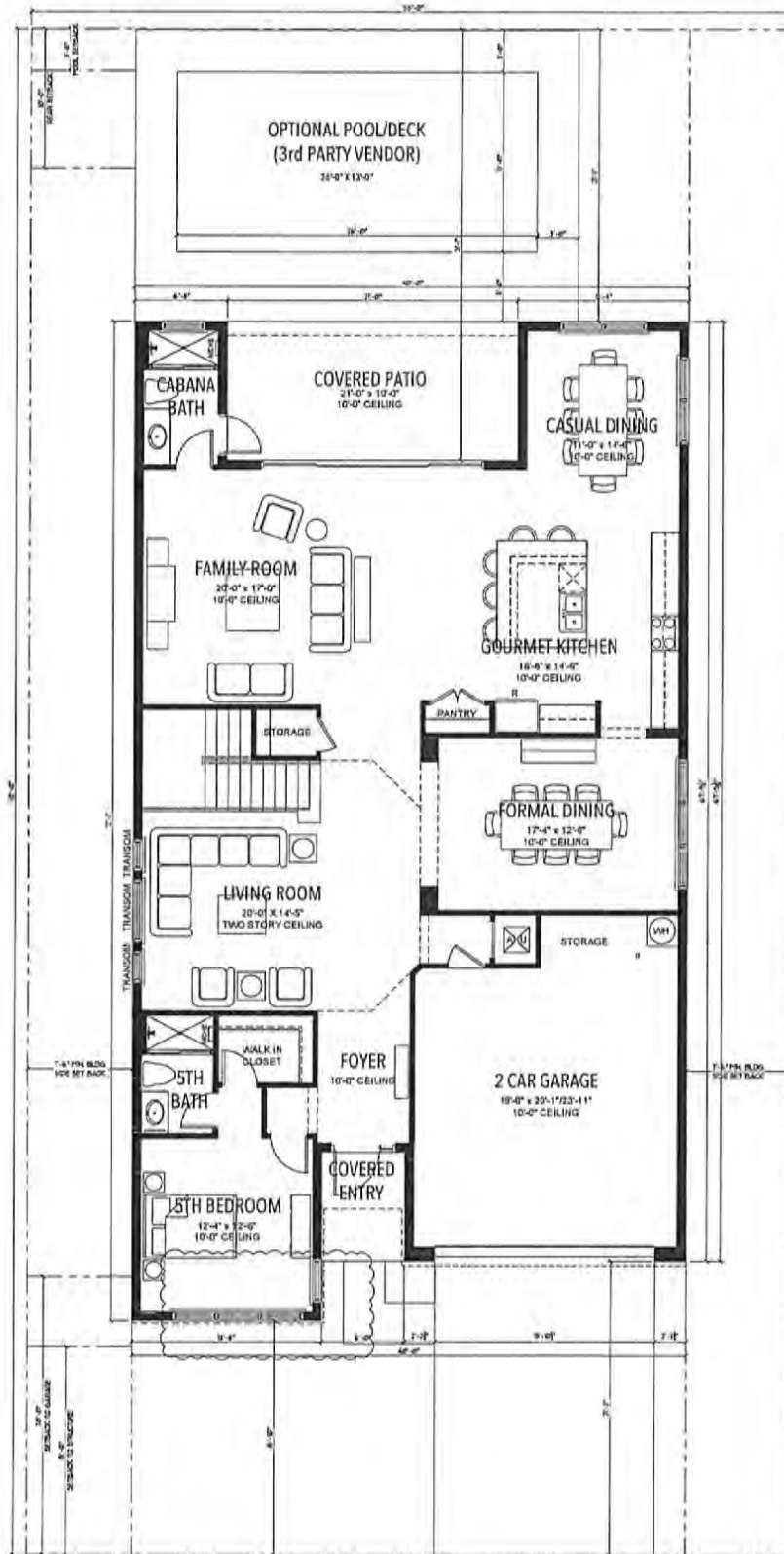
**PLAN 508**

**50' LOT**  
**1ST FLOOR PLAN**  
 SCALE: 2" = 1'-0"

**A1**

RECEIVED

MIAMI-DADE COUNTY  
 PROCESS NO.: Z21-031  
 DATE: NOV 26 2024  
 BY: ISA



| AREA CALCULATIONS            |            |
|------------------------------|------------|
| LOT AREA                     | 6,883 S.F. |
| 1ST FLOOR LIVING AREA        | 2,851 S.F. |
| 2ND FLOOR LIVING AREA        | 2,350 S.F. |
| TOTAL LIVING AREA            | 4,401 S.F. |
| 1ST FLOOR LSR AREA           | 2,764 S.F. |
| 2ND FLOOR LSR AREA           | 2,350 S.F. |
| TOTAL UNDER EROOF AREA       | 5,114 S.F. |
| LOT COVERAGE                 | 45.84%     |
| IMPERVIOUS AREA CALCULATIONS |            |
| DRIVEWAYS AND WALKWAYS       | 376 S.F.   |
| EST. IMPERVIOUS              | 3,134 S.F. |
| IMPERVIOUS PERCENTAGE        | 51.52%     |

**CALUSA**  
 SINGLE FAMILY RESIDENCE  
 MIAMI-DADE COUNTY, FL

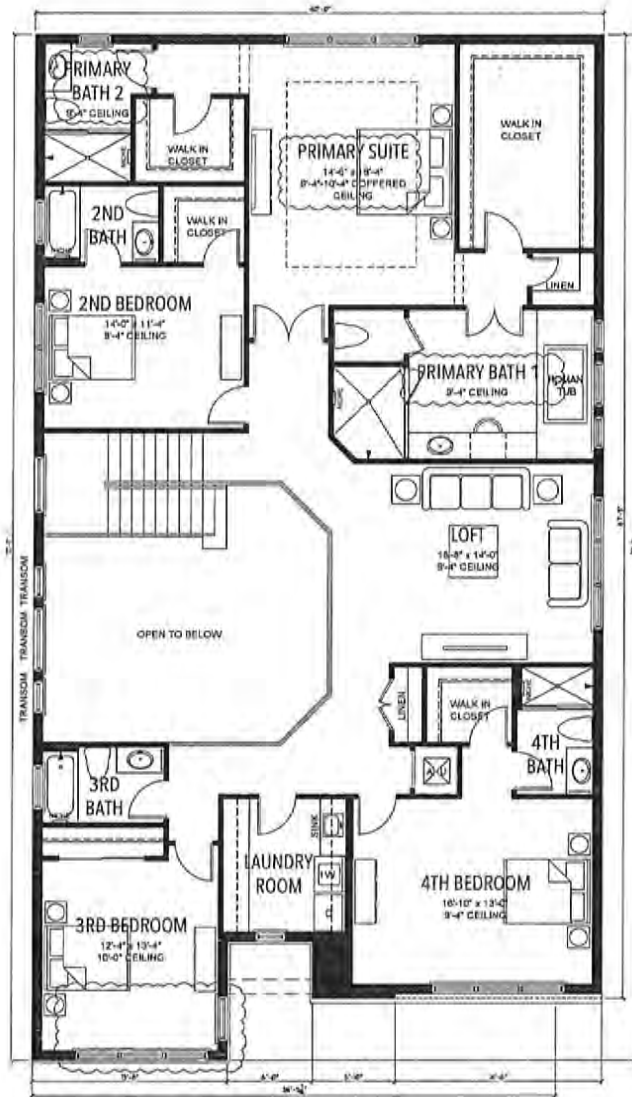
**KENDALL ASSOCIATES I, LLLP**  
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400  
 SUNRISE, FLORIDA 33323  
 PHONE: (954) 753-1730  
 FAX: (954) 753-4509

PLAN 508

55' LOT  
 1ST FL. PLAN **A1.1**  
 SCALE: 1/8"=1'-0"

RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z21-031  
DATE: NOV 26 2024  
BY: ISA



**CALUSA**

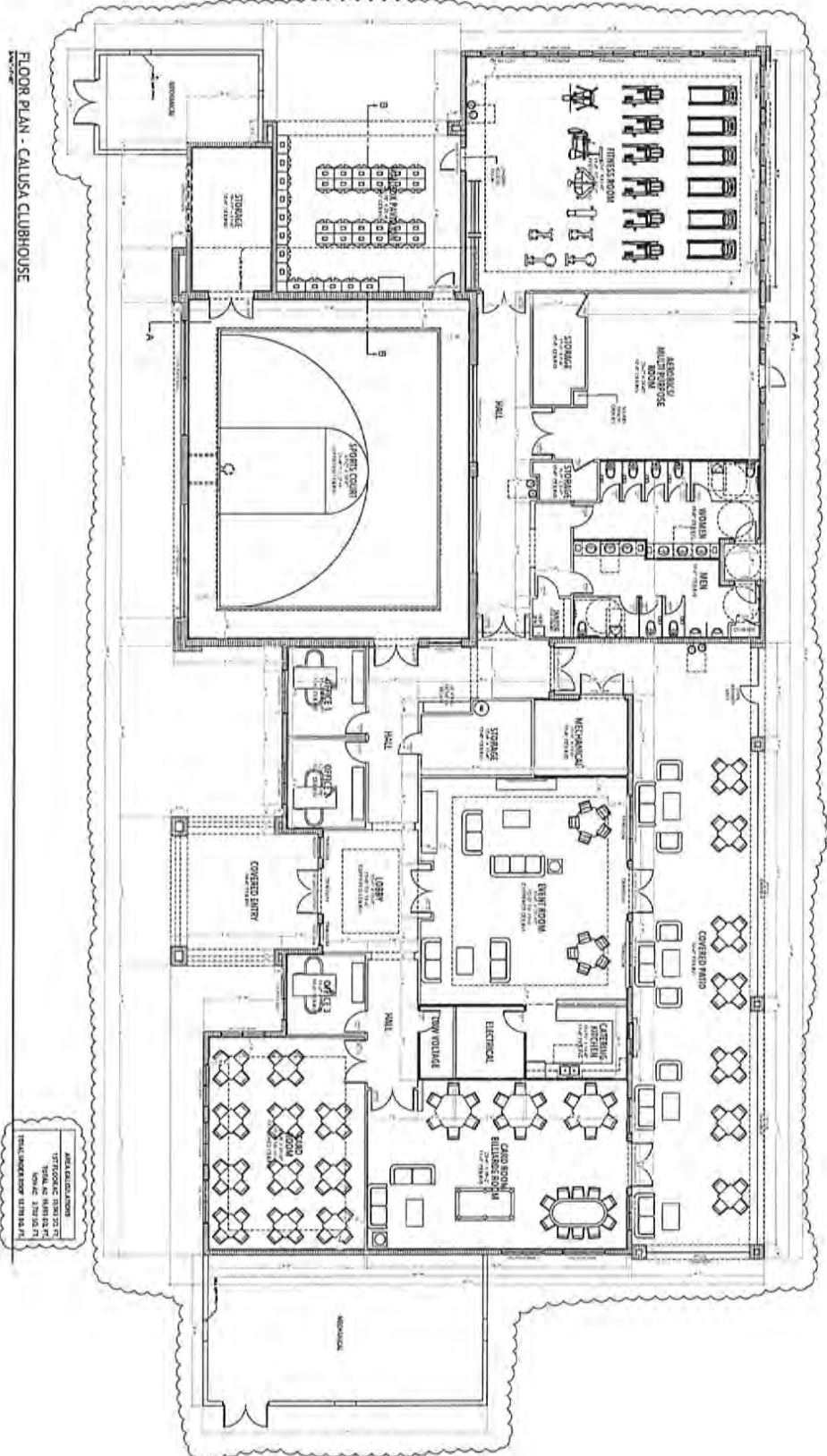
SINGLE FAMILY RESIDENCE  
MIAMI-DADE COUNTY, FL

**KENDALL ASSOCIATES I, LLLP**  
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400  
SUNRISE, FLORIDA 33323  
PHONE: (954) 753-1730  
FAX: (954) 753-4509

**PLAN 508**

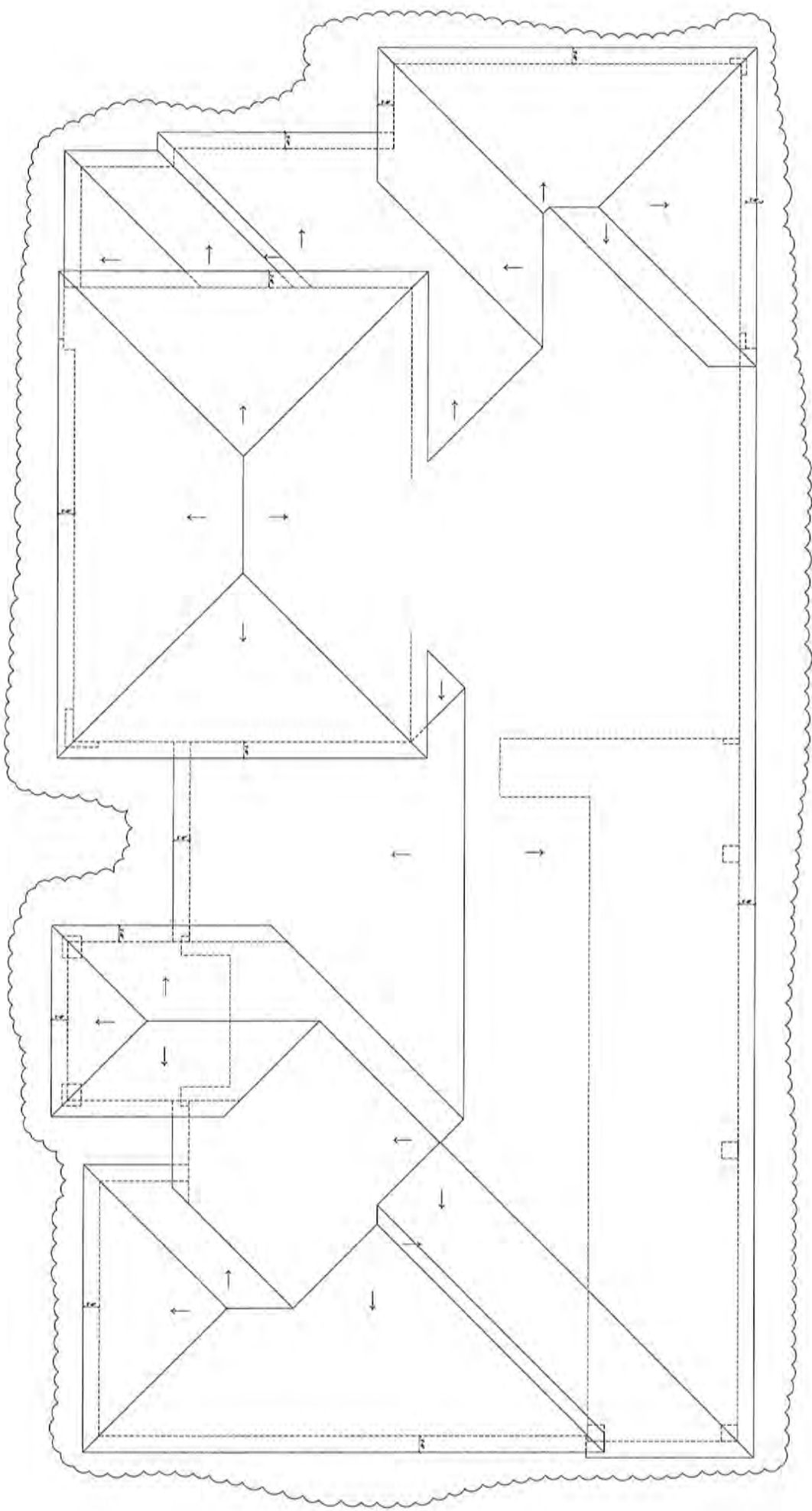
2ND FL PLAN  
SCALE: 1/8" = 1'-0"

**A1.2**



FLOOR PLAN - CALUSA CLUBHOUSE

| AREA CALCULATIONS |                 |
|-------------------|-----------------|
| 177,000 SQ. FT.   | 177,000 SQ. FT. |
| 177,000 SQ. FT.   | 177,000 SQ. FT. |
| 177,000 SQ. FT.   | 177,000 SQ. FT. |
| 177,000 SQ. FT.   | 177,000 SQ. FT. |



CALUSA  
REGULATORY AGENCY CLERK/RECEIVER  
MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES II, LLP  
200 S.W. 8th Street, Suite 800  
Miami, Florida 33130  
Phone: 305-375-7200  
Fax: 305-375-4000

CLUBHOUSE  
RECREATIONAL FACILITY

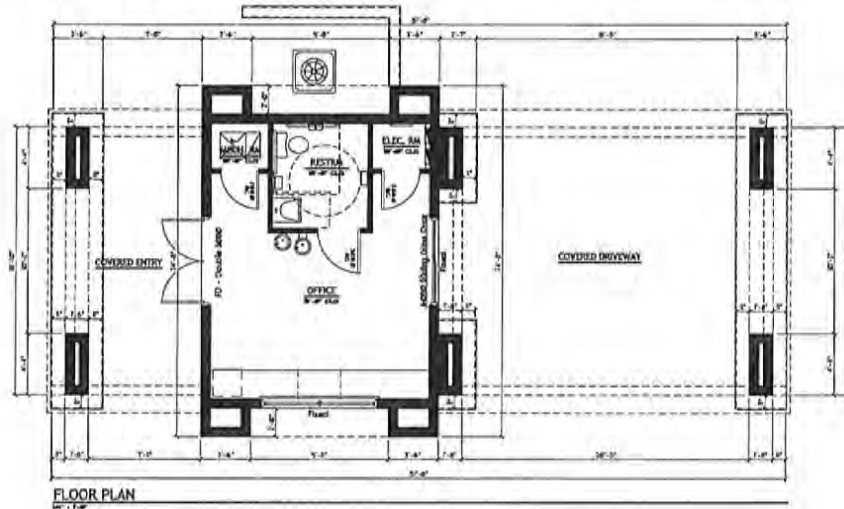
RECREATIONAL FACILITY

ROOF PLAN  
SCALE: 1/8" = 1'-0"

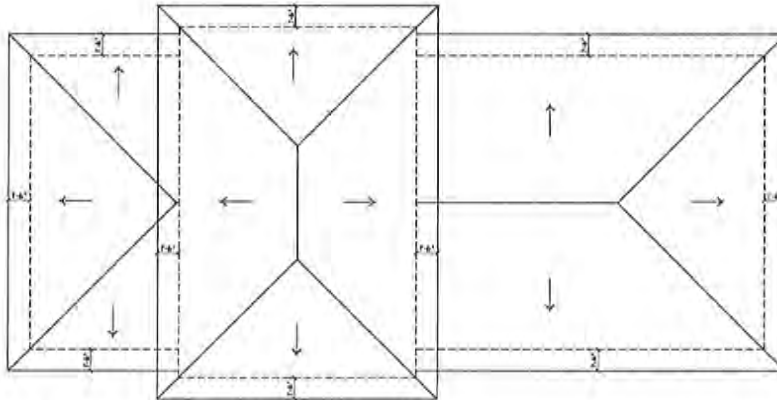
A3

RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z21-031  
DATE: NOV 26 2024  
BY: ISA



FLOOR PLAN



ROOF PLAN

**CALUSA**

SINGLE FAMILY RESIDENCE  
MIAMI-DADE COUNTY, FL

**KENDALL ASSOCIATES I, LLLP**  
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400  
SUNRISE, FLORIDA 33323  
PHONE: (954) 753-1730  
FAX: (954) 753-4509

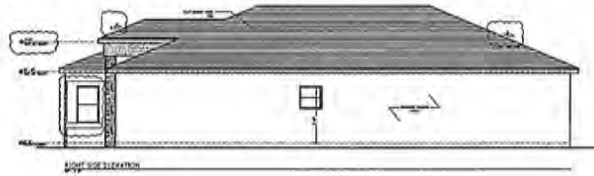
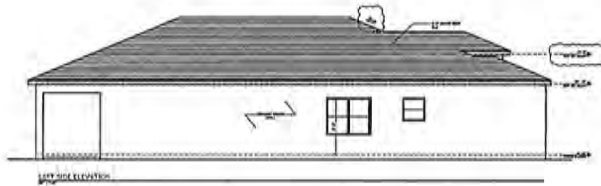
**GUARDHOUSE**

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

**A1**

RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z21-031  
DATE: NOV 26 2024  
BY: ISA

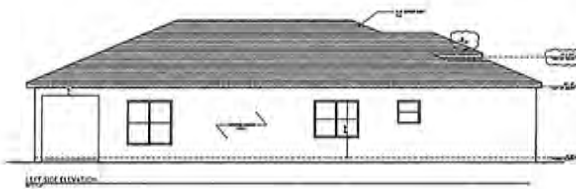


RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z21-031  
DATE: NOV 26 2024  
BY: ISA



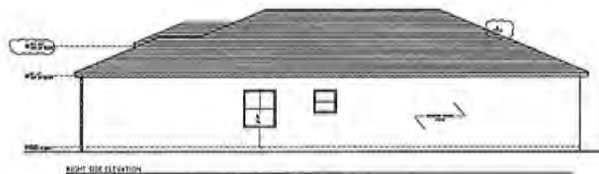
FRONT ELEVATION



LEFT SIDE ELEVATION



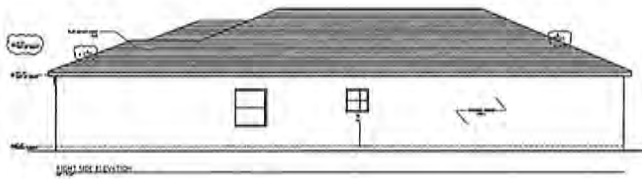
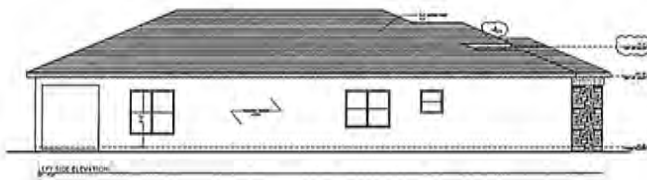
REAR ELEVATION



RIGHT SIDE ELEVATION

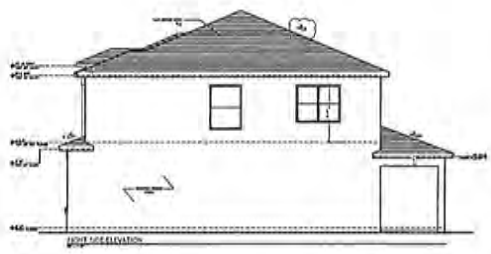
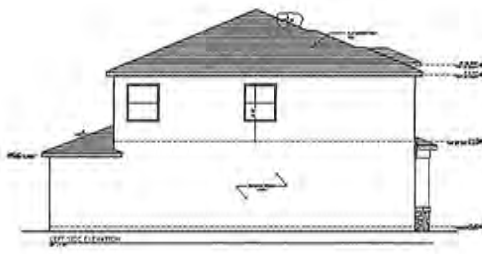
RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z21-031  
DATE: NOV 26 2024  
BY: ISA



RECEIVED

MIAMI-DADE COUNTY  
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BY: ISA



**CALUSA**  
SINGLE FAMILY RESIDENCE  
MIAMI-DADE COUNTY, FL

**KENDALL ASSOCIATES I, LLLP**  
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400  
SUNRISE, FLORIDA 33323  
PHONE: (954) 753-1730  
FAX: (954) 753-4508

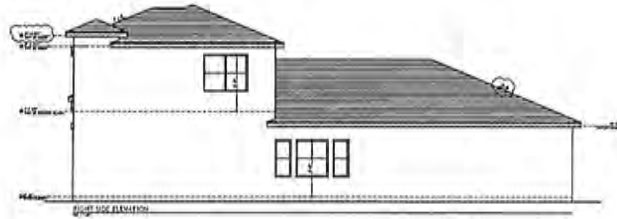
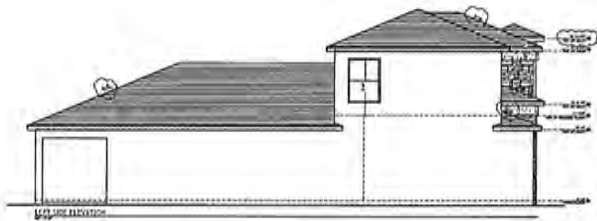
**PLAN 504**

ELEVATIONS  
SCALE: AS NOTED

**A2**

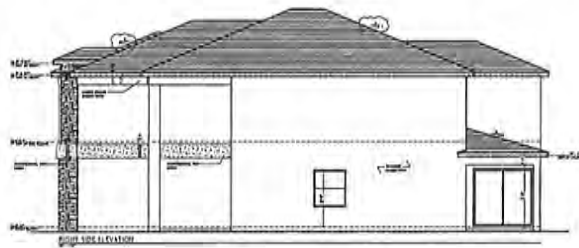
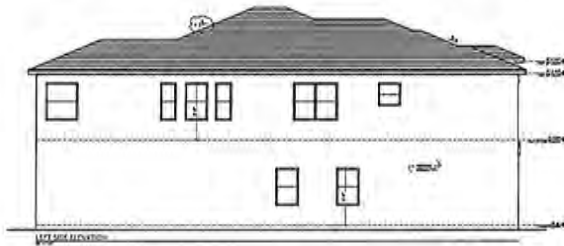
RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z21-031  
DATE: NOV 26 2024  
BY: ISA



RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z21-031  
DATE: NOV 26 2024  
BY: ISA



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MIAMI-DADE COUNTY, FL

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1600 SAWGRASS CORPORATE PARKWAY, SUITE 400  
SUNRISE, FLORIDA 33323  
PHONE: (954) 753-1730  
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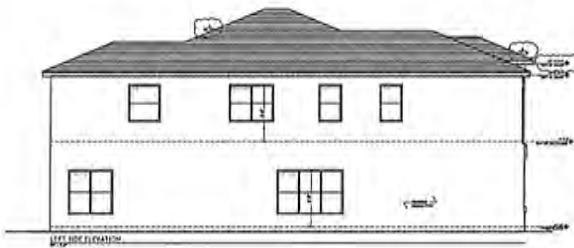
**PLAN 506**

**ELEVATIONS**  
SCALE: AS NOTED

**A2**

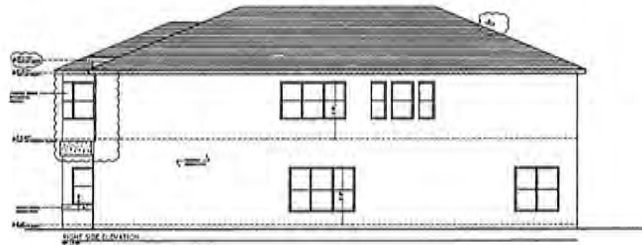
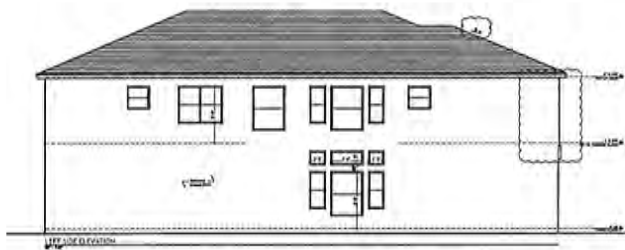
RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z21-031  
DATE: NOV 26 2024  
BY: ISA



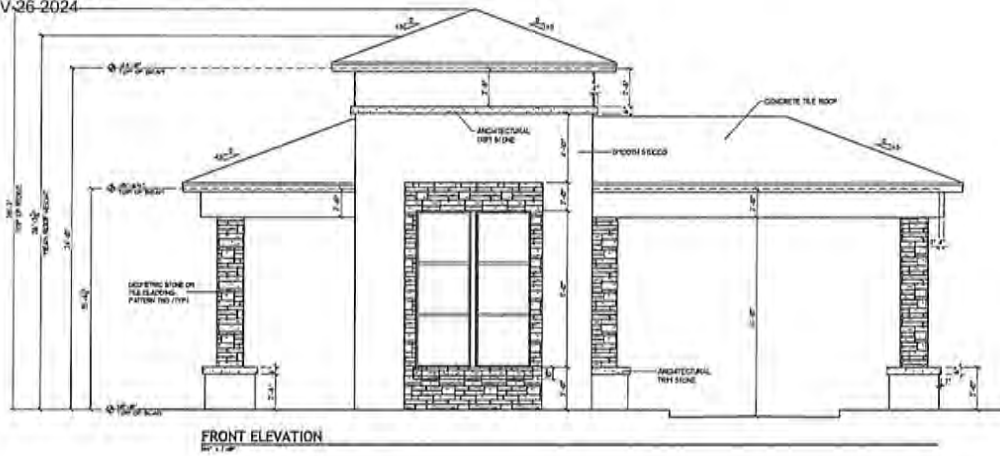
RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z21-031  
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BY: ISA



RECEIVED

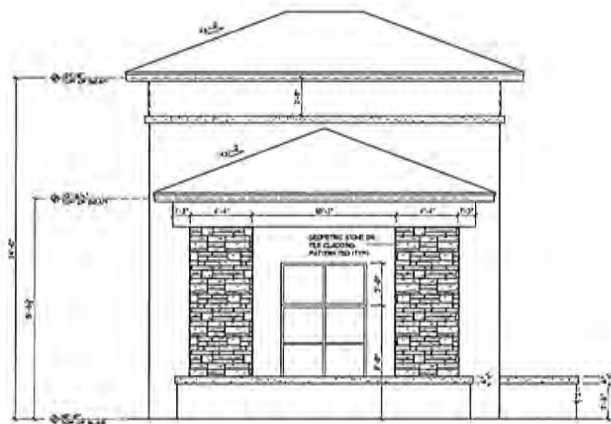
MIAMI-DADE COUNTY  
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BY: ISA



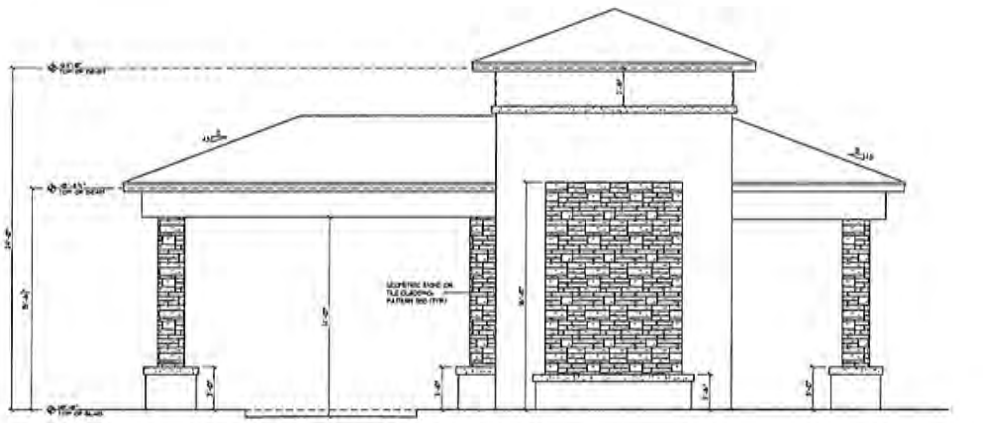
FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

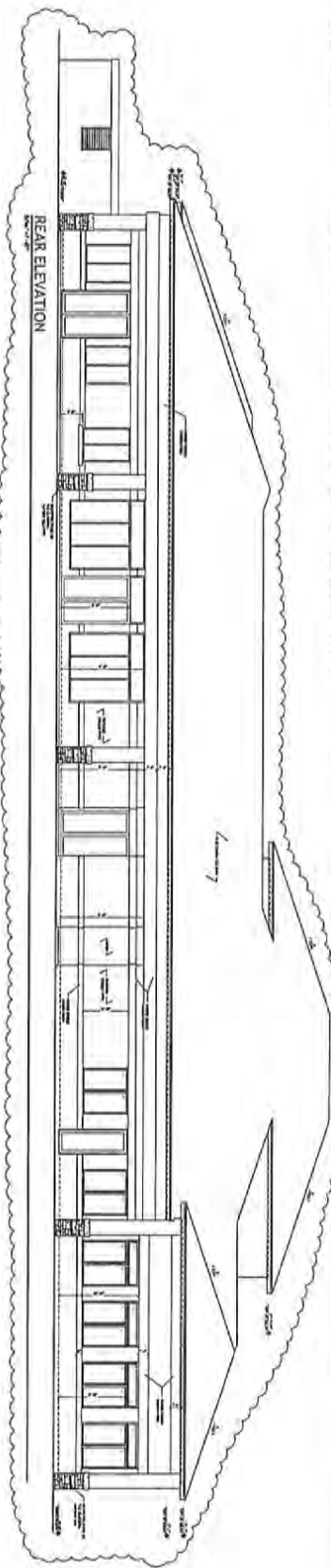
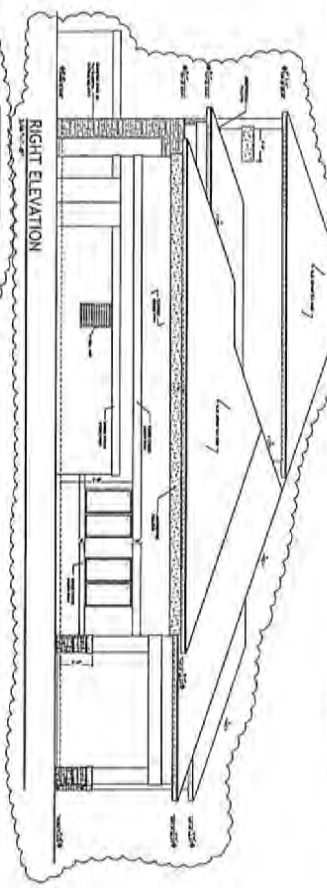
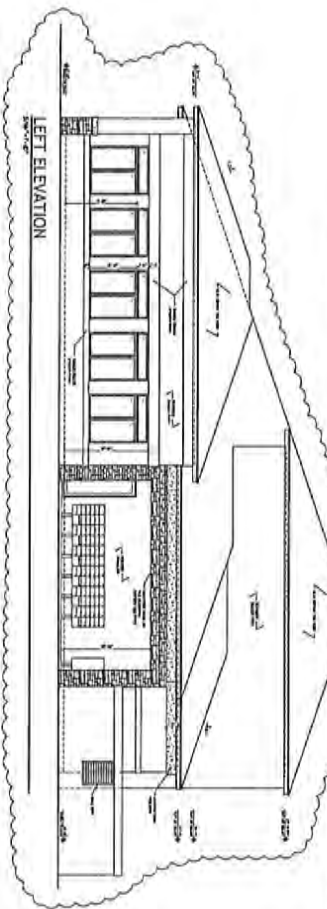
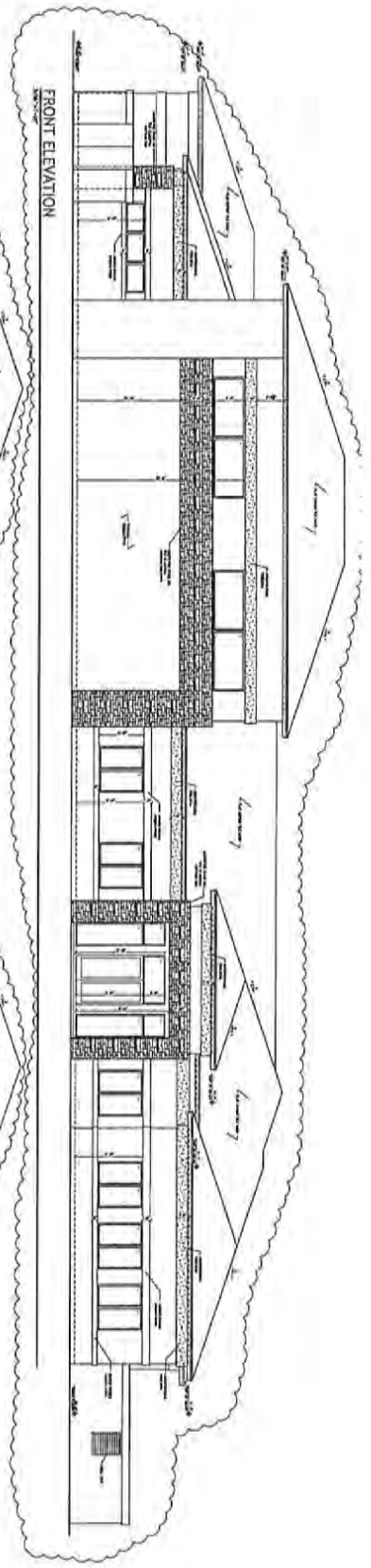
**CALUSA**  
SINGLE FAMILY RESIDENCE  
MIAMI-DADE COUNTY, FL

**KENDALL ASSOCIATES I, LLLP**  
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PHONE: (954) 753-1730  
FAX: (954) 753-4509

**GUARDHOUSE**

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

**A2**



# REVISED CALUSA PLANTING PLANS

## KEY MAP



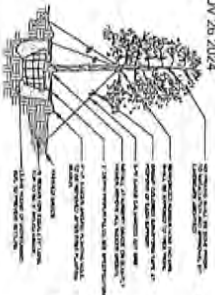
NT5

### Schedule of Contents

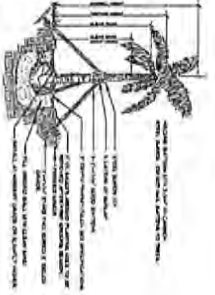
| SHEET # | SHEET TITLE                              |
|---------|------------------------------------------|
| 1.1     | COVER SHEET                              |
| 1.2     | DETAILS, NOTES, DATA, AND SPECIFICATIONS |
| 1.3     | OVERALL TREE PLAN AND LANDSCAPE LEGEND   |
| 1.4     | MAIN ENTRY PLANTING PLAN                 |
| 1.5     | SECONDARY ENTRY PLANTING PLAN            |
| 1.6     | PERIMETER BUFFER PLAN                    |
| 1.7     | SPECIMEN TREE DISPOSITION PLAN           |
| 1.8     | TYPICAL UNIT PLANTING PLAN               |
| 1.9     | RECREATIONAL AREA PLANTING PLANS         |
| 1.10    | LR-1 TO LR-2                             |

### Notes:

- 1) ALL PLANT MATERIAL SHALL BE FURNISHED UNDER ONE OR BETTER AS SPECIFIED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.
- 2) ALL PLANT MATERIAL SHALL MEET OR EXCEED THE AND COMPLY WITH SPECIFICATIONS IN FLORIDA LIST. PLANT MATERIALS NOT MEETING SPECIFICATIONS SHALL BE REJECTED. CONNECTION TO COORDINATE WITH ALL OTHER PLANS AND SPECIFICATIONS TO CORRECTING WORK.
- 3) ALL LANDSCAPE AND SPECIFICATIONS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS PROVIDED IN CHAPTER 62 OF THE FLORIDA CODE.
- 4) LANDSCAPING SHALL BE DONE WITHIN THE SPECIFIC AREAS AND PHASES AND APPROVED BY THE ARCHITECT AND PROVIDED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- 5) ALL LANDSCAPING SHALL BE DONE IN A HEALTHY GROWING CONDITION AT ALL TIMES.
- 6) ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA CODE. A TREE GROWTH REPORT SHALL BE PROVIDED ON REQUEST FOR ADDITIONAL CONSULTATION.
- 7) MAJOR SPECIES, INCLUDING BREVIPETALUM, PINE, PALM, AND OTHER SPECIES SHALL BE INDICATED IN THE DEVELOPMENT AREA AND REPORTED TO THE ARCHITECT.
- 8) ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE PROVISIONS OF THE FLORIDA CODE. A TREE GROWTH REPORT SHALL BE PROVIDED ON REQUEST FOR ADDITIONAL CONSULTATION.
- 9) THE TREE GROWTH REPORT SHALL BE PROVIDED TO THE ARCHITECT AND THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. THE TREE GROWTH REPORT SHALL BE PROVIDED TO THE ARCHITECT AND THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. THE TREE GROWTH REPORT SHALL BE PROVIDED TO THE ARCHITECT AND THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- 10) THE TREE GROWTH REPORT SHALL BE PROVIDED TO THE ARCHITECT AND THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. THE TREE GROWTH REPORT SHALL BE PROVIDED TO THE ARCHITECT AND THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. THE TREE GROWTH REPORT SHALL BE PROVIDED TO THE ARCHITECT AND THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
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- 17) THE TREE GROWTH REPORT SHALL BE PROVIDED TO THE ARCHITECT AND THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. THE TREE GROWTH REPORT SHALL BE PROVIDED TO THE ARCHITECT AND THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. THE TREE GROWTH REPORT SHALL BE PROVIDED TO THE ARCHITECT AND THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- 18) THE TREE GROWTH REPORT SHALL BE PROVIDED TO THE ARCHITECT AND THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. THE TREE GROWTH REPORT SHALL BE PROVIDED TO THE ARCHITECT AND THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. THE TREE GROWTH REPORT SHALL BE PROVIDED TO THE ARCHITECT AND THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- 19) THE TREE GROWTH REPORT SHALL BE PROVIDED TO THE ARCHITECT AND THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. THE TREE GROWTH REPORT SHALL BE PROVIDED TO THE ARCHITECT AND THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. THE TREE GROWTH REPORT SHALL BE PROVIDED TO THE ARCHITECT AND THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
- 20) THE TREE GROWTH REPORT SHALL BE PROVIDED TO THE ARCHITECT AND THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. THE TREE GROWTH REPORT SHALL BE PROVIDED TO THE ARCHITECT AND THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. THE TREE GROWTH REPORT SHALL BE PROVIDED TO THE ARCHITECT AND THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.



Tree Planting

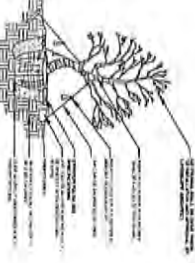


Palm Planting



Palm Planting

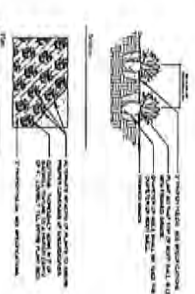
Table with 4 columns: Item, Quantity, Unit, and Notes. Lists various tree species and quantities.



Large & Multi-Stem Tree Planting



Shrub Planting



Groundcover Planting

Plant Specifications

GENERAL NOTES: ALL SPECIFICATIONS ARE BASED ON THE ASSUMPTION THAT THE PLANTING MATERIAL IS TO BE OBTAINED FROM A REPUTABLE SOURCE...

CONSUMER DECISION SHEET

At the time of purchase, the contractor shall verify that the plant material meets the specifications and is in good health...

INSTALLATION

Plants shall be installed in the ground in the manner shown on the drawings and shall be installed in the ground in the manner shown on the drawings...

MAINTENANCE

The contractor shall be responsible for the maintenance of the plants for a period of 180 days after the date of installation...

GENERAL NOTES: ALL SPECIFICATIONS ARE BASED ON THE ASSUMPTION THAT THE PLANTING MATERIAL IS TO BE OBTAINED FROM A REPUTABLE SOURCE...

CONSUMER DECISION SHEET

At the time of purchase, the contractor shall verify that the plant material meets the specifications and is in good health...

INSTALLATION

Plants shall be installed in the ground in the manner shown on the drawings and shall be installed in the ground in the manner shown on the drawings...

MAINTENANCE

The contractor shall be responsible for the maintenance of the plants for a period of 180 days after the date of installation...

Symbols and Abbreviations Legend

Table with columns: Symbol, Description, and Notes. Lists various symbols used in the drawings and their corresponding descriptions.

PARKER VANSTEEN logo and contact information for Parker Vansteen, including phone number and email address.

CALUSA MIAMI-DADE COUNTY, FLORIDA logo and contact information for Kendall Associates, L.L.P., including address and phone number.



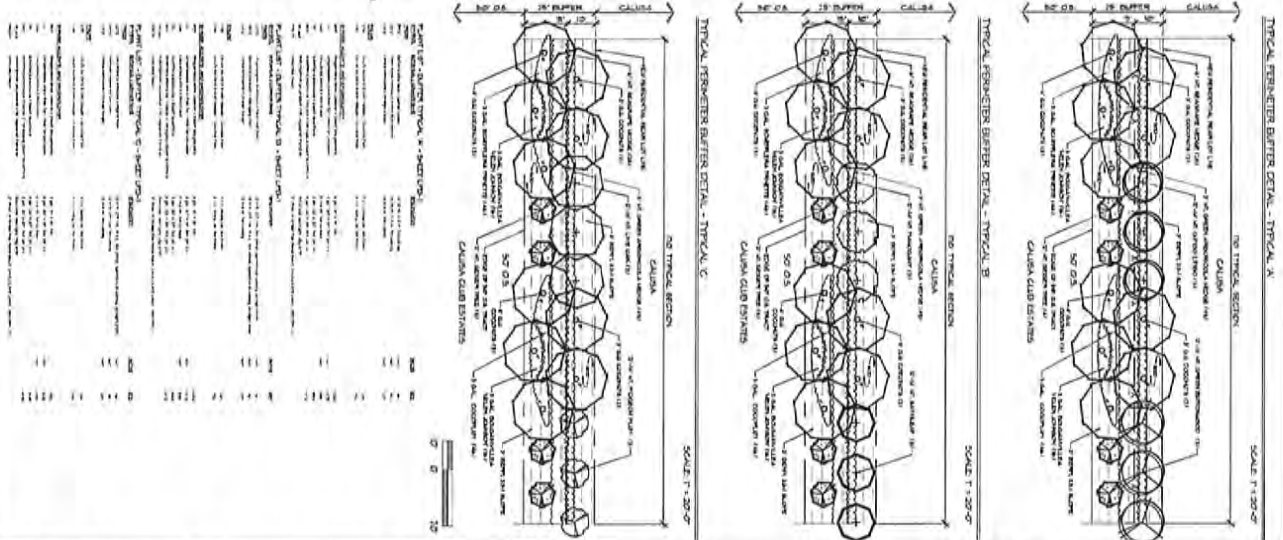






### Symbols and Abbreviations Legend

|    |                         |    |                         |
|----|-------------------------|----|-------------------------|
| LA | LANDSCAPE STRIP ELEMENT | LA | LANDSCAPE STRIP ELEMENT |
| CL | CONCRETE                | LA | LANDSCAPE STRIP ELEMENT |
| CE | CONCRETE                | LA | LANDSCAPE STRIP ELEMENT |
| DE | DRIVE                   | LA | LANDSCAPE STRIP ELEMENT |
| EP | EDGE OF PAVEMENT        | LA | LANDSCAPE STRIP ELEMENT |
| FR | FIRE RISK               | LA | LANDSCAPE STRIP ELEMENT |
| GR | GRASS                   | LA | LANDSCAPE STRIP ELEMENT |
| HW | HEAVY WOOD              | LA | LANDSCAPE STRIP ELEMENT |
| MA | MAINTENANCE             | LA | LANDSCAPE STRIP ELEMENT |
| MS | MATERIAL                | LA | LANDSCAPE STRIP ELEMENT |
| NS | NATURAL                 | LA | LANDSCAPE STRIP ELEMENT |
| OW | OPEN WOOD               | LA | LANDSCAPE STRIP ELEMENT |
| PA | PAVEMENT                | LA | LANDSCAPE STRIP ELEMENT |
| PL | PLANTING                | LA | LANDSCAPE STRIP ELEMENT |
| PS | PLANTING SPECIES        | LA | LANDSCAPE STRIP ELEMENT |
| RA | RAISED                  | LA | LANDSCAPE STRIP ELEMENT |
| SB | SHOULDER                | LA | LANDSCAPE STRIP ELEMENT |
| ST | STREET                  | LA | LANDSCAPE STRIP ELEMENT |
| SW | SOFT WOOD               | LA | LANDSCAPE STRIP ELEMENT |
| TR | TRUNK                   | LA | LANDSCAPE STRIP ELEMENT |
| UN | UNKNOWN                 | LA | LANDSCAPE STRIP ELEMENT |
| VA | VARIABLE                | LA | LANDSCAPE STRIP ELEMENT |
| VE | VEGETATION              | LA | LANDSCAPE STRIP ELEMENT |
| VI | VISIBILITY              | LA | LANDSCAPE STRIP ELEMENT |
| VO | VOLUME                  | LA | LANDSCAPE STRIP ELEMENT |
| VS | VISUAL SCREENING        | LA | LANDSCAPE STRIP ELEMENT |
| WT | WOOD TRUNK              | LA | LANDSCAPE STRIP ELEMENT |
| WV | WOOD VOLUME             | LA | LANDSCAPE STRIP ELEMENT |
| WY | WOOD YIELD              | LA | LANDSCAPE STRIP ELEMENT |
| WZ | WOOD ZONE               | LA | LANDSCAPE STRIP ELEMENT |
| WY | WOOD YIELD              | LA | LANDSCAPE STRIP ELEMENT |
| WZ | WOOD ZONE               | LA | LANDSCAPE STRIP ELEMENT |
| WY | WOOD YIELD              | LA | LANDSCAPE STRIP ELEMENT |
| WZ | WOOD ZONE               | LA | LANDSCAPE STRIP ELEMENT |





**SPECIMEN TREE LIST:**

| SPECIES          | SIZE | STATUS   | LOCATION |
|------------------|------|----------|----------|
| Specimen Tree 1  | 12"  | Preserve | Lot 101  |
| Specimen Tree 2  | 14"  | Preserve | Lot 102  |
| Specimen Tree 3  | 16"  | Preserve | Lot 103  |
| Specimen Tree 4  | 18"  | Preserve | Lot 104  |
| Specimen Tree 5  | 20"  | Preserve | Lot 105  |
| Specimen Tree 6  | 22"  | Preserve | Lot 106  |
| Specimen Tree 7  | 24"  | Preserve | Lot 107  |
| Specimen Tree 8  | 26"  | Preserve | Lot 108  |
| Specimen Tree 9  | 28"  | Preserve | Lot 109  |
| Specimen Tree 10 | 30"  | Preserve | Lot 110  |
| Specimen Tree 11 | 32"  | Preserve | Lot 111  |
| Specimen Tree 12 | 34"  | Preserve | Lot 112  |
| Specimen Tree 13 | 36"  | Preserve | Lot 113  |
| Specimen Tree 14 | 38"  | Preserve | Lot 114  |
| Specimen Tree 15 | 40"  | Preserve | Lot 115  |
| Specimen Tree 16 | 42"  | Preserve | Lot 116  |
| Specimen Tree 17 | 44"  | Preserve | Lot 117  |
| Specimen Tree 18 | 46"  | Preserve | Lot 118  |
| Specimen Tree 19 | 48"  | Preserve | Lot 119  |
| Specimen Tree 20 | 50"  | Preserve | Lot 120  |
| Specimen Tree 21 | 52"  | Preserve | Lot 121  |
| Specimen Tree 22 | 54"  | Preserve | Lot 122  |
| Specimen Tree 23 | 56"  | Preserve | Lot 123  |
| Specimen Tree 24 | 58"  | Preserve | Lot 124  |
| Specimen Tree 25 | 60"  | Preserve | Lot 125  |
| Specimen Tree 26 | 62"  | Preserve | Lot 126  |
| Specimen Tree 27 | 64"  | Preserve | Lot 127  |
| Specimen Tree 28 | 66"  | Preserve | Lot 128  |
| Specimen Tree 29 | 68"  | Preserve | Lot 129  |
| Specimen Tree 30 | 70"  | Preserve | Lot 130  |
| Specimen Tree 31 | 72"  | Preserve | Lot 131  |
| Specimen Tree 32 | 74"  | Preserve | Lot 132  |
| Specimen Tree 33 | 76"  | Preserve | Lot 133  |
| Specimen Tree 34 | 78"  | Preserve | Lot 134  |
| Specimen Tree 35 | 80"  | Preserve | Lot 135  |
| Specimen Tree 36 | 82"  | Preserve | Lot 136  |
| Specimen Tree 37 | 84"  | Preserve | Lot 137  |
| Specimen Tree 38 | 86"  | Preserve | Lot 138  |
| Specimen Tree 39 | 88"  | Preserve | Lot 139  |
| Specimen Tree 40 | 90"  | Preserve | Lot 140  |
| Specimen Tree 41 | 92"  | Preserve | Lot 141  |
| Specimen Tree 42 | 94"  | Preserve | Lot 142  |
| Specimen Tree 43 | 96"  | Preserve | Lot 143  |
| Specimen Tree 44 | 98"  | Preserve | Lot 144  |
| Specimen Tree 45 | 100" | Preserve | Lot 145  |

NOTE: SPECIMEN TREE LOCATIONS AND SPECIFICATIONS FROM THE SURVEY BY SOMERSET DESIGN & CONSTRUCTION, INC. ARE SHOWN IN RED. TO VISUAL SITE INSPECTION, SEE ARCHITECT'S REPORT AND TYPICAL DATA SHEET AS PREPARED BY ARCHITECT. CONSULTING ARCHITECT FOR ADDITIONAL INFORMATION REGARDING THE HEALTH AND CONDITION OF OTHER NON-SPECIMEN TREES ON SITE.

**Tree Protection Notes:**

1) PROTECTIVE BARRIERS SHALL BE PLACED AROUND EACH TREE CLUSTER OF TREES ON THE EDGE OF THE PRESERVATION AREA. THE BARRIERS SHALL BE PLACED AT THE PERIMETER OF THE PRESERVATION AREA AND SHALL BE CONSTRUCTED OF 4" X 4" ALUMINUM POSTS AND 2" X 4" ALUMINUM RAILS. THE BARRIERS SHALL BE PLACED PROXIMATE TO THE EXISTING AND PROPOSED DRIVEWAYS AND SHALL BE PLACED PROXIMATE TO THE EXISTING AND PROPOSED DRIVEWAYS.

2) PROTECTIVE BARRIERS SHALL BE PLACED WITHIN THE AREA BARRIERS AT THE PERIMETER OF THE PRESERVATION AREA AND SHALL BE CONSTRUCTED OF 4" X 4" ALUMINUM POSTS AND 2" X 4" ALUMINUM RAILS. THE BARRIERS SHALL BE PLACED PROXIMATE TO THE EXISTING AND PROPOSED DRIVEWAYS AND SHALL BE PLACED PROXIMATE TO THE EXISTING AND PROPOSED DRIVEWAYS.

3) PROTECTIVE BARRIERS SHALL BE PLACED WITHIN THE AREA BARRIERS AT THE PERIMETER OF THE PRESERVATION AREA AND SHALL BE CONSTRUCTED OF 4" X 4" ALUMINUM POSTS AND 2" X 4" ALUMINUM RAILS. THE BARRIERS SHALL BE PLACED PROXIMATE TO THE EXISTING AND PROPOSED DRIVEWAYS AND SHALL BE PLACED PROXIMATE TO THE EXISTING AND PROPOSED DRIVEWAYS.

4) PROTECTIVE BARRIERS SHALL BE PLACED WITHIN THE AREA BARRIERS AT THE PERIMETER OF THE PRESERVATION AREA AND SHALL BE CONSTRUCTED OF 4" X 4" ALUMINUM POSTS AND 2" X 4" ALUMINUM RAILS. THE BARRIERS SHALL BE PLACED PROXIMATE TO THE EXISTING AND PROPOSED DRIVEWAYS AND SHALL BE PLACED PROXIMATE TO THE EXISTING AND PROPOSED DRIVEWAYS.

5) PROTECTIVE BARRIERS SHALL BE PLACED WITHIN THE AREA BARRIERS AT THE PERIMETER OF THE PRESERVATION AREA AND SHALL BE CONSTRUCTED OF 4" X 4" ALUMINUM POSTS AND 2" X 4" ALUMINUM RAILS. THE BARRIERS SHALL BE PLACED PROXIMATE TO THE EXISTING AND PROPOSED DRIVEWAYS AND SHALL BE PLACED PROXIMATE TO THE EXISTING AND PROPOSED DRIVEWAYS.

6) PROTECTIVE BARRIERS SHALL BE PLACED WITHIN THE AREA BARRIERS AT THE PERIMETER OF THE PRESERVATION AREA AND SHALL BE CONSTRUCTED OF 4" X 4" ALUMINUM POSTS AND 2" X 4" ALUMINUM RAILS. THE BARRIERS SHALL BE PLACED PROXIMATE TO THE EXISTING AND PROPOSED DRIVEWAYS AND SHALL BE PLACED PROXIMATE TO THE EXISTING AND PROPOSED DRIVEWAYS.

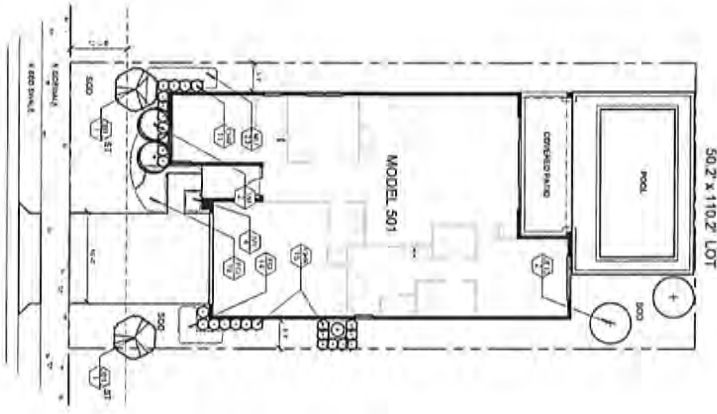
7) PROTECTIVE BARRIERS SHALL BE PLACED WITHIN THE AREA BARRIERS AT THE PERIMETER OF THE PRESERVATION AREA AND SHALL BE CONSTRUCTED OF 4" X 4" ALUMINUM POSTS AND 2" X 4" ALUMINUM RAILS. THE BARRIERS SHALL BE PLACED PROXIMATE TO THE EXISTING AND PROPOSED DRIVEWAYS AND SHALL BE PLACED PROXIMATE TO THE EXISTING AND PROPOSED DRIVEWAYS.

8) PROTECTIVE BARRIERS SHALL BE PLACED WITHIN THE AREA BARRIERS AT THE PERIMETER OF THE PRESERVATION AREA AND SHALL BE CONSTRUCTED OF 4" X 4" ALUMINUM POSTS AND 2" X 4" ALUMINUM RAILS. THE BARRIERS SHALL BE PLACED PROXIMATE TO THE EXISTING AND PROPOSED DRIVEWAYS AND SHALL BE PLACED PROXIMATE TO THE EXISTING AND PROPOSED DRIVEWAYS.

9) PROTECTIVE BARRIERS SHALL BE PLACED WITHIN THE AREA BARRIERS AT THE PERIMETER OF THE PRESERVATION AREA AND SHALL BE CONSTRUCTED OF 4" X 4" ALUMINUM POSTS AND 2" X 4" ALUMINUM RAILS. THE BARRIERS SHALL BE PLACED PROXIMATE TO THE EXISTING AND PROPOSED DRIVEWAYS AND SHALL BE PLACED PROXIMATE TO THE EXISTING AND PROPOSED DRIVEWAYS.

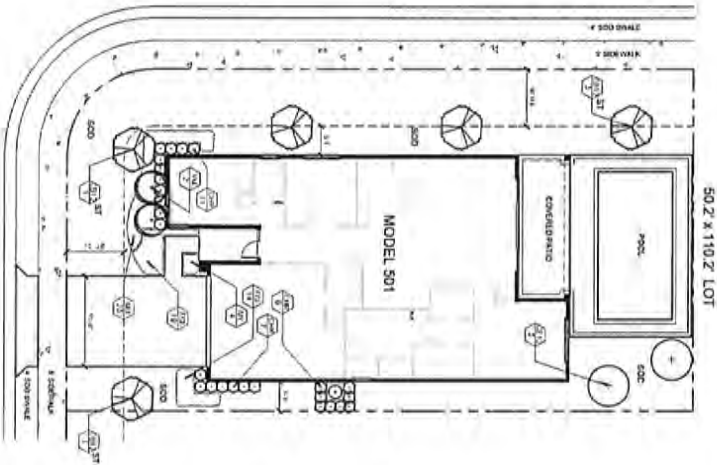
10) PROTECTIVE BARRIERS SHALL BE PLACED WITHIN THE AREA BARRIERS AT THE PERIMETER OF THE PRESERVATION AREA AND SHALL BE CONSTRUCTED OF 4" X 4" ALUMINUM POSTS AND 2" X 4" ALUMINUM RAILS. THE BARRIERS SHALL BE PLACED PROXIMATE TO THE EXISTING AND PROPOSED DRIVEWAYS AND SHALL BE PLACED PROXIMATE TO THE EXISTING AND PROPOSED DRIVEWAYS.

PROPOSED PER LOT:  
 A 2 TREES - 2 PALMS - 1 TREE - 3 TREES MAX.  
 A 2 STREET TREES  
 3 STREET TREES



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

PROPOSED PER LOT:  
 A 2 TREES - 2 PALMS - 1 TREE - 3 TREES MAX.  
 A 2 STREET TREES  
 3 STREET TREES

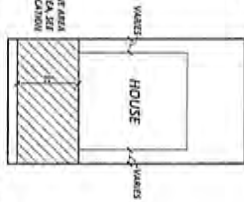


**CORNER LOT LANDSCAPE PLAN**  
 SCALE: 1/8" = 1'-0"

**LANDSCAPE NOTES:**

1. NO TREES SHALL BE PLANTED ON TOP OF, OR ADJACENT TO AND DRAINAGE CANALS.
2. ALL LANDSCAPE INSIDE THE LOT BOUNDARY, ADJACENT TO DRIVEWAYS SHALL COMPPLY WITH THE 10' PLANT SPECIFIC DIST. REQUIREMENTS FOR SECTION 22.05(1) AND THE 5' DIST. REQUIREMENTS FOR SECTION 22.05(2).
3. LANDSCAPE FOR ALL CORNER LOTS SHALL COMPPLY WITH PUBLIC WORKS DIST. REQUIREMENTS.
4. ALL PLANTINGS MUST BE SUBJECT TO THE DIST. REQUIREMENTS, HEIGHT REQUIREMENTS AND MAINT. REQUIREMENTS AND SHALL NOT BE WITHIN THIRTY (30) FEET OF ANY CURB OR STREET.
5. IRRIGATION SYSTEM REQUIRED PERMANENT TO CHAPTER 33 OF THE MIAMI DISTRICT CODE.
6. SEE SHEET L-17 FOR LANDSCAPE NOTES AND DETAILS.
7. STREET TREES PROVIDED AS NOTED (S) WITHIN 11.7' OF LOT LINE.

INDOOR CONSERVATION HOME DETAIL, N.T.S.  
 (TWO TREES MUST BE LOCATED BY THIS AREA SET  
 THE UNIT PLANNING PLAN FOR LOCATION)



INDOOR CONSERVATION HOME DETAIL, N.T.S.  
 \*Energy conservation home is used to indicate the location of the trees from a distance of 10' from the exterior wall of the structure to the north, to the west of the northeast point of the structure.

**INTERIOR LOT PLANT LIST**

| SYMBOL | PLANT NAME    | QUANTITY | LOCATION   | NOTES                  |
|--------|---------------|----------|------------|------------------------|
| 1      | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 2      | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 3      | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 4      | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 5      | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 6      | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 7      | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 8      | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 9      | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 10     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 11     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 12     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 13     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 14     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 15     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 16     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 17     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 18     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 19     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 20     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |

**CORNER LOT PLANT LIST**

| SYMBOL | PLANT NAME    | QUANTITY | LOCATION   | NOTES                  |
|--------|---------------|----------|------------|------------------------|
| 1      | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 2      | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 3      | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 4      | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 5      | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 6      | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 7      | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 8      | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 9      | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 10     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 11     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 12     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 13     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 14     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 15     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 16     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 17     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 18     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 19     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |
| 20     | SPREADER TREE | 2        | FRONT YARD | SEE DIST. REQUIREMENTS |

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

Project:  
 Callusa  
 Miami-Dade County  
 Florida

Sheet Size:  
 Typ. Unit  
 Landscape Plan  
 Plan 501, 50.2' Lot

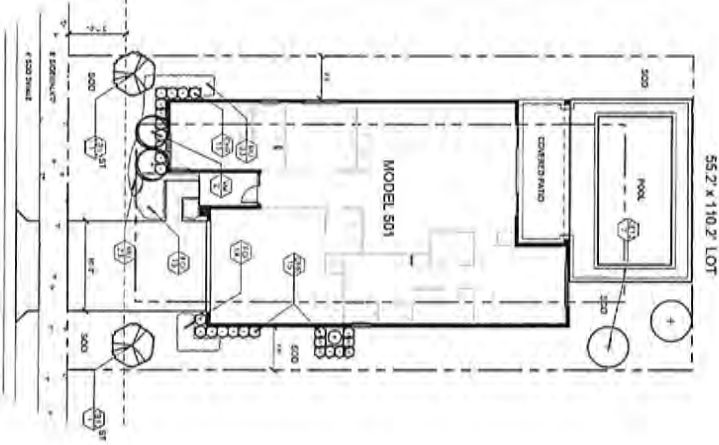
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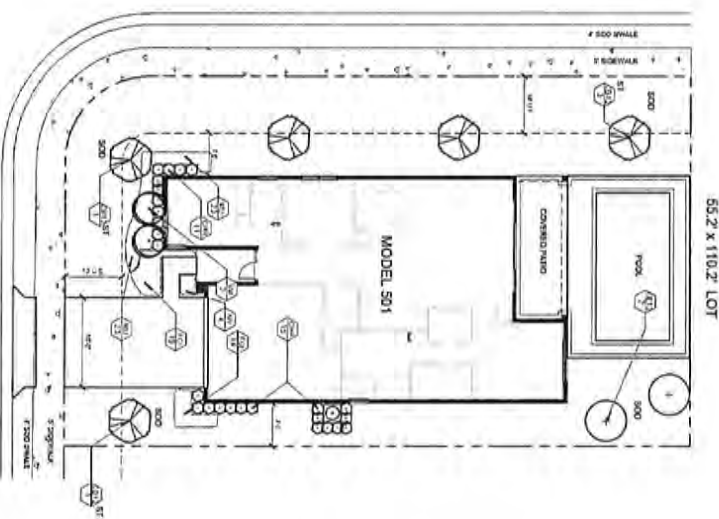
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PROVIDED PER LOT:  
 1. 2 TREES 1-1' DIA @ 4'-6" : TREES - 3 TREES, AND:  
 2. 3 STREET TREES

PROVIDED PER LOT:  
 1. 2 TREES 1-1' DIA @ 4'-6" : TREES - 3 TREES, AND:  
 2. 3 STREET TREES

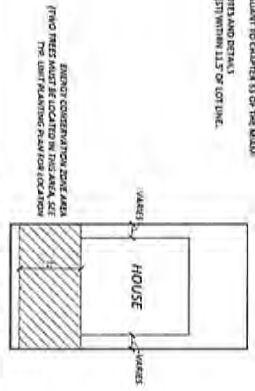


INTERIOR LOT LANDSCAPE PLAN  
 SCALE: 1/8" = 1'-0"



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

- LANDSCAPE NOTES:
1. ALL TREES SHALL BE PLANTED ON TOP OF OR ADJACENT TO AND BEING
  2. ALL LANDSCAPE NOTES THE LOT PROPERTY, ADJACENT TO DRIVEWAYS
  3. LANDSCAPE NOTES THE LOT PROPERTY, ADJACENT TO DRIVEWAYS
  4. LANDSCAPE NOTES THE LOT PROPERTY, ADJACENT TO DRIVEWAYS
  5. LANDSCAPE NOTES THE LOT PROPERTY, ADJACENT TO DRIVEWAYS
  6. LANDSCAPE NOTES THE LOT PROPERTY, ADJACENT TO DRIVEWAYS
  7. LANDSCAPE NOTES THE LOT PROPERTY, ADJACENT TO DRIVEWAYS
  8. LANDSCAPE NOTES THE LOT PROPERTY, ADJACENT TO DRIVEWAYS
  9. LANDSCAPE NOTES THE LOT PROPERTY, ADJACENT TO DRIVEWAYS
  10. LANDSCAPE NOTES THE LOT PROPERTY, ADJACENT TO DRIVEWAYS



INTERIOR LOT PLANT LIST

| PLANT | SIZE | SPACING | PLACEMENT | PLACEMENT | PLACEMENT | PLACEMENT | PLACEMENT |
|-------|------|---------|-----------|-----------|-----------|-----------|-----------|
| 1     | 12"  | 12"     | 12"       | 12"       | 12"       | 12"       | 12"       |
| 2     | 12"  | 12"     | 12"       | 12"       | 12"       | 12"       | 12"       |
| 3     | 12"  | 12"     | 12"       | 12"       | 12"       | 12"       | 12"       |
| 4     | 12"  | 12"     | 12"       | 12"       | 12"       | 12"       | 12"       |
| 5     | 12"  | 12"     | 12"       | 12"       | 12"       | 12"       | 12"       |
| 6     | 12"  | 12"     | 12"       | 12"       | 12"       | 12"       | 12"       |
| 7     | 12"  | 12"     | 12"       | 12"       | 12"       | 12"       | 12"       |
| 8     | 12"  | 12"     | 12"       | 12"       | 12"       | 12"       | 12"       |
| 9     | 12"  | 12"     | 12"       | 12"       | 12"       | 12"       | 12"       |
| 10    | 12"  | 12"     | 12"       | 12"       | 12"       | 12"       | 12"       |

CORNER LOT PLANT LIST

| PLANT | SIZE | SPACING | PLACEMENT | PLACEMENT | PLACEMENT | PLACEMENT | PLACEMENT |
|-------|------|---------|-----------|-----------|-----------|-----------|-----------|
| 1     | 12"  | 12"     | 12"       | 12"       | 12"       | 12"       | 12"       |
| 2     | 12"  | 12"     | 12"       | 12"       | 12"       | 12"       | 12"       |
| 3     | 12"  | 12"     | 12"       | 12"       | 12"       | 12"       | 12"       |
| 4     | 12"  | 12"     | 12"       | 12"       | 12"       | 12"       | 12"       |
| 5     | 12"  | 12"     | 12"       | 12"       | 12"       | 12"       | 12"       |
| 6     | 12"  | 12"     | 12"       | 12"       | 12"       | 12"       | 12"       |
| 7     | 12"  | 12"     | 12"       | 12"       | 12"       | 12"       | 12"       |
| 8     | 12"  | 12"     | 12"       | 12"       | 12"       | 12"       | 12"       |
| 9     | 12"  | 12"     | 12"       | 12"       | 12"       | 12"       | 12"       |
| 10    | 12"  | 12"     | 12"       | 12"       | 12"       | 12"       | 12"       |

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

Project:  
 Callusa  
 Name/Date/Company  
 Parula

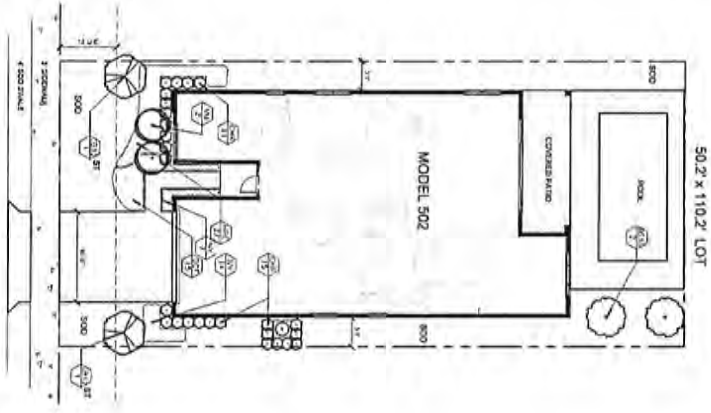
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 Plan S01, 55.2' Lot

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 Scale:  
 As Noted

Revisions:  
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 2. 03/11/21 11:18:24

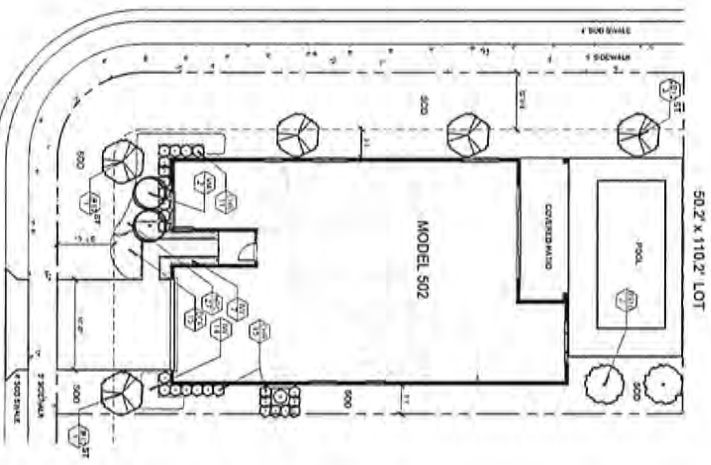
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PROPOSED PAVING:  
A. 1 TRAIL • 2 PARKING • 1 TRAIL • 3 TRAILS AND  
B. 2 STREET TREES



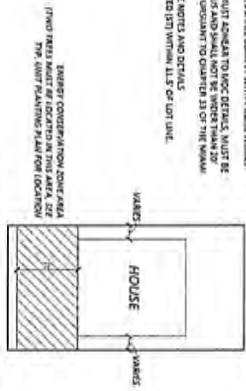
INTERIOR LOT LANDSCAPE PLAN  
SCALE: 1/8" = 1'-0"

PROPOSED PAVING:  
A. 2 TRAIL • 2 PARKING • 1 TRAIL • 3 TRAILS AND  
B. 2 STREET TREES



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

- LANDSCAPE NOTES:
1. NO TREES SHALL BE PLANTED ON TOP OF, OR ADJACENT TO AND DRAINS.
  2. ALL LANDSCAPE UNDER THE LOT FRONTIER, ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE LOT'S SIDE SWIFT DRIP TREATMENT PLS SECTION LANDSCAPE FOR ALL CORNER LOTS SMALL CORNER WITH PUBLIC WORKS DEPT. STANDARD ON 1.
  3. DRIVEWAY AND PARKING AREAS SHALL BE PLANTED TO MEET SPECIFIC MATURE TREES TO BE PLANTED TO MEET THE REQUIREMENTS OF THE MIAWA. PLANTINGS SHALL BE PLANTED TO MEET THE REQUIREMENTS OF THE MIAWA. PLANTINGS SHALL BE PLANTED TO MEET THE REQUIREMENTS OF THE MIAWA.
  4. IRRIGATION SYSTEM REQUIRED PERMANENT TO QUARTER 33 OF THE MIAWA. CHECK CODE 11.17 FOR LANDSCAPE NOTES AND DETAILS.
  5. STREET TREES PLANTED AS NOTED BY WITHIN 11.17 OF LOT LINE.



THICK ENERGY CONSERVATION ZONE DETAIL, 4' x 2'  
Energy Conservation Code: A local located no more than 100 feet from the exterior wall of the building shall be installed to the west of the adjoined point of the structure.

THICK ENERGY CONSERVATION ZONE DETAIL, 4' x 2'  
FROM THIS POINT MUST BE LOCATED IN THIS AREA FOR 100 FEET FROM THE ADJOINED POINT OF THE STRUCTURE.

INTERIOR LOT PLANT LIST

| PLANT SYMBOL | PLANT SPECIES | PLANT TYPE | PLANT SIZE | PLANT SPACING | PLANT NOTES |
|--------------|---------------|------------|------------|---------------|-------------|
| ○            | PLANT SPECIES | PLANT TYPE | PLANT SIZE | PLANT SPACING | PLANT NOTES |
| ○            | PLANT SPECIES | PLANT TYPE | PLANT SIZE | PLANT SPACING | PLANT NOTES |
| ○            | PLANT SPECIES | PLANT TYPE | PLANT SIZE | PLANT SPACING | PLANT NOTES |
| ○            | PLANT SPECIES | PLANT TYPE | PLANT SIZE | PLANT SPACING | PLANT NOTES |
| ○            | PLANT SPECIES | PLANT TYPE | PLANT SIZE | PLANT SPACING | PLANT NOTES |

CORNER LOT PLANT LIST

| PLANT SYMBOL | PLANT SPECIES | PLANT TYPE | PLANT SIZE | PLANT SPACING | PLANT NOTES |
|--------------|---------------|------------|------------|---------------|-------------|
| ○            | PLANT SPECIES | PLANT TYPE | PLANT SIZE | PLANT SPACING | PLANT NOTES |
| ○            | PLANT SPECIES | PLANT TYPE | PLANT SIZE | PLANT SPACING | PLANT NOTES |
| ○            | PLANT SPECIES | PLANT TYPE | PLANT SIZE | PLANT SPACING | PLANT NOTES |
| ○            | PLANT SPECIES | PLANT TYPE | PLANT SIZE | PLANT SPACING | PLANT NOTES |
| ○            | PLANT SPECIES | PLANT TYPE | PLANT SIZE | PLANT SPACING | PLANT NOTES |

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

Project:  
Callusa  
Miami Dade County  
Pavina

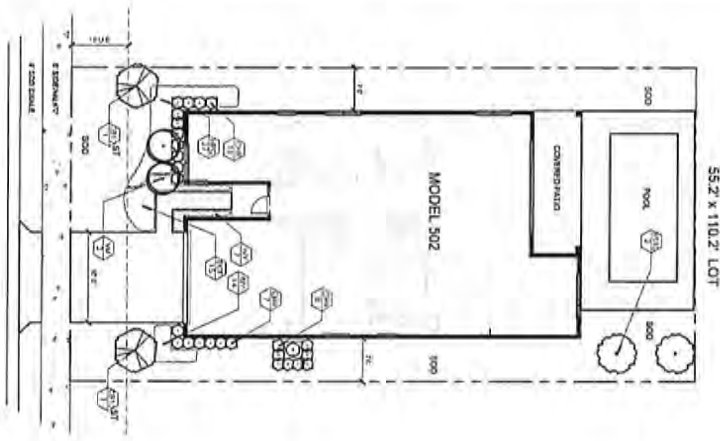
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Landscape Plan  
Plan 502, 50.2' Lot

Drawn:  
02-14-21  
Scale:  
As Noted

Revised:  
02-14-21  
2.21-0119 11:53A

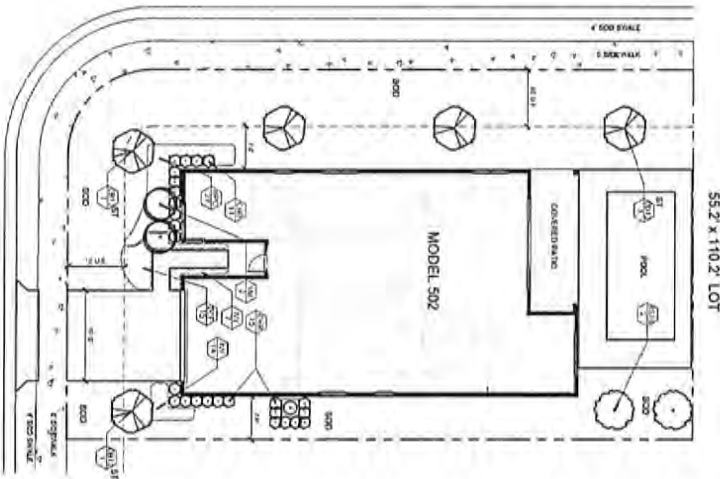
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PHOTOED PER LOT:  
 A, 2 TREES + 2 PALMS (+ 1 TREE) + 3 TREES, AND,  
 B, 2 STREET TREES



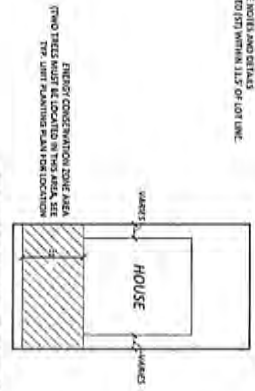
**INTERIOR LOT LANDSCAPE PLAN**  
 SCALE: 1/8" = 1'-0"

PHOTOED PER LOT:  
 A, 2 TREES + 2 PALMS (+ 1 TREE) + 8 TREES, AND,  
 B, 5 STREET TREES



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

- LANDSCAPE NOTES:**
1. ALL LANDSCAPE SHOULD BE PLANTED ON TOP OF, OR ADJACENT TO, AND SHALL BE PROTECTED BY A 4" DIA. CONCRETE CURB.
  2. ALL LANDSCAPE SHOULD BE PLANTED IN THE LOT FRONTY, ADJACENT TO DRIVEWAYS AND SIDEWALKS.
  3. ALL CONCRETE SHALL BE 4" THICK WITH 1/2" REBAR.
  4. LANDSCAPING FOR ALL CORNER LOTS SHALL COMPLY WITH PUBLIC WORKS DEPARTMENT SPECIFICATIONS.
  5. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI PLANTING SPECIFICATIONS.
  6. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF MIAMI PLANTING SPECIFICATIONS.
  7. SETBACKS SHALL BE MAINTAINED AS NOTED ON THE LOTS.



Energy conservation zone diagram showing the location of the energy conservation zone relative to the house footprint. The zone is defined by the setback lines of the structure. The diagram is labeled 'ENERGY CONSERVATION ZONE DIAGRAM' and 'TYPICAL ENERGY CONSERVATION ZONE DETAIL, M.I.S.'

**INTERIOR LOT PLANT LIST**

| PLANT CODE | PLANT NAME | PLANT TYPE | PLANT SIZE | PLANT COLOR | PLANT SPACING | PLANT NOTES             |
|------------|------------|------------|------------|-------------|---------------|-------------------------|
| 1          | 1" PALM    | Tree       | 1"         | Green       | 12" x 12"     | Plant in front of house |
| 2          | 2" PALM    | Tree       | 2"         | Green       | 12" x 12"     | Plant in front of house |
| 3          | 3" PALM    | Tree       | 3"         | Green       | 12" x 12"     | Plant in front of house |
| 4          | 4" PALM    | Tree       | 4"         | Green       | 12" x 12"     | Plant in front of house |
| 5          | 5" PALM    | Tree       | 5"         | Green       | 12" x 12"     | Plant in front of house |
| 6          | 6" PALM    | Tree       | 6"         | Green       | 12" x 12"     | Plant in front of house |
| 7          | 7" PALM    | Tree       | 7"         | Green       | 12" x 12"     | Plant in front of house |
| 8          | 8" PALM    | Tree       | 8"         | Green       | 12" x 12"     | Plant in front of house |
| 9          | 9" PALM    | Tree       | 9"         | Green       | 12" x 12"     | Plant in front of house |
| 10         | 10" PALM   | Tree       | 10"        | Green       | 12" x 12"     | Plant in front of house |

**CORNER LOT PLANT LIST**

| PLANT CODE | PLANT NAME | PLANT TYPE | PLANT SIZE | PLANT COLOR | PLANT SPACING | PLANT NOTES             |
|------------|------------|------------|------------|-------------|---------------|-------------------------|
| 1          | 1" PALM    | Tree       | 1"         | Green       | 12" x 12"     | Plant in front of house |
| 2          | 2" PALM    | Tree       | 2"         | Green       | 12" x 12"     | Plant in front of house |
| 3          | 3" PALM    | Tree       | 3"         | Green       | 12" x 12"     | Plant in front of house |
| 4          | 4" PALM    | Tree       | 4"         | Green       | 12" x 12"     | Plant in front of house |
| 5          | 5" PALM    | Tree       | 5"         | Green       | 12" x 12"     | Plant in front of house |
| 6          | 6" PALM    | Tree       | 6"         | Green       | 12" x 12"     | Plant in front of house |
| 7          | 7" PALM    | Tree       | 7"         | Green       | 12" x 12"     | Plant in front of house |
| 8          | 8" PALM    | Tree       | 8"         | Green       | 12" x 12"     | Plant in front of house |
| 9          | 9" PALM    | Tree       | 9"         | Green       | 12" x 12"     | Plant in front of house |
| 10         | 10" PALM   | Tree       | 10"        | Green       | 12" x 12"     | Plant in front of house |

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

Project:  
 Callisa  
 1600 Sawgrass Corporate Pkwy  
 Sunrise, FL 33323

Sheet Title:  
 1/8" Utility  
 Landscape Plan  
 Plan 502, 55.2 Lot

Date:  
 02-14-21

Scale:  
 As Noted

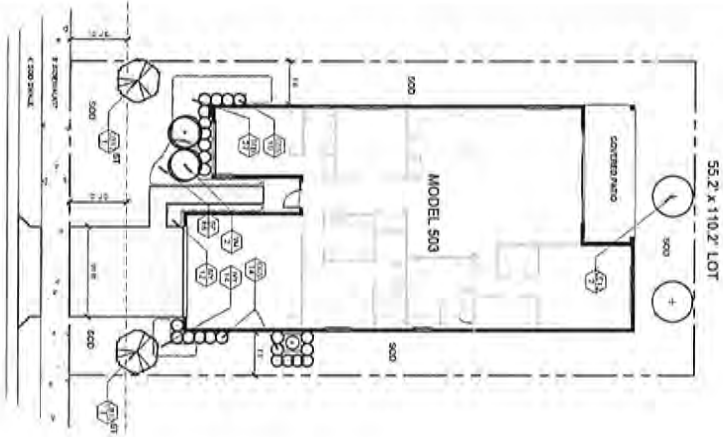
Revisions:  
 1. Revision: 03-16-21  
 2. Revision: 11-18-24

Sheet Number:  
**LT-4**

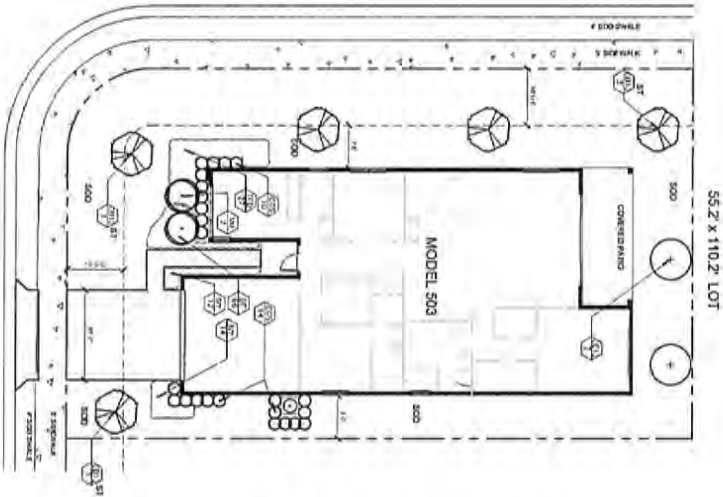


PROPOSED PER LOT:  
 A. 2 TREES + 2 PLANTS (+ 1 TREE) + 4 TREES, AND  
 B. 2 STREET TREES

PROPOSED PER LOT:  
 A. 1 TREE + 2 PLANTS (+ 1 TREE) + 3 TREES, AND  
 B. 3 STREET TREES



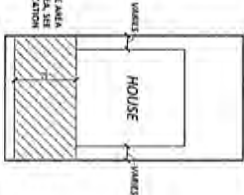
INTERIOR LOT LANDSCAPE PLAN  
 SCALE 1/8" = 1'-0"



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

- LANDSCAPE NOTES:
1. NO TREES SHALL BE PLANTED ON TOP OF OR ADJACENT TO ANY DRIVING
  2. ALL TREES SHALL BE PLANTED IN THE LOT PROPERTY, ADJACENT TO DRIVEWAYS
  3. SMALL TREES WITH THE SPREAD SAID SPREAD NOT EXCEEDING 15 FEET
  4. TREES 11' OR MORE DIAMETER SHALL BE PLANTED IN THE LOT PROPERTY WITH PUBLIC WORKS
  5. TREE SPACING SHALL BE 10 FEET
  6. DRIVEWAYS AND APPROACHES MUST REMAIN TO MATCH DETAIL. MUST BE MATCHED TO THE DETAIL.
  7. IRRIGATION SYSTEM REQUIRED PERMANENT TO COVER 30% OF THE LOT AREA
  8. IRRIGATION SYSTEM REQUIRED PERMANENT TO COVER 30% OF THE LOT AREA
  9. STREET TREES PLANTED AT INTERIOR (SH) WITHIN 11' X 10' UP 10' 10'.

ENERGY CONSERVATION ZONE DATA  
 (TREES MUST BE LOCATED IN THIS AREA, SEE THE UNIT PLANNING PLAN FOR LOCATION)



TYPICAL ENERGY CONSERVATION ZONE DETAIL, N.E.T.S.  
 Energy Conservation Zone is a zone located no more than twenty feet from a structure in a 100' band from the side and the rear of the structure. The structure is four feet wide on the side and the rear of the structure.

INTERIOR LOT PLANT LIST

| TREES | NO. | SP. | PLANT | PLANT | PLANT | PLANT | PLANT | PLANT |
|-------|-----|-----|-------|-------|-------|-------|-------|-------|
| +     | 1   | 10' | SP.   | PLANT | PLANT | PLANT | PLANT | PLANT |
| ○     | 1   | 10' | SP.   | PLANT | PLANT | PLANT | PLANT | PLANT |
| ○     | 1   | 10' | SP.   | PLANT | PLANT | PLANT | PLANT | PLANT |
| ○     | 1   | 10' | SP.   | PLANT | PLANT | PLANT | PLANT | PLANT |

CORNER LOT PLANT LIST

| TREES | NO. | SP. | PLANT | PLANT | PLANT | PLANT | PLANT | PLANT |
|-------|-----|-----|-------|-------|-------|-------|-------|-------|
| +     | 1   | 10' | SP.   | PLANT | PLANT | PLANT | PLANT | PLANT |
| ○     | 1   | 10' | SP.   | PLANT | PLANT | PLANT | PLANT | PLANT |
| ○     | 1   | 10' | SP.   | PLANT | PLANT | PLANT | PLANT | PLANT |
| ○     | 1   | 10' | SP.   | PLANT | PLANT | PLANT | PLANT | PLANT |

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

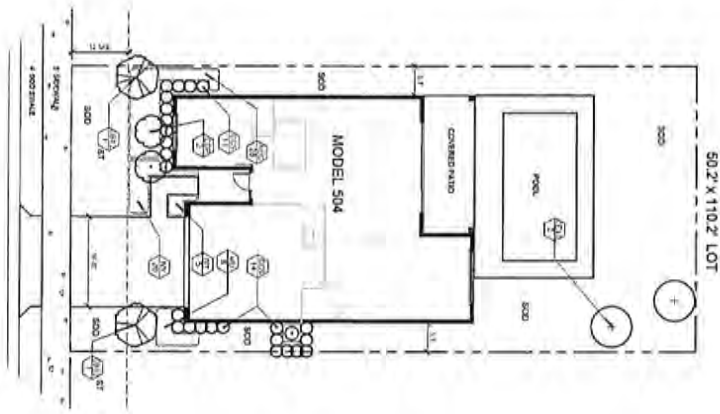
Project:  
 Callisa  
 Mimi-Dea Cowley  
 Paula  
 Sheet title:  
 Typ Unit  
 Landscape Plan  
 Plan 503, 55.2' Lot

Date:  
 02-14-21  
 Scale:  
 As Noted

Revised:  
 09-16-21  
 2. ST. #119  
 11-18-24

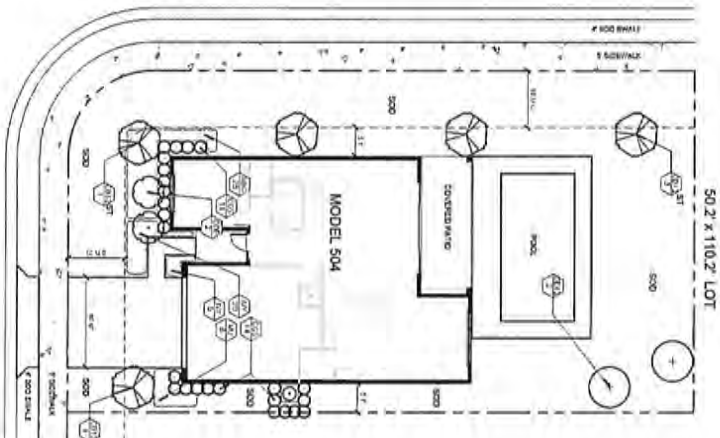
Sheet number:  
 LT-6

PROVIDED PER LOT:  
 1. 2 TREES + 3 PALMS @ 1 TREE = 3 TREES AND  
 2. 2 STREET TREES



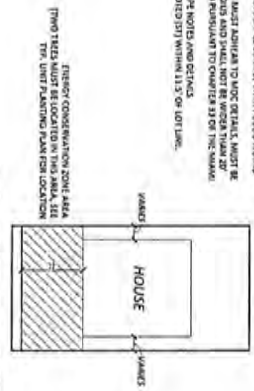
INTERIOR LOT LANDSCAPE PLAN  
 SCALE: 1/8" = 1'-0"

PROVIDED PER LOT:  
 1. 2 TREES + 3 PALMS @ 1 TREE = 3 TREES AND  
 2. 3 STREET TREES



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

- LANDSCAPE NOTES:
1. NO TREES SHALL BE PLANTED ON TOP OF OR ADJACENT TO ANY BEARING WALLS.
  2. ALL CONCRETE WORK ON THE LOT PROPERTY, INCLUDING TO CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE PERFORMED BY THE CONTRACTOR.
  3. 11' OF MAJOR DRIVE DRIVEWAY SHALL BE CONCRETE WITH FINISH WORKS.
  4. DRIVEWAYS AND APPROACHES SHALL BE CONCRETE TO MATCH DETAILS, MUST BE FINISHED ON WAY LANE. 5' WIDTHS AND SHALL NOT BE WIDER THAN 20' DRIVE CODE.
  5. ALL SYSTEMS RECOMMENDED PERMANENT TO CONFORM TO THE STATE.
  6. SEE SHEET 11.17 FOR LANDSCAPE NOTES AND DETAILS.
  7. STREET TREES PROVIDED AS NOTED (2) WITHIN 11.5' OF LOT LINE.



TYPICAL ENERGY CONSERVATION ZONE DETAIL, M.I.S.  
 \*Energy conservation zone is based on more than 1/2" of insulation on the exterior walls and ceiling and also seal of the exterior joint of the windows in the level. In the event of the reinforced joint of the structure.

INTERIOR LOT PLANT LIST

| NO. | SYM. | PLANT NAME   | PLANT TYPE | HEIGHT | SPACING       | NOTES   |
|-----|------|--------------|------------|--------|---------------|---------|
| 1   | 1    | COCONUT PALM | PERENNIAL  | 10'    | 12' @ 18' DIA | 10' DIA |
| 2   | 2    | SPYRANTIA    | PERENNIAL  | 10'    | 12' @ 18' DIA | 10' DIA |
| 3   | 3    | SPYRANTIA    | PERENNIAL  | 10'    | 12' @ 18' DIA | 10' DIA |
| 4   | 4    | SPYRANTIA    | PERENNIAL  | 10'    | 12' @ 18' DIA | 10' DIA |
| 5   | 5    | SPYRANTIA    | PERENNIAL  | 10'    | 12' @ 18' DIA | 10' DIA |
| 6   | 6    | SPYRANTIA    | PERENNIAL  | 10'    | 12' @ 18' DIA | 10' DIA |
| 7   | 7    | SPYRANTIA    | PERENNIAL  | 10'    | 12' @ 18' DIA | 10' DIA |
| 8   | 8    | SPYRANTIA    | PERENNIAL  | 10'    | 12' @ 18' DIA | 10' DIA |
| 9   | 9    | SPYRANTIA    | PERENNIAL  | 10'    | 12' @ 18' DIA | 10' DIA |
| 10  | 10   | SPYRANTIA    | PERENNIAL  | 10'    | 12' @ 18' DIA | 10' DIA |

CORNER LOT PLANT LIST

| NO. | SYM. | PLANT NAME   | PLANT TYPE | HEIGHT | SPACING       | NOTES   |
|-----|------|--------------|------------|--------|---------------|---------|
| 1   | 1    | COCONUT PALM | PERENNIAL  | 10'    | 12' @ 18' DIA | 10' DIA |
| 2   | 2    | SPYRANTIA    | PERENNIAL  | 10'    | 12' @ 18' DIA | 10' DIA |
| 3   | 3    | SPYRANTIA    | PERENNIAL  | 10'    | 12' @ 18' DIA | 10' DIA |
| 4   | 4    | SPYRANTIA    | PERENNIAL  | 10'    | 12' @ 18' DIA | 10' DIA |
| 5   | 5    | SPYRANTIA    | PERENNIAL  | 10'    | 12' @ 18' DIA | 10' DIA |
| 6   | 6    | SPYRANTIA    | PERENNIAL  | 10'    | 12' @ 18' DIA | 10' DIA |
| 7   | 7    | SPYRANTIA    | PERENNIAL  | 10'    | 12' @ 18' DIA | 10' DIA |
| 8   | 8    | SPYRANTIA    | PERENNIAL  | 10'    | 12' @ 18' DIA | 10' DIA |
| 9   | 9    | SPYRANTIA    | PERENNIAL  | 10'    | 12' @ 18' DIA | 10' DIA |
| 10  | 10   | SPYRANTIA    | PERENNIAL  | 10'    | 12' @ 18' DIA | 10' DIA |

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

Project:  
 Callisa  
 Miami-Dade County  
 Florida

Sheet title:  
 Typ. Unit  
 Landscape Plan  
 Plan 504, 50.2' Lot

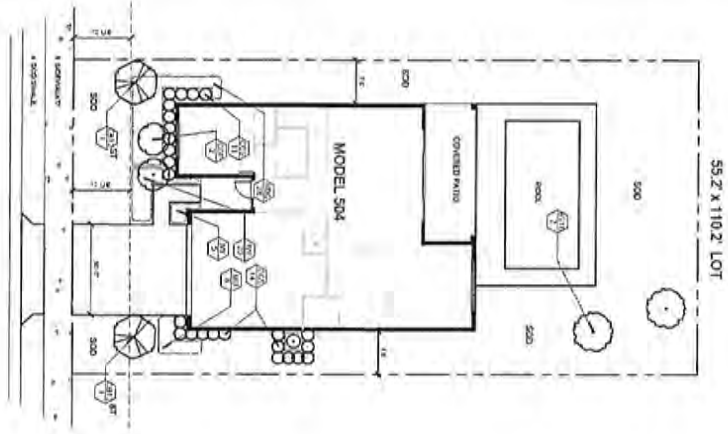
Date:  
 02-14-21  
 Scale:  
 As Noted

Revisions:  
 1. DATE: 02-14-21  
 2. BY: JSA  
 3. DATE: 11-15-24

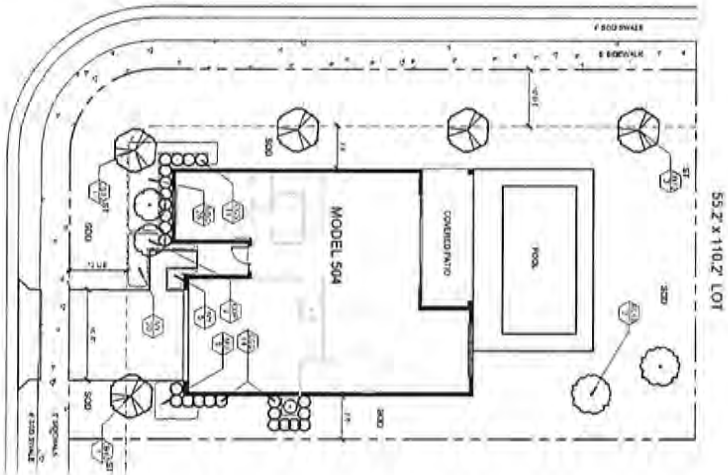
Sheet number:  
 LT-7

PROPOSED PER LOT:  
 A. 2 TREES • 7 PALMS (1-1 TREES • 3 TREES, AND  
 B. 3 TREES TREES

PROPOSED PER LOT:  
 A. 2 TREES • 7 PALMS (1-1 TREES • 3 TREES, AND  
 B. 3 TREES TREES

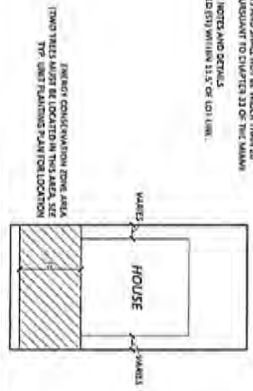


INTERIOR LOT LANDSCAPE PLAN  
 SCALE: 1/8" = 1'-0"



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

- LANDSCAPE NOTES**
1. ALL PLANTINGS SHALL BE PLANTED ON TOP OF OR ADJACENT TO AND ORIENTED AS SHOWN.
  2. ALL PLANTINGS SHALL BE PLANTED TO MAINTAIN 12" CLEARANCE FROM ALL STRUCTURES.
  3. ALL PLANTINGS SHALL BE PLANTED TO MAINTAIN 12" CLEARANCE FROM ALL UTILITIES.
  4. LANDSCAPE FOR ALL CORNER LOTS SHALL COMPLY WITH ALL CITY ORDINANCES AND APPLICABLE REGULATIONS.
  5. PLANTINGS AND SPACING SHALL BE AS SHOWN ON THIS PLAN. PLANTINGS SHALL BE PLANTED ON THE SAME DATE AS THE HOUSE.
  6. SET SHEET 17 FOR LANDSCAPE NOTES AND DETAILS.
  7. SET SHEET 17 FOR LANDSCAPE NOTES AND DETAILS.



Typical Energy Conservation Zone Detail (M1.5)  
 (1) 10' TYPICAL ENERGY CONSERVATION ZONE DETAIL  
 (2) 10' TYPICAL ENERGY CONSERVATION ZONE DETAIL

**INTERIOR LOT PLANT LIST**

| NO. | SYMBOL   | PLANT NAME   | PLANT TYPE | PLANT SIZE | PLANT SPACING | PLANT LOCATION |
|-----|----------|--------------|------------|------------|---------------|----------------|
| 1   | (Symbol) | FLORIDA PALM | Tree       | 12" x 12"  | 12' x 12'     | Front Yard     |
| 2   | (Symbol) | FLORIDA PALM | Tree       | 12" x 12"  | 12' x 12'     | Front Yard     |
| 3   | (Symbol) | FLORIDA PALM | Tree       | 12" x 12"  | 12' x 12'     | Front Yard     |
| 4   | (Symbol) | FLORIDA PALM | Tree       | 12" x 12"  | 12' x 12'     | Front Yard     |
| 5   | (Symbol) | FLORIDA PALM | Tree       | 12" x 12"  | 12' x 12'     | Front Yard     |
| 6   | (Symbol) | FLORIDA PALM | Tree       | 12" x 12"  | 12' x 12'     | Front Yard     |
| 7   | (Symbol) | FLORIDA PALM | Tree       | 12" x 12"  | 12' x 12'     | Front Yard     |
| 8   | (Symbol) | FLORIDA PALM | Tree       | 12" x 12"  | 12' x 12'     | Front Yard     |
| 9   | (Symbol) | FLORIDA PALM | Tree       | 12" x 12"  | 12' x 12'     | Front Yard     |
| 10  | (Symbol) | FLORIDA PALM | Tree       | 12" x 12"  | 12' x 12'     | Front Yard     |

**CORNER LOT PLANT LIST**

| NO. | SYMBOL   | PLANT NAME   | PLANT TYPE | PLANT SIZE | PLANT SPACING | PLANT LOCATION |
|-----|----------|--------------|------------|------------|---------------|----------------|
| 1   | (Symbol) | FLORIDA PALM | Tree       | 12" x 12"  | 12' x 12'     | Front Yard     |
| 2   | (Symbol) | FLORIDA PALM | Tree       | 12" x 12"  | 12' x 12'     | Front Yard     |
| 3   | (Symbol) | FLORIDA PALM | Tree       | 12" x 12"  | 12' x 12'     | Front Yard     |
| 4   | (Symbol) | FLORIDA PALM | Tree       | 12" x 12"  | 12' x 12'     | Front Yard     |
| 5   | (Symbol) | FLORIDA PALM | Tree       | 12" x 12"  | 12' x 12'     | Front Yard     |
| 6   | (Symbol) | FLORIDA PALM | Tree       | 12" x 12"  | 12' x 12'     | Front Yard     |
| 7   | (Symbol) | FLORIDA PALM | Tree       | 12" x 12"  | 12' x 12'     | Front Yard     |
| 8   | (Symbol) | FLORIDA PALM | Tree       | 12" x 12"  | 12' x 12'     | Front Yard     |
| 9   | (Symbol) | FLORIDA PALM | Tree       | 12" x 12"  | 12' x 12'     | Front Yard     |
| 10  | (Symbol) | FLORIDA PALM | Tree       | 12" x 12"  | 12' x 12'     | Front Yard     |

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

Project:  
 CAUSA  
 (Name/Code/Company)  
 Date:  
 02-14-21  
 Scale:  
 As Noted  
 Sheet Title:  
 TYP. URM  
 Landscape Plan  
 Plan S04, 55.2 Lot

Revision:  
 1. 08/18/21  
 2. 5/11/22

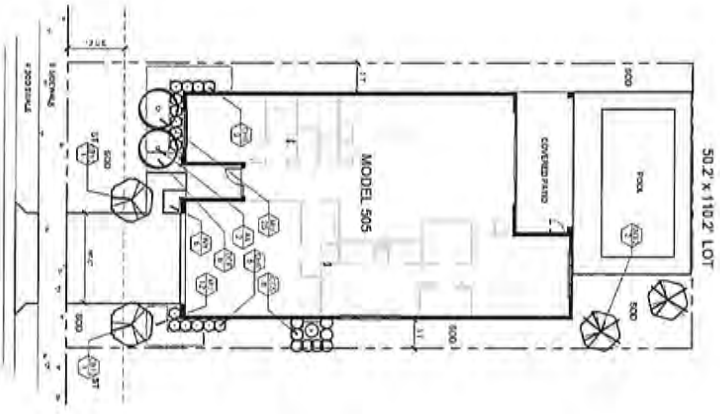
Sheet Number:  
**LT-8**

RECEIVED

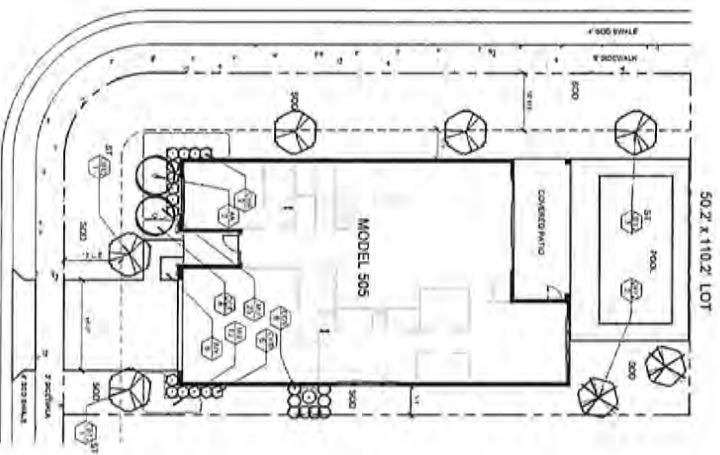
MIAMI DADE COUNTY  
PROCESS NO.: 22-1031  
DATE: NOV 25 2024  
BY: ISM

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

PROPOSED PER LOT:  
A, 2 TREES + 2 PALMS (+ 1 TREE) + 3 TREES, AND;  
B, 5 STREET TREES



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



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

- LANDSCAPE NOTES:
1. ALL TREES SHALL BE PLANTED ON TOP OF, OR ADJACENT TO, ANY DRAIN OR WELLS.
  2. CARE SHOULD BE TAKEN TO PROTECT ALL EXISTING TREES TO REMAIN. SHALL CONFORM WITH THE LATEST DATE SMITH CORP. TERRESTRIAL PEST CONTROL.
  3. 10' HILL OF GRADE DRAINAGE.
  4. ALL PLANTINGS SHALL BE PLANTED WITHIN THE SPECIFIED DISTANCES FROM THE HOUSE AND POOL.
  5. ALL PLANTINGS SHALL BE PLANTED WITHIN THE SPECIFIED DISTANCES FROM THE HOUSE AND POOL.
  6. ALL PLANTINGS SHALL BE PLANTED WITHIN THE SPECIFIED DISTANCES FROM THE HOUSE AND POOL.



TYPICAL CONSERVATION ZONE DETAIL, N.T.S.  
\*TYPICAL CONSERVATION ZONE DETAIL, N.T.S.  
\*TYPICAL CONSERVATION ZONE DETAIL, N.T.S.  
\*TYPICAL CONSERVATION ZONE DETAIL, N.T.S.  
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INTERIOR LOT PLANT LIST

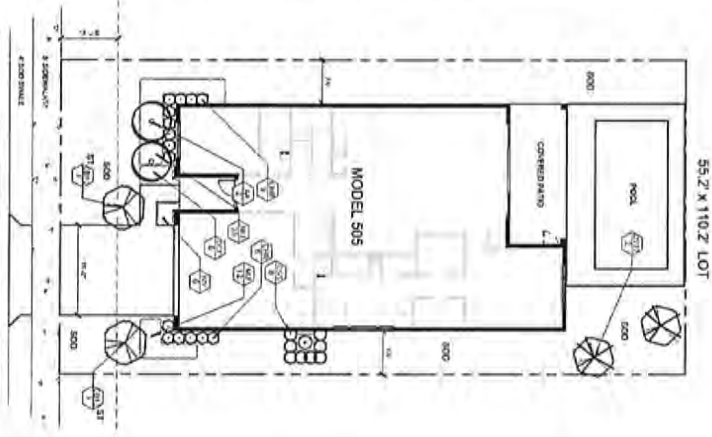
| SYMBOL      | PLANT NAME  | QUANTITY | PLANT SIZE | PLANT TYPE |
|-------------|-------------|----------|------------|------------|
| (Symbol 1)  | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 2)  | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 3)  | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 4)  | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 5)  | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 6)  | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 7)  | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 8)  | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 9)  | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 10) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 11) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 12) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 13) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 14) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 15) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 16) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 17) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 18) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 19) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 20) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |

CORNER LOT PLANT LIST

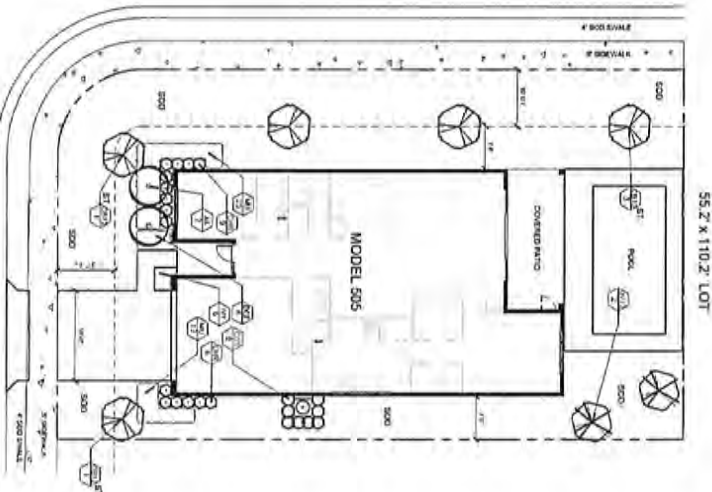
| SYMBOL      | PLANT NAME  | QUANTITY | PLANT SIZE | PLANT TYPE |
|-------------|-------------|----------|------------|------------|
| (Symbol 1)  | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 2)  | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 3)  | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 4)  | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 5)  | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 6)  | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 7)  | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 8)  | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 9)  | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 10) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 11) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 12) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 13) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 14) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 15) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 16) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 17) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 18) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 19) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |
| (Symbol 20) | SPYRUS PALM | 2        | 12" x 12"  | Tree       |

|                                                                                                          |                                         |
|----------------------------------------------------------------------------------------------------------|-----------------------------------------|
| Project:<br>Kendall Assoc. I LLLP<br>1600 Sawgrass Corporate Pkwy<br>Suite 400<br>Sunrise, Florida 33323 |                                         |
| Date:<br>02-14-21                                                                                        | Scale:<br>As Noted                      |
| Sheet Title:<br>TYP. UNIT<br>Landscape Plan<br>Plan 505, 50.2' Lot                                       | Revision:<br>1. 08/16/21<br>2. 02/14/21 |
| Sheet number:<br><b>LT-9</b>                                                                             |                                         |

PROPOSED PLANT:  
 A. 2 TREES - 1 PALM (1 - 1 TREE) - 3 TREES, AND  
 B. 3 STREET TREES



PROPOSED PLANT:  
 A. 2 TREES - 1 PALM (1 - 1 TREE) - 3 TREES, AND  
 B. 3 STREET TREES



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

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

- LANDSCAPE NOTES:
1. NO TREES SHALL BE PLANTED ON TOP OF OR ADJACENT TO ANY DRAINS
  2. ALL LANDSCAPE UNDER THE LOT PROPERTY, ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE STAFF STATE SOFT DIST. TRIMLINE PER SECTION 1. LANDSCAPE FOR ALL CORNER LOTS SHALL COMPLY WITH THE ABOVE NOTES PER 1. STANDARD ELS.
  3. PLANTINGS AND APPLICABLE MATERIALS SHALL BE SUBJECT TO THE CITY ENGINEER'S AND PLANTING CONTRACTOR'S APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MAHARDE COUNTY ENGINEER.
  4. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY ENGINEER'S AND PLANTING CONTRACTOR'S RECOMMENDATIONS.
  5. STREET TREES PROVIDED AS NOTED (3) WITHIN 11.5' OF LOT LINE.



ENERGY CONSERVATION ZONE AREA  
 THIS ZONE SHALL BE LOCATED IN THIS AREA, SIZE  
 SHALL BE DETERMINED BY THE CITY ENGINEER.

THICK ENERGY CONSERVATION ZONE DETAIL, N.E.E.  
 \*Energy Conservation Zone: A zone located no more than  
 10 feet from the exterior wall of a building or structure  
 which is located within the Energy Conservation Zone.  
 \*Energy Conservation Zone: A zone located no more than  
 10 feet from the exterior wall of a building or structure  
 which is located within the Energy Conservation Zone.

INTERIOR LOT PLANT LIST

| PLANT    | QTY | PLANT NAME     | PLANT SIZE | PLANT TYPE | PLANT CODE | PLANT HEIGHT | PLANT WIDTH | PLANT DEPTH |
|----------|-----|----------------|------------|------------|------------|--------------|-------------|-------------|
| (Symbol) | 2   | PROPOSED PLANT | 12"        | TREE       | TR         | 12"          | 12"         | 12"         |
| (Symbol) | 2   | PROPOSED PLANT | 12"        | TREE       | TR         | 12"          | 12"         | 12"         |
| (Symbol) | 2   | PROPOSED PLANT | 12"        | TREE       | TR         | 12"          | 12"         | 12"         |
| (Symbol) | 2   | PROPOSED PLANT | 12"        | TREE       | TR         | 12"          | 12"         | 12"         |
| (Symbol) | 2   | PROPOSED PLANT | 12"        | TREE       | TR         | 12"          | 12"         | 12"         |
| (Symbol) | 2   | PROPOSED PLANT | 12"        | TREE       | TR         | 12"          | 12"         | 12"         |

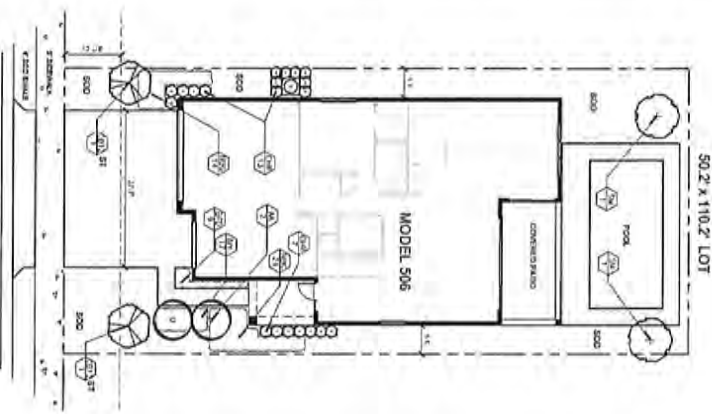
CORNER LOT PLANT LIST

| PLANT    | QTY | PLANT NAME     | PLANT SIZE | PLANT TYPE | PLANT CODE | PLANT HEIGHT | PLANT WIDTH | PLANT DEPTH |
|----------|-----|----------------|------------|------------|------------|--------------|-------------|-------------|
| (Symbol) | 2   | PROPOSED PLANT | 12"        | TREE       | TR         | 12"          | 12"         | 12"         |
| (Symbol) | 2   | PROPOSED PLANT | 12"        | TREE       | TR         | 12"          | 12"         | 12"         |
| (Symbol) | 2   | PROPOSED PLANT | 12"        | TREE       | TR         | 12"          | 12"         | 12"         |
| (Symbol) | 2   | PROPOSED PLANT | 12"        | TREE       | TR         | 12"          | 12"         | 12"         |
| (Symbol) | 2   | PROPOSED PLANT | 12"        | TREE       | TR         | 12"          | 12"         | 12"         |
| (Symbol) | 2   | PROPOSED PLANT | 12"        | TREE       | TR         | 12"          | 12"         | 12"         |

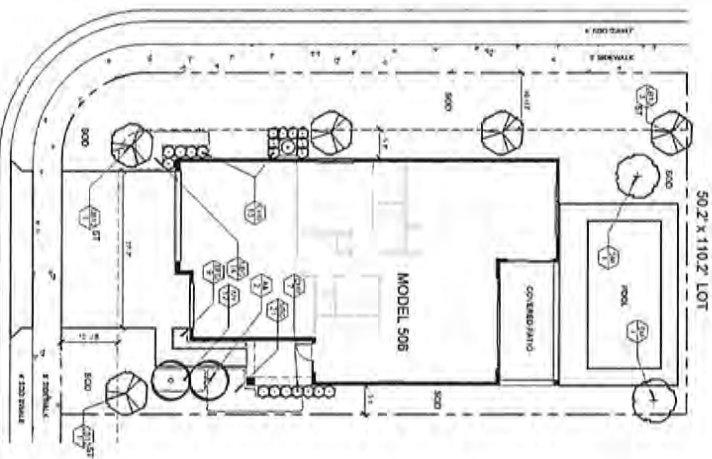
|                                                                                                          |                                                                    |                               |                    |                                              |
|----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|-------------------------------|--------------------|----------------------------------------------|
| Project:<br>C&S/B<br>Mah-C&S/Com<br>Project                                                              | Sheet Title:<br>TYP. UNIT<br>Landscape Plan<br>Plan 505, 55.2' Lot | Date:<br>02-14-21             | Scale:<br>As Noted | Revisions:<br>05/15/21<br>2 5/11/22 11:18:24 |
| Project:<br>KENDALL ASSOC. I LLLP<br>1600 SAWGRASS CORPORATE PKWY<br>SUITE 400<br>SUNRISE, FLORIDA 33323 |                                                                    | Sheet number:<br><b>LT-10</b> |                    |                                              |

PROPOSED FRONT LOT:  
 A. 2 TREES + 2 PALMS (+ 1 TREE) + 3 TREES, MIN.  
 B. 2 STREET TREES

PROPOSED FRONT LOT:  
 A. 2 TREES + 2 PALMS (+ 1 TREE) + 3 TREES, MIN.  
 B. 3 STREET TREES



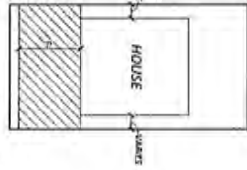
INTERIOR LOT LANDSCAPE PLAN  
 SCALE: 1/8"=1'-0"



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

- LANDSCAPE NOTES:
1. ALL LANDSCAPE PLANTINGS SHALL BE PLANTED ON TOP OF, OR ADJACENT TO, AND SHALL BE ON WALKS.
  2. ALL LANDSCAPE INSIDE THE LOT PROPERTY, ADJACENT TO DRIVEWAYS 3/4" TO 1" OF ASPHALT DRIVE COOK.
  3. LANDSCAPING FOR ALL CORNER LOTS SHALL COMPLY WITH PUBLIC WORKS DEPARTMENT AND ALL CITY ORDINANCES.
  4. PLANTINGS SHALL BE PLANTED TO AVOID THE POOL DECK, PATIO, AND COVERED PATIO.
  5. PLANTINGS SHALL BE PLANTED TO AVOID THE POOL DECK, PATIO, AND COVERED PATIO.
  6. PLANTINGS SHALL BE PLANTED TO AVOID THE POOL DECK, PATIO, AND COVERED PATIO.
  7. SEE SHEET LT-17 FOR LANDSCAPE NOTES AND DETAILS.

ENERGY CONSERVATION ZONE (E.C.Z.)  
 (THIS SHEET MUST BE LOCATED IN THIS AREA)  
 THIS SHEET IS PART OF THE PROJECT'S ENERGY CONSERVATION ZONE (E.C.Z.)



TYPICAL ENERGY CONSERVATION ZONE DETAIL, A.1.1.  
 \*Energy Conservation Zone (E.C.Z.) is a zone located on the exterior wall of the building. The E.C.Z. is a zone that is 18" wide and is located on the exterior wall of the building. The E.C.Z. is a zone that is 18" wide and is located on the exterior wall of the building. The E.C.Z. is a zone that is 18" wide and is located on the exterior wall of the building.

INTERIOR LOT PLANT LIST

| NO. | SYM. | PLANT NAME    | COMMON NAME   | HEIGHT                | SPREAD  | PLANT TYPE |
|-----|------|---------------|---------------|-----------------------|---------|------------|
| 1   | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 2   | ○    | PHOENIX PALM  | PHOENIX PALM  | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 3   | ○    | ROYAL PALM    | ROYAL PALM    | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 4   | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 5   | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 6   | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 7   | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 8   | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 9   | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 10  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 11  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 12  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 13  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 14  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 15  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 16  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 17  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 18  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 19  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 20  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |

CORNER LOT PLANT LIST

| NO. | SYM. | PLANT NAME    | COMMON NAME   | HEIGHT                | SPREAD  | PLANT TYPE |
|-----|------|---------------|---------------|-----------------------|---------|------------|
| 1   | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 2   | ○    | PHOENIX PALM  | PHOENIX PALM  | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 3   | ○    | ROYAL PALM    | ROYAL PALM    | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 4   | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 5   | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 6   | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 7   | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 8   | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 9   | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 10  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 11  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 12  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 13  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 14  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 15  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 16  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 17  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 18  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 19  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |
| 20  | ○    | SPYRACUS PALM | SPYRACUS PALM | 12' - 15' - 18' - 24' | 6' - 8' | TRUNK      |

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

Project:  
 Cellusa  
 Miami-Dade County  
 Parkside

Sheet Title:  
 Typ. Unit  
 Landscape Plan  
 Plan 506, 50.2' Lot

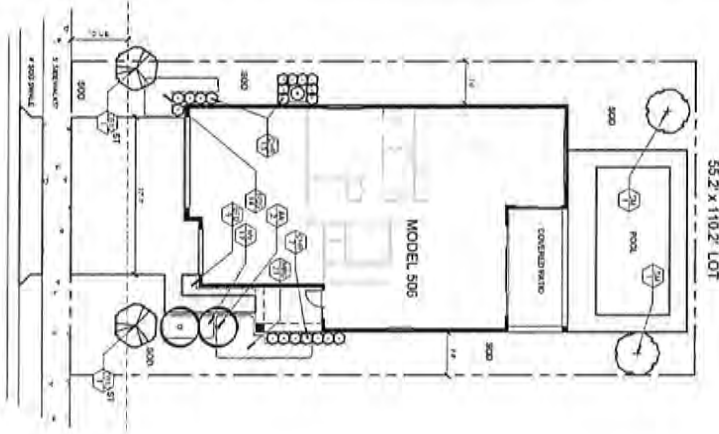
Date:  
 02-14-21

Scale:  
 As Noted

Revisions:  
 02/14/21  
 2/25/21  
 11/16/24

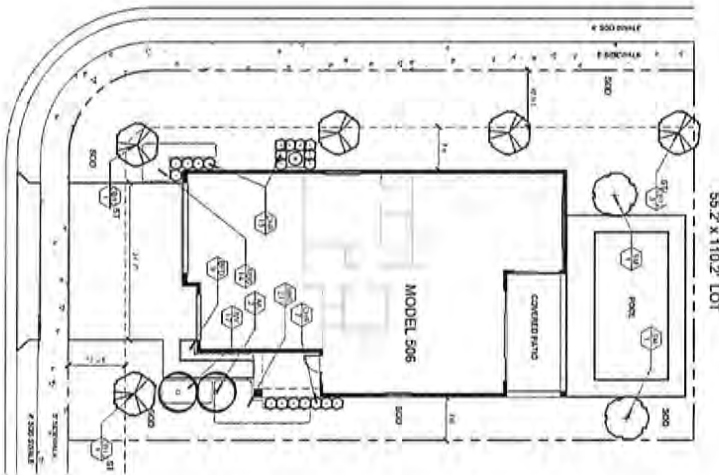
Sheet Number:  
 LT-11

PROPOSED 55.2' LOT:  
 A: 1 STREET - 2 TREES (+ 1 TREE) - 3 TREES, AND,  
 B: 3 STREET TREES



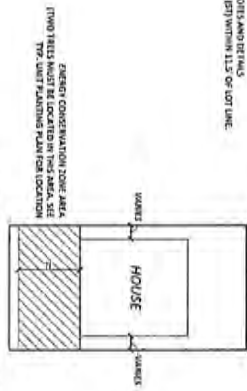
**INTERIOR LOT LANDSCAPE PLAN**  
 SCALE: 1/8" = 1'-0"

PROPOSED 55.2' LOT:  
 A: 1 STREET - 2 TREES (+ 1 TREE) - 3 TREES, AND,  
 B: 3 STREET TREES



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

- LANDSCAPE NOTES:**
1. NO TREES SHALL BE PLANTED ON TOP OF, OR ADJACENT TO, ROAD MARKS OR INTERSECTIONS.
  2. ALL TREES SHALL BE PLANTED IN THE PROPOSED PLANTING AREAS WITHIN THE 11' SETBACK FROM THE FRONT PROPERTY LINE.
  3. ALL TREES SHALL BE PLANTED IN THE PROPOSED PLANTING AREAS WITHIN THE 11' SETBACK FROM THE FRONT PROPERTY LINE.
  4. ALL TREES SHALL BE PLANTED IN THE PROPOSED PLANTING AREAS WITHIN THE 11' SETBACK FROM THE FRONT PROPERTY LINE.
  5. ALL TREES SHALL BE PLANTED IN THE PROPOSED PLANTING AREAS WITHIN THE 11' SETBACK FROM THE FRONT PROPERTY LINE.
  6. ALL TREES SHALL BE PLANTED IN THE PROPOSED PLANTING AREAS WITHIN THE 11' SETBACK FROM THE FRONT PROPERTY LINE.
  7. ALL TREES SHALL BE PLANTED IN THE PROPOSED PLANTING AREAS WITHIN THE 11' SETBACK FROM THE FRONT PROPERTY LINE.



ENERGY CONSERVATION ZONE AREA  
 (TWO TREES MUST BE LOCATED IN THIS AREA, SEE  
 TYPICAL ENERGY CONSERVATION ZONE DETAIL, M.A.1.1.)

TYPICAL ENERGY CONSERVATION ZONE DETAIL, M.A.1.1.  
 Energy conservation zone: A zone bordered no more than  
 10 feet from the front facade and 10 feet from the  
 side facade. The zone shall be a minimum of 10 feet  
 wide. In the event of an setback, the zone shall be  
 shifted to the setback line.

**INTERIOR LOT PLANT LIST**

| NO. | SYM. | PLANT NAME    | COMMON NAME   | HEIGHT | SPREAD | PLANTING |
|-----|------|---------------|---------------|--------|--------|----------|
| 1   | ○    | SPYRACED PALM | SPYRACED PALM | 12'-0" | 8'-0"  | PLANT    |
| 2   | ○    | SPYRACED PALM | SPYRACED PALM | 12'-0" | 8'-0"  | PLANT    |
| 3   | ○    | SPYRACED PALM | SPYRACED PALM | 12'-0" | 8'-0"  | PLANT    |
| 4   | ○    | SPYRACED PALM | SPYRACED PALM | 12'-0" | 8'-0"  | PLANT    |
| 5   | ○    | SPYRACED PALM | SPYRACED PALM | 12'-0" | 8'-0"  | PLANT    |

**CORNER LOT PLANT LIST**

| NO. | SYM. | PLANT NAME    | COMMON NAME   | HEIGHT | SPREAD | PLANTING |
|-----|------|---------------|---------------|--------|--------|----------|
| 1   | ○    | SPYRACED PALM | SPYRACED PALM | 12'-0" | 8'-0"  | PLANT    |
| 2   | ○    | SPYRACED PALM | SPYRACED PALM | 12'-0" | 8'-0"  | PLANT    |
| 3   | ○    | SPYRACED PALM | SPYRACED PALM | 12'-0" | 8'-0"  | PLANT    |
| 4   | ○    | SPYRACED PALM | SPYRACED PALM | 12'-0" | 8'-0"  | PLANT    |
| 5   | ○    | SPYRACED PALM | SPYRACED PALM | 12'-0" | 8'-0"  | PLANT    |

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

Project:  
 Callissa  
 Miami-Dade County  
 Parcel

Sheet Title:  
 Landscape Plan  
 Plan 506, 55.2' Lot

Date:  
 02-14-21  
 Scale:  
 As Noted

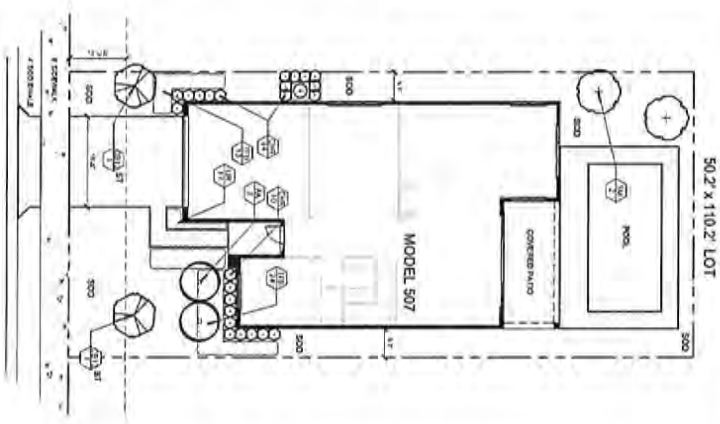
Revisions:  
 05-14-21  
 2.5' x 11' (1/8" = 1'-0")

Sheet number:  
**LT-12**

RECEIVED

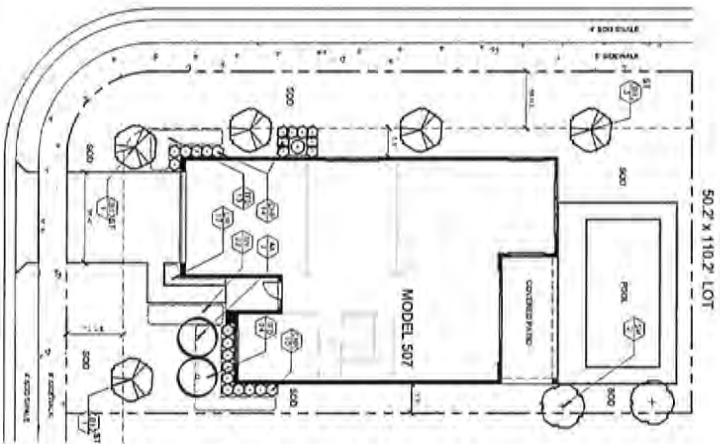
MIAMI DADE COUNTY  
 PROCESS NO.: Z21-031  
 DATE NOV 28 2024  
 BY: ISN

PROPOSED 50'2" LOT  
 A. 3 TREES + 10 PALMS (+ 1 TREE) = 3 TREES, 10 PALM  
 B. 2 STREET TREES



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

PROPOSED 50'2" LOT  
 A. 3 TREES + 10 PALMS (+ 1 TREE) = 3 TREES, 10 PALM  
 B. 5 STREET TREES



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

- LANDSCAPE NOTES:
1. ALL PLANTINGS SHALL BE PLANTED ON TOP OF, OR ADJACENT TO, AND PLANTING SHALL BE MAINTAINED TO THE TOP OF THE PLANTING.
  2. ALL PLANTINGS SHALL BE PLANTED TO THE TOP OF THE PLANTING.
  3. ALL PLANTINGS SHALL BE PLANTED TO THE TOP OF THE PLANTING.
  4. ALL PLANTINGS SHALL BE PLANTED TO THE TOP OF THE PLANTING.
  5. ALL PLANTINGS SHALL BE PLANTED TO THE TOP OF THE PLANTING.
  6. ALL PLANTINGS SHALL BE PLANTED TO THE TOP OF THE PLANTING.
  7. ALL PLANTINGS SHALL BE PLANTED TO THE TOP OF THE PLANTING.
  8. ALL PLANTINGS SHALL BE PLANTED TO THE TOP OF THE PLANTING.
  9. ALL PLANTINGS SHALL BE PLANTED TO THE TOP OF THE PLANTING.
  10. ALL PLANTINGS SHALL BE PLANTED TO THE TOP OF THE PLANTING.

PHOTO CONSERVATION ZONE AREA  
 (TWO TREES MUST BE LOCATED IN THIS AREA, SEE THE UNIT PLANNING PLAN FOR LOCATION)

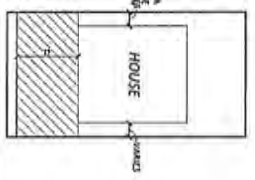


PHOTO CONSERVATION ZONE AREA, N.T.S.  
 \*Energy Conservation Area: Any area bounded by any other boundary line that forms a structure or a 100' band from the exterior wall of the exterior wall of the structure to the boundary line of the exterior wall of the structure.

INTERIOR LOT PLANT LIST

| NO. | SYMBOL   | PLANT NAME  | PLANT TYPE | PLANT SIZE | PLANT SPACING | PLANT NOTES                                      |
|-----|----------|-------------|------------|------------|---------------|--------------------------------------------------|
| 1   | (Symbol) | SPACED PALM | PALM       | 12" DIA.   | 12' x 12'     | PLANTING TO BE DONE AT THE TIME OF CONSTRUCTION. |
| 2   | (Symbol) | SPACED PALM | PALM       | 12" DIA.   | 12' x 12'     | PLANTING TO BE DONE AT THE TIME OF CONSTRUCTION. |
| 3   | (Symbol) | SPACED PALM | PALM       | 12" DIA.   | 12' x 12'     | PLANTING TO BE DONE AT THE TIME OF CONSTRUCTION. |
| 4   | (Symbol) | SPACED PALM | PALM       | 12" DIA.   | 12' x 12'     | PLANTING TO BE DONE AT THE TIME OF CONSTRUCTION. |
| 5   | (Symbol) | SPACED PALM | PALM       | 12" DIA.   | 12' x 12'     | PLANTING TO BE DONE AT THE TIME OF CONSTRUCTION. |
| 6   | (Symbol) | SPACED PALM | PALM       | 12" DIA.   | 12' x 12'     | PLANTING TO BE DONE AT THE TIME OF CONSTRUCTION. |
| 7   | (Symbol) | SPACED PALM | PALM       | 12" DIA.   | 12' x 12'     | PLANTING TO BE DONE AT THE TIME OF CONSTRUCTION. |
| 8   | (Symbol) | SPACED PALM | PALM       | 12" DIA.   | 12' x 12'     | PLANTING TO BE DONE AT THE TIME OF CONSTRUCTION. |
| 9   | (Symbol) | SPACED PALM | PALM       | 12" DIA.   | 12' x 12'     | PLANTING TO BE DONE AT THE TIME OF CONSTRUCTION. |
| 10  | (Symbol) | SPACED PALM | PALM       | 12" DIA.   | 12' x 12'     | PLANTING TO BE DONE AT THE TIME OF CONSTRUCTION. |

CORNER LOT PLANT LIST

| NO. | SYMBOL   | PLANT NAME  | PLANT TYPE | PLANT SIZE | PLANT SPACING | PLANT NOTES                                      |
|-----|----------|-------------|------------|------------|---------------|--------------------------------------------------|
| 1   | (Symbol) | SPACED PALM | PALM       | 12" DIA.   | 12' x 12'     | PLANTING TO BE DONE AT THE TIME OF CONSTRUCTION. |
| 2   | (Symbol) | SPACED PALM | PALM       | 12" DIA.   | 12' x 12'     | PLANTING TO BE DONE AT THE TIME OF CONSTRUCTION. |
| 3   | (Symbol) | SPACED PALM | PALM       | 12" DIA.   | 12' x 12'     | PLANTING TO BE DONE AT THE TIME OF CONSTRUCTION. |
| 4   | (Symbol) | SPACED PALM | PALM       | 12" DIA.   | 12' x 12'     | PLANTING TO BE DONE AT THE TIME OF CONSTRUCTION. |
| 5   | (Symbol) | SPACED PALM | PALM       | 12" DIA.   | 12' x 12'     | PLANTING TO BE DONE AT THE TIME OF CONSTRUCTION. |
| 6   | (Symbol) | SPACED PALM | PALM       | 12" DIA.   | 12' x 12'     | PLANTING TO BE DONE AT THE TIME OF CONSTRUCTION. |
| 7   | (Symbol) | SPACED PALM | PALM       | 12" DIA.   | 12' x 12'     | PLANTING TO BE DONE AT THE TIME OF CONSTRUCTION. |
| 8   | (Symbol) | SPACED PALM | PALM       | 12" DIA.   | 12' x 12'     | PLANTING TO BE DONE AT THE TIME OF CONSTRUCTION. |
| 9   | (Symbol) | SPACED PALM | PALM       | 12" DIA.   | 12' x 12'     | PLANTING TO BE DONE AT THE TIME OF CONSTRUCTION. |
| 10  | (Symbol) | SPACED PALM | PALM       | 12" DIA.   | 12' x 12'     | PLANTING TO BE DONE AT THE TIME OF CONSTRUCTION. |

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

Project:  
 Calliea  
 Miami-Dade County  
 Regard

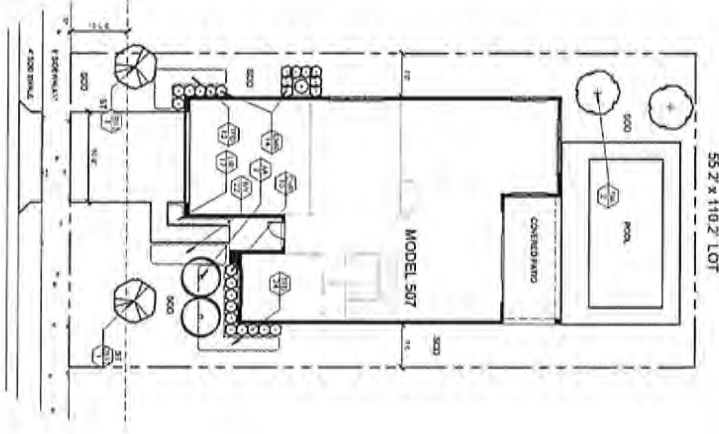
Sheet No.:  
 Type: Unit  
 Landscape Plan  
 Plan 507, 50.2' Lot

Date:  
 02-14-21  
 Scale:  
 As Noted

Revisions:  
 02/15/21  
 2/23/21  
 11/18/24

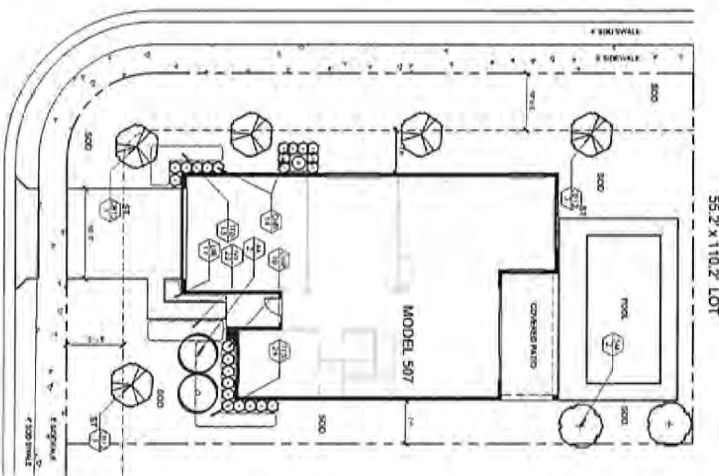
Sheet number:  
**LT-13**

PROPOSED PLS LOT:  
 A. 2 TREES + 2 PALMS + 1 TRELLIS + 3 TREES, AND  
 B. 2 STREET TREES



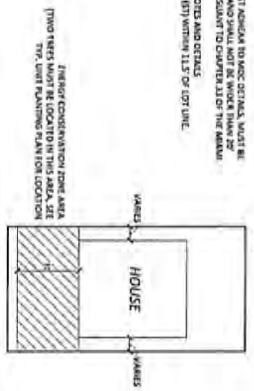
INTERIOR LOT LANDSCAPE PLAN  
 SCALE: 1/8" = 1'-0"

PROPOSED PLS LOT:  
 A. 2 TREES + 2 PALMS + 1 TRELLIS + 3 TREES, AND  
 B. 3 STREET TREES



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

- LANDSCAPE NOTES:
1. ALL PLANTINGS SHALL BE PLANTED OUT OF OR ON ADJACENT TO AND BEYOND
  2. ALL LANDSCAPE WORK IN THE LOT PROPERTY, ADJACENT TO DRIVEWAYS
  3. LANDSCAPE WORK SHALL BE PERFORMED IN ACCORDANCE WITH SECTION
  4. LANDSCAPE FOR ALL CORNER LOTS SHALL COMPLY WITH PUBLIC WORKS
  5. DIMENSIONS AND APPROXIMATE PLANT HEIGHTS TO MOC DETAILS MUST BE
  6. PLANTED ON HALF A C.M. 5' MINUS AND SHALL NOT BE MORE THAN 20'
  7. PLANT CODES - ATTENTION REQUIRED POSITIONS TO CORNER LOT OF THE MODEL
  8. SEE SHEET LS-17 FOR LANDSCAPE NOTES AND DETAILS
  9. STREET TREES PROVIDED AS NOTED (BT) WITHIN 11.5' OF LOT LINE.



TYPICAL ENERGY CONSERVATION ZONE (ETL) OF THE M.I.S.  
 \*Energy Conservation Zone: A line located no more than  
 twenty feet from a structure in a 200' band from  
 the east of the north-south point of the structure or the  
 south, to the west of the north-south point of the structure.

INTERIOR LOT PLANT LIST

| PLANT CODE | PLANT NAME | PLANT HEIGHT | PLANT SPACING | PLANT NOTES                |
|------------|------------|--------------|---------------|----------------------------|
| 1          | 1" PALM    | 1"           | 1' x 1'       | PLANTING IN FRONT OF HOUSE |
| 2          | 2" PALM    | 2"           | 2' x 2'       | PLANTING IN FRONT OF HOUSE |
| 3          | 3" PALM    | 3"           | 3' x 3'       | PLANTING IN FRONT OF HOUSE |
| 4          | 4" PALM    | 4"           | 4' x 4'       | PLANTING IN FRONT OF HOUSE |
| 5          | 5" PALM    | 5"           | 5' x 5'       | PLANTING IN FRONT OF HOUSE |
| 6          | 6" PALM    | 6"           | 6' x 6'       | PLANTING IN FRONT OF HOUSE |
| 7          | 7" PALM    | 7"           | 7' x 7'       | PLANTING IN FRONT OF HOUSE |
| 8          | 8" PALM    | 8"           | 8' x 8'       | PLANTING IN FRONT OF HOUSE |
| 9          | 9" PALM    | 9"           | 9' x 9'       | PLANTING IN FRONT OF HOUSE |
| 10         | 10" PALM   | 10"          | 10' x 10'     | PLANTING IN FRONT OF HOUSE |

CORNER LOT PLANT LIST

| PLANT CODE | PLANT NAME | PLANT HEIGHT | PLANT SPACING | PLANT NOTES                |
|------------|------------|--------------|---------------|----------------------------|
| 1          | 1" PALM    | 1"           | 1' x 1'       | PLANTING IN FRONT OF HOUSE |
| 2          | 2" PALM    | 2"           | 2' x 2'       | PLANTING IN FRONT OF HOUSE |
| 3          | 3" PALM    | 3"           | 3' x 3'       | PLANTING IN FRONT OF HOUSE |
| 4          | 4" PALM    | 4"           | 4' x 4'       | PLANTING IN FRONT OF HOUSE |
| 5          | 5" PALM    | 5"           | 5' x 5'       | PLANTING IN FRONT OF HOUSE |
| 6          | 6" PALM    | 6"           | 6' x 6'       | PLANTING IN FRONT OF HOUSE |
| 7          | 7" PALM    | 7"           | 7' x 7'       | PLANTING IN FRONT OF HOUSE |
| 8          | 8" PALM    | 8"           | 8' x 8'       | PLANTING IN FRONT OF HOUSE |
| 9          | 9" PALM    | 9"           | 9' x 9'       | PLANTING IN FRONT OF HOUSE |
| 10         | 10" PALM   | 10"          | 10' x 10'     | PLANTING IN FRONT OF HOUSE |

Sheet Number:  
**LT-14**

Revised:  
 02-14-21  
 2.53 at 11.5 11-18-24

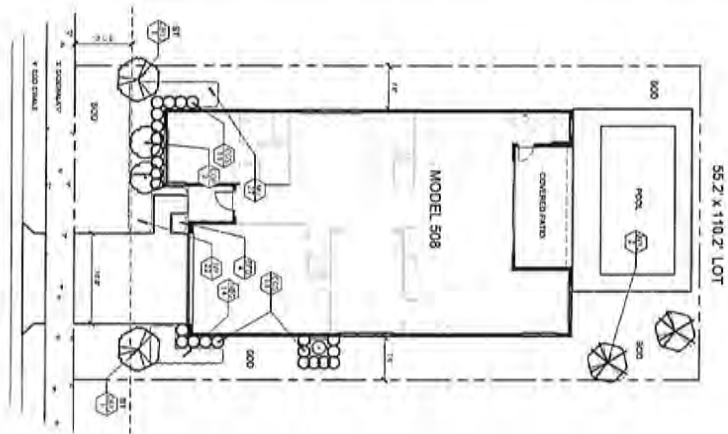
Scale:  
 As Noted

Project:  
 Calusa  
 Renaissance Camp

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

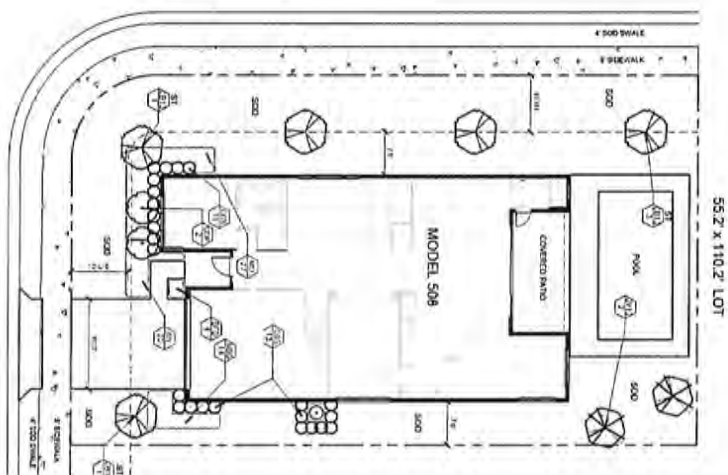


PROPOSED PRA LOT:  
 1. 1 STREET TREES  
 2. 2 STREET TREES



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

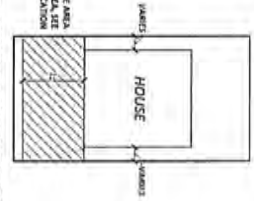
PROPOSED PRA LOT:  
 1. 1 STREET TREES  
 2. 2 STREET TREES



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

- LANDSCAPE NOTES:
1. ON MATS.
  2. ALL LANDSCAPE NOTES FOR LOT PROPERTY, ACCORDING TO SPECIFICATIONS, SHALL BE PLANNED ON TOP OF OR ADJACENT TO LAND DRAINAGE.
  3. ALL LANDSCAPE NOTES FOR LOT PROPERTY, ACCORDING TO SPECIFICATIONS, SHALL BE PLANNED ON TOP OF OR ADJACENT TO LAND DRAINAGE.
  4. ALL LANDSCAPE NOTES FOR LOT PROPERTY, ACCORDING TO SPECIFICATIONS, SHALL BE PLANNED ON TOP OF OR ADJACENT TO LAND DRAINAGE.
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  16. ALL LANDSCAPE NOTES FOR LOT PROPERTY, ACCORDING TO SPECIFICATIONS, SHALL BE PLANNED ON TOP OF OR ADJACENT TO LAND DRAINAGE.
  17. ALL LANDSCAPE NOTES FOR LOT PROPERTY, ACCORDING TO SPECIFICATIONS, SHALL BE PLANNED ON TOP OF OR ADJACENT TO LAND DRAINAGE.
  18. ALL LANDSCAPE NOTES FOR LOT PROPERTY, ACCORDING TO SPECIFICATIONS, SHALL BE PLANNED ON TOP OF OR ADJACENT TO LAND DRAINAGE.
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  20. ALL LANDSCAPE NOTES FOR LOT PROPERTY, ACCORDING TO SPECIFICATIONS, SHALL BE PLANNED ON TOP OF OR ADJACENT TO LAND DRAINAGE.

HOUSE CONSTRUCTION TYPE AREA  
 (TWO THINGS MUST BE LOCATED IN THIS AREA, SEE  
 TYP. UNIT PLANNING PLAN FOR LOCATION)



Typical Energy Conservation Zone Detail (N.T.S.)  
 House footprint must be located in this area, see  
 TYP. UNIT PLANNING PLAN FOR LOCATION  
 Note: House footprint must be located in this area, see  
 TYP. UNIT PLANNING PLAN FOR LOCATION

INTERIOR LOT PLANT LIST

| TREES | PLANT | PLANT NAME | PLANT CODE | PLANT SIZE | PLANT TYPE | PLANT NOTES |
|-------|-------|------------|------------|------------|------------|-------------|
| 1     | 1     | 1          | 1          | 1          | 1          | 1           |
| 2     | 2     | 2          | 2          | 2          | 2          | 2           |
| 3     | 3     | 3          | 3          | 3          | 3          | 3           |
| 4     | 4     | 4          | 4          | 4          | 4          | 4           |
| 5     | 5     | 5          | 5          | 5          | 5          | 5           |
| 6     | 6     | 6          | 6          | 6          | 6          | 6           |
| 7     | 7     | 7          | 7          | 7          | 7          | 7           |
| 8     | 8     | 8          | 8          | 8          | 8          | 8           |
| 9     | 9     | 9          | 9          | 9          | 9          | 9           |
| 10    | 10    | 10         | 10         | 10         | 10         | 10          |

CORNER LOT PLANT LIST

| TREES | PLANT | PLANT NAME | PLANT CODE | PLANT SIZE | PLANT TYPE | PLANT NOTES |
|-------|-------|------------|------------|------------|------------|-------------|
| 1     | 1     | 1          | 1          | 1          | 1          | 1           |
| 2     | 2     | 2          | 2          | 2          | 2          | 2           |
| 3     | 3     | 3          | 3          | 3          | 3          | 3           |
| 4     | 4     | 4          | 4          | 4          | 4          | 4           |
| 5     | 5     | 5          | 5          | 5          | 5          | 5           |
| 6     | 6     | 6          | 6          | 6          | 6          | 6           |
| 7     | 7     | 7          | 7          | 7          | 7          | 7           |
| 8     | 8     | 8          | 8          | 8          | 8          | 8           |
| 9     | 9     | 9          | 9          | 9          | 9          | 9           |
| 10    | 10    | 10         | 10         | 10         | 10         | 10          |

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

Project:  
 CABUSA  
 Miami-Dade County  
 Florida

Sheet Title:  
 1 Typ. Unit  
 Landscape Plan  
 Plan 509, 55.2' Lot

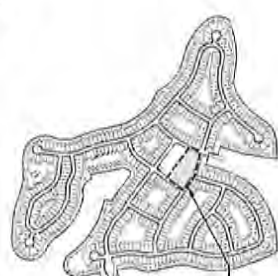
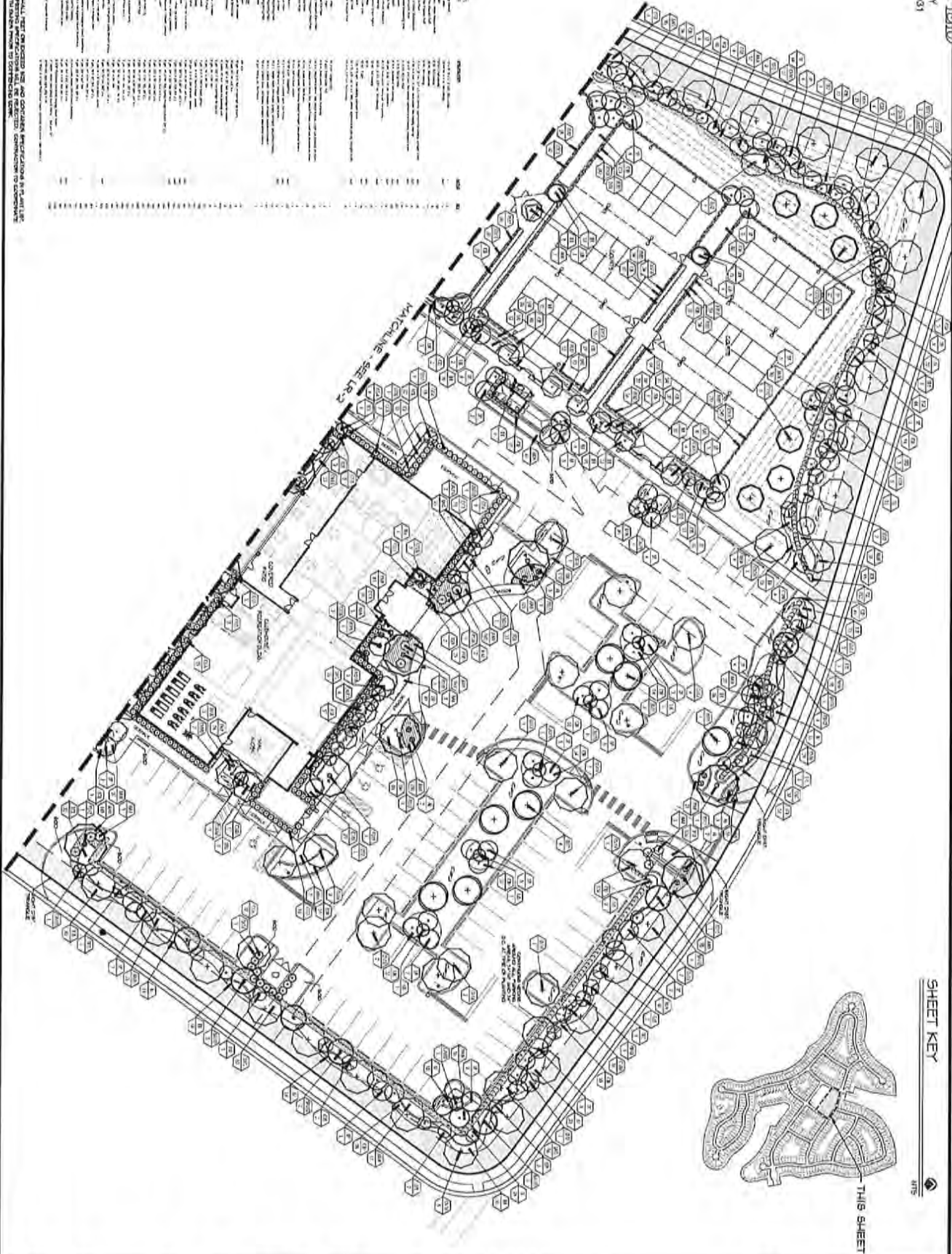
Date:  
 02-14-21  
 Scale:  
 As Noted

Revised:  
 05-14-21  
 11-01-21  
 11-09-24

Sheet number:  
**LT-16**



**NOTE:**  
1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI-DADE COUNTY'S PLANTING STANDARDS AND SPECIFICATIONS FOR PLANTING.  
2. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI-DADE COUNTY'S PLANTING STANDARDS AND SPECIFICATIONS FOR PLANTING.  
3. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI-DADE COUNTY'S PLANTING STANDARDS AND SPECIFICATIONS FOR PLANTING.  
4. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI-DADE COUNTY'S PLANTING STANDARDS AND SPECIFICATIONS FOR PLANTING.  
5. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI-DADE COUNTY'S PLANTING STANDARDS AND SPECIFICATIONS FOR PLANTING.  
6. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI-DADE COUNTY'S PLANTING STANDARDS AND SPECIFICATIONS FOR PLANTING.  
7. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI-DADE COUNTY'S PLANTING STANDARDS AND SPECIFICATIONS FOR PLANTING.  
8. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI-DADE COUNTY'S PLANTING STANDARDS AND SPECIFICATIONS FOR PLANTING.  
9. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI-DADE COUNTY'S PLANTING STANDARDS AND SPECIFICATIONS FOR PLANTING.  
10. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI-DADE COUNTY'S PLANTING STANDARDS AND SPECIFICATIONS FOR PLANTING.



SHEET KEY

THIS SHEET

**PROJECT YIELD**  
**MIAMI-DADE COUNTY**  
 PROJECT NO.: 221-431  
 DATE: NOV 28 2024  
 BY: JBA

**RECREATION SITE PLANTING PLAN**

**PROJECT YIELD**  
**PARKER ANNETTE**  
 Design Group, Inc.

**CLIENT:** Kendall Associates I, LLLP  
**PROJECT:** Calusa  
**LOCATION:** Miami-Dade County, Florida  
**DATE:** 11/28/24  
**PROJECT NO.:** 221-431  
**DATE:** 11/28/24  
**BY:** JBA

**REVISIONS:**

**SCALE:** AS SHOWN

**DATE:** 11/28/24

**PROJECT YIELD**

**MIAMI-DADE COUNTY**

**RECREATION SITE PLANTING PLAN**

**PROJECT YIELD**

**PARKER ANNETTE**

**Design Group, Inc.**



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

**DISCLOSURE OF INTEREST\***

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

**CORPORATION NAME:** Northeastern Golf LLC

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

Facundo L. Bacardi Insurance Trust<sup>1</sup> 100%  
133 Sevilla Avenue, Coral Gables, FL 33134

**CORPORATION NAME:** 9800 Calusa Club Drive, LLC

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

Kendall Associates I, LLLP 100%

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

**CORPORATION NAME:** Home at 9810 LLC

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

Kendall Associates I, LLLP 100%

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

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

**PARTNERSHIP OR LIMITED PARTNERSHIP NAME:** Fort Dallas Golf Club, Ltd.<sup>2</sup>

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

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

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

| <u>NAME AND ADDRESS:</u>                                                                   | <u>Percentage of Stock:</u> |
|--------------------------------------------------------------------------------------------|-----------------------------|
| Tangerine Capital LLC <sup>3</sup><br>133 Sevilla Avenue, Coral Gables, FL 33134           | 99%                         |
| Fort Dallas Golf Club GP LLC <sup>4, 5</sup><br>133 Sevilla Avenue, Coral Gables, FL 33134 | 1%                          |

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

| <u>NAME OF OWNER AND PURCHASER:</u>                           | <u>Kendall Associates I, LLLP</u>    |
|---------------------------------------------------------------|--------------------------------------|
| <u>NAME AND ADDRESS AND OFFICE</u><br><u>(if applicable):</u> | <u>Percentage of Interest:</u>       |
| Kendall I Corporation <sup>6</sup>                            | 1%                                   |
| Kendall Associates Limited Corporation <sup>7</sup>           | 49.1%                                |
| Mercury Capital partners, LLC                                 | 49.9%                                |
| Amasis LLC <sup>8</sup>                                       | 70% of Mercury Capital Partners, LLC |
| Brett Dill                                                    | 20% of Mercury Capital Partners, LLC |
| Stephan Medina                                                | 10% of Mercury Capital Partners, LLC |

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

DATE OF CONTRACT: May 10, 2016

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

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

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

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

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

<sup>7</sup> See Footnote 6, above.

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

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

**NOTICE:** For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: \_\_\_\_\_ Richard M. Norwalk, VP of Kendall Associates I, LLLP  
(Applicant)

Sworn to and subscribed before me by means of  physical presence or  online notarization, this 16<sup>th</sup> day of February, 2021 by Richard M. Norwalk as Vice President Kendall I Corporation, General Partner of Kendall Associates I, LLLP for and on behalf of the Partnership. Affiant is  personally known to me or has  produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
(Notary Public)  
My Commission Expires: 5/30/2022



\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five percent (5%) of the ownership interest in the partnership, corporation or trust.

RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO: Z21-031

DATE: FEB 18 2021  
BY: GONGOL

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) the  owner  tenant of the property described and which is the subject matter of the proposed hearing.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Sworn to and subscribed to before me  
this \_\_\_ day of \_\_\_\_\_, 2021.

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

CORPORATION AFFIDAVIT

I, Catherine H. Lorie, being first duly sworn, depose and say that I am the Manager of Northeastern Golf LLC, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the  owner  tenant of a portion of the property described herein and which is the subject matter of the proposed hearing.

Witness: \_\_\_\_\_  
Attest: Pam Gill  
(Corp. Seal)

Catherine H. Lorie  
Catherine H. Lorie, Manager

Sworn to and subscribed to before me  
this 2 day of Feb, 2021.

Notary Public: Stephan Medina  
Commission Expires: April 16, 2021



CORPORATION AFFIDAVIT

I, Richard M. Norwalk, being first duly sworn, depose and say that I am the Vice President of 9800 Calusa Club, LLC, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the  owner  tenant of a portion of the property described herein and which is the subject matter of the proposed hearing.

Attest: \_\_\_\_\_  
(Corp. Seal)

Richard M. Norwalk, Vice President

Sworn to and subscribed to before me  
this \_\_\_ day of \_\_\_\_\_, 2021.

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

CORPORATION AFFIDAVIT

I, Richard M. Norwalk, being first duly sworn, depose and say that I am the Vice President of Home at 9810, LLC, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the  owner  tenant of a portion of the property described herein and which is the subject matter of the proposed hearing.

Attest: \_\_\_\_\_  
(Corp. Seal)

Richard M. Norwalk, Vice President

Sworn to and subscribed to before me  
this \_\_\_ day of \_\_\_\_\_, 2021.

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

RECEIVED

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

**APPLICANT'S AFFIDAVIT**

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

**OWNER OR TENANT AFFIDAVIT**

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) the ownertenant of the property described and which is the subject matter of the proposed hearing.

\_\_\_\_\_  
Signature  
Sworn to and subscribed to before me  
this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**CORPORATION AFFIDAVIT**

I, Catherine H. Lorie, being first duly sworn, depose and say that I am the Manager of Northeastern Golf LLC, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of a portion of the property described herein and which is the subject matter of the proposed hearing.

Attest: \_\_\_\_\_  
(Corp. Seal) Catherine H. Lorie, Manager

Sworn to and subscribed to before me  
this \_\_\_ day of \_\_\_\_\_, 2021.  
Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**CORPORATION AFFIDAVIT**

I, Richard M. Norwalk, being first duly sworn, depose and say that I am the Vice President of 9800 Calusa Club, LLC, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of a portion of the property described herein and which is the subject matter of the proposed hearing.

Attest: [Signature], Secretary  
(Corp. Seal) Richard M. Norwalk, Vice President

Sworn to and subscribed to before me  
this 16<sup>th</sup> day of February, 2021.  
Notary Public: [Signature]  
Commission Expires: 5/30/2022



**CORPORATION AFFIDAVIT**

I, Richard M. Norwalk, being first duly sworn, depose and say that I am the Vice President of Home at 9810, LLC, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of a portion of the property described herein and which is the subject matter of the proposed hearing.

Attest: [Signature], Secretary  
(Corp. Seal) Richard M. Norwalk, Vice President

Sworn to and subscribed to before me  
this 16<sup>th</sup> day of February, 2021.  
Notary Public: [Signature]  
Commission Expires: 5/30/2022



RECEIVED

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

PARTNERSHIP AFFIDAVIT

I, Richard M. Norwalk, being first duly sworn, depose and say that I am the Vice President of Kendall I Corporation, the general partner of Kendall Associates I, LLLP, and as such, have been authorized by the partnership to file this application for public hearing; and that said partnership is the  owner  tenant of a portion of the property described herein and which is the subject matter of the proposed hearing.

Attest: [Signature], Secretary of GP

[Signature], VP of GP  
Richard M. Norwalk

Sworn to and subscribed to before me this 16<sup>th</sup> day of February, 2021.



Notary Public: [Signature]  
Commission Expires: 5/30/2022

PARTNERSHIP AFFIDAVIT

I, Catherine H. Lorie, being first duly sworn, depose and say that I am the Manager of both Tangerine Capital LLC and Fort Dallas Golf Club GP LLC, the partners of Fort Dallas Golf Club, Ltd. the aforesaid partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the  owner  tenant of a portion of the property described herein which is the subject matter of the proposed hearing.

By: \_\_\_\_\_  
Catherine H. Lorie, Tangerine Capital LLC, 99%

Catherine H. Lorie, Fort Dallas Golf Club, Ltd.  
By: \_\_\_\_\_ %  
Catherine H. Lorie,  
Fort Dallas Golf Club GP LLC, 1%

Sworn to and subscribed to before me this \_\_\_ day of \_\_\_\_\_, 2021.

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

ATTORNEY AFFIDAVIT

I, Brian S. Adler, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

\_\_\_\_\_  
Signature

Sworn to and subscribed to before me this \_\_\_ day of \_\_\_\_\_, 2021.

Notary Public: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

RECEIVED

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

**PARTNERSHIP AFFIDAVIT**

I, Catherine H. Lorie, being first duly sworn, depose and say that I am the Manager of both Tangerine Capital LLC and Fort Dallas Golf Club GP LLC, the partners of Fort Dallas Golf Club, Ltd., the aforesaid partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the  owner  tenant of a portion of the property described herein which is the subject matter of the proposed hearing.

By: Catherine H. Lorie  
Catherine H. Lorie, Tangerine Capital LLC, 99%

Catherine H. Lorie, Fort Dallas Golf Club, Ltd.  
By: Catherine H. Lorie %  
Catherine H. Lorie,  
Fort Dallas Golf Club GP LLC, 1%

Sworn to and subscribed to before me  
this 2 day of Feb, 2021.

Notary Public: [Signature]  
Commission Expires: April 16, 2021



**ATTORNEY AFFIDAVIT**

I, Brian S. Adler, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

[Signature]  
Signature

Sworn to and subscribed to before me  
this 9 day of Feb, 2021.

Notary Public: [Signature]  
Commission Expires: 3



ELIZABETH ORTIZ  
Commission # GG 217511  
Expires December 17, 2022  
Bonded thru Budget Notary Service

RECEIVED

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

OWNERSHIP AFFIDAVIT  
FOR  
CORPORATION

STATE OF Florida Public Hearing No. \_\_\_\_\_

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Catherine H. Lorie hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

- Affiant is the Manager of the Corporation hereinafter named Northeastern Golf LLC, with the following address:  
c/o Catherine H. Lorie, 133 Sevilla Avenue, Coral Gables, FL 33134
- The Corporation is the partial owner of the property which is the subject of the proposed hearing.
- The application property is legally described as:  
See Exhibit A to the attached Zoning Hearing Application
- Affiant is legally authorized to file this application for public hearing.
- Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Brett Dill  
Signature  
Brett Dill  
Print Name

Catherine H. Lorie  
Signature  
Catherine H. Lorie, Manager

Stephan Medina  
Signature  
Stephan Medina  
Print Name

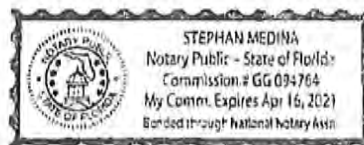
Sworn to and subscribed before me on the 2<sup>nd</sup> day of Feb, 2021,

Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

Notary: Stephan Medina

(Stamp/Seal)

Commission Expires: April 16 2021



RECEIVED

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

OWNERSHIP AFFIDAVIT  
FOR  
PARTNERSHIP

STATE OF FLORIDA

Public Hearing No. \_\_\_\_\_

COUNTY OF BROWARD

Before me, the undersigned authority, personally appeared Richard M. Norwalk hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

- Affiant is the Vice President of Kendall I Corporation, a Florida Corporation, the general partner of Kendall Associates I, LLLP, with the following address:  
c/o Richard M. Norwalk, 1600 Sawgrass Corp Pkwy, #400, Sunrise, FL 33323
- The Partnership is the partial owner of the property which is the subject of the proposed hearing.
- The application property is legally described as:  
See Exhibit A to the attached Zoning Hearing Application
- Affiant is legally authorized to file this application for public hearing.
- Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.


**Witnesses:**

Kendall Associates I, LLLP, a Florida Limited Liability,  
a Limited Partnership

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

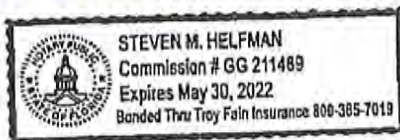
  
\_\_\_\_\_  
Signature  
Steven Helfman  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
By: Richard M. Norwalk, Vice President

  
\_\_\_\_\_  
Signature  
Clayton Falls  
\_\_\_\_\_  
Print Name

Sworn to and subscribed before me on the 16<sup>th</sup> day of February, 2021.

Affiant is personally known to me or has produced \_\_\_\_\_ as identification.



Notary: 

(Stamp/Seal)

Commission Expires: 5/30/2022

RECEIVED

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

OWNERSHIP AFFIDAVIT  
FOR  
PARTNERSHIP

STATE OF Florida Public Hearing No. \_\_\_\_\_

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Catherine H. Lorie, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

- Affiant is the Manager of Fort Dallas Golf Club GP LLC, General Partner of the Partnership hereinafter named Fort Dallas Golf Club, Ltd., with the following address:  
c/o Catherine H. Lorie, 133 Sevilla Avenue, Coral Gables, FL 33134
- The Partnership is the partial owner of the Property which is the subject of the proposed hearing.
- The subject property is legally described as:  
See Exhibit A to the Zoning Hearing Application
- Affiant is legally authorized to file this application for public hearing.
- Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Fort Dallas Golf Club, Ltd a Florida Limited Partnership

By: Fort Dallas Golf Club, GP, LLC  
a Florida Limited Liability Company, its general partner.

Witnesses:

Brett Dill  
Signature  
Brett Dill  
Print Name

Catherine H Lorie  
By: Catherine H. Lorie, Manager

Stephan Medina  
Signature  
Stephan Medina  
Print Name

Catherine H Lorie  
Affiant's Signature  
Catherine H Lorie  
Print Affiant's Name

Sworn to and subscribed before me on the 2<sup>nd</sup> day of Feb, 2021.

Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

Notary: Stephan Medina

(Stamp/Seal)

Commission Expires: April 16 2021



RECEIVED

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

OWNERSHIP AFFIDAVIT  
FOR  
CORPORATION

STATE OF Florida Public Hearing No. \_\_\_\_\_

COUNTY OF Broward

Before me, the undersigned authority, personally appeared Richard M. Norwalk hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

- Affiant is the vice-president of the Corporation hereinafter named 9800 Calusa Club Drive, LLC, with the following address:  
1600 Sawgrass Corp Pkwy, #400, Sunrise, FL 33323
- The Corporation is the partial owner of the property which is the subject of the proposed hearing.
- The application property is legally described as:  
See Exhibit A to the attached Zoning Hearing Application
- Affiant is legally authorized to file this application for public hearing.
- Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

[Signature]  
Signature  
Steven Helfman  
Print Name

[Signature]  
Richard M. Norwalk, Vice President

[Signature]  
Signature  
Clayton Reilly  
Print Name

Sworn to and subscribed before me on the 16<sup>th</sup> day of February, 2021.

Affiant is personally known to me or has produced \_\_\_\_\_ as identification.



Notary: [Signature]

(Stamp/Seal)

Commission Expires: 5/30/2022

RECEIVED

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

OWNERSHIP AFFIDAVIT  
FOR  
CORPORATION

STATE OF Florida Public Hearing No. \_\_\_\_\_

COUNTY OF Broward

Before me, the undersigned authority, personally appeared Richard M. Norwalk hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

- Affiant is the vice-president of the Corporation hereinafter named Home at 9810, LLC, with the following address:  
1600 Sawgrass Corp Pkwy , #400, Sunrise, FL 33323
- The Corporation is the partial owner of the property which is the subject of the proposed hearing.
- The subject property is legally described as:  
See Exhibit A to the Zoning Hearing Application
- Affiant is legally authorized to file this application for public hearing.
- Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

**Witnesses:**

[Signature]  
Signature  
Steven Helfman  
Print Name

[Signature]  
Richard M. Norwalk, Vice President

[Signature]  
Signature  
Clayton Ratliff  
Print Name

Sworn to and subscribed before me on the 16<sup>th</sup> day of February, 2021.

Affiant is personally known to me or has produced \_\_\_\_\_ as identification.



Notary: [Signature]

(Stamp/Seal)

Commission Expires: 5/30/2022

**This instrument prepared by:**

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

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

(Space reserved for Clerk)

**DECLARATION OF RESTRICTIVE COVENANTS**

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

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

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

1. Number of Homes. Notwithstanding the density, housing types and number of residential units that may be permitted by the land use designation, development of the Property shall be limited to and shall not exceed a total of five hundred forty (540) single-family detached residential homes. Further, notwithstanding other uses permitted by the land use designation or zoning district, development of the Property shall not include any improvements which are not primarily for the use or benefit of residents of the Property or the residents of lots which are adjacent to the Property.

2. Site Plan. Subject to final approval by the County, the Property shall be developed substantially in accordance with the plans previously submitted, consisting of twenty-seven (27) site plan sheets six (6) fire/garage truck access plan sheets and three (3) Lake Fill/Excavation Plan sheets prepared by Ballbe & Associates, entitled “Calusa”; thirty-four (34) sheets prepared by Kendall Associates I, LLLP, consisting of floor plans and elevations; and twenty-six (26) landscape plan sheets prepared by Parker & Yannette Design Group, also entitled “Calusa”; all date-stamped received November 26, 2024, for a total of ninety-six (96) sheets, as such site plan may be modified at the public hearing on the Application, said site plan being on file with the

Department and incorporated into this Agreement, as such site plan may be modified at the public hearing on the Application, said site plan being on file with the Department and incorporated into this Agreement (the “**Site Plan**”), said plans being on file with the Miami-Dade County Department of Regulatory and Economic Resources, or such successor governmental body, department or division having jurisdiction over the Property, and by reference made a part of this Declaration. It is expressly provided pursuant to Notes 1 and 2 on Site Plan Sheet EX2 that the plan may be modified administratively in accordance with the Code of Miami-Dade County to address the proposed final lake design based on the final site geometry, grading and stormwater design approved by the Division of Environmental Resources Management. Further, the Site Plan may be modified administratively to address protection of nesting sites for threatened or endangered bird species as may be required by the Division of Environmental Resources Management.

3. Open Space. Owner shall set aside a minimum combined total of 40% of the Property (“**Minimum Open Space Requirement**”), as recreation and/or open space as defined below.<sup>1</sup> Such recreation and/or open space shall be maintained as park, landscape area, water bodies and swimming pools, recreation and/or other open space. For purposes of this Declaration, such recreation and/or open space may include, by way of example but not limitation, a perimeter buffer and adjacent areas, water management tracts, recreation sites, fences, sidewalks, entrance features and associated entrance structures, including access areas, security and other related development uses, and other areas of the Property that were clearly identified on plans for review by Miami-Dade County during the site plan approval and permitting process. Such recreation and/or open space shall also include changes to the Site Plan to address future technological advances generally accepted as part of a residential community (so long as any impacts from such changes are within the area bounded by the Berm Area (defined below) and entries, and shall not reduce the Buffer Area described below), or changes to address local, state or federal requirements, such as electric vehicle charging stations, mailboxes, and meeting flood requirements. To the extent such changes to comply with governmental requirements are required, commercially reasonable efforts shall be made to accomplish such changes outside of the Berm Area. To the extent changes are required to the Berm Area, such changes shall be made to minimize disruption and impact on the adjacent property owners by using commercially reasonable efforts to impact the Berm Area furthest away from the adjacent residences, and shall only be such changes required in order to comply with the subject requirements. For purposes of recreation and/or open space for this Declaration, such space shall, regardless of current or future ownership, specifically include the Perimeter Buffer area along the exterior perimeter of the Property which is hereinafter described and incorporated as part of the Site Plan.

---

<sup>1</sup> The calculations for the Minimum Open Space Requirement used in this Declaration are governed by paragraphs 3 and 4 of this Declaration. Approval of the Application separately includes acceptance of a Planned Area Development Agreement (“Agreement”), which Agreement contains different “common open space” definitions, which are governed by article XXXIIID of chapter 33 of the Code of Miami-Dade County, Florida. The Owner acknowledges and agrees that the Minimum Open Space Requirement of this Declaration and the “common open space” referenced in the Agreement might not overlap and that this may result in more portions of the Property being precluded from development than the zoning regulations would otherwise require.

4. Perimeter Buffer Description. The “Perimeter Buffer” will consist of two components, the combination of which will have a minimum width of seventy-five (75) feet. The first component of the Perimeter Buffer (the “**Berm Area**”) will be adjacent to the rear of the exterior lots in the Property. The Berm Area will be comprised of an undulating berm at a minimum height of three (3) feet and have a minimum width of twenty-five (25) feet. The specific trees to be included in the Berm Area will be reflected on the landscape plan through the zoning process; however, the required landscaping to be included in the Berm Area shall be substantially in accordance with the attached Composite Exhibit "B", with the trees reflected on the plan to be a minimum of twelve (12) feet in height at the time of planting. The Berm Area shall be developed substantially in accordance with Composite Exhibit "B". The specific tree species reflected on Composite Exhibit "B" are subject to commercial availability at the time of planting and subject to changes in governmental regulations, including county code landscape requirements, and forced removal (such as was the case of trees requiring removal due to susceptibility to citrus canker), etc. In the event such trees require substitution or replacement, the substitution or replacement shall be of comparable trees meeting the same height requirements as those reflected on Composite Exhibit "B". The trees shall be maintained by the homeowners’ association governing the Property (the “**HOA**”) or another legal mechanism, which shall provide for financial means to assure maintenance of the open space. The second component of the Perimeter Buffer will be adjacent to and abutting the Berm Area (the “**Open Buffer Area**”). Portions of the Open Buffer Area that are set aside and offered to the owners of certain lots adjacent to the Property for their exclusive use through either a perpetual exclusive easement or by conveyance shall continue to be included in the calculation of recreation and/or open space for purposes of meeting the Minimum Open Space Requirement regardless of the ownership of the Open Buffer Area. Further, the owner of the Open Buffer Area shall not be required to execute applications or provide disclosure of interest for modifications to the Site Plan or this Declaration in accordance with paragraph 8 below, except where such modification specifically includes the Open Buffer Area owned by that adjacent property owner. Only landscaping, pergolas, gazebos, tiki huts, fences and/or other passive uses, including swimming pools, sporting areas or other similar improvements, shall be permitted in the Open Buffer Area. Permanent or enclosed structures, such as sheds, shall not be permitted in the Open Buffer Area. Open space in the Open Buffer Area shall be maintained by the HOA or another legal mechanism, which shall provide for financial means to assure maintenance of the open space; however, for either conveyances or easements that are granted over any portion of the Open Buffer Area in favor of the owner of an adjacent lot, then the owner of such adjacent lot shall be responsible to maintain such portion of the Open Buffer Area.

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

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

As part of site plan approval, Owner shall provide a traffic signal warrant analysis utilizing the federal guidelines (Manual on Uniform Traffic Control Devices) for each movement at the intersection of SW 97th Street

and SW 127th Avenue, Miami-Dade County, Florida, to determine the need for the installation of a traffic signal as a permanent traffic control solution. The traffic signal warrant analysis shall be based on anticipated traffic conditions at full buildout of the approved development on the Property. If the traffic signal warrant analysis certifies that the intersection's traffic movements warrant the installation of a traffic signal, then Owner, subject to approval by Miami-Dade County, will design and install a traffic signal prior to issuance of a Temporary Certificate of Use ("TCU") and/or Temporary Certificate of Occupancy ("TCO") for the 31st residential dwelling unit. Nothing herein shall be interpreted to preclude Owner from installing the traffic signal as a contribution in-lieu-of roadway impact fees, if warranted, under Chapter 33E of the Code of Miami-Dade County, Florida.

B. Adaptive Signal Program for SW 104<sup>th</sup> Street.

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

C. Initial Physical Roadway Improvements.

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

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

- (iii) In order to improve capacity at the intersection of SW 104th Street and SW 122nd Avenue, Owner will construct an extension of the existing left turn lane on the eastbound approach to the intersection.
- (iv) In order to create a better flow of traffic and improve circulation at the intersection of SW 104th Street and SW 132nd Avenue, Owner will construct a turbo lane on the eastbound approach to the intersection.

D. Traffic Calming/Traffic Flow Improvements.

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

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

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

- d. SW 128th Place and SW 104th Street: Owner will eliminate the eastbound to northbound left turn lane from SW 104<sup>th</sup> Street onto SW 128th Place and reconstruct the median to facilitate the southbound to eastbound directional left onto SW 128th Place.
  
- (iii) Stage III Traffic Modifications. After a period of six months of implementing the Stage II Traffic Modifications described above, Owner will conduct a new traffic study of Morning Peak Period traffic in the Calusa neighborhood. If the traffic study concludes that the Stage II Traffic Modifications have not significantly prevented or reduced cut-through traffic, then subject to approval of the Miami-Dade County Department of Transportation and Public Works or such successor department, Owner shall commence implementation of the following traffic calming and traffic flow improvements and Owner shall complete such improvements within one year thereafter:
  - a. SW 137th Avenue and SW 98th Street: Owner shall convert SW 98th Street into a partial one way westbound street and construct a semi diverter to prevent the physical northbound to eastbound right turn from SW 137th Avenue onto SW 98th Street.
  
  - b. SW 137th Avenue and SW 100th Street: Owner shall convert the SW 100th Street into a partial one way westbound street and construct a semi-diverter to prevent physical movement from the northbound to eastbound right turn onto SW 100th Street.
  
- (iv) In connection with the Application, Calusa Club Drive shall not be widened.

E. Traffic Signal Timing Adjustments.

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

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

- (iv) SW 96th Street and SW 137th Avenue.
- (v) SW 104th Street and SW 122nd Avenue.
- (vi) SW 104th Street and SW 127th Avenue.
- (vii) SW 104th Street and SW 132nd Avenue.

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

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

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

modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

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

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

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

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

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

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

15. Recordation and Effective Date. This Declaration shall be filed of record in the public records of the County at the cost of Owner following final approval of the Application by the County's Board of County Commissioners and expiration of the appellate time period. This

Declaration shall become effective immediately upon recordation. Upon the final disposition of an appeal or legal challenge that results in the denial of the Application, or quashal of the approving Resolution, upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

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

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

**[EXECUTION PAGES TO FOLLOW]**

Declaration of Restrictive Covenants

Page 11

IN WITNESS WHEREOF, the undersigned have duly executed this Declaration effective as of the \_\_\_\_ day of \_\_\_\_\_, 2026.

WITNESSES:

OWNER:

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

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

By: \_\_\_\_\_

Name: Richard M. Norwalk

Title: Vice President

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

STATE OF FLORIDA                    )  
                                                  ) SS  
COUNTY OF BROWARD                )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_, 2026 by Richard M. Norwalk, as Vice President of Kendall I Corporation, a Florida corporation, the general partner of Kendall Associates I, LLLP, a Florida limited liability limited partnership, who is personally known to me or produced a valid driver's license as identification.

\_\_\_\_\_  
Notary Public  
Sign Name: \_\_\_\_\_  
Print Name: \_\_\_\_\_

My Commission Expires:

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

Declaration of Restrictive Covenants

Page 12

WITNESSES:

OWNER:

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

By: \_\_\_\_\_

Name: Richard M. Norwalk

Title: Vice President

STATE OF FLORIDA                    )  
                                                  ) SS  
COUNTY OF BROWARD                )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_, 2026 by Richard M. Norwalk, as Vice President of 9800 Calusa Club Drive, LLC, a Florida limited liability company, who is personally known to me or produced a valid driver's license as identification.

\_\_\_\_\_  
Notary Public

Sign Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

My Commission Expires:

Serial No. (None, if blank): \_\_\_\_\_

(NOTARIAL SEAL)

Declaration of Restrictive Covenants

Page 13

WITNESSES:

OWNER:

HOME AT 9810, LLC, a Florida limited liability company

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

By: \_\_\_\_\_

Name: Richard M. Norwalk

Title: Vice President

STATE OF FLORIDA                    )  
                                                  ) SS  
COUNTY OF BROWARD                )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by Richard M. Norwalk, as Vice President of Home at 9810, LLC, a Florida limited liability company, who is personally known to me or produced a valid driver's license as identification.

\_\_\_\_\_  
Notary Public

Sign Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

My Commission Expires:

Serial No. (None, if blank): \_\_\_\_\_

(NOTARIAL SEAL)

**CONSENT AND JOINDER OF MORTGAGEE TO  
DECLARATION OF RESTRICTIVE COVENANTS**

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

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

Signed, sealed and delivered in the presence of:

**MORTGAGEE:**

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

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

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

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

NORTHEASTERN GOLF LLC, a Florida limited liability company

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

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

*[Notarial Acknowledgments Appear on Following Page]*

Declaration of Restrictive Covenants

Page 15

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

BEFORE me, by means of  physical presence or  online notarization, the undersigned authority on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, personally appeared Catherine H. Lorie, as Manager of Fort Dallas Golf Club, LLC, a Florida limited liability company, the general partner of FORT DALLAS GOLF CLUB, LTD., a Florida limited partnership, on behalf of said company and partnership. She is personally known to me.

[NOTARIAL SEAL]

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Notary Name

Notary Public, State of Florida

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

BEFORE me, by means of  physical presence or  online notarization, the undersigned authority on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, personally appeared Catherine H. Lorie, as Manager of NORTHEASTERN GOLF LLC, a Florida limited liability company, on behalf of said company. She is personally known to me.

[NOTARIAL SEAL]

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Notary Name

Notary Public, State of Florida

**EXHIBIT "A"**

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

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

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

AND

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

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

TOGETHER WITH:

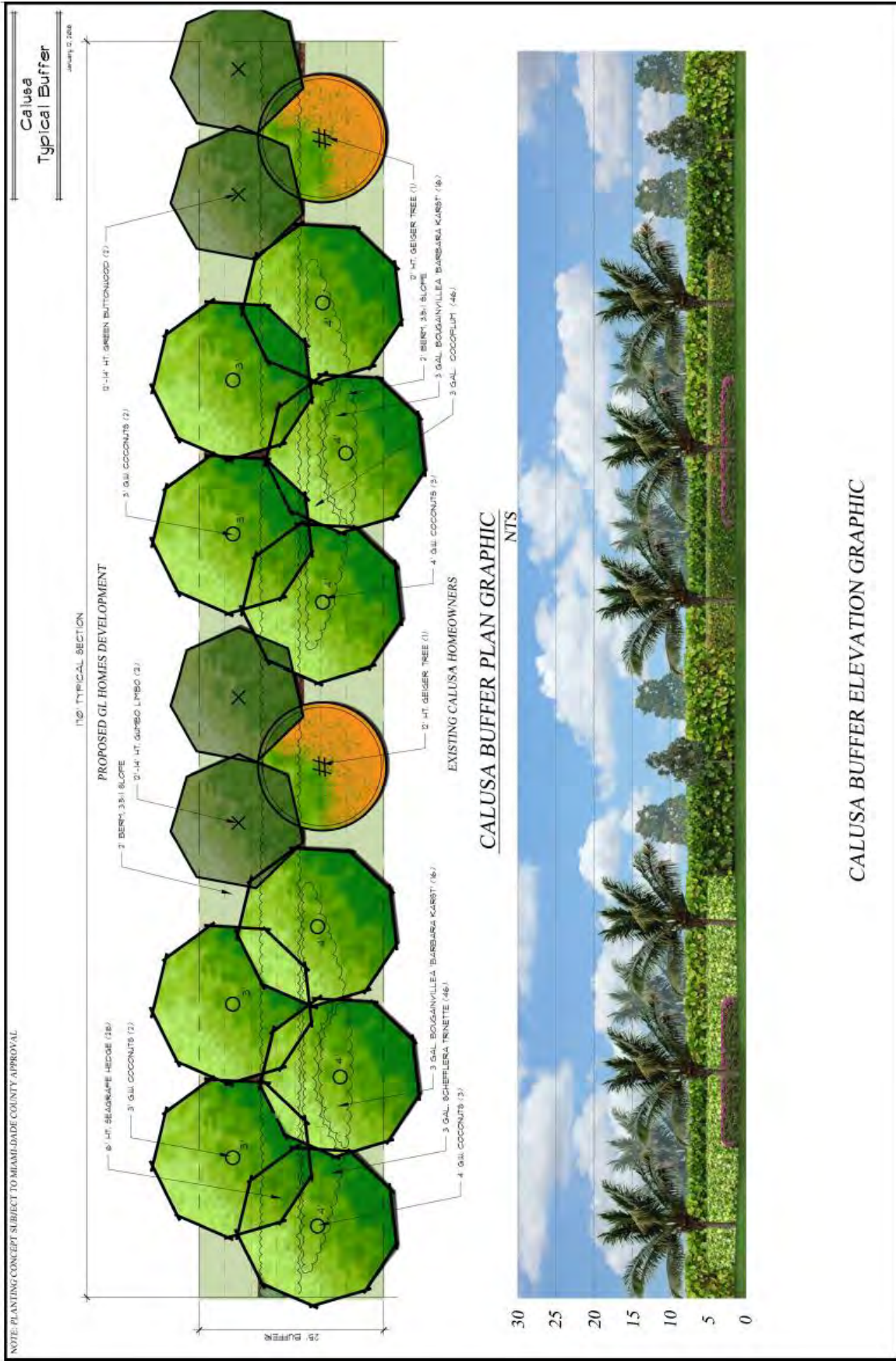
Lots 35 and 36, Block 1, of CALUSA CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 100, Page 41, of the Public Records of Miami-Dade County, Florida.

**COMPOSITE EXHIBIT "B"**

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

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

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



# Plant List (Calusa Typical Buffer)

| SYM                                      | QTY | NAME                                                           | SPECIFICATIONS                                  |
|------------------------------------------|-----|----------------------------------------------------------------|-------------------------------------------------|
| <b>TREES</b>                             |     |                                                                |                                                 |
| * BS12                                   | 2   | Bursera simaruba / Gumbo Limbo                                 | 12'-14' ht. x 4'-6', full canopy                |
| CE12                                     | 2   | Conocarpus erectus / Green Buttonwood                          | 12'-14' ht. x 4'-6', full canopy                |
| * CS12                                   | 2   | Cordia alliodora / Orange Geiger                               | 12' x 4'-6', full canopy                        |
| <b>PALMS</b>                             |     |                                                                |                                                 |
| CN2                                      | 4   | Cocos nucifera 'Green Malaysian' / Coconut Palm                | 3' g.w., heavy cal, straight trunk, full canopy |
| CN4                                      | 6   | Cocos nucifera 'Green Malaysian' / Coconut Palm                | 4' g.w., heavy cal, straight trunk, full canopy |
| <b>SHRUBS, ACCENTS, AND GROUNDCOVERS</b> |     |                                                                |                                                 |
| BDF                                      | 32  | Bougainvillea 'Helen Johnson' / Dwarf Bougainvillea            | 3 gal., full                                    |
| CG3                                      | 49  | Clusia guttifera / Small Leaf Clusia                           | 7 gal., 3' x 3', full to base, dense            |
| * CI                                     | 46  | Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum               | 3 gal., full                                    |
| * CJ                                     | 28  | Coccoloba uvifera / Sea Grape                                  | 6' o.s. ht., full to base                       |
| SAT                                      | 46  | Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera | 3 gal. full                                     |
| SOD                                      |     | Stenotaphrum secundatum / St. Augustine 'Floratan'             | Solid sod, laid tight                           |

\* DENOTES NATIVE SPECIES

NOTE: FINAL PLANT SPECIES AND SPECIFICATIONS ARE SUBJECT TO AVAILABILITY AND MAY VARY FROM THE LIST ABOVE

EXHIBIT C

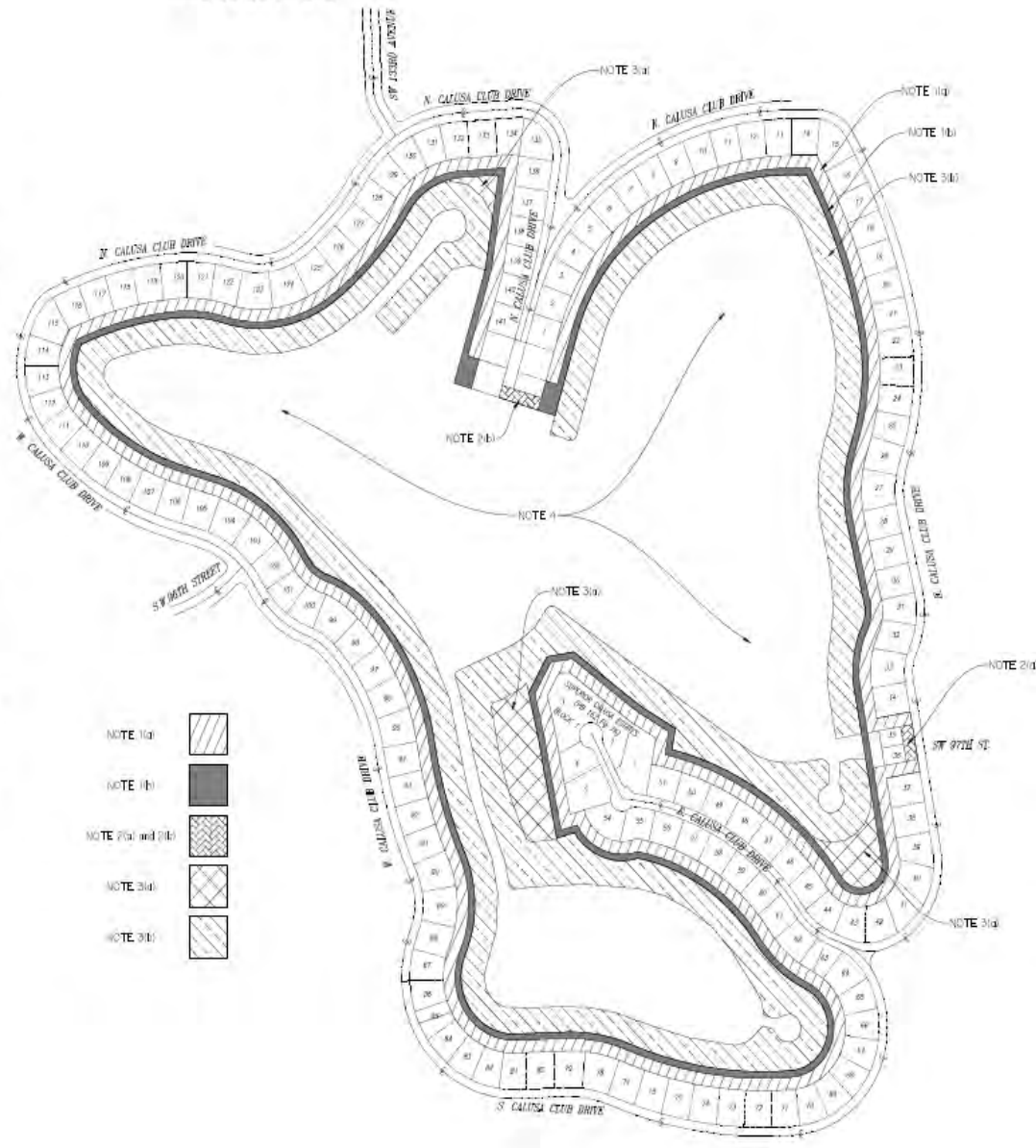
**LEGEND:**  
 [THE ITEMS CONTAINED BELOW ARE FINAL AND NOT SUBJECT TO CHANGE AS PROVIDED IN THE DECLARATION OF RESTRICTIVE COVENANTS]

1. Buffer:
  - (a) Open Buffer Area
  - (b) Berm Area
2. Entrances/exits to proposed development:\*\*
  - (a) Main entrance
  - (b) Secondary entrance
3. Use Restriction:
  - (a) This area shall only be used as recreation and/or open space as set forth in this Declaration, including parks, landscape area, lakes and/or storm water retention, or homes.
  - (b) Perimeter lots shall have a front footage of 55 feet, except that cul-de-sac or curvilinear lots could have a minimum front footage of 33 feet consistent with the RU-1M(a) district, provided that if a curvilinear or cul-de-sac perimeter lot has a front footage less than 55 feet, the minimum rear lot dimension must be at least 55 feet and not be a Zero Side Setback Lot.\*\*\* Perimeter lots shall have a rear footage of 55 feet, except that curvilinear lots could have a minimum rear footage of 45 feet provided that if a curvilinear lot has a rear footage of less than 55 feet, the minimum front lot dimension must be at least 55 feet and not be a Zero Side Setback Lot.\*\*\*
4. Development Area: Shall include, among other uses and structures, a clubhouse, swimming pool and other amenities.
5. Capitalized terms not defined in this exhibit have the meanings defined in the Declaration of Restrictive Covenants.

\*Landscaping of Berm Area shall be in substantial compliance with Composite Exhibit B, Graphic Design of Landscaped Constructed Berm. The specific tree species reflected on Composite Exhibit B are subject to commercial availability at the time of planting and subject to changes in governmental regulations, including county code landscape requirements, and forced removal, etc. In the event such trees require substitution or replacement, the substitution or replacement shall be of comparable trees meeting the same height requirements as those reflected on Composite Exhibit B.

\*\*2 entrances allowed. See 2 (a) & (b). In connection with any CDMP Application or Zoning Application, Calusa Club Drive shall not be widened and no traffic circles shall be constructed on Calusa Club Drive. Main entrance shall have a minimum of 120 feet between the gate and the right of way line.

\*\*\*"Zero Side Setback Lot", for purposes of this exhibit, shall mean a lot on which one side of the building on such lot is located directly on a side property line of such lot and the other side is set back ten (10) feet from the other side property line.



|                    |  |
|--------------------|--|
| NOTE 1(a)          |  |
| NOTE 1(b)          |  |
| NOTE 2(a) and 2(b) |  |
| NOTE 3(a)          |  |
| NOTE 3(b)          |  |

**This instrument was prepared by:**

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

**Folio Numbers:**

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

(Space reserved for Clerk)

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**PLANNED AREA DEVELOPMENT AGREEMENT**

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

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

WHEREAS, the Owner filed Application No. Z2021000031 (the "**Application**") with Miami-Dade County (the "**County**") for a district boundary change (and other related requests) on the Property to the Planned Area Development ("**PAD**") district, pursuant to Article XXXIIID of the Code of Miami-Dade County (the "**Code**") on the Property and this this Planned Area Development Agreement ("**Agreement**") is submitted in connection with the above Application;

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

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

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

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

**1. Site Plan.** As part of the Application, the Owner submitted a site plan consisting of twenty-seven (27) site plan sheets six (6) fire/garage truck access plan sheets and three (3) Lake Fill/Excavation Plan sheets prepared by Ballbe & Associates, entitled “Calusa”; thirty-four (34) sheets prepared by Kendall Associates I, LLLP, consisting of floor plans and elevations; and twenty-six (26) landscape plan sheets prepared by Parker & Yannette Design Group, also entitled “Calusa”; all date-stamped received November 26, 2024, for a total of ninety-six (96) sheets, as such site plan may be modified at the public hearing on the Application, said site plan being on file with the Department and incorporated into this Agreement (the “**Site Plan**”). Owner agrees the Property shall be developed in substantial compliance with the Site Plan, subject to the provisions contained in paragraph 14 of this Agreement. It is expressly provided pursuant to Notes 1 and 2 on Site Plan Sheet EX2 that the plan may be modified administratively in accordance with the Code of Miami-Dade County to address the proposed final lake design based on the final site geometry, grading and stormwater design approved by the Division of Environmental Resources Management. Further, the Site Plan may be modified administratively to address protection of

nesting sites for threatened or endangered bird species as may be required by the Division of Environmental Resources Management.

**2. Maximum Density Restriction.** Notwithstanding the zoning district or land use designation on the Property, the maximum number of dwelling units permitted to be developed on the Property shall be 540 single-family detached residential dwelling units, or 3.185 +/- units per gross acre or 3.190 +/-units per net acre. If all or any portion of the Home Buffer Area is subject to a Buffer Area Easement in favor of the owner of a Ring Lot Home or the fee title of such portion of the Home Buffer Area is conveyed to the owner of a Ring Lot Home, all as described in paragraph 8 of this Agreement, such portions of the Home Buffer Area are not intended to contain any residential dwelling units to be constructed thereon, and no permitted improvements installed or constructed on such portions of the Home Buffer Area by owners of a Ring Lot Home shall constitute a residential dwelling unit for purposes of calculating the maximum number of dwelling units permitted to be developed on the Property.

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

30 units initiated within one year after development approval;

150 units initiated within two years after development approval;

150 units initiated within three years after development approval;

150 units initiated within four years after development approval; and

60 units initiated within five years after development approval.

**4. Additional Development Information.**

(a) Total Number of Bedrooms. The maximum total number of bedrooms on the Property shall not exceed 2,700.

(b) Total Building Coverage. The total area of the Property to be covered by buildings and structures (not including entrance features, swimming pools, pool decks or patios, or accessory garden structures such as fences, gazebos or chickee huts, etc.) shall not exceed approximately 34.57 acres, or 20.43% of the Property.

(c) Open Space. Pursuant to section 33-284.27(L), the Site Plan meets the required minimum common open space, and provides 53.48 ± acres, or 32% common open space constituting the recreation pod and associated uses, the perimeter buffer area (not including the Home Buffer Area as described as described in paragraph 8 below), the lakes/water bodies and surrounding green areas around the lakes, the main entrance, and other areas as illustrated on the Site Plan, including pocket park areas, sidewalks and green swales.<sup>1</sup> The common open space may be subject to use and access rules and regulations established by the Owner or any homeowners, property owners, condominium or other collective ownership association established to operate and maintain such common open space (an “HOA”).

(d) Total Nonresidential Construction. Aside from the residential dwelling units, the Property will be developed with a recreational building between a minimum of 8,000

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

square feet to a maximum of 13,000 square feet, and a guard house of up to 520 square feet, along with entrance features. The total nonresidential construction not including the entrance features shall not exceed 13,520 square feet.<sup>2</sup>

(e) Private Roads. The roads within the Property are all proposed to be private roads. The proposed private roads, including parking areas, to be developed on the Property as reflected on the Site Plan are approximately 21.34 acres. The precise area constituting roadways may be subject to change based on final design and paving criteria.

(f) Population Projection. The estimated population projection resulting from the development of the Property is approximately 1,760 persons.

**5. Types of Dwelling Units**. The Site Plan proposes a variety of lot sizes categorized into minimum 50 foot wide lots and minimum 55 foot wide lots. Eight different one and two story model types or plans are proposed with the ultimate purchaser of the particular lot having the option to select the model or plan home to be constructed on the selected lot. Owner agrees that the Property shall be developed with a variety of models and sizes<sup>3</sup> and is initially anticipated to include the following<sup>4</sup>:

- |     |                                            |                 |
|-----|--------------------------------------------|-----------------|
| (a) | <u>Maximum Number of residential lots:</u> | 540             |
| (b) | <u>Models:</u>                             | 8               |
| (i) | Plan 501                                   |                 |
|     | Stories:                                   | 1               |
|     | Bedrooms:                                  | 2 with den or 3 |
|     | Bathrooms:                                 | 2               |

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<sup>2</sup> This square footage does not include minor structures at the recreation pod, such as standalone party pavilions, standalone bathroom/vending structures and mail kiosks.

<sup>3</sup> The unit sizes provided reflect the amount of space under air conditioning.

<sup>4</sup> The specific model sizes and configurations, including floor plans, may be changed and new models added from time to time, which changes and additions will be consistent in character and scale with the model homes submitted with the Application. The height of the residential dwelling units may vary but in no event shall the maximum residential building unit height exceed thirty-five (35) feet, as measured from the base flood elevation to the top of the roof of the upper most story, as currently provided under Section 33-1(17)(1) of the Code. On all models, exterior finishes, cladding, window sizes, and similar design elements may be changed.

|                                                           |                 |
|-----------------------------------------------------------|-----------------|
| Square Footage:                                           | 1,911 under air |
| Lot Coverage <sup>5</sup> (Maximum)                       | 48.16%          |
| Height to Top of Roof (Maximum)                           | 21 feet         |
| Front Setback (Minimum)                                   | 15 feet         |
| Side Setback (Minimum, 50 foot lot)                       | 5 feet          |
| Side Setback (Minimum, 55 foot lot)                       | 7.5 feet        |
| Side Street Setback (Minimum)                             | 10 feet         |
| Rear Setback to Structure (Minimum)                       | 20 feet         |
| Rear Setback to Pool<br>or Accessory Structure (Minimum)  | 3 feet          |
| Front Setback to Pool<br>or Accessory Structure (Minimum) | 75 feet         |
| Side Setback to Pool (Minimum)                            | 8 feet          |
| Side Setback to Screened Porch (Minimum)                  | 5 feet          |

(ii) Plan 502

|                                                           |                 |
|-----------------------------------------------------------|-----------------|
| Stories:                                                  | 1               |
| Bedrooms:                                                 | 3               |
| Bathrooms:                                                | 3               |
| Square Footage:                                           | 2,067 under air |
| Lot Coverage (Maximum)                                    | 49.78%          |
| Height to Top of Roof (Maximum)                           | 21 feet         |
| Front Setback (Minimum)                                   | 15 feet         |
| Side Setback (Minimum, 50 foot lot)                       | 5 feet          |
| Side Setback (Minimum, 55 foot lot)                       | 7.5 feet        |
| Side Street Setback (Minimum)                             | 10 feet         |
| Rear Setback to Structure (Minimum)                       | 10 feet         |
| Rear Setback to Pool<br>or Accessory Structure (Minimum)  | 3 feet          |
| Front Setback to Pool<br>or Accessory Structure (Minimum) | 75 feet         |
| Side Setback to Pool (Minimum)                            | 8 feet          |
| Side Setback to Screened Porch (Minimum)                  | 5 feet          |

(iii) Plan 503

|                                     |                 |
|-------------------------------------|-----------------|
| Stories:                            | 1               |
| Bedrooms:                           | 3 with den or 4 |
| Bathrooms:                          | 3               |
| Square Footage:                     | 2,350 under air |
| Lot Coverage (Maximum)              | 54.99%          |
| Height to Top of Roof (Maximum)     | 21 feet         |
| Front Setback (Minimum)             | 20 feet         |
| Side Setback (Minimum, 50 foot lot) | 5 feet          |

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<sup>5</sup> Lot Coverage for purposes of this Agreement means the total square footage of the first floor under roof, and does not include swimming pools, pool decks (unless under roof), screen enclosures (unless under roof), chickee huts, driveways, or entry walkways (unless under roof).

Side Setback (Minimum, 55 foot lot) 7.5 feet  
 Side Street Setback (Minimum) 10 feet  
 Rear Setback to Structure (Minimum) 10 feet  
 Rear Setback to Pool  
     or Accessory Structure (Minimum) 3 feet  
 Front Setback to Pool  
     or Accessory Structure (Minimum) 75 feet  
 Side Setback to Pool (Minimum) 8 feet  
 Side Setback to Screened Porch (Minimum) 5 feet

(iv) Plan 504  
 Stories: 2  
 Bedrooms: 4  
 Bathrooms: 4  
 First Floor Square Footage Under Air: 1,333  
 Total Under Air: 2,922  
 Lot Coverage (Maximum) 37.18%  
 Height to Top of Roof (Maximum) 32 feet  
 Front Setback (Minimum) 15 feet  
 Side Setback (Minimum, 50 foot lot) 5 feet  
 Side Setback (Minimum, 55 foot lot) 7.5 feet  
 Side Street Setback (Minimum) 10 feet  
 Rear Setback to Structure (Minimum) 20 feet  
 Rear Setback to Pool  
     or Accessory Structure (Minimum) 3 feet  
 Front Setback to Pool  
     or Accessory Structure (Minimum) 75 feet  
 Side Setback to Pool (Minimum) 8 feet  
 Side Setback to Screened Porch (Minimum) 5 feet

(v) Plan 505  
 Stories: 2  
 Bedrooms: 3 with den and loft  
                     or 4 with den or 4  
                     with loft or 5  
 Bathrooms: 4  
 First Floor Square Footage Under Air 1,987  
 Total under air: 2,949  
 Lot Coverage (Maximum) 49.95%  
 Height to Top of Roof (Maximum) 29 feet  
 Front Setback (Minimum) 20 feet  
 Side Setback (Minimum, 50 foot lot) 5 feet  
 Side Setback (Minimum, 55 foot lot) 7.5 feet  
 Side Street Setback (Minimum) 10 feet  
 Rear Setback to Structure (Minimum) 20 feet  
 Rear Setback to Pool

or Accessory Structure (Minimum) 3 feet  
Front Setback to Pool  
or Accessory Structure (Minimum) 75 feet  
Side Setback to Pool (Minimum) 8 feet  
Side Setback to Screened Porch (Minimum) 5 feet

(vi) Plan 506  
Stories: 2  
Bedrooms: 4 with den or 5  
Bathrooms: 5  
First Floor Square Footage Under Air: 1,568  
Total Under Air: 3,668  
Lot Coverage (Maximum) 46.57%  
Height to Top of Roof (Maximum) 32 feet  
Front Setback (Minimum) 20 feet  
Side Setback (Minimum, 50 foot lot) 5 feet  
Side Setback (Minimum, 55 foot lot) 7.5 feet  
Side Street Setback (Minimum) 10 feet  
Rear Setback to Structure (Minimum) 20 feet  
Rear Setback to Pool or Accessory Structure (Minimum) 3 feet  
Front Setback to Pool  
or Accessory Structure (Minimum) 75 feet  
Side Setback to Pool (Minimum) 8 feet  
Side Setback to Screened Porch (Minimum) 5 feet

(vii) Plan 507  
Stories: 2  
Bedrooms: 4 with den or 5  
Bathrooms: 5  
First Floor Square Footage Under Air: 1,750  
Total Under Air: 3,865  
Lot Coverage (Maximum) 45.12%  
Height to Top of Roof (Maximum) 32 feet  
Front Setback (Minimum) 20 feet  
Side Setback (Minimum, 50 foot lot) 5 feet  
Side Setback (Minimum, 55 foot lot) 7.5 feet  
Side Street Setback (Minimum) 10 feet  
Rear Setback to Structure (Minimum) 20 feet  
Rear Setback to Pool  
or Accessory Structure (Minimum) 3 feet  
Front Setback to Pool  
or Accessory Structure (Minimum) 75 feet  
Side Setback to Pool (Minimum) 8 feet  
Side Setback to Screened Porch (Minimum) 5 feet

|                                          |          |
|------------------------------------------|----------|
| (viii) Plan 508                          |          |
| Stories:                                 | 2        |
| Bedrooms:                                | 5        |
| Bathrooms:                               | 7        |
| First Floor Square Footage Under Air:    | 2,051    |
| Total Under Air:                         | 4,401    |
| Lot Coverage (Maximum)                   | 49.96%   |
| Height to Top of Roof (Maximum)          | 32 feet  |
| Front Setback (Minimum)                  | 15 feet  |
| Side Setback (Minimum, 50 foot lot)      | 5 feet   |
| Side Setback (Minimum, 55 foot lot)      | 7.5 feet |
| Side Street Setback (Minimum)            | 10 feet  |
| Rear Setback to Structure (Minimum)      | 20 feet  |
| Rear Setback to Pool                     |          |
| or Accessory Structure (Minimum)         | 3 feet   |
| Front Setback to Pool                    |          |
| or Accessory Structure (Minimum)         | 75 feet  |
| Side Setback to Pool (Minimum)           | 8 feet   |
| Side Setback to Screened Porch (Minimum) | 5 feet   |

**6. Ownership and Maintenance of Association Property and Common Open**

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

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

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

|                                          |        |
|------------------------------------------|--------|
| Clubhouse Square Footage Maximum:        |        |
| Under Air:                               | 13,000 |
| Not Under Air:                           | 892    |
| Covered, not Under Air:                  | 3,593  |
| Restroom:                                | 358    |
| Clubhouse/Restroom Lot Coverage Maximum: | 10%    |

|                                                    |         |
|----------------------------------------------------|---------|
| Height to Top of Roof (Maximum):                   | 35 feet |
| Front Setback to Clubhouse (Minimum):              | 25 feet |
| Side Setback to Clubhouse (Minimum):               | 15 feet |
| Rear Setback to Clubhouse (Minimum):               | 15 feet |
| Front Setback to Recreation Courts/Pool (Minimum): | 15 feet |
| Side Setback to Recreation Courts/Pool (Minimum):  | 15 feet |
| Rear Setback to Recreation Courts/Pool (Minimum):  | 15 feet |

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

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

private open space calculations on the Site Plan. The majority of the Home Buffer Area is anticipated to be restricted open space for the private use and enjoyment of the owners of certain Ring Lot Homes who are expressly granted a Buffer Area Easement or receive fee title to a portion of the Home Buffer Area. Uses of the Home Buffer Area include, among other uses, swimming pools, gazebos and recreation and sporting areas. It is specifically contemplated that the portions of the Home Buffer Area that are subject to Buffer Area Easements or are conveyed to owners of Ring Lot Homes shall be treated separately for all purposes of any code enforcement or other violations on such portions of the Home Buffer Area. In that regard, any such violation by an Owner of a Ring Lot Home with respect to the Home Buffer Area shall not be deemed a violation by Owner with respect to the Development Property; and none of the remedies afforded to the County under this agreement for any such violation by an owner of a Ring Lot Home (including, without limitation, those remedies under paragraphs 15 or 16 of this Agreement) shall be exercised or enforced against Owner or the Development Property.

**9. Existing Bird Rookery**

(a) A bird rookery currently exists on an island in a lake, referred to as Lake #2 (the “**Rookery**”), on the southern portion of the Property (“**Rookery Lake**”). The Rookery is the subject of Florida Fish and Wildlife Conservation Commission Incidental Take Permit No. LSNR-23-00014 (“**ITP**”), which permit allows for certain limited construction activities near the Rookery subject to various conditions set forth in the ITP. As part of the recommendation of approval by the Department of Regulatory and Economic Resources’ Division of Environmental Resources Management or successor department or division (“**DERM**”), which may be modified from time to time, DERM will also require certain setbacks and turbidity barriers to preserve the Rookery. Except as may otherwise be permitted by the ITP or DERM, there shall be no construction within

100 feet of the tricolored heron nesting area identified in Figure 3 in the ITP, no construction on the 16 home sites on the Property within a 330 foot contour line around the nesting area during nesting season, and construction activities shall be limited to the hours of 8 AM to 6 PM. Owner shall be responsible for maintenance of the Rookery until such responsibilities are turned over to the HOA, after which such HOA or ensuing owning or controlling entity shall be responsible for the maintenance of the Rookery and this obligation of maintenance shall run with the land. Maintenance responsibilities will include those stipulated in the consolidated technical memorandum dated September 16, 2025, regarding Calusa Lake #2, from Rick Elsner, Kendall Associates I, LLLP to Martha Garcia Lastre at DERM; and Technical Memorandum regarding Lake and Littoral Zone Enhancements Remediation Work Supplemental Information, dated May 22nd, 2025, Revised June 9th, 2025, prepared by Matthew Davis, Davis Environmental Solutions, LLC, both of which may be modified from time to time, and approved by DERM for use at the Property, copies of which are available in DERM public records under Case No. TREE-11713. Such maintenance responsibilities include: prohibition of docks or other structures on the Rookery Lake; prohibition of on-water use of the Rookery Lake during nesting season; prohibition of any fishing on the Rookery Lake at all times; controlling access to the upland area closest to the Rookery during nesting season, especially on the south side of the Rookery Lake; all maintenance of lakes will be in accordance with all local, state and federal agencies having jurisdiction; aquatic growth management – controlling of invasive emergent vegetation; shoreline maintenance – controlling the growth of exotic vegetation (e.g. torpedo grass) along lake edges and maintaining the native shoreline plantings; littoral shelves – nuisance/invasive exotic species (e.g., cattails) will be removed; general maintenance - removal of any trash or foreign materials in and around the lakes; algae control – treatment of algae blooms to avoid ecologic disruption within the lakes.

(b) Prior to, during, and post-development of the Property, Owner shall comply with applicable Best Management Practices of the U.S. Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission with respect to protection and preservation of the Rookery. Within six months of the initiation of the filling of the Rookery Lake, Owner shall proffer a separate covenant to Miami-Dade County guaranteeing the perpetual preservation and management of the Rookery and adjacent surrounding waters of the Rookery Lake. The covenant and future HOA Declaration shall evidence a perpetual funding mechanism to provide for the maintenance of the Rookery and adjacent surrounding waters of the Rookery Lake.

(c) By reviewing and issuing comments on the plans and proposals, DERM is in no way waiving its permitting jurisdiction and review under Chapter 24 of the Code nor will it entitle the Owner to a favorable review of future permit applications as may be required under Chapter 24 of the Code.

**10. Florida Bonneted Bats.** By this Agreement, and as part of the recommendation of approval by the Department, the Owner has agreed to implement relevant U.S. Fish and Wildlife Service Best Management Practices for development, construction, and other general activities (“**BMP**”). These practices include:

(a) **BMP 1:** The Owner will perform a supplemental Florida Bonneted Bat cavity tree and roost survey of the trees on the Property that are proposed to be removed, within thirty (30) days prior to the removal of the trees. Owner shall provide a report summarizing the results of this additional survey to DERM.

(b) **BMP 2:** When using heavy equipment, the Owner will maintain a 250-foot buffer around known or suspected FBB if documented.

(c) BMP 3: The Owner will comply with BMP 3's acreage retention through the perimeter buffer reflected on Sheet LPB-1 of the Site Plan. Additionally, the perimeter buffer and the proposed lakes and lake littoral zones provides foraging habitat and/or potential roosting habitat.

(d) BMP 5: The Owner will promote foraging opportunities increase water quality through the increase of on-site lakes on the Property.

(e) BMP 6: The Owner will enhance riparian habitat around the on-site lakes with the planting of native vegetation such as spike rushes, cannas and giant bulrush.

(f) BMP 7: The Owner will avoid or limit the widespread application of insecticides where the FBB are known or expected to forage or roost. Restrictions on the widespread application of insecticides around the lakes and the perimeter buffer will be included in the HOA Declaration.

(g) BMP 8: The Owner will conserve natural vegetation to promote insect diversity, availability and abundance by planting native trees and shrubs within open space and buffer area and based on availability will utilize certain recommended plantings in open space and buffer areas, such as firebush, wild tamarind, satin leave, Spanish stopper, crabwood and spicewood, live oak, pigeon plum and mahogany. The Owner will also implement a maintenance plan, which will be included in the HOA Declaration, to control the Geiger beetle, including periodic system root drench and a topical application to control larvae.

(h) BMP 11: Artificial lighting will be minimized or avoided around the lakes or within the perimeter buffer plantings, with such lighting used along entries to the development and along the recreation area within the development.

The Owner has also agreed to install bat boxes or bat houses, or both, in a suitable location identified by the Department.

**11. Park Impact Fees.** The Park Impact Fees assessed pursuant to Chapter 33H of the Code that are generated by the development of the Property will, to the maximum extent feasible, be used to improve the Kendall Indian Hammocks Trail and the West Kendall Trail.

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

**13. Covenant Running with the Land.** This Agreement on the part of the Owner shall be considered the planned area development agreement required under the Code for PAD developments and shall not be otherwise construed or treated as a Chapter 163, Florida Statutes development agreement. This Agreement shall constitute a covenant running with the land and shall remain in full force and effect and be binding upon the Owner, and Owner's heirs, successors and assigns until such time as the same is modified or released by the County. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the Property, and for the benefit of the County in the exercise of its powers to protect the public health, safety and welfare. The Owner, on behalf of itself and its heirs, successors and assigns, acknowledge that acceptance of this Agreement does not in any way obligate or provide a limitation on the County.

**14. Term.** This Agreement is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Agreement is

recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless released pursuant to paragraph 15 below.

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

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

Notwithstanding the foregoing or anything to the contrary, for all or any portion of the Development Property that has been submitted to an HOA or other collective ownership structure (“**Submitted Portion**”), in lieu of execution of a written instrument by all the then-owners of the Submitted Portion of the Development Property, the HOA, in its representative capacity on behalf of such owners, shall be the only party required to execute the modification, amendment or release of this Agreement on behalf of such Owners, and any such zoning or public hearing application seeking an amendment, modification or release of this Agreement.

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

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

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

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

**19. Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and

approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Agreement.

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

**21. Recording.** This Agreement shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owner following the approval of the Application. This Agreement shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal to the Application is filed (an “**Appeal**”), and the final disposition of such Appeal (after all applicable appellate levels of review) results in the denial of the Application, or quashal of the approving Resolution, then this Agreement shall be null and void and of no further effect. In such event, upon written request of Owner, the Director of the Department or the executive officer of the successor of said Department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence (the "Director"), shall forthwith execute a written instrument, in recordable form, acknowledging that this Agreement is null and void and of no further effect. In the event any other final disposition of an Appeal (after all applicable appellate levels of review) results in requiring modifications to this Agreement (such as tying the Agreement to a new site plan), requiring a replacement agreement in accordance with the requirements of the Appeal, upon acceptance by the County of the replacement agreement in compliance with the Appeal, the Director shall forthwith execute a written instrument, in recordable form, acknowledging that this Agreement is null and void and of no further effect.

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

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

**[Execution Pages Follow]**

**OWNER:**

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

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

By: \_\_\_\_\_

Name: Richard M. Norwalk

Title: Vice President

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE me by means of  physical presence or  online notarization, the undersigned authority on this \_\_\_\_ day of \_\_\_\_\_, 2026, personally appeared Richard M. Norwalk, as Vice President of Kendall I Corporation, a Florida corporation, the general partner of Kendall Associates I, LLLP, a Florida limited liability limited partnership, on behalf of said corporation and limited liability limited partnership. He is personally known to me.

[NOTARIAL SEAL]

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Notary Name

Notary Public, State of Florida

*[Executions and Acknowledgments Continue on Following Page]*

**OWNER:**

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

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

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE me by means of  physical presence or  online notarization, the undersigned authority on this \_\_\_ day of \_\_\_\_\_, 2026, personally appeared Richard M. Norwalk, as Vice President of 9800 Calusa Club Drive, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me.

[NOTARIAL SEAL]

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Notary Name

Notary Public, State of Florida

*[Executions and Acknowledgments Continue on Following Page]*

**OWNER:**

**HOME AT 9810, LLC**, a Florida limited liability company

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

STATE OF FLORIDA  
COUNTY OF BROWARD

BEFORE me by means of  physical presence or  online notarization, the undersigned authority on this \_\_\_ day of \_\_\_\_\_, 2026, personally appeared Richard M. Norwalk, as Vice President of Home at 9810, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me.

[NOTARIAL SEAL]

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Notary Name

Notary Public, State of Florida

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

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

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

Signed, sealed and delivered in the presence of:

**MORTGAGEE:**

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

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

By: \_\_\_\_\_  
Catherine H. Lorié, Manager

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

NORTHEASTERN GOLF LLC, a Florida limited liability company

By: \_\_\_\_\_  
Catherine H. Lorié, Manager

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

*[Notarial Acknowledgments Appear on Following Page]*

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

BEFORE me, by means of  physical presence or  online notarization, the undersigned authority on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, personally appeared Catherine H. Lorié, as Manager of Fort Dallas Golf Club, LLC, a Florida limited liability company, the general partner of FORT DALLAS GOLF CLUB, LTD., a Florida limited partnership, on behalf of said company and partnership. She is personally known to me.

[NOTARIAL SEAL]

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Notary Name

Notary Public, State of Florida

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

BEFORE me, by means of  physical presence or  online notarization, the undersigned authority on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, personally appeared Catherine H. Lorié, as Manager of NORTHEASTERN GOLF LLC, a Florida limited liability company, on behalf of said company. She is personally known to me.

[NOTARIAL SEAL]

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Notary Name

Notary Public, State of Florida

**EXHIBIT "A"**

**Legal Description**

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

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

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

AND

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

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

TOGETHER WITH:

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

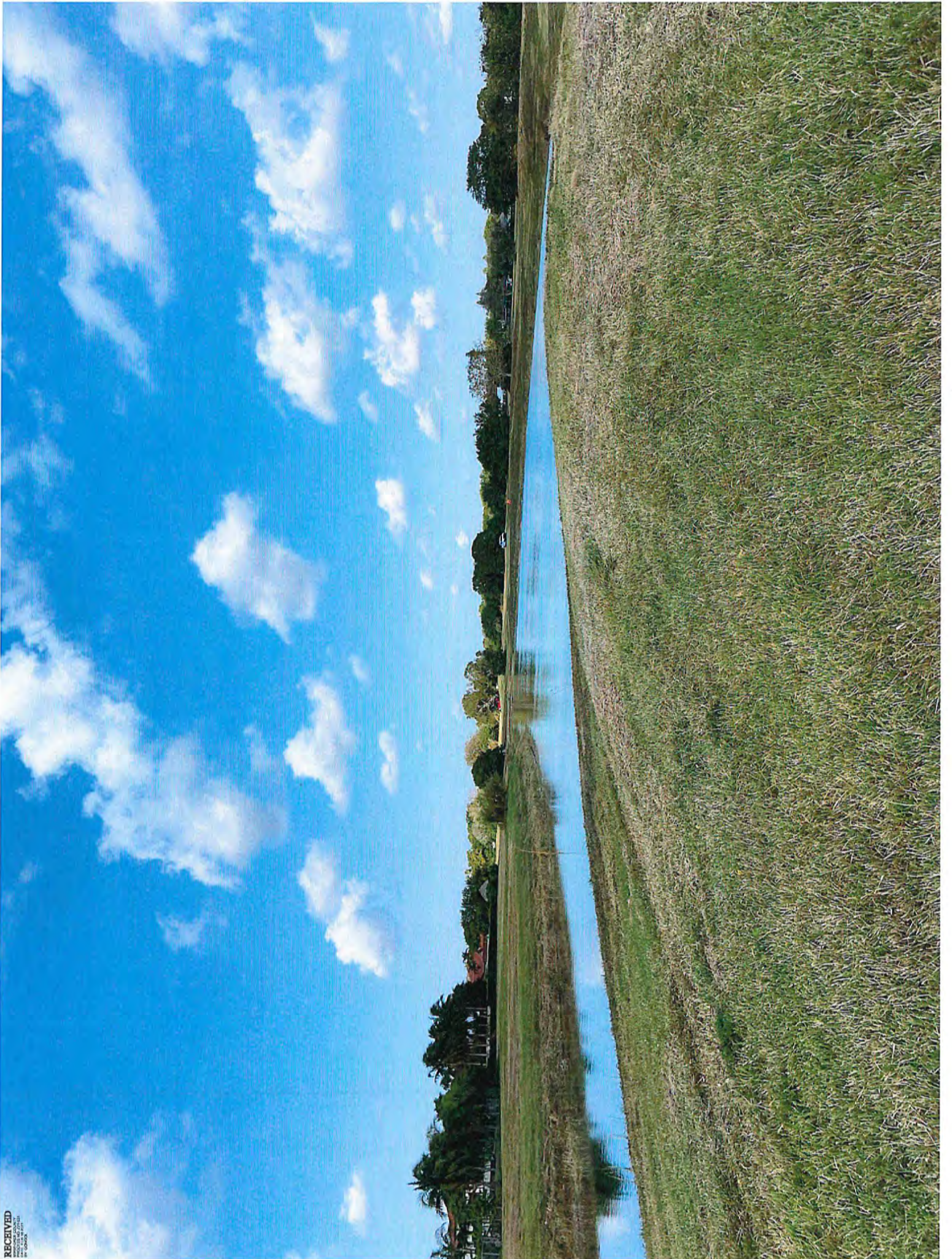




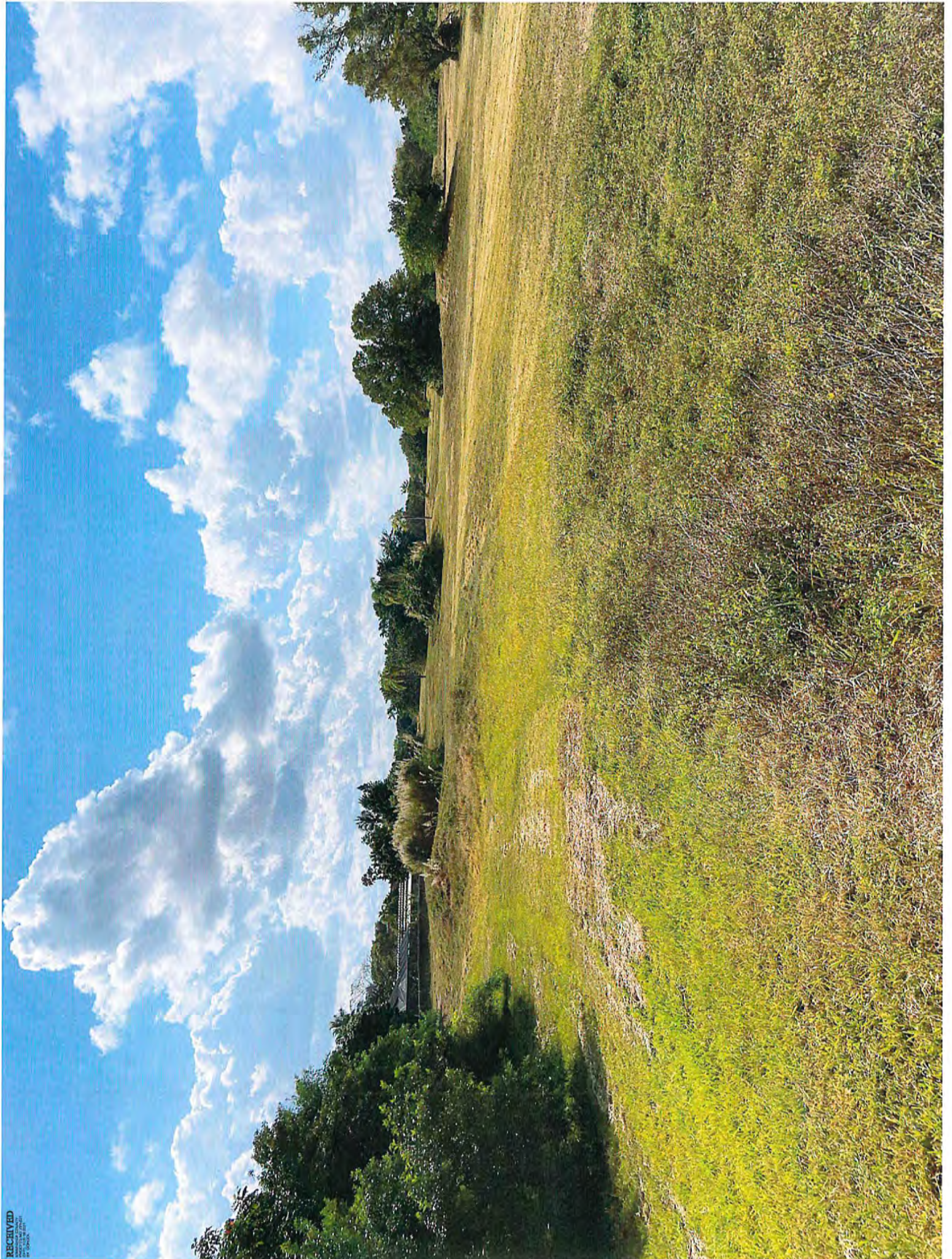




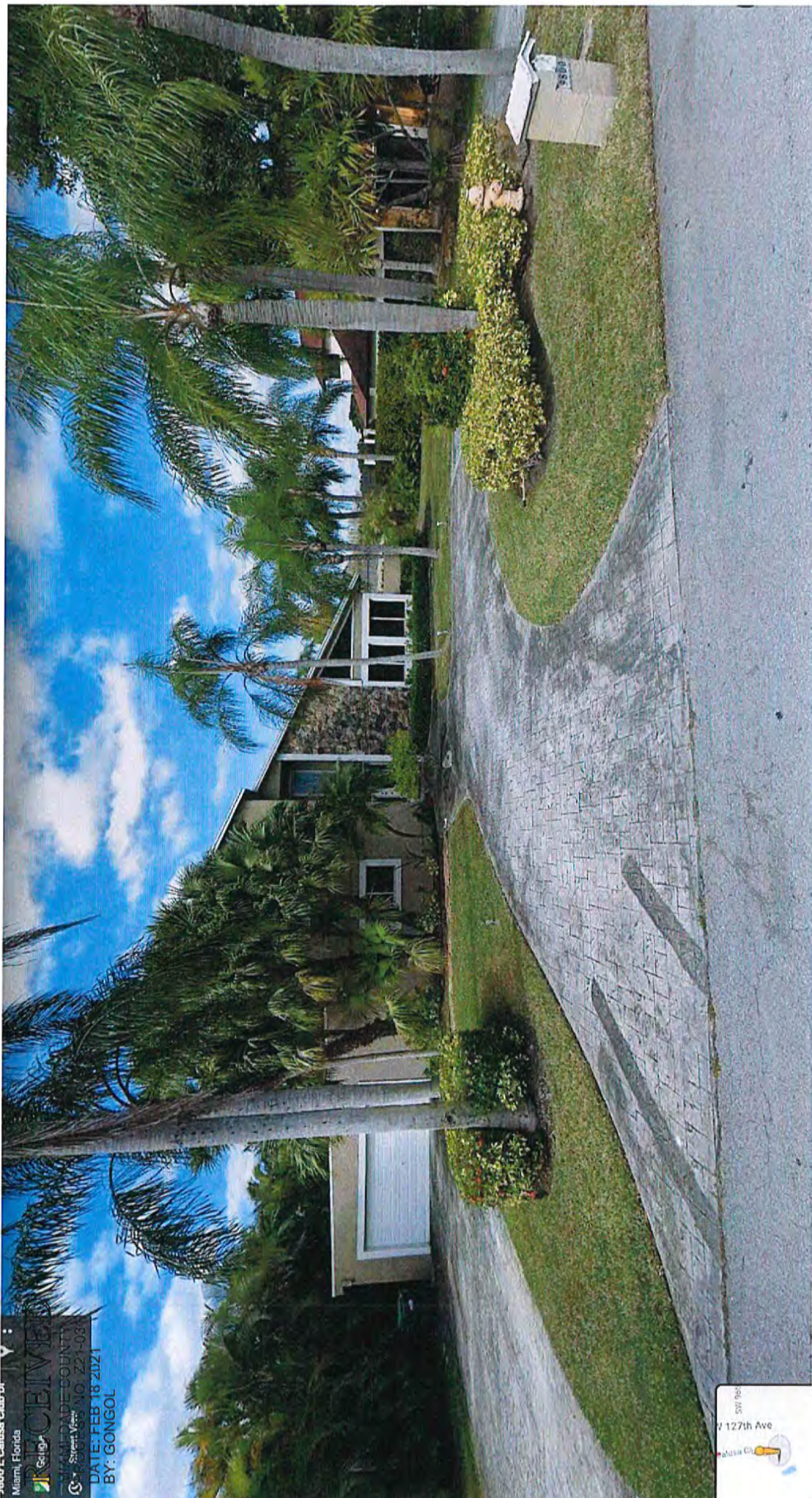
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JUN 10 2008  
10:30 AM  
OFFICE OF THE  
ATTORNEY GENERAL



RECEIVED  
PROPERTY OF THE  
STATE OF FLORIDA  
BY GADSDEN



RECEIVED  
COUNTY OF PALM BEACH  
OFFICE OF THE COUNTY CLERK  
1000 SHORELINE BLVD  
WEST PALM BEACH, FL 33411



RECEIVED  
MIAMI, FLORIDA  
DADE COUNTY  
DATE: FEB 18 2021  
BY: GONGOL

127th Ave  
Musa City

RECEIVED  
Miami, Florida  
Group A  
MIAMI-DADE COUNTY  
GIS SYSTEM NO. Z21-031  
DATE: FEB 18 2021  
BY: GONGOL



W 127th Ave  
Palma Club

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

**PH: Z25-020**

**February 19, 2026**

**Item No. 8A2**

| <b>Recommendation Summary</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Commission District</b>                 | 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Applicants</b>                          | Citinet Aventura LLC and Redland Grove LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Summary of Requests</b>                 | The applicants seek to permit a rezoning of the subject property from AU (Agricultural, minimum 5-gross acre lots) and EU-M (minimum 15,000 sq. ft. lots) to PAD (Planned Area Development) in order to develop the parcel with 138 residential units. Additionally, the applicants seek to allow single-family residential lots to have no frontage on public streets and to permit access to such lots by way of private drives, have less private open space for the detached units, to allow some of the units to have no on-street parking spaces, and to allow less common open space than required by code. |
| <b>Location</b>                            | Located between SW 220 Street and SW 226 Street and between SW 132 Court and SW 133 Court, Miami Dade County, FL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Property Size</b>                       | ±20.91-gross (±20.15 net) Acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Existing Zoning</b>                     | AU, Agricultural District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Existing Land Use</b>                   | Single-family residences, agricultural groves, vacant land                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>2030-2040 CDMP Land Use Designation</b> | Low Density Residential w/ One Density Increase (DI-1) <b>(Subject to approval of the concurrent CDMP amendment Application No. CDMP20250003) *</b><br><i>(see attached Zoning Recommendation Addendum)</i>                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Comprehensive Plan Consistency</b>      | Consistent with interpretative text, goals, objectives and policies of the CDMP                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Applicable Zoning Code Section(s)</b>   | Section 33-311, District Boundary Change,<br>Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations<br><i>(see attached Zoning Recommendation Addendum)</i>                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Recommendation</b>                      | <b>Approval of request #1, subject to the Board's acceptance of the proffered PAD agreement, and approval with conditions of requests #2 through #5 (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250003 and it becoming effective) *</b>                                                                                                                                                                                                                                                                                                                                            |

**\* This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20250003 to amend the CDMP, which the Board of County Commissioners (the Board) is scheduled to hear, pursuant to section 2-116.1 of the County Code, prior to and on the same day as the hearing on this concurrent zoning application.**

**BOARD OF COUNTY COMMISSIONERS' JURISDICTION:**

This Board has jurisdiction over this application pursuant to Section 2-116.1(5)(e), which provides that the zoning application shall, at the applicant's request, be processed concurrently with the CDMP amendment application, and the Board of County Commissioners may take action on the concurrent zoning application on the same day at which it takes final action on the CDMP amendment application.

**PROCEDURAL HISTORY:**

This item was deferred from the November 20, 2025, and December 18, 2025, meetings of the Board of County Commissioners (BCC), in order to allow the applicants to meet with the neighbors. Subsequently, this item was deferred again at the January 22, 2026, meeting of the BCC at the request by the applicant.

The public hearing on this item was held.

**REQUESTS:**

- (1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, and EU-M, Estate Modified District, to PAD, Planned Area Development.
- (2) NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to waive same to permit the proposed residential lots with 0' of frontage and to permit access to a public street by means of private drives.
- (3) NON-USE VARIANCE to permit detached single-family residences to have a minimum of 38% private open space (125% of the interior gross square footage of the ground floor of each unit required).
- (4) NON-USE VARIANCE to permit 30 units with 0 parking spaces (2 parking spaces required for each) and to allow the required parking spaces to be provided within private garages (not permitted).
- (5) NON-USE VARIANCE to allow a minimum of 23.18% of common open space where 30% is required.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Rodan Estates," consisting of architectural plans prepared by Pascual, Perez, Kiliddjian, Starr and Associates, P.A., comprising 23 sheets dated-stamped received June 25, 2025, and 5 sheets dated-stamped received on September 30, 2025; civil plans prepared by Ford Engineers, Inc., comprising 7 sheets dated-stamped received September 30, 2025; a photometric plan prepared by HSQ Group, Inc., comprising 3 sheets, dated-stamped received September 30, 2025; and landscape plans prepared by Witkin Hults and Partners, comprising 16 sheets dated-stamped received September 30, 2025; for a total of 54 sheets. Plans may be modified at public hearing.

**PROJECT DESCRIPTION:**

Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP202500003) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the ±20.91-gross (±20.15 net) acres subject parcel from "Estate Density Residential" (1 to 2.5 Dwelling units per gross acre), to "Low Density Residential w/ One Density Increase (DI-1)" (6 to 13 Dwelling units per gross acre with sound urban design). The CDMP amendment would be subject to the Board's acceptance of a proffered Declaration of Restrictions (CDMP covenant) requiring that sound urban design principles are incorporated into the design of the development on the property consistent with the One Density Increase (DI-1), limiting development on the subject site to a maximum of one-hundred and thirty eight (138) residential dwelling units, providing proportionate share mitigation prior to tentative plat to mitigate impacts on SW 220 street, SW 226 street, SW

133 court, SW 132 court and SW 133 avenue, as well as connection to water and sewer service. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20250003 and it becoming effective.

The applicant seeks to rezone the subject property from AU, Agricultural District, and EU-M, Estate Modified District, to PAD, Planned Area Development, in order to develop the parcel with 138 detached single-family residential units. With the aforementioned request, the applicant also seeks to allow the proposed single-family lots to have no frontage on the adjoining public streets, and to permit access to such lots by way of private driveways. Additionally, this zoning application also seeks ancillary non-use variances to provide less private open space for the detached units than otherwise required by code, and seeks approval for 30 detached single-family units to have no on-street parking spaces, and have the required parking for such units be provided within attached 2-car garages, and to allow less common open space than required by code. The proposed PAD development will have twenty-one (21) ingress/egress points of direct vehicular and pedestrian access to help facilitate the flow of traffic for the proposed residential development. There would be seven ingress/egress point of access from the west side where there will be a proposed street dedication, and eleven along SW 233 Avenue. The applicant has submitted plans that depict the subject site being developed with 138-unit detached single-family residential lots with parking and private open spaces and serviced by internal private driveways. These model homes, consisting of 3, 4, and 5-bedroom type dwellings, are two (2)-story high, and do not exceed 35 feet in height. Staff notes that each model home will include a private garage, is constructed on an individual platted lot containing a minimum lot area of 1,950 sq. ft., and will have a rear yard enclosed with privacy fences. Parking and driveways are internal to the site, and each individual lot, with the exception of 30 lots, will include two surface parking stalls towards the front. Parking for those 30 lots will be within a private two-car garage and is also the subject for one of the ancillary non-use variances. Submitted plans indicate that the proposed lots and blocks are designed along a network of private drives to allow connectivity for pedestrians and autos alike. The site amenities depicted on the submitted plans include designated common open space areas that will include active and passive recreational amenities such as a tot lot, mail-kiosks, and a dog park. The development includes a Natural Forest Community (NFC) preservation area that will preserve as such, the NFC preservation is 1.99 acres. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided around the proposed buildings, as well as along the perimeter of the property lines for the subject parcel, with street trees provided along all the five abutting roadways. The applicant has proffered a planned area development agreement, which, besides providing certain development parameters, restricts the site to the submitted site plans, and limits the subject property to a maximum density of 138 single-family detached residential dwelling units. Furthermore, the zoning PAD agreement also provides that the owner shall comply with the CDMP covenant accepted in conjunction with the approval of CDMP amendment application no. CDMP20250003, being processed concurrently with this zoning hearing application.

| <b>NEIGHBORHOOD CHARACTERISTICS</b> |                                                                         |                                                                                                                      |
|-------------------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|                                     | <b>Zoning and Existing Use</b>                                          | <b>Land Use Designation</b>                                                                                          |
| <b>Subject Property</b>             | AU and EU-M; single-family residences, agricultural groves, vacant land | Low Density Residential w/ One Density Increase (DI-1) <b>(Subject to approval of the concurrent CDMP amendment)</b> |
| <b>North</b>                        | AU, EU-1; single-family residences                                      | Estate Density Residential (1 to 2.5 dua)                                                                            |

|              |                                              |                                              |
|--------------|----------------------------------------------|----------------------------------------------|
| <b>South</b> | EU-M; single-family residences               | Estate Density Residential<br>(1 to 2.5 dua) |
| <b>East</b>  | EU-1, AU and EU-M; single-family residences. | Estate Density Residential<br>(1 to 2.5 dua) |
| <b>West</b>  | AU; agricultural groves and FPL land.        | Estate Density Residential<br>(1 to 2.5 dua) |

### **NEIGHBORHOOD COMPATIBILITY:**

The subject site is a ±20.91-gross (±20.15 net) acres irregularly shaped area comprised of six parcels which include single-family residences, agricultural groves and vacant land. It is generally bounded by SW 220 Street and SW 226 Street and between SW 132 Court and SW 133 Court. The properties to the north of the subject site are single-family residences, including some large lot residences and the zoning district is EU-1. To the west there are active agricultural properties that also have FPL power lines zoned AU. To the east of the site there are more single-family residences zoned AU and EU-1, and to the south there are more single-family residences zoned EU-M. Additionally, the subject property is inside and approximately 0.13 miles (700 feet) east of the Urban Development Boundary (UDB).

### **SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to rezone the subject property in order to provide additional residential uses in this area of the County. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate 135 PM daily peak hour vehicle trips. Staff notes that the application may add to the population in the area and may bring additional noise into the neighborhood.

### **COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

As previously mentioned, the subject property is the subject of a small-scale CDMP amendment application (CDMP20250003) being processed concurrently with this zoning application, pursuant to Section 2-116.1(5)(d)(e) of the Code of Miami-Dade County. The concurrent CDMP application is slated to be heard by the Board of County Commissioners, prior to the zoning hearing application. The CDMP application seeks to re-designate the ±20.91-gross (±20.15 net) acres subject parcel from "Estate Density Residential" (1 to 2.5 Dwelling units per gross acre), to "Low Density Residential w/ One Density Increase (DI-1)" (6 to 13 Dwelling units per gross acre with sound urban design principles incorporated into the design of the proposed development). *The residential densities allowed in the Low Density Residential use category shall range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre.* Furthermore, this category includes the One Density Increase (DI-1) overlay designation provided that sound urban design principles are incorporated into the design of the proposed development, which would allow one density category higher than the aforementioned 2.5 to 6 allowed under Low Density, and would be from 6 to 13 dwelling units per gross acre. As such, subject to the approval of the concurrent CDMP amendment, this would allow the applicant to develop the ±20.91-gross acre subject site with a maximum total of 271 dwelling units as the maximum density allowed under the CDMP Low Density Residential w/ One Density Increase (DI-1) threshold on the LUP map.

Notwithstanding, staff notes that as part of the hearing for this application, the applicant has submitted a planned area development agreement for approval and acceptance, which, besides providing certain development parameters and that the subject parcel shall be developed in substantial compliance with the submitted site plans, also restricts the site to a maximum density of 138 single-family detached residential dwelling units. Furthermore, the PAD agreement provides that the owner shall comply with the CDMP covenant accepted in conjunction with the approval of CDMP amendment application no. CDMP20250003, that is being processed concurrently with this zoning hearing application. Based on the foregoing, staff opines that the proposed density under this application would be **consistent** and, as demonstrated, within the maximum numerical residential density threshold that would be permitted by the Land Use Plan map, as well within the maximum unit count that may be approved under the concurrent CDMP application. Provided the site is designed and developed using sound urban design principles such as ensuring that there are no rear yards abutting public roadways.

The criteria for determining compatibility is outlined in CDMP Land Use Element, **Policy LU-4A**, among which are *noise, lighting, height, bulk, scale of architectural elements, landscaping and buffering as applicable*. Staff opines that the proposed rezoning for the PAD development of 138 detached single-family residential units, at a density of  $\pm 6.59$  dwelling units per gross acre, would be **compatible** with the development trend within the surrounding area and with the County's policies to appropriately increasing residential densities and intensities of development within the UDB, and the rezoned property will act as a reasonable transition between the large lot residences to the north, east and south. Furthermore, submitted landscape plans depict ample landscaping in the form of trees and shrubs provided along the perimeter of the property lines for the subject parcel, with street trees provided along the four abutting public roadways. Based on the foregoing, staff opines that the proposed development will be adequately buffered and will not have a significant visual impact on the surrounding properties and would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element and **Policy LU-4A**.

Therefore, subject to the Board's approval of the CDMP small-scale amendment to allow the redesignation of the subject parcel to Low Density Residential w/ One Density Increase (DI-1) on the CDMP LUP map, and subject to the acceptance of the proffered planned area development agreement, staff opines that the proposed district boundary change to PAD on the subject property would be **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical density threshold permitted for the **Low Density Residential** use on the CDMP Land Use Plan (LUP) map. Staff further opines that approval of the application will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

### **ZONING ANALYSIS:**

The applicant seeks approval of a request for a district boundary change from AU, Agricultural District and EU-M (minimum 15,000 sq. ft. lots), to PAD, Planned Area Development, on the subject property (request #1). For the reasons stated above and below, staff opines that when the request to rezone the  $\pm 20.91$ -gross ( $\pm 20.15$  net) acre parcel to PAD in order to develop the parcel with 138 single-family detached residential units, is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surrounding area when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving

reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that contingent on the approval of the CDMP land use map amendment to redesignate the subject parcel to Low Density Residential w/ One Density Increase (DI-1) requiring that certain urban design principles be incorporated into the design of the development on the subject property, as well as subject to the acceptance of the proffered zoning PAD agreement, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to PAD would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map, and would be **compatible** with the trend of development in the surrounding area. Staff opines that the proposed 2-story high, 138-unit detached single-family residential development will create a harmonious transition between the single-family residential lots located to the north, east and south.

Staff notes that the proposed development complies with all the zoning regulations regarding building setbacks, heights of buildings, lot area, lot coverage and landscaping. As designed, the proposed PAD development, with the pedestrian and auto connectivity, proposed residential structures with massing and intensity similar in scale to the surrounding uses, as well as the proposed landscaping, will produce a development that will be compatible with the neighborhood. Additionally, staff opines that based on the submitted landscape plans, the perimeter of the subject parcel is to be substantially buffered with ample landscaping in the form of a continuous row of street trees and shrubs, and that such landscaping elements will create a visual perception of continuous greenery and be sufficient to mitigate any visual or aural impacts generated by the proposed development on the neighboring properties. Staff further opines that the proposed development depicts the applicant's intent to utilize development parameters in a manner that maintains the development trend in the area, comply with the conditions proffered within the CDMP Declaration of Restrictions by incorporating design principles to obtain a CDMP density increase (DI-1); providing connection to water and sewer service. Staff notes that under the requested redesignation on the Land Use Plan (LUP) map to "Low Density Residential w/ One Density Increase (DI-1)" (up to a maximum of 13 Dwelling units per gross acre), the ±20.91-gross (±20.15 net) acre subject site could be developed with a maximum total of 271 dwelling units. However, staff notes that the applicant intends to develop the parcel with 138 single-family detached residential units which is an approximate density of ±6.84 dwelling units to the net acre (±6.59 dwelling units per gross acre), and has also proffered a zoning PAD agreement that requires that the subject parcel shall be developed in substantial compliance with the submitted site plans, as well as restricts the property to a maximum density of 138 dwelling units.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the request will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum dated July 1, 2024, states that the application meets traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate 135 PM daily peak hour vehicle trips. The Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) has no objection to the application, subject to conditions set forth in their memorandum. Further, the Department of Regulatory and Economic Resources (RER) Code Coordination and Public Hearings Section's Environmental Review indicates that the application meets all applicable LOS standards for an initial development order for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Miami-Dade Police Department (MDPD), the Miami-Dade Fire Rescue Department (MDFRD), the Miami-Dade Parks Recreation and Open Spaces (MDPROS) Department, Water and Sewer Department (WASD), and the Miami-Dade Department of Solid

Waste Management (DSWM), as well as Miami-Dade County Public Schools, do not object to the application. Based on the aforementioned department memoranda, staff opines that the request for rezoning will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the request to rezone the subject parcel to PAD, would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the rezoning in relation to the present and future development of the area. **Therefore, staff recommends approval of request #1 for a district boundary change to PAD, Planned Area Development, under Section 33-311, District Boundary Change. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250003 and it becoming effective)**

In order to implement the proposed residential development, the applicant is requesting ancillary non-use variances to permit the proposed detached single-family residential lots to have 0' of frontage on public rights-of-ways, and to permit such lots to have access to public streets by means of private driveways (request #2), to permit these residences to have 38% private open space, where a minimum of 125% of private open space is required (request #3), to allow 30 units with 0 parking spaces (2 parking spaces required for each) and to allow the required parking spaces to be provided within private garages (not permitted) (request #4), and to allow a minimum of 23.18% of common open space where 30% is required (request #5). When these requests are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff notes that, because of the site plan tied to the PAD re-zoning, these requests are intrinsically intertwined with the request for a zone change to PAD which staff supports, and opines that the approval of these requests with conditions would be **compatible** with the area concerned, when considering the necessity and reasonableness of the deletion in relation to the present and future development of the area concerned.

Staff notes that the private drives will be internal to a subject property which is generally bound by the following public rights-of-ways; SW 133 Court to the west, SW 220 Street on the north, SW 133 Avenue on the east, and SW 226 Street on the south. Staff opines that due to the characteristics of the irregularly shaped subject site, the use of private drives are necessary and should be approved based on the special circumstances affecting the subject property. Staff further opines that the frontage of the proposed single-family residential detached lots along private drives would be internal to the subject site, would not be visible in the area, and would not create a significant visual impact in the area. Further, staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources does not object to the request. When analyzing request #3, staff opines that the private open spaces that are less than required will be internal to the said lots, would only impact the interior areas within the subject parcel, and would not create a significant visual impact on the surrounding properties. Staff opines that the private open space variance is mitigated for the residents by providing convenient access to passive and active recreational amenities within the common areas, which are an integral part of the planned area development. Furthermore, any impact generated by the sub-standard private open spaces will be adequately mitigated by landscaping in the form of trees and shrubs provided along the perimeter of the blocks and around the proposed structures, creating a visual perception of greenery around the proposed units, enhancing the views of passersby along the abutting roadways and from the neighboring residential properties. Similarly, when request #4, to permit 30 units with 0 parking spaces (2 parking spaces required for each) and to allow the required parking spaces to be provided within private garages (not permitted), is analyzed under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards, staff opines that approval with conditions would be compatible with the surrounding area. Staff notes that zoning regulations do not allow the use of these spaces in calculating the total available parking spaces for the proposed units, resulting in the variance for providing 0 parking spaces for these 30 units

that is the subject of request #4. Staff supports the request and opines that the likelihood of the spillage of parking onto the abutting roadways is very minimal, and notes that the proposed PAD development provides for a total of 425 parking spaces where a total of 276 parking spaces are required by code. Staff further notes that the Model "E" (30 units) section of the PAD Agreement contains a condition that reads, "Model Unit E Parking: The garage shall not be enclosed in any manner for habitable space and remain for parking of vehicles and storage of items only." Additionally, when request #5 to allow a minimum of 23.18% of common open space where 30% is required. Staff opines that the requested reduction of the common open space, will be internal to the said development and the residential lots, would only impact the interior areas of the subject property, and would not create a significant visual impact on the surrounding properties.

Staff, therefore, opines that approval with conditions of the requests #2, through #5 would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variances will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. **Therefore, staff recommends approval with conditions of request #2 through #5 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250003 and it becoming effective)**

**ACCESS, CIRCULATION AND PARKING:** The submitted site plan depicts twenty-one (21) ingress/egress points of direct vehicular and pedestrian access to help facilitate the flow of traffic for the proposed residential development. There are seven such access points from proposed SW 133 Court, and eleven provided along SW 133 Avenue, whereas three such access points have been provided along both SW 132 Court. Additionally, the submitted plans indicate that the proposed PAD residential development is designed along a network of private drives to allow seamless connectivity to the various individual tracts within the proposed development for pedestrians and autos alike. The proposed PAD development provides for a total of 425 parking spaces, out of which 172 parking spaces are provided within garages attached with the units, and 253 parking spaces are provided in driveways and on-street. The proposed development complies with the code minimums that require a total of 276 parking spaces.

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

**RECOMMENDATION:**

**Approval of request #1, subject to the Board's acceptance of the proffered PAD agreement, and approval with conditions of requests #2 through #5. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250003 and it becoming effective)**

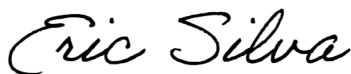
**CONDITIONS FOR APPROVAL:** For requests #2, through #5 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Rodan Estates," consisting of architectural plans prepared by Pascual,

Perez, Kiliddjian, Starr and Associates, P.A., comprising 23 sheets dated-stamped received June 25, 2025, and 5 sheets dated-stamped received on September 30, 2025; civil plans prepared by Ford Engineers, Inc., comprising 7 sheets dated-stamped received September 30, 2025; a photometric plan prepared by HSQ Group, Inc., comprising 3 sheets, dated-stamped received September 30, 2025; and landscape plans prepared by Witkin Hults and Partners, comprising 16 sheets dated-stamped received September 30, 2025; for a total of 54 sheets.

3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
5. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Department of Regulatory and Economic Resources (RER) Code Coordination and Public Hearings Section's Environmental Review as contained in their memorandum.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in their memorandum.
7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division as indicated in their memorandum.
8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as indicated in their memorandum.
9. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Solid Waste Management department as indicated in their memorandum.

ES:JB:SS:PM



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Eric Silva, AICP, Assistant Director  
Development Services Division  
Miami-Dade County Department of  
Regulatory and Economic Resources

# ZONING RECOMMENDATION ADDENDUM

Citinet Aventura LLC and Redland Grove LLC  
PH: Z25-020

| <b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>      |                                   |
|------------------------------------------------------|-----------------------------------|
| Division of Environmental Resources Management (RER) | <i>No objection*</i>              |
| Platting and Traffic Review Section (RER)            | <i>No objection* needs update</i> |
| Department of Transportation and Public Works (DTPW) | <i>No objection*</i>              |
| Parks, Recreation and Open Spaces Department (PROS)  | <i>No objection</i>               |
| Miami-Dade Fire Rescue Department (MDFR)             | <i>No objection</i>               |
| Water and Sewer Department (WASD)                    | <i>No objection *</i>             |
| Miami-Dade County Public Schools                     | <i>No objection</i>               |
| Miami-Dade Sheriff's Office                          | <i>No objection</i>               |
| Building and Neighborhood Compliance (BNC)           | <i>No objection</i>               |
| <i>*Subject to conditions in their memorandum.</i>   |                                   |

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

|                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <p><b>Low Density Residential</b><br/>(Pg. I-31)</p> <p><b>With One Density Increase (DI-1) w/ Urban Design</b><br/>(Pg. I-32)</p> | <p><i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i></p> <p><b>Density Increase with Urban Design.</b> Some parcels are designated on the LUP map both with a color designating the allowable residential density basis and one of two hatch patterns. The hatch pattern labeled on the LUP map legend as <b>DI-1 (Density Increase 1)</b> denotes that the parcel is eligible for approval of <b>one density category higher</b> than the residential density indicated by the underlying color code, and <b>DI-2</b> denotes eligibility for approval of up to two density categories higher. A property shall be eligible for a <b>DI-1</b> designation only if the development containing the designated property utilizes <b>sound urban design principles</b> adopted by County ordinance or incorporated in the Urban Design Manual endorsed by Resolution R-1360-98 as may be amended from time to time, or addresses the urban design concerns contained in another binding instrument approved by action of the Board of County Commissioners. If the referenced urban design principles are not employed, the allowable density shall be limited to that authorized only by the underlying color code.</p> <p><b>(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20230024)</b></p> |
| <p><b>Objective LU-4</b><br/>(Pg. I-11)</p>                                                                                        | <p><i>Miami-Dade County shall, by the year 2020, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>Policy LU-4A</b><br/>(Page I-9)</p>                                                                                          | <p><i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

## PERTINENT ZONING REQUIREMENTS/STANDARDS

# ZONING RECOMMENDATION ADDENDUM

Citinet Aventura LLC and Redland Grove LLC  
PH: Z25-020

|                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Section 33-311 District Boundary Change</b></p>                                       | <p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) <b>Section 33-311</b> provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> <li>(1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i></li> <li>(2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i></li> <li>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></li> <li>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></li> <li>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></li> </ol> |
| <p><b>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b></p> | <p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for <b>non-use variances</b> from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

**Building and Neighborhood Compliance**

**ENFORCEMENT HISTORY**

CITINET AVENTURA, LLC AND REDLAND GROVE, LLC. 13250/13330 SW 224 ST  
MIAMI-DADE COUNTY, FLORIDA.

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**APPLICANT**

**ADDRESS**

Pending

Z2025000020

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**DATE**

**HEARING NUMBER**

**FOLIO:** 30-6914-000-0228/30-6914-000-0260/30-6914-000-0284/30-6914-000-0271/30-6914-000-0283/30-6914-000-0270

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

October 28, 2025

**NEIGHBORHOOD REGULATIONS:**

**Folio No.: 30-6914-000-0228**

**Case No. 202502001494** was opened on 03/11/2025. Warning Notice **W462276** was issued on 03/17/2025 for "FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: OVER GROWTH GRASS THROUGH OUT THE VACANT LOT EXCEEDLYING MORE THAN 12 INCHES." Since compliance was not met, Civil Violation Notice **T128544** was issued on 03/31/2025 for "FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: OVERGROWTH GRASS AND WEEDS THROUGHOUT THE VACANT LOT." Citation was paid on 04/22/2025 and compliance met on 05/06/2025. **Case is closed.**

**Folio No.: 30-6914-000-0260**

**Case No. 202402003056** was opened on 05/16/2024. Warning Notice **W429212** was issued on 05/20/2024 for "STORING OR MAINTAINING SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS AS STATED IN 19-14(A)(2), TO WIT: FAILURE TO MAINTAIN JUNK/TRASH/DEBRIS (TRASH BAGS, BLUE/WHITE TARP, CARDBOARD, CLOTHES, PLASTICS, AND OTHER MISC. ITEMS) ON A PRIVATE PROPERTY. REMOVE JUNK/TRASH/DEBRIS ON THE PROPERTY." Since compliance was not met, Civil Violation Notice **T121234** was issued on 06/17/2024 for "FAILURE TO REMOVE SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS AS STATED IN 19- 14(A)(2), TO WIT: FAILURE

TO MAINTAIN JUNK/TRASH/DEBRIS (TARP, TRASH BAGS, WOOD PANELS, BUCKETS, AND OTHER MISC. ITEMS) ON THE PROPERTY." Compliance was met on 08/13/2024 and citation paid on 11/20/2024. **Case is closed.**

**Folio No.s: 30-6914-000-0284**

**Case No. 202502005001** was opened on 08/28/2025. Warning Notice **W475516** was issued on 09/04/2025 for "FAILURE TO MAINTAIN RIGHT-OF-WAY SWALE AREA ABUTTING PRIVATE PROPERTY IN A NON-RESIDENTIAL DISTRICT, TO WIT: OVERGROWTH ON RIGHT OF WAY SWALE ABUTTING (NORTH) SW 224 STREET AND (SOUTH) SW 226 STREET." Since compliance was not met, Civil Violation Notice **T132768** was issued on 09/22/2025 for "FAILURE TO MAINTAIN RIGHT-OF-WAY SWALE AREA ABUTTING PRIVATE PROPERTY IN A NON-RESIDENTIAL DISTRICT OVERGROWTH ON RIGHT OF WAY SWALE ABUTTING (NORTH) SW 224 STREET AND (SOUTH) SW 226 STREET TO INCLUDE PROPERTY TO THE WEST 13330 SW 224 ST (FOLIO: 30-6914-000-0283)." Citation was paid on 10/06/2025. **There are no outstanding fees.**

**Folio No.: 30-6914-000-0271**

**Case No. 202502005112** was opened on 09/04/2025. Warning Notice **W475531** was issued on 09/04/2025 for "FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWTH ON VACANT LOT (INCLUDING LOTS TO THE NORTH WITH FOLIO: 30-6914-000-0270 AND 30-6914-000-0260) TO INCLUDE RIGHT OF WAY SWALE ABUTTING SW 224 ST." **This case is pending a compliance inspection.**

**Folio No.: 30-6914-000-0283**

**Case No. 202402005282** was opened on 08/27/2024. Warning Notice **W443332** was issued on 08/27/2024 for "FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWTH OF GRASS AND WEEDS ON THE SOUTH SIDE OF THE PROPERTY ADJACENT SW 226 ST." Since compliance was not met, Civil Violation Notice **T123838** was issued on 09/10/2024 for "FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWTH OF GRASS AND WEEDS THROUGHOUT THE PROPERTY TO INCLUDE SOUTH SIDE ADJACENT SW 226 ST AND NORTH SIDE SW 224 ST." Citation was paid on 10/16/2024. Compliance was confirmed on 01/24/2025. A settlement payment was made on 02/28/2025. **Case is closed.**

**Case No. 202502005197** was opened on 09/08/2025. Citation **T132483** was issued on 09/12/2025 for "FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWTH GRASS AND ABUTTING THE SWALE." Citation was paid on 10/06/2025. **There are no outstanding fees.**

**Case No. 202502005327** was opened on 09/12/2025. Warning Notice **W476532** was issued on 09/12/2025 for "FAILURE TO PROVIDE ANY OR PROPER STREET ADDRESS NUMBER, TO WIT: NO ADDRESS DISPLAY ON BUILDING STRUCTURE." Since compliance was not met, Civil Violation Notice **T133233** was issued on 10/07/2025 for "FAILURE TO DISPLAY ANY OR PROPER STREET ADDRESS NUMBER, TO WIT: NO ADDRESS DISPLAY ON THE BUILDING STRUCTURE." Citation was paid on 10/15/2025. **There are no outstanding fees.**

**Folio No.: 30-6914-000-0270**

**Case No. 202302001147** was opened on 03/08/2023. Warning Notice **W400661** was issued on 03/10/2023 for "FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: OVERGROWTH OF GRASS, CANE GRASS, AND/OR WEEDS OBSERVED ON AN AGRICULTURE ZONE PROPERTY. CONTIGUOUS FOLIOS: 30-6914-000-0270 AND 30-6914-000-0271." Since compliance was not met, Civil Violation Notice **T111858** was issued on 03/21/2023 for "FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: OVERGROWTH OF GRASS, CANE GRASS, AND/OR WEEDS OBSERVED ON AN AGRICULTURE ZONE PROPERTY. CONTIGUOUS FOLIOS: 30-6914-000-0270 AND 30-6914-000-0271." Citation was paid on 05/19/2023. Settlement payment was made on 06/17/2025 and compliance met on 05/30/2025. **Case is closed.**

**BUILDING SUPPORT REGULATIONS:**

**Folio No.s: 30-6914-000-0228/30-6914-000-0260/30-6914-000-0284/30-6914-000-0271/30-6914-000-0283/30-6914-000-0270**

There are no open/closed cases in BSS.

**VIOLATOR:**

CITINET AVENTURA, LLC AND REDLAND GROVE, LLC.

**OUTSTANDING LIENS AND FINES:**

There are no outstanding liens or fines.

# Memorandum

**Date:** November 5, 2025

**To:** Lourdes M. Gomez, AICP, Director  
Department of Regulatory and Economic Resources (RER)

**From:** Christine Velazquez, Division Chief  
Department of Regulatory and Economic Resources (RER)

**Subject:** Z2025000020-5<sup>th</sup> Review  
Citinet Aventura LLC and Redland Grove LLC  
SW 133<sup>rd</sup> Court and SW 222<sup>nd</sup> Street  
DBC from AU/EU-M to PAD and several non-use variances for a  
residential development.  
(AU and EU-M) (20.9 acres)  
14-56-39

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The applicant is requesting a district boundary change from AU/EU-M to UDBPAD for a single-family residential development on approximately 20.9 acres.

RER has reviewed concurrent application No. CDMP20250003 for compliance with Chapter 24 of the Code and the CDMP. The review conducted by RER on this concurrent zoning application must assume that the CDMP application is approved; if the CDMP application is denied, then RER recommends that this concurrent zoning applications be denied, as it would be inconsistent with the unamended CDMP. Accordingly, RER's analysis and recommendations consider whether this concurrent zoning application is consistent with the CDMP amendment as requested by the applicant and with the applicable zoning and other land development regulations. This analysis does not revisit the merits of the aforementioned CDMP application.

Finally, if the Board adopts the CDMP application but with modifications, the recommendations and analyses provided in this report may have to be supplemented or revised to address any such modifications.

Miami Dade County has performed an environmental review of the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal contingent upon the CDMP application CDMP250003 being approved and remaining in effect.

#### Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the requested district boundary change and non-use variances, the future development is within feasible distance to connect to public water and public sanitary sewers. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. Please note that this development will need to obtain water and sanitary sewer extension permits prior to approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum

shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal.

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

Civil drawings for the required sewer main extension will need to be approved by MDWASD and the Environmental Permitting Section of RER prior to approval of final development orders.

Under section 24-43.4(2)(b)(iii) of the Code, once a property or portion thereof is determined to be within feasible distance, the owner shall record, in the Public Records of Miami-Dade County and at the owner's expense, a covenant in a form acceptable to the Director acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof. Please contact [Glennys.Fernandez-Martinez@miamidade.gov](mailto:Glennys.Fernandez-Martinez@miamidade.gov) or [Faiith.Kenyon@miamidade.gov](mailto:Faiith.Kenyon@miamidade.gov) for information regarding this covenant.

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

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

*Please be advised, RER-Environmental Plan Review, review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.*

**Conditions of Approval: That the owner submits a covenant in accordance with the requirements of section 24-43.4(2)(b)(iii) of the Code.**

#### Water Control Review

A RER Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval.

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention.

Site grading and development shall provide for the full retention and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties. Any proposed development shall comply with county and federal flood criteria requirements.

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

The applicant is advised that a proposed surface water management system for this project may require approval from DERM Pollution Remediation Section (PRS). It is the applicant's responsibility to contact the PRS at (305)372-6700 for additional information.

Depending on PRS results, the applicant is advised that a RER Class VI Permit may be required for the construction of the proposed surface water management system for the development.

The applicant is advised to contact the RER Water Control Section at (305)372-6681 or [dermwatercontrol@miamidade.gov](mailto:dermwatercontrol@miamidade.gov) for further information regarding permitting procedures and requirements.

**Conditions of Approval: None**

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater), and a Natural Forest Community (NFC) on the property identified by folio no. 30-6914-000-0260. Information regarding the on-site NFC is described separately. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

A landscape plan entitled "Rodan Estates" prepared by Steven C. Eaves, R.L.A., and dated as received by Miami-Dade County on September 30, 2025, shows the proposed removal of non-specimen and specimen tree resources. However, RER Staff has reviewed the Tree removal permit application Tree Permit #2500037 associated with the subject application area and has determined that the removal of the specimen trees is allowed pursuant to section 24-49.2(II) of the Code. RER has no objection to this application provided that the applicant obtains this tree permit and that all conditions of the tree permit are adhered to once it is issued.

The applicant is advised to contact the Tree and Forest Resources Section at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the properties prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at [Jackelyn.Alberdi@miamidade.gov](mailto:Jackelyn.Alberdi@miamidade.gov) regarding any additional information or concerns with this review.

**Conditions of Approval: Issuance and compliance with the requirements of Miami-Dade County Tree Permit #2500037.**

Endangered Species Review

Objective 9 of the Conservation Element CDMP states, *"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."* RER notes that the proposed development must be consistent with Policy CON-9B of the CDMP which states *"All nesting, roosting and feeding habitats used by federal or State designated endangered or threatened species, shall be protected and buffered from surrounding development or activities and further degradation or destruction of such habitat shall not be authorized. In addition, Policy CON-9C of the CDMP states "Rookeries and nesting sites used by federal, or state designated endangered or threatened species shall not be moved or destroyed."*

RER has reviewed the wildlife report titled "Endangered Species Review Rodan Estates" prepared by Smart-Sciences and submitted to Miami Dade County on August 15, 2025. RER acknowledges the information provided on the threatened and endangered species that may or may not utilize the subject application area. The report provided information on the Florida bonneted bat (FBB) and determined the site offers potential foraging and/or roosting habitat for the FBB. RER concurs with the proposed Best Management Practices (BMPs) listed in the report to improve conditions for use by FBBs and to help conserve FBBs that may be foraging or roosting in the area. The proposed BMPs are:

- Include a combination of native and FBB-friendly plants in the landscape plantings.
- Retain potential roost trees within the 2.24 acres of NFC pine rockland.
- Maintain natural light conditions; design artificial lighting to meet minimum life safety requirements according to Service recommendations. This includes restricting upward-directed light, using the lowest lumens possible, implementing motion-sensor lighting, and preventing indoor lighting from reaching the outdoor environment.
- Avoid engineering designs that encourage bats to use roofs, buildings, or structures.
- Refrain from the widespread application of insecticides.
- Remove potential roost trees and structures outside the breeding season when possible (January 1 through April 15).
- Conduct a visual survey of all potential roost trees and structures within 30 days prior to removal.
- Use a "treetop" camera to inspect any cavities and ensure that any cavities unreachable or not fully visible by camera are surveyed during emergence.
- Suspend tree removal if evidence of use by Florida bonneted bats is discovered.
- Enter roost and emergence survey data into the NABat Partner Portal.

A review of the landscape plans entitled "Rodan Estates" prepared by Steven C. Eaves, R.L.A., and dated as received by Miami-Dade County on September 30, 2025, revealed the BMPs are included in

said plans. **Therefore, RER recommends approval of this application. In addition, RER will require a roost survey to be conducted 30 days prior to tree permit issuance.**

Prior to development at the subject properties, it is recommended that the applicant contact the USFWS Vero Beach office at (352) 448-9151 and the Natural Resources Division of RER at [Jackelyn.Alberdi@miamidadegov](mailto:Jackelyn.Alberdi@miamidadegov) or 305-372-6694 with any questions regarding threatened and endangered species.

**Conditions of Approval: None**

Natural Forest Communities Review

This application must comply with Miami-Dade County's CDMP and the Code.

The property identified by folio no. 30-6914-000-0260 contains approximately 2.80 acres of county-designated Natural Forest Community (NFC) pine rockland. The development and use of the subject property must avoid adverse environmental impacts to the NFC including the storage of construction materials adjacent to the NFC, drainage onto the NFC, and erosion affecting the NFC. Section 24-49.2 of the Code requires that an NFC permit be obtained prior to the removal of NFC and that the remaining portions of the NFC be preserved with an NFC restrictive covenant running with the land in favor of Miami-Dade County. The covenant shall require the preservation and management of the remaining NFC in a natural state so that the existing NFC canopy and understory vegetation are not disturbed or removed and remain free of exotic herbaceous and exotic woody vegetation.

RER recommends that a Special Taxing District, or similar mechanism, be created to fund the future maintenance of the NFC Preservation Area. NFC and Tree Removal Permit application TREE-2500037 was submitted on January 16, 2025. RER notes the proposed NFC impacts have been increased, and the proposed 2.24-acre NFC preservation area has been reduced to 1.99 acres due to the Department of Transportation and Public Works (DTPW) required improvement of SW 133<sup>rd</sup> Avenue. It has been determined that the 1.99-acre NFC Preservation Area shown on sheets L-2 and L-3 of the landscape plan entitled "Rodan Estates", prepared by Steven C. Eaves, R.L.A., and dated as received by Miami-Dade County on September 30 2025, is equivalent in size to the minimum preservation area required for the site under section 24-49.2(l) of the Code. **RER has no objection to this application provided that the applicant executes the tree permit and NFC Covenant prior to any additional development approvals for the property and provided that all conditions of tree permit TREE-2500037 are adhered to.**

RER notes cross section I on civil plan sheet XS-1 shows a 2-foot area of harmonization of the proposed SW 133<sup>rd</sup> Avenue improvements with the NFC Preservation Area. **Please be advised the harmonization of the SW 133<sup>rd</sup> Avenue improvements must remain outside of the NFC Preservation Area. RER's no objection to approval of the application precludes cross section I.**

Management of the NFC pine rockland may include the use of prescribed burns to assist in controlling exotic and invasive species. Firebreaks are necessary to protect the proposed development during planned prescribed burns and potential wildfires within the NFC pine rockland preserve. Required firebreaks shall be located outside of the NFC preservation area. The applicant can contact Tim Joyner of the Tree and Forest Resources Section at (305) 372-6574 or [John.Joyner@miamidadegov](mailto:John.Joyner@miamidadegov) for any

questions regarding NFC permitting and preservation requirements. The applicant is advised that per section 24-49.9 of the Code of Miami-Dade County, prohibited species shall not be planted on any site and controlled species shall not be planted within 500 feet of the native plant community.

**Condition of Approval: issuance of tree permit TREE-2500037 and NFC Covenant prior to approval of any future development orders and compliance with all the conditions of the tree permit.**

#### Pollution Remediation Review

DERM has records of current environmental investigation issues on the subject site tracked under Rodan Estates (DERM file no. HWR-1535). All construction plans (inclusive of drainage) and dewatering plans shall require DERM review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include Department of Parks and Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (DTPW) for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

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

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. of the DERM Environmental Monitoring and Restoration Division at [Thomas.kux@miamidade.gov](mailto:Thomas.kux@miamidade.gov) or (305)372-6700 should you have any questions.

**Conditions of Approval: None**

#### DERM Enforcement History Review

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** October 21, 2025

**To:** Eric Silva, AICP, Assistant Director  
Development Services Division  
Department of Regulatory and Economic Resources (RER)

**Through:** James B. Ferguson, P.E.  
Assistant Director  
Water and Sewer Department (WASD)

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

**Subject:** Zoning Application Comments - Rodan Estates  
Application No. Z2025000020 - Revision No. 3 - (Pre-App. Z24P-281)

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The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the zoning process.

At the time of development, the applicant is advised to consult with the project's engineer and WASD's Plans Review staff to finalize points of connection and capacity approval. A WASD Agreement and/or Verification form will be required.

Application Name: Rodan Estates

Location: The proposed project is located between SW 220<sup>th</sup> Street and SW 226<sup>th</sup> Street, at SW 133<sup>rd</sup> Avenue, in approximately 20 acres, with Folio Nos. 30-6914-000-0228, -0260, -0270, -0271, -0283, and -0284, within the Urban Development Boundary, in unincorporated Miami-Dade County.

In addition, due to the project's proximity to the UDB, the proposed development is subject to review and approval by a WASD proximity to UDB project review team, as required by Policy WS-2E in the County's CDMP.

Proposed Development: The applicant is requesting a district boundary change from AU (Agricultural Zoning District) and EU-M (Estates modified, single-family, minimum lot area 15,000 ft<sup>2</sup> net) to PAD, (Planned Area Development) and Non-Use Variance to permit lots to front on private drives and to permit access to public streets by means of private drives in order to develop 138 Single Family Residences under 3, 001 Square foot under A/C, as per Floor plan submitted.

The estimated total water/sewer flows for the proposed 138 single-family homes will be 28,980 gallons per day (gpd).

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

A WASD Agreement No. 33426 is pending to be finalized for the subject project, with approved points of connection (P.O.C.) dated October 6, 2025. Per said points of connection, this property is connecting to

WASD's water system for the first time. Therefore, the developer is required to install a water main along one entire boundary of the property, as per WASD Rules & Regulations, Section 2.02(1) and 2.04(2)(d).

The developer shall connect to an existing 12-inch water main (E22649D02A-5) at SW 224<sup>th</sup> Street (half section line) and west SW 132<sup>nd</sup> Court and extend the same 12-inch water line westerly along SW 224<sup>th</sup> Street to the southwestern corner of the development. No more than one fire service shall be connected to any dead-end water main.

The developer shall also extend, if required, an 8-inch water main AT FULL DEPTH within the property in dedicated public right of way (R/W) and/or in WASD easements to a point as required to provide service to all the lots within the proposed development.

Any public water main extension within the property shall be 8-inch minimum diameter. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the WASD Agreement No. 32426 is offered. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

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

Per approved P.O.C. dated October 6, 2025, since this property is connecting to WASD's sewer system for the first time, the developer is required to install a gravity sewer main along one entire boundary of the property, as per WASD Rules & Regulations, Section 3.02(6) and 3.04(2)(d).

Therefore, the developer shall connect to an existing 8-inch gravity sewer main (ES22649D02A-4) in SW 224<sup>th</sup> Street east of SW 132<sup>nd</sup> Court and extend the same 8-inch gravity sewer main westerly **at full depth** in SW 224<sup>th</sup> Street to the most western corner of the development.

The developer shall also extend, if required, an 8-inch gravity sewer main **at full depth** within the property in dedicated public right of way and/or in WASD easements to a point as required to provide service to all the lots within the proposed development.

If unity of title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 1146, and PS 522. Both pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for said pump stations.

P.S. 1146

Existing NAPOT: 3.11 hrs.

Proposed Development: 28,980 gpd

Proposed Projected NAPOT: 4.07 hrs.

P.S. 522

Existing NAPOT: 4.74 hrs.

Proposed Development: 28,980 gpd

Proposed Projected NAPOT: 4.77 hrs.

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

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

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

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

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

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


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

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

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or [mavald@miamidade.gov](mailto:mavald@miamidade.gov), Alfredo B. Sanchez at (786) 552-8237 or [sanalf@miamidade.gov](mailto:sanalf@miamidade.gov), or Benita Ramirez at (786) 552-8121 or [benita.ramirez@miamidade.gov](mailto:benita.ramirez@miamidade.gov).

# Memorandum



**Date:** October 24, 2025  
**To:** Eric Silva, AICP, Assistant Director  
Regulatory and Economic Resource Department  
**From:**  Raul A. Pino, PLS, Division Chief  
Regulatory and Economic Resource Department  
**Subject:** DIC 25-020  
Name: Citinet Aventura, LLC and Redland Grove, LLC  
Section 14 Township 56 South Range 39 East

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I. PROJECT LOCATION:

The property is located between SW 220 Street and SW 226 Street and between SW 132 Court and SW 133 Court.

II. APPLICATION REQUEST:

This application is to request the approval of a district boundary change to rezone the property from AU and EU-M to PAD.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site from the east and west is provided by SW 224 Street and from the north and south by SW 133 Court and SW 133 Avenue.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 11<sup>th</sup> Edition)

**135 PM** Peak Hour trips are generated by the proposed 138 single-family residences. Notes:

PM =Post Meridien

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

A. Cardinal Distribution

|       |      |      |      |
|-------|------|------|------|
| North | 63 % | East | 18 % |
| South | 16 % | West | 3 %  |

## VI. IMPACT ON EXISTING ROADWAYS:

### A. CONCURRENCY:

**Station 9900** located on SW 216 Street west of SW 134 Avenue, has a maximum LOS "C" of 1,359 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 777 vehicles and 145 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9900** with its PHP and assigned vehicles is at LOS "C". The 17 vehicle trips generated by this development when combined with the 777 and those previously approved through Development Orders, 145, equal 939 and will cause this segment to remain at LOS "C" whose range is up to 1,359.

**Station 9898** located on SW 216 Street west of US 1/SR 5, has a maximum LOS "D" of 1,440 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 761 vehicles and 489 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9898** with its PHP and assigned vehicles is at LOS "C". The 78 vehicle trips generated by this development when combined with the 761 and those previously approved through Development Orders, 489, equal 1,328 and will cause this segment to remain at LOS "C" whose range is up to 1,359.

**Station 9908** located on SW 232 Street west of US 1/SR 5, has a maximum LOS "D" of 1,440 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 832 vehicles and 488 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5003** with its PHP and assigned vehicles is at LOS "C". The 16 vehicle trips generated by this development when combined with the 832 and those previously approved through Development Orders, 488, equal 1,336 and will cause this segment to remain at LOS "C" whose range is up to 1,359.

**Station 9910** located on SW 232 Street west of SW 137 Avenue, has a maximum LOS "C" of 1,359 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 621 vehicles and 155 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9910** with its PHP and assigned vehicles is at LOS "C". The 12 vehicle trips generated by this development when combined with the 621 and those previously approved through Development Orders, 155, equal 788 and will cause this segment to remain at LOS "C" whose range is up to 1,359.

**Station F-0008** located on US 1/SR 5 south of SW 232 Street, has a maximum LOS "E+20%" of 4,296 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2,593 vehicles and 807 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0008** with its PHP and assigned vehicles is at LOS "C". The 12 vehicle trips generated by this development when combined with the 2,593 and those previously approved through Development Orders, 807, equal 3,412 and will cause this segment to remain at LOS "C" whose range is up to 3,420.

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

VII. PLATTING REQUIREMENT:

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

VIII. STANDARD CONDITIONS:

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

# Memorandum



**Date:** October 09, 2025  
**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources  
**From:** Alejandro G Cuello, Principal Planner  
Miami-Dade Fire Rescue Department  
**Subject:** Z2025000020

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The Miami-Dade Fire Rescue Department has **no objection** to site plan uploaded to "EnerGov" on 09/30/2025.

MDFR's review of this application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)  
Florida Administrative Code 69A  
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))  
Applicable adopted NFPA Standards  
County Code Chapter 14

For additional information, please contact [acuello@miamidade.gov](mailto:acuello@miamidade.gov) or call 305-775-3357.

# Memorandum



**Date:** October 22, 2025

**To:** Eric Silva, AICP  
Assistant Director, Zoning Division  
Department of Regulatory and Economic Resources (RER)

**From:** Francisco Arbelaez, AICP, LEED Green Associate  
Principal Planner – Transportation Planning and Policy Division  
Department of Transportation and Public Works (DTPW)

**Subject:** Review of DIC Project No. Z2025000020  
Citinet Aventura LLC and Redland Grove LLC  
DTPW Project No. OSP 173

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Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division have reviewed the above referenced application and have no objections to this application, subject to the following conditions and recommendations:

## CONDITONS/RECOMMENDATIONS:

### I. Transportation Planning and Policy Division:

#### A. Conditions

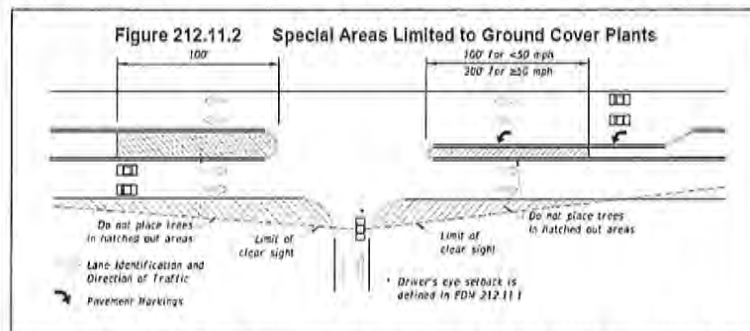
1. The Applicant shall ensure that all existing sidewalks remain maintained and in good, operable condition over the course of the construction project.
2. The Applicant shall evaluate options to incorporate bicycle and pedestrian accessibility into the development site that will ensure a safe connection to the existing sidewalk network and transit stops.
  - a. Adequate lighting throughout all pedestrian/bicycle connections/pathways shall be provided by the Applicant.
  - b. The Applicant shall install a minimum 6ft unobstructed pedestrian path along SW 224<sup>th</sup> Street. All street furniture shall be clear of the pedestrian path.
3. The applicant shall consider providing enhanced crosswalks or additional pavement markings at the intersections of SW 134<sup>th</sup> Ave and SW 244<sup>th</sup> St. and SW 133<sup>rd</sup> Ave and SW 224<sup>th</sup> St., if approved by TED.
4. The Applicant shall coordinate with DTPW's Design and Engineering section to ensure wayfinding signage is provided to all available transit options.

Please contact Francisco Arbelaez, AICP at [Francisco.Arbelaez@miamidade.gov](mailto:Francisco.Arbelaez@miamidade.gov) if you have any questions on the conditions above.

## II. Traffic Engineering Division:

### A. Conditions

1. This development is approved to rezone the subdivision which would permit the property to develop 138 detached single-family homes. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. According to the latest FDOT FDM manual Section 212.11.6, trees may not be



placed within the hatched-out areas of the sight triangles, as shown in the figure below

3. The developer will construct the south half of SW 220th Street to provide a tow-lane road along the site's frontage.
4. The developer will construct the north half of SW 226th Street to provide a two-lane road along the site's frontage.
5. The developer will construct the east half of theoretical SW 133rd Court to provide one-lane for northbound traffic along the site's frontage.
6. The developer will construct the west half of SW 132nd Court to provide a two-lane road along the site's frontage.
7. The developer will construct sections of SW 133rd Avenue along the site's frontage to either provide one lane of traffic or two lanes of traffic if the right-of-way for the other half exists.

**If you have any questions concerning the conditions, or wish to discuss this matter further, please contact Anamersy Arce at [anamersy.arce@miamidade.gov](mailto:anamersy.arce@miamidade.gov)**

**If you have any questions concerning the overall review conditions, or wish to discuss this matter further, please contact Francisco Arbelaez at (786) 469-5310.**

- c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW  
Paola Baez, P.E., Chief, Infrastructure Planning, DTPW  
Eric Zahn, Manager, Service Planning and Scheduling, DTPW  
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW  
Leandro Oña, Chief, Highway Division, DTPW

Review of DIC Project No. Z2025000020  
Citinet Aventura LLC and Redland Grove LLC  
DTPW Project No. OSP 173  
Page 3

Yamilet Senespleda, Manager, Traffic Engineering Division, DTPW  
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW

**From:** [HERRERA, ANA I](#)  
**To:** [Amanda.Naldjieff@hklaw.com](mailto:Amanda.Naldjieff@hklaw.com)  
**Cc:** [Simon, Nathaly](#); [Garcia, Jeannette C.](#); [RODRIGUEZ, IVAN M](#); [Concurrency Management](#); [Stillings, Noel \(RER\)](#)  
**Subject:** Preliminary School Concurrency Analysis for Z2025000020 (PH3025101700625)  
**Date:** Wednesday, October 22, 2025 11:51:00 AM  
**Attachments:** [Z2025000020 \(PH3025101700625\).pdf](#)

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Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (School Planning Level Review).

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 138 units, which generate 43 students (20 at the elementary, 10 at the middle, and 13 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval.

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

Regards,



**Ana Herrera**

**District Coordinator  
Growth Management**

Office of Governmental Affairs and Land Use  
Facilities Design and Construction  
Miami-Dade County Public Schools  
1450 N.E. Second Avenue  
Miami, Florida 33132  
(305) 995-4603



# Concurrency Management System (CMS)

Miami-Dade County Public Schools

## Miami-Dade County Public Schools

### Concurrency Management System Preliminary Concurrency Analysis

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

PH3025101700625  
10/17/2025 1:16:18 PM  
Public Hearing

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

Miami-Dade  
Z2025000020  
Land Use

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

Z2025000020  
e of SW 133 Ct, N of SW 226 St  
3069140000228  
3069140000260, 3069140000270, 3069140000228,

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

138  
138  
0  
0

| CONCURRENCY SERVICE AREA SCHOOLS |                                  |                        |                |             |         |                            |
|----------------------------------|----------------------------------|------------------------|----------------|-------------|---------|----------------------------|
| CSA Id                           | Facility Name                    | Net Available Capacity | Seats Required | Seats Taken | LOS Met | Source Type                |
| 661                              | CARIBBEAN K-8 CENTER (ELEM COMP) | 87                     | 20             | 20          | YES     | Current CSA                |
| 662                              | CARIBBEAN K-8 CENTER (MID COMP)  | 58                     | 10             | 10          | YES     | Current CSA                |
| 7731                             | MIAMI SOUTHRIDGE SENIOR          | -105                   | 13             | 0           | NO      | Current CSA                |
| 7731                             | MIAMI SOUTHRIDGE SENIOR          | 0                      | 13             | 0           | NO      | Current CSA Five Year Plan |
| ADJACENT SERVICE AREA SCHOOLS    |                                  |                        |                |             |         |                            |
| 7531                             | MIAMI SUNSET SENIOR              | 721                    | 13             | 13          | YES     | Adjacent CSA               |

\*An Impact reduction of **33.68%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

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

# Memorandum



**Date:** October 17, 2025

**To:** Eric Silva, Assistant Director  
Development Services Division  
Regulatory and Economic Resources Department (RER)

**From:** Alejandro Zizold, PROS Chief of Planning, Research, and Grants *Alejandro Zizold*  
Planning, Design and Construction Excellence Division  
Parks, Recreation and Open Spaces Department (PROS)

**Subject:** Z2025000020– Rodan Estates (Pre-app: Z2024P00281)- V2

**Applicant Name:** Amanda Naldjieff, Esq. on behalf of Citinet Aventura LLC and Redlands Grove LLC

**Project Location:** The applicant site is located on ± 20.915 acres located between SW 226<sup>th</sup> Street and SW 220 Street, and between SW 132 Court and SW 133 Court, in unincorporated Miami-Dade County (Folios: 30-6914-000-0228; - 0260; - 0270; -0271; - 0283; and -0284). The subject property is designated "Estate Density Residential" and is zoned AU, Agricultural District, and EU-M, Estate Use Modified.

**Proposed Development:** The applicant seeks a district boundary change from AU and EU-1 to PAD, Planned Area Development, which would permit up to 13 dwelling units per gross acre. In addition, the applicant will seek a concurrent CDMP Amendment Application to amend the County's Land Use Plan Map by redesignating the property from "Estate Density" Residential to "Low-Medium" Density Residential or Land Use Change from Estate Density Residential to Low Medium or Low Density with a DI-1 Increase. The applicant intends to develop the subject property with a proposed residential community of 138 detached single-family homes.

To achieve the proposed development program the applicant additionally requests a non-use variance to (1) permit lots to front on private drives and to permit access to public streets by means of public drives, (2) to permit detached single-family residences to have a minimum of 38% private open space; and to (3) permit Unit 'E' with 0 parking spaces (2 spaces required).

**Current Park Benefit District Area Conditions:** County-owned park and recreation facilities, both Areawide and Local, serving Park Benefit District 3 (PBD 3) are shown in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A, which lists the park name, park address, park classification, acreage for each park, and type of recreation facility.

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

| NAME                          | ADDRESS            | CLASSIFICATION    | ACRES | TYPE  |
|-------------------------------|--------------------|-------------------|-------|-------|
| CARIBBEAN PARK                | 11900 SW 200 ST    | NEIGHBORHOOD PARK | 5.23  | LOCAL |
| CHARLES BURR PARK             | 20200 SW 127 AVE   | NEIGHBORHOOD PARK | 4     | LOCAL |
| DEBBIE CURTIN PARK            | 22820 SW 112 AVE   | NEIGHBORHOOD PARK | 9.78  | LOCAL |
| GOULDS WAYSIDE PARK           | SW 227 ST AND US 1 | NEIGHBORHOOD PARK | 2.9   | LOCAL |
| JL (JOE) & ENID W. DEMPS PARK | 11350 SW 216 ST    | COMMUNITY PARK    | 30    | LOCAL |
| JOE AND COLLEEN GRIFFIN PARK  | 12821 SW 232 ST    | NEIGHBORHOOD PARK | 5     | LOCAL |
| KEVIN BROILS PARK             | 26150 SW 125 AVE   | NEIGHBORHOOD PARK | 5.24  | LOCAL |
| LINCOLN ESTATES PARK          | 22210 SW 108 AVE   | MINI-PARK         | 0.8   | LOCAL |
| LOSNER PARK                   | 11851 SW 188 ST    | MINI-PARK         | 0.57  | LOCAL |

|                                 |                       |                   |       |       |
|---------------------------------|-----------------------|-------------------|-------|-------|
| NARANJA PARK                    | 14150 SW 264 ST       | COMMUNITY PARK    | 10    | LOCAL |
| PINE FOREST PARK                | 20751 SW 129 AVE      | NEIGHBORHOOD PARK | 6.63  | LOCAL |
| PINE ISLAND LAKE PARK           | 12970 SW 268 ST       | NEIGHBORHOOD PARK | 17.98 | LOCAL |
| PRINCETONIAN PARK               | 12755 SW 252 TERR     | NEIGHBORHOOD PARK | 6.5   | LOCAL |
| ROBERTA HUNTER PARK             | SW 117 AVE AND 200 ST | NEIGHBORHOOD PARK | 15    | LOCAL |
| SHARMAN PARK                    | 12370 SW 218 ST       | COMMUNITY PARK    | 2.06  | LOCAL |
| SILVER PALMS PARK 1             | 11344 SW 234 LN       | NEIGHBORHOOD PARK | 1.05  | LOCAL |
| SILVER PALMS PARK 2             | 11300 SW 240 LN       | NEIGHBORHOOD PARK | 1.3   | LOCAL |
| SILVER PALMS PARK 3             | 11306 SW 242 ST       | NEIGHBORHOOD PARK | 0.81  | LOCAL |
| SILVER PALMS PARK 4             | 24150 SW 114 CT       | NEIGHBORHOOD PARK | 1.09  | LOCAL |
| SILVER PALMS PARK 5             | 11741 SW 233 LN       | NEIGHBORHOOD PARK | 0.83  | LOCAL |
| SILVER PALMS PARK 6             | 23380 SW 118 AVE      | NEIGHBORHOOD PARK | 1.93  | LOCAL |
| SILVER PALMS PARK 7             | 23800 SW 118 PL       | NEIGHBORHOOD PARK | 6.2   | LOCAL |
| SOUTH MIAMI HEIGHTS PARK        | 20800 SW 117 AVE      | NEIGHBORHOOD PARK | 5.67  | LOCAL |
| TAMARIND PARK                   | 23437 SW 107 AVE      | NEIGHBORHOOD PARK | 1.56  | LOCAL |
| WILLIAM RANDOLPH COMMUNITY PARK | 11950 SW 228 ST       | NEIGHBORHOOD PARK | 10    | LOCAL |

The subject site is located within a three-mile radius of the existing South Dade Trail and Black Creek Trail. South Dade Trail is a 20.9-mile pedestrian and bicycle path along the South Miami-Dade Busway that connects communities from South Miami to Florida City and is part of the envisioned Miami LOOP, a 225-mile non-motorized trail network within Miami-Dade County. Black Creek Trail is an approximately 8.5-mile trail that runs from Krome Avenue to the Biscayne Bay as part of the envisioned Miami LOOP.

**Impact and Demand:** The proposed 138 dwelling units would generate a population of 436 and an impact of 1.20 acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The applicant site is in PBD 3, which currently meets park concurrency requirements. As shown in Table A, there are several Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area.

**Recommendation:** PROS offers the following recommendations:

- **Given the parkland impact of 1.20 acres, PROS recommends that the applicant provide a full or partial public parkland conveyance, in-lieu of park impact fee payment.** PROS recommends that the applicant provide recreational open space within the proposed development to meet the anticipated level of service needs.
- Amenities may include but are not limited to any passive/active recreation opportunities including pools, indoor recreation rooms, fitness centers, outdoor seating, walking amenities, pet relief stations, picnic tables, and grills.
- PROS recommends that the applicant implement basic urban design principles and orient units along SW 222th Street and SW 224<sup>th</sup> Street, facing the street, to promote natural surveillance and generate a greater sense of community and placemaking, as suggested in the Miami- Dade County Urban Design Manual- Volume I.
- PROS recommends a continuous sidewalk throughout the subject property to promote pedestrian connectivity. The Miami-Dade County Urban Design Manual states that, "Anomalous block shapes disorient pedestrians and decrease opportunities for creating neighborhood sociability

and focal points", and that "pedestrian circulation shall be provided between activity nodes, all public places, and all subdivisions, through connectivity of section, half-section and local ways constructed with sidewalks and supplemented by pedestrian paths."

- At typical corner lots, please consider including placemaking elements to punctuate the subdivision's layout, as suggested in the Miami-Dade County. Elements that may enhance intersections would be public art, or entrance-like planting features.
- PROS recommends that the applicant provide for a varied tree canopy along each street, by interspersing a mix of tree species not a homogenous variety.
- Please provide details and specifications of the proposed "Dog Park" and "Tot Lot" on SP-1. PROS recommends that the applicant include shading over these proposed areas.

These recommendations are based on the following Recreation and Open Space policies and objectives in the CDMP:

Objective ROS-1 Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

Policy ROS-3B The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

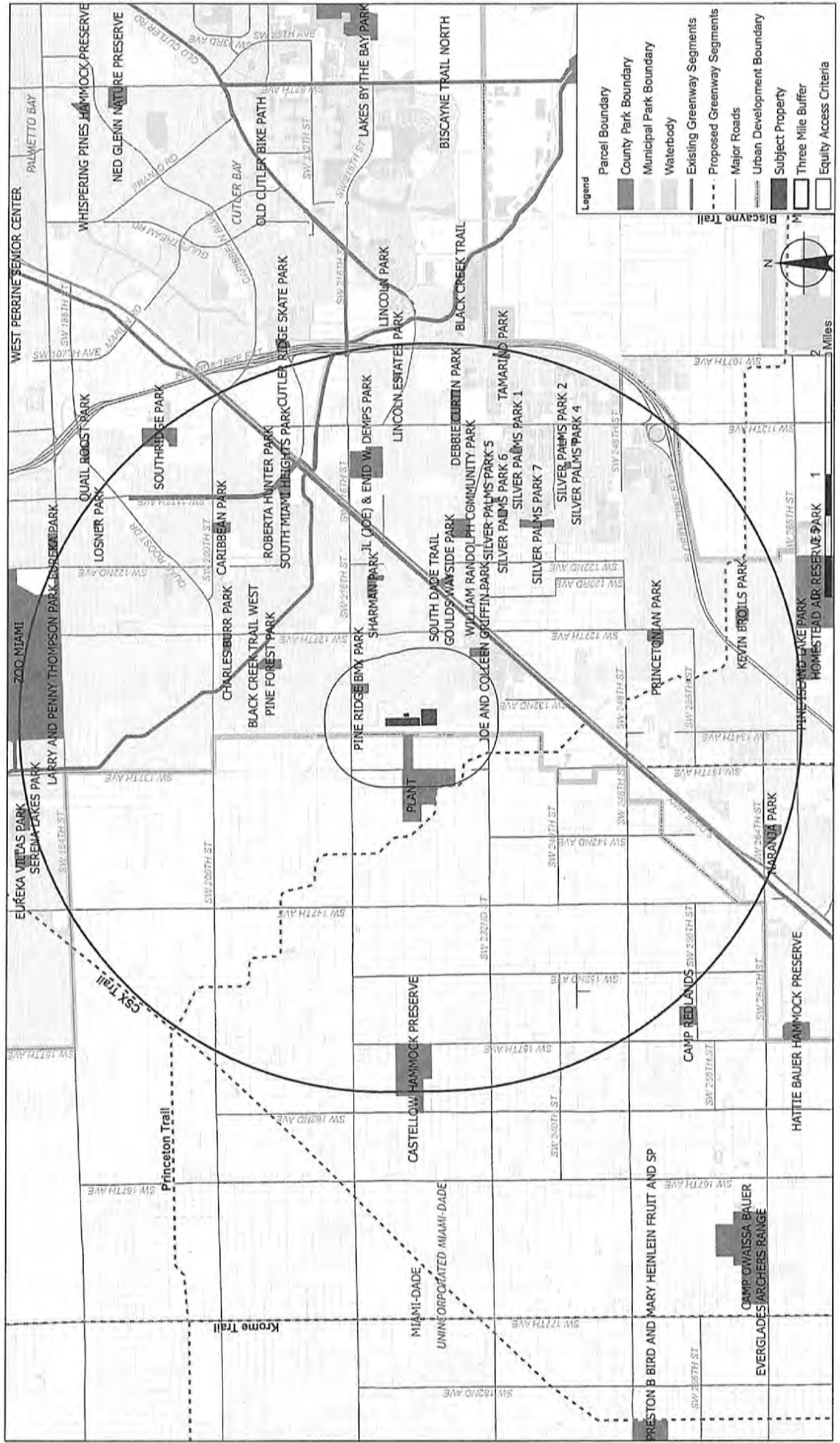
Objective ROS-8 The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Policy ROS-8D Miami-Dade County shall update the Miami-Dade Urban Design Manual, the Standard Details of the Public Works Manual, and other relevant county plans and regulations to incorporate where appropriate, the "Great Streets Planning Principles" contained in the Miami-Dade Parks and Open Space System Master Plan and incorporation of "Complete Streets" components, where feasible. Changes to be incorporated include a hierarchy of street types and designs (gateway streets, civic streets, heritage streets, and neighborhood streets), and complete street measures such as provision of sidewalks and bicycle facilities, pedestrian friendly design, adequate landscaping and street furniture, on-street parking, bus lanes and transit facilities, and clearly defined crosswalks and signalization to provide safe routes to parks.

Based on our findings described herein, **PROS has no objection to this application**. Should you need additional information or clarification on this matter, please contact Alexandra Dreybus, Park Planner 2, at [alexandra.dreybus@miamidade.gov](mailto:alexandra.dreybus@miamidade.gov).

AZ: at ad  
Attachment

**FIGURE 1: Z2025000020 RODAN ESTATES  
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS**




Miami-Dade Sheriff's Office  
**Memorandum**



**Date:** August 28, 2025

**To:** Eric Silva, Assistant Director  
Development Services Division  
Department of Regulatory and Economic Resources

**From:** Rosie Cordero-Stutz, Sheriff  
Miami-Dade Sheriff's Office 

**Subject:** Review – Zoning Application – Case: No. Z2025000020  
Citinet Aventura, LLC. and Redland Grove, LLC.

**APPLICATION:**

The applicant, Citinet Aventura, LLC. and Redland Grove, LLC., is requesting a district boundary change to rezone the Property from Agricultural District and Estate Use Modified, to Planned Area Development in order to develop a total of 138 dwelling units. The number of bedrooms shall not exceed 552. The 20.915-acre property is located at SW 132 Court and SW 220 Street, in unincorporated, Miami-Dade County, Florida.

**CURRENT POLICE SERVICES:**

The proposed development will be serviced by our South District, located at 10800 SW 211 Street, Miami, Florida. At the time of this project request, the district has received 25 zoning applications aimed at expanding residential, commercial, and educational development. Due to the cumulative impact of these projects, including the proposed development, an increase in police services is necessary to maintain adequate public safety coverage.

**APPLICATION REVIEW:**

The Miami-Dade Sheriff's Office (MDSO) has reviewed the proposed development for the subject zoning application. MDSO has no objection to this zoning application based on the information provided but reserves the right to reassess its determination upon the production of additional information. A review of the application and supporting documents was conducted to assess the impact on MDSO resources in light of the proposed zoning modifications. This application is requesting a district boundary change to rezone the Property from Agricultural District and Estate Use Modified, to Planned Area Development in order to develop a total of 138 dwelling units. The number of bedrooms shall not exceed 552. Based on current data for police staffing, population, and crime/calls-for-service trends, the projected increase in calls-for-service cannot be supported by current staffing levels at the affected police district. To maintain adequate service, an increase of three additional sworn deputies is required, with an estimated cost of \$370,005. This estimate may change pending further information from the developer regarding the number and type of dwelling units. Should demand for police services exceed these projections, additional sworn personnel, support staff, and equipment will be required. This concurrency approval is limited to the initial development order. A final concurrency statement will be issued upon completion of final development plans.

Should you require any further assistance, please contact Chief Gina Beato-Dominguez, of our Planning & Special Projects Office, at 305-471-2167, or via e-mail at [gbd@mldso.com](mailto:gbd@mldso.com).

RCS/jhb

# Memorandum



**Date:** 10/16/2025

**To:** Eric Silva, AICP, Assistant Director  
Regulatory and Economic Resources Department

**From:** Achaya Kelapanda, Deputy Director of Operations *Achaya Kelapanda*  
of Solid Waste Management

**Subject:** Citinet Aventura LLC and Redlands Grove LLC (Z2025-000020)

---

The Department of Solid Waste Management's (DSWM) review of the above-referenced item is provided below. Additional comments will be provided as needed. **The DSWM has no objections to the proposed application.**

**Application:** The applicant, Citinet Aventura LLC and Redlands Grove LLC (Rodan Estates) is requesting a District Boundary Change from AU and EU-M to PAD, Planned Area Development, and three Non-Use Variances related to private drives, minimum private open space requirements, and parking in order to develop a community of 138 single-family homes.

**Size:** The subject property is approximately 20.9 gross acres in size.

**Location:** The property is located between SW 220th and 226th Street, between SW 132nd Court and SW 133rd Court in unincorporated Miami-Dade County.

## **Analysis:**

### 1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida), a Class III landfill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers, as well as anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 29, 2025, which is valid through September 30, 2026, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department, is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There is no solid waste disposal facility within 2.5 miles, or transfer facility within 1.5 miles, or collection facility within ¼ mile of the subject property.

## 2. Garbage and Trash Collection Services

Should the referenced request be approved, and the anticipated development subsequently constructed, it would meet the definition of "residential unit" as described in Chapter 15 of the Code of Miami-Dade County. Per the code, the residential units planned for development on the property will receive DSWM waste collection services. Twice-weekly curbside waste collection, a twice-yearly scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to most residential units in the DSWM solid waste collection service area. Any attached residential units developed as a part of this project may require alternative collection service (such as deletion of the recycling service and provision of dumpster garbage service), depending on the final configuration and layout of the units.

## 3. Recycling

The DSWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County, municipalities incorporated after February 16, 1996, and municipalities serviced through interlocal agreements through private contractors. The single-stream recycling program currently includes the collection of glass, aluminum cans, steel cans, plastic bottles, yogurt cups, butter tubs, paper, and cardboard. Further information may be obtained on the Department's website at <https://www.miamidade.gov/global/solidwaste/recycling.page>.

## 4. Waste Storage/Setout Requirements

**Section 15-4** of the Code requires that plans for storage and collection of recycling and solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number, and adequacy of recycling and solid waste collection and storage facilities.

## 5. Site Circulation Requirements

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and, hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49-foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property, should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. There should be no "dead-end" alleyways developed. A sufficient waste set-out zone should be preserved between the edge of the pavement and any possible obstructions (such as parked cars, fencing, etc.) that would interrupt or preclude waste and recyclables collection. Developments requiring that solid waste haulers use private roads in order to service properties within the community shall hold the haulers, including the Department, harmless for any and all road damage occurring as a consequence of normal use of these roads. Failure to maintain any private roads used to provide solid waste collection services in adequate condition may, with provision of advance notice, result in removal of waste collection services provided by the DSWM.





**MIAMI-DADE COUNTY  
HEARING MAP**

Process Number  
**Z2025000020**

Section: 14 Township: 56 Range: 39  
 Applicant: Redlands Grove LLC  
 Zoning Board: BCC  
 Commission District: 8  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

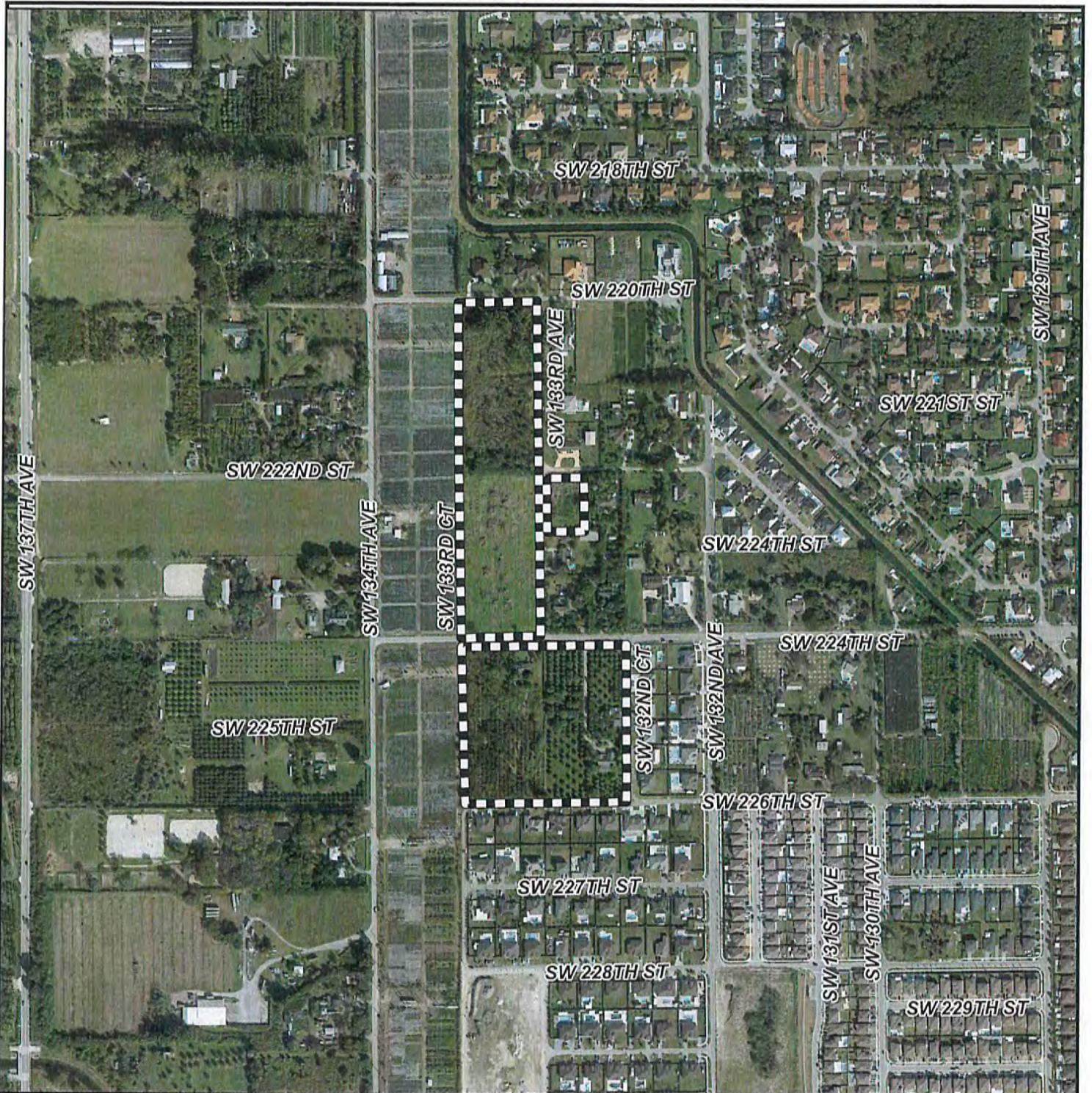
**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, February 13, 2025


| REVISION | DATE | BY |
|----------|------|----|
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**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2024**

Process Number  
**Z2025000020**

**Legend**

 Subject Property

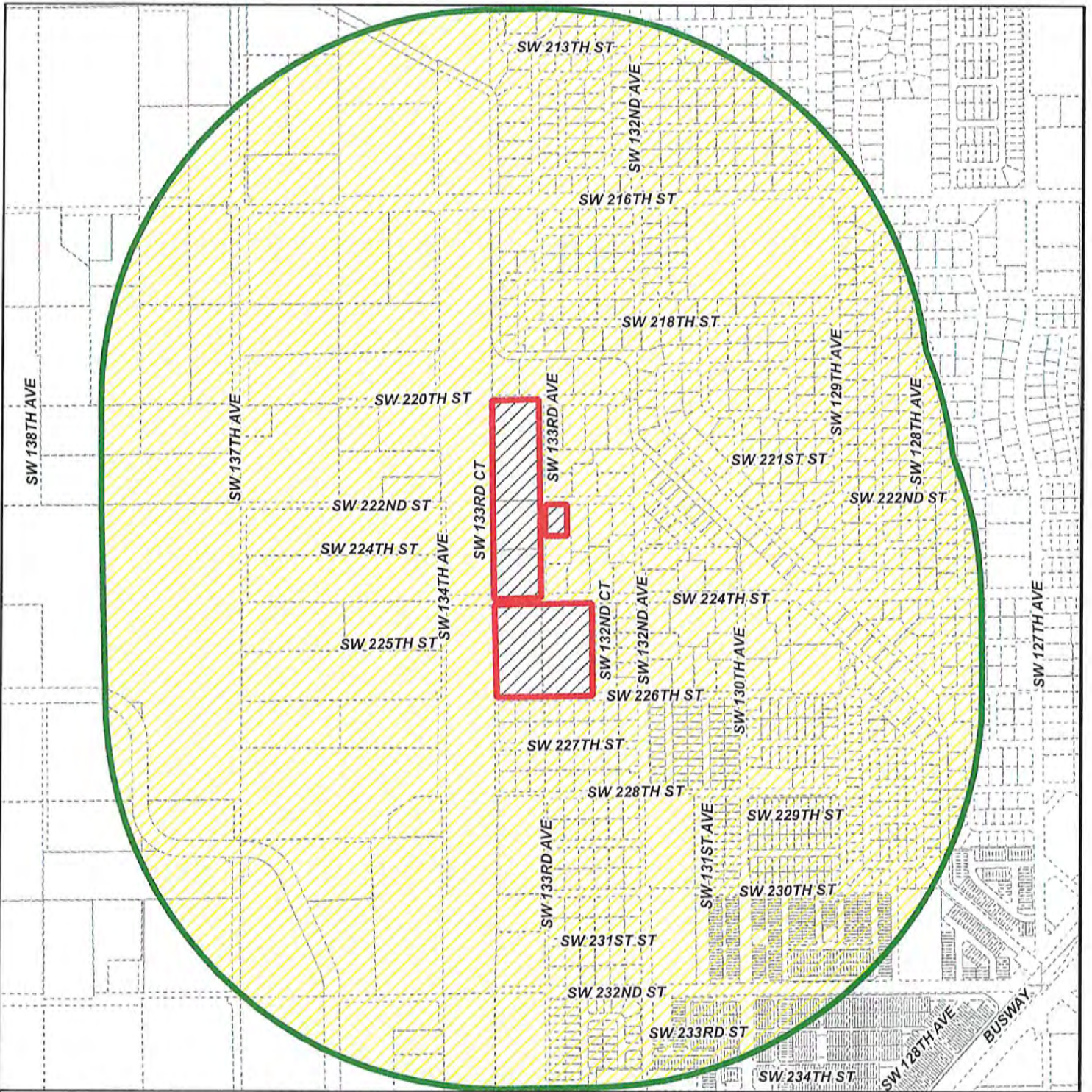


Section: 14 Township: 56 Range: 39  
 Applicant: Redlands Grove LLC  
 Zoning Board: BCC  
 Commission District: 8  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Thursday, February 13, 2025

| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |






**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Section: 14 Township: 56 Range: 39  
 Applicant: Redlands Grove LLC  
 Zoning Board: BCC  
 Commission District: 8  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

Process Number  
**Z2025000020**  
 RADIUS: 2640

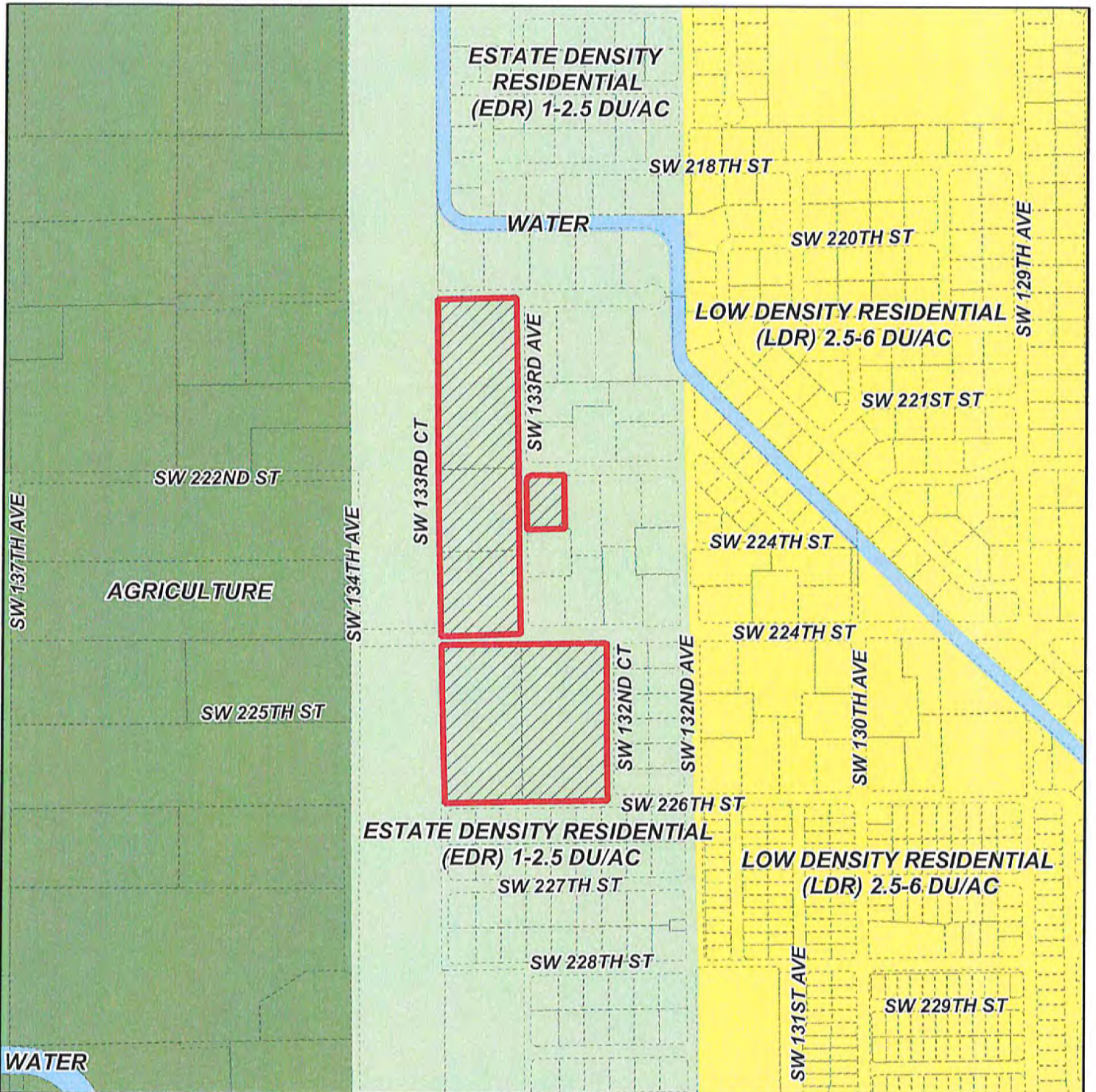
**Legend**

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, February 13, 2025

| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |



**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2025000020**

Section: 14 Township: 56 Range: 39  
 Applicant: Redlands Grove LLC  
 Zoning Board: BCC  
 Commission District: 8  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

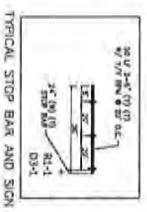
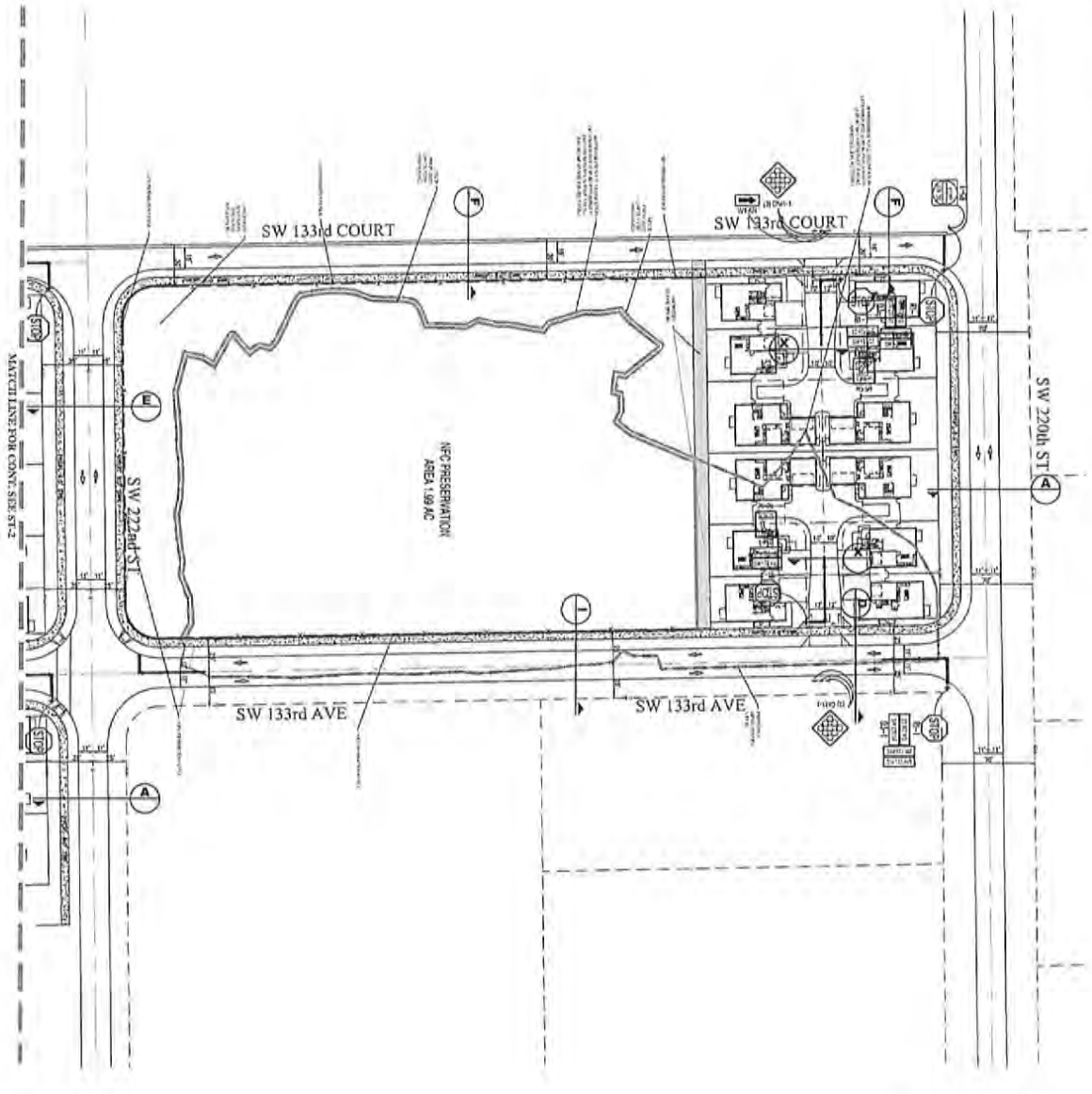
 Subject Property Case



SKETCH CREATED ON: Thursday, February 13, 2025

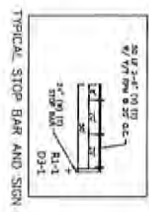
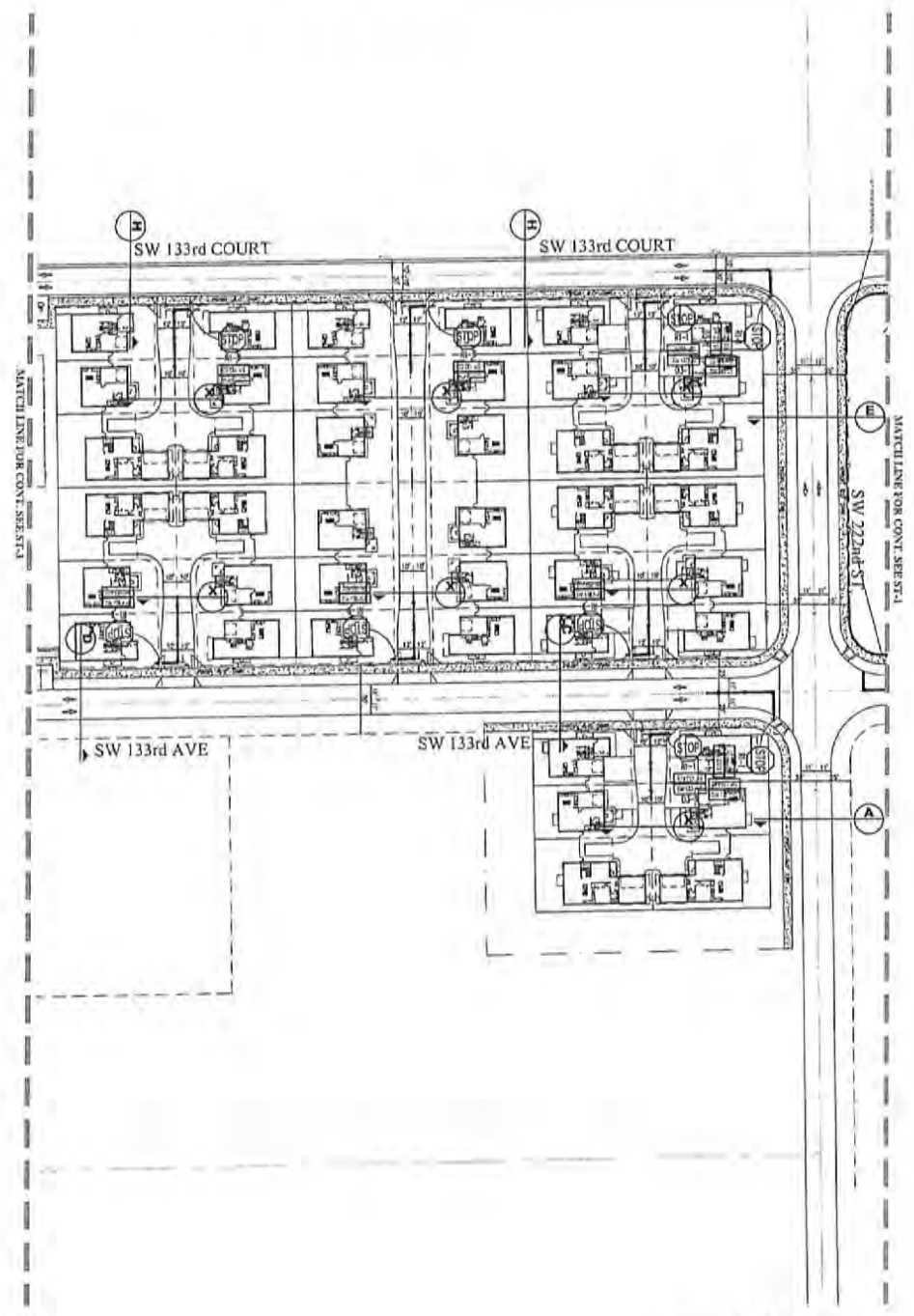
| REVISION | DATE | BY |
|----------|------|----|
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|  |                                                                      |                                                 |                                                 |                                                  |
|--|----------------------------------------------------------------------|-------------------------------------------------|-------------------------------------------------|--------------------------------------------------|
|  | <b>RODAN ESTATES</b><br>STRIPING & SIGNAGE PLAN<br>LENNAR HOMES INC. |                                                 | No. DATE DESCRIPTION<br>_____<br>_____<br>_____ | RECORDED OR EXTENSION<br>_____<br>_____<br>_____ |
|  | No. DATE DESCRIPTION<br>_____<br>_____<br>_____                      | No. DATE DESCRIPTION<br>_____<br>_____<br>_____ |                                                 |                                                  |

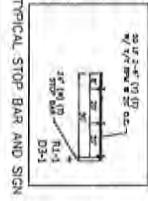
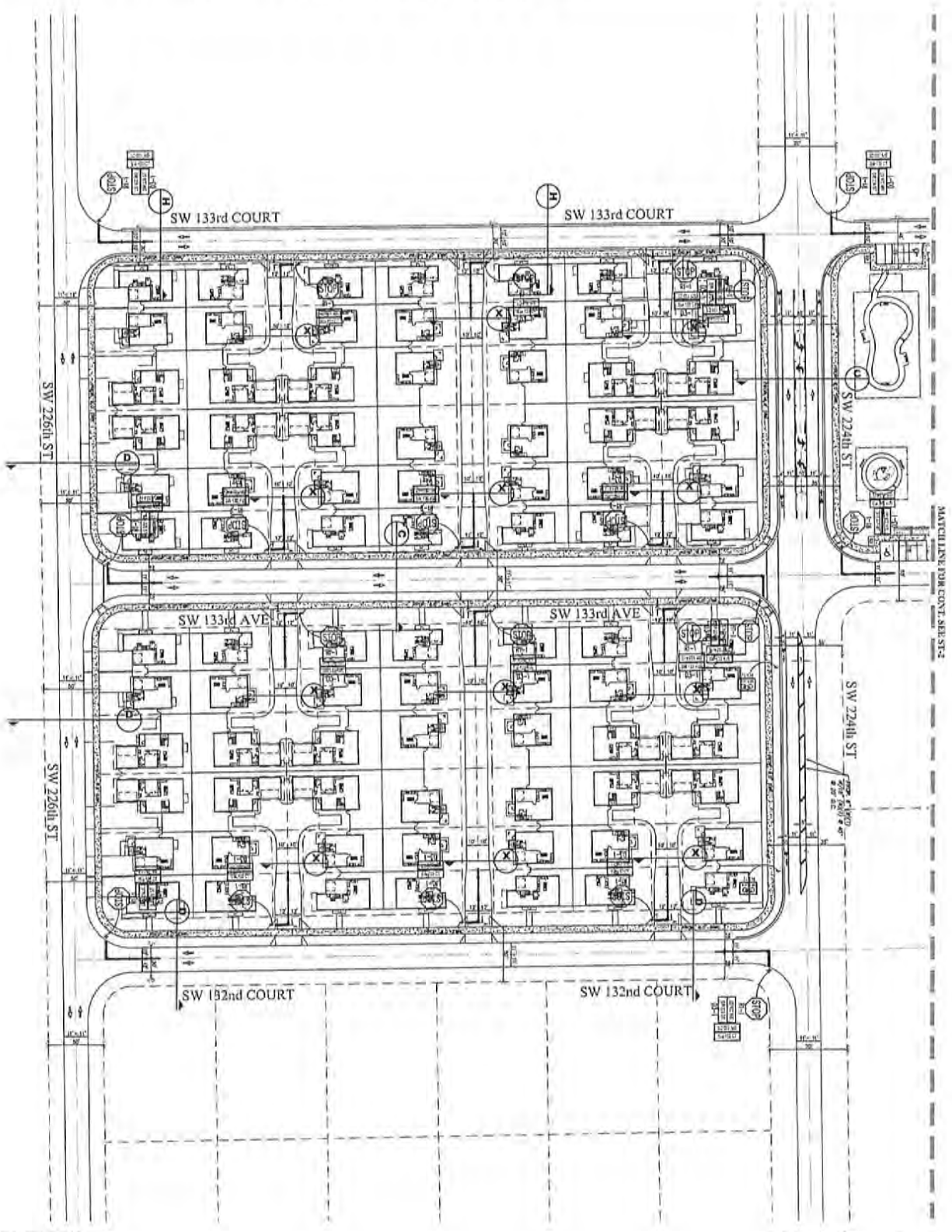
Project No. **24-0031**  
 Date: **ST-1**  
 2 of 7



TYPICAL STOP BAR AND SIGN

|                                                                                                                                                                 | <b>RODAN ESTATES</b>                                                   |      | <table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>APP.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | No.         | DATE | DESCRIPTION | BY | APP. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------|-------------|----|------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                                                                                                                                                                 | No.                                                                    | DATE |                                                                                                                                                                                                                                                                                                                                                                                                                            | DESCRIPTION | BY   | APP.        |    |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                 |                                                                        |      |                                                                                                                                                                                                                                                                                                                                                                                                                            |             |      |             |    |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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|                                                                                                                                                                 |                                                                        |      |                                                                                                                                                                                                                                                                                                                                                                                                                            |             |      |             |    |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TYPE OF PROJECT: STRIPING & SIGNAGE PLAN<br>CLIENT: LENNAR HOMES INC.<br>PROJECT ADDRESS: 138 BULLOCKS CIRCLE, PHILADELPHIA, MIAMI FL 33156<br>DATE: 09/17/2025 | PROJECT NO.: 24-0031 (24-0031) (24-0031) (24-0031)<br>DATE: 09/17/2025 |      | RECORD OF REVISION<br>1. 09/17/2025: INITIAL DESIGN<br>2. 09/17/2025: REVISED DESIGN                                                                                                                                                                                                                                                                                                                                       |             |      |             |    |      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

ST-2  
3 of 7



**ST-3**  
 4 of 7

PROJECT: 24-0031  
 DATE: 09/25/25

DESIGNED BY: J. GARCIA  
 DRAWN BY: J. GARCIA  
 CHECKED BY: J. GARCIA  
 DATE: 09/25/25

**RODAN ESTATES**  
 STRIPING & SIGNAGE PLAN  
 LENNAR HOMES INC.

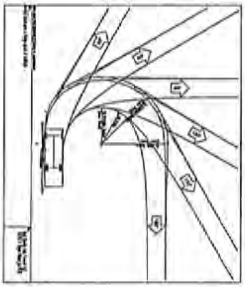
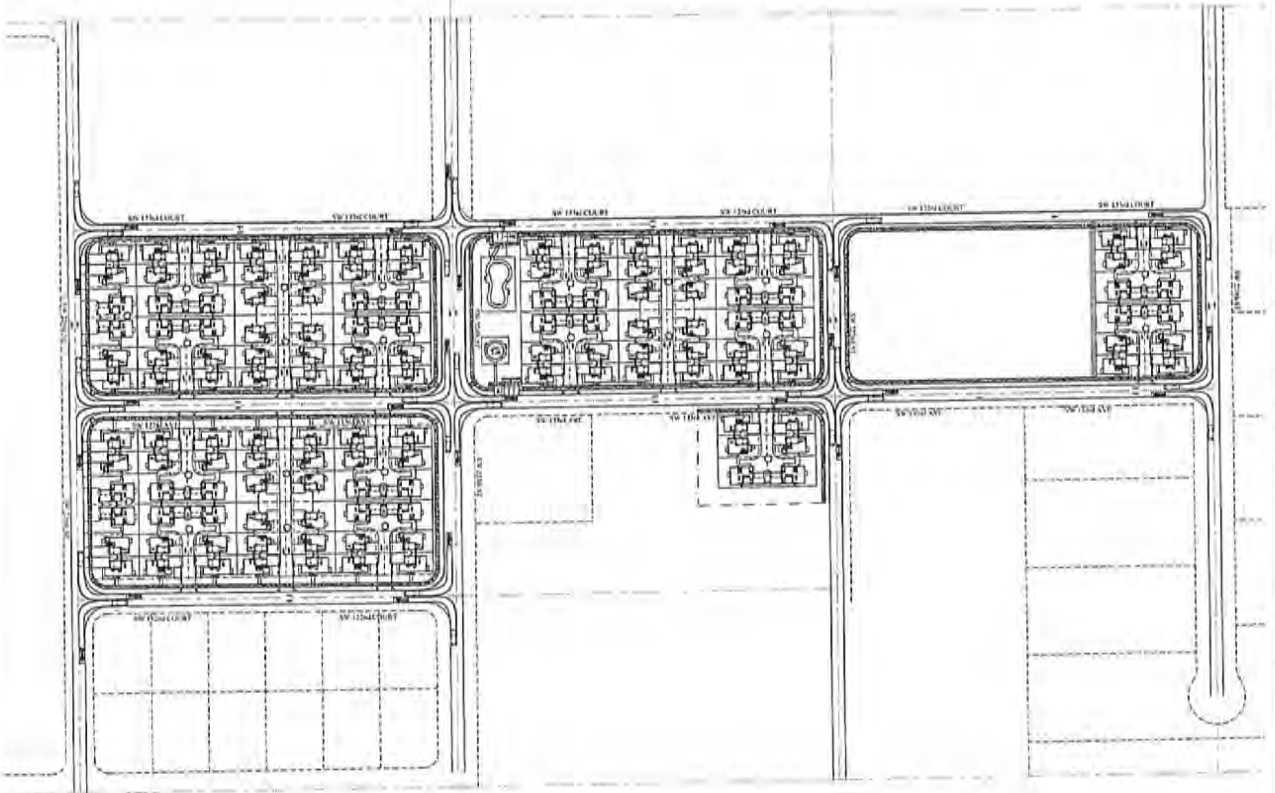
DATE: 09/25/25

| No. | DATE | DESCRIPTION | BY | APP. |
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|     |      |             |    |      |

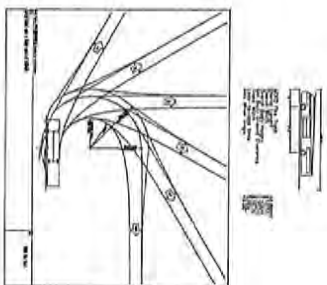
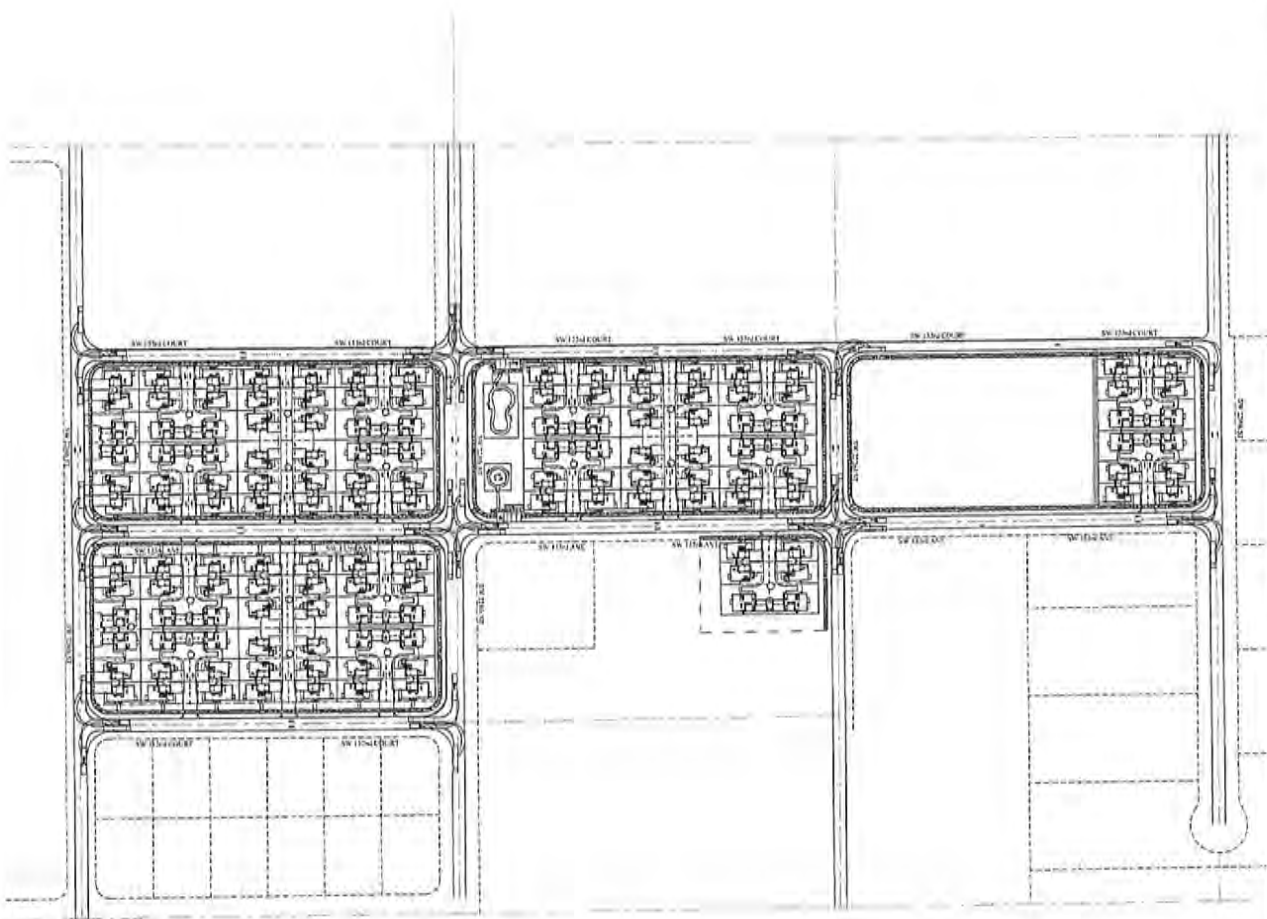
**LENAR**

LENAR HOMES INC.  
 1300 S.W. 87th Ave., Suite 200  
 Miami, FL 33143  
 (305) 444-1111





|  |                                                                                                    |  |                                        |                                                                                                                                                                                                   |
|--|----------------------------------------------------------------------------------------------------|--|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>RODAN ESTATES</b><br>PIPE & PAVEMENT GARbage TRUCK SIMULATION<br>PREPARED BY: LENNAR HOMES INC. |  | NO.    DATE    DESCRIPTION    BY (APP) | RECORD OF SUBVISION<br>THIS DRAWING IS THE PROPERTY OF THE ENGINEER OR ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER OR ARCHITECT. |
|  | PROJECT NO: 24-0031<br>SHEET NO: TS-1<br>DATE: 5/8/25                                              |  |                                        |                                                                                                                                                                                                   |



|                                                                                                                                                                   |  |                                     |  |                               |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------|--|-------------------------------|--|
| <p><b>RODAN ESTATES</b></p> <p>DATE OF SUBJECT: FIRE TRUCK SIMULATION</p> <p>CLIENT: LENNAR HOMES INC.</p> <p>PROJECT NUMBER: 24-0031</p> <p>DATE: 12/13/2023</p> |  | <p>NO. DATE DESCRIPTION BY APPR</p> |  | <p>RECORDING OF EXTENSION</p> |  |
| <p>DATE: 12/13/2023</p> <p>PROJECT: 24-0031</p> <p>DATE: 12/13/2023</p>                                                                                           |  | <p>NO. DATE DESCRIPTION BY APPR</p> |  | <p>RECORDING OF EXTENSION</p> |  |
| <p>DATE: 12/13/2023</p> <p>PROJECT: 24-0031</p> <p>DATE: 12/13/2023</p>                                                                                           |  | <p>NO. DATE DESCRIPTION BY APPR</p> |  | <p>RECORDING OF EXTENSION</p> |  |

TS-2

24-0031

12/13/2023

12/13/2023

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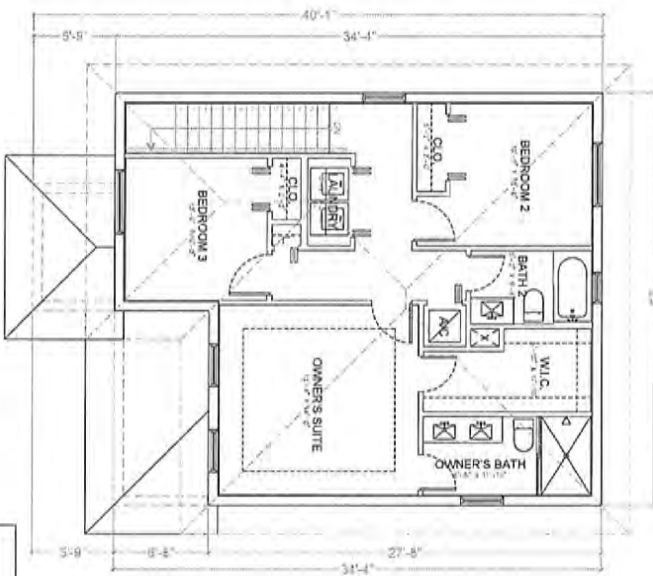
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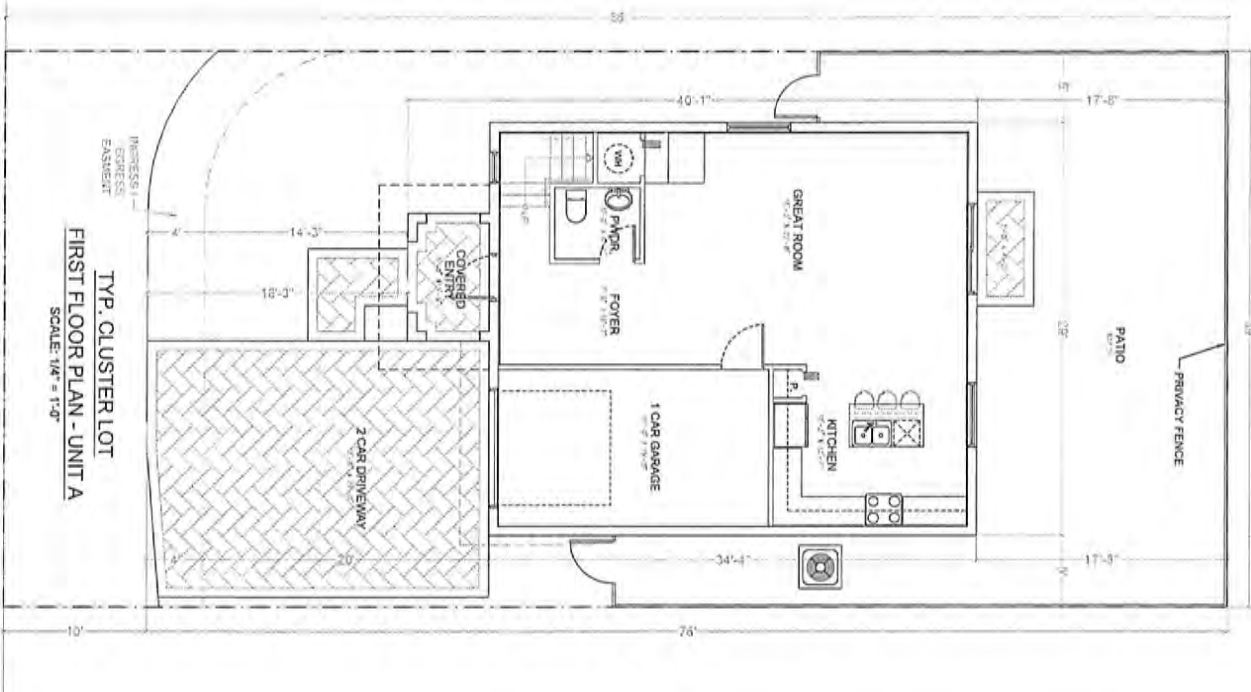




SECOND FLOOR PLAN - UNIT A  
SCALE: 1/4" = 1'-0"

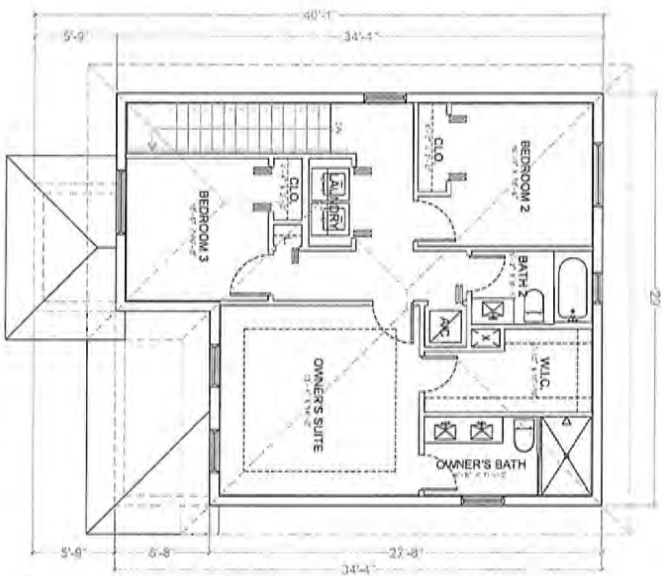
| UNIT A                           |          |
|----------------------------------|----------|
| 3 BEDROOM / 2.5 BATH             |          |
| AREA CALCULATION                 |          |
| 1ST FLOOR A.C.                   | 766 SF   |
| 2ND FLOOR                        | 544 SF   |
| TOTAL A.C.                       | 1,310 SF |
| 1 CAR GARAGE                     | 228 SF   |
| COV. ENTRY                       | 51 SF    |
| LOT COVERAGE TOT. OF             | 1,046 SF |
| TOTAL AREA GROSS                 | 1,550 SF |
|                                  | 31.2%    |
| GROSS INTERIOR GROUND FLOOR AREA |          |
| REQUIRED 95% SF X1.25            | 895 SF   |
| PRIVATE OPEN SPACE PROVIDED      | 1,244 SF |
| PRIVATE OPEN SPACE PROVIDED      | 837 SF   |

TYPICAL CLUSTER LOT: 3,354 SF



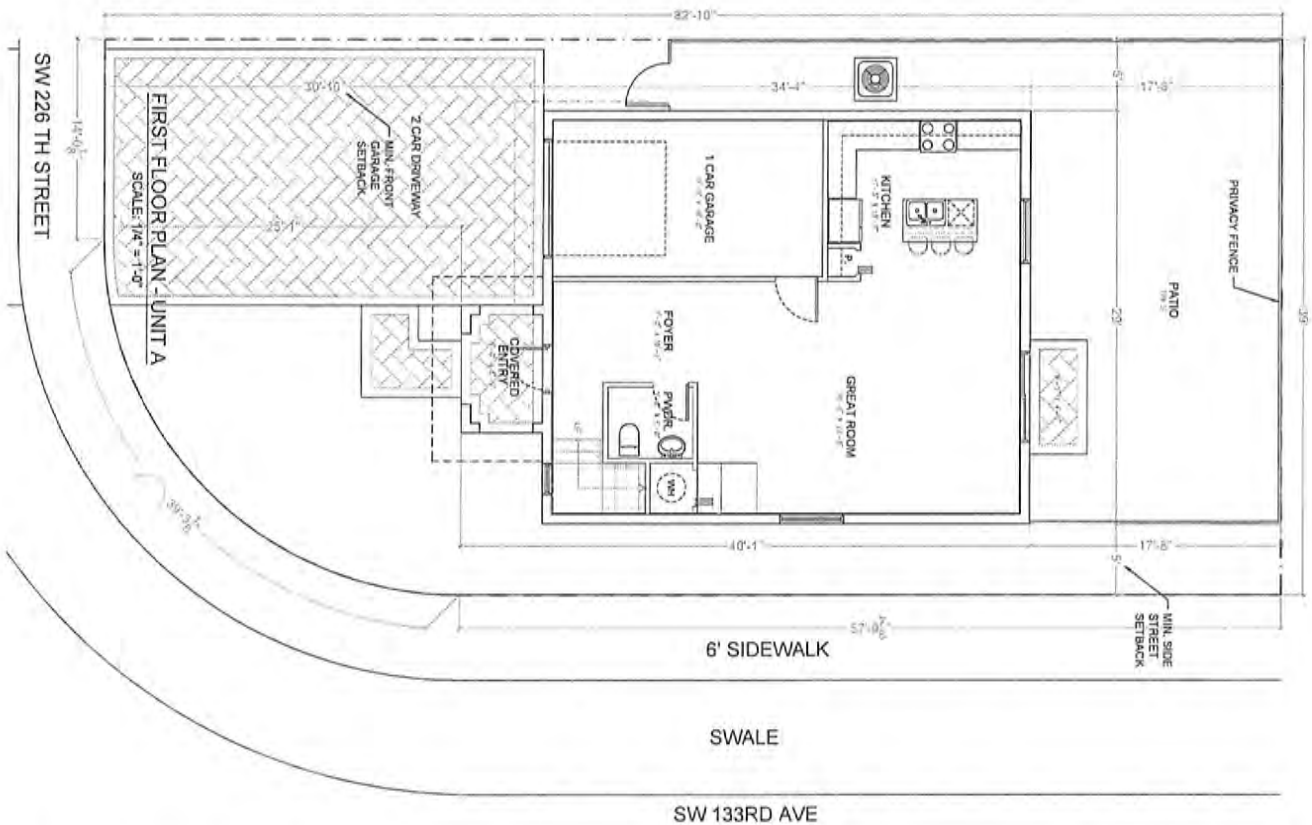
TYP. CLUSTER LOT  
FIRST FLOOR PLAN - UNIT A  
SCALE: 1/4" = 1'-0"

RODAN ESTATES  
BY: LENNAR HOMES  
CLUSTERS  
MIAMI-DADE COUNTY, FLORIDA



| UNIT A                           |          |
|----------------------------------|----------|
| 3 BEDROOM / 2.5 BATH             |          |
| AREA CALCULATION                 |          |
| 1 <sup>ST</sup> FLOOR A/C        | 788 SF   |
| 2 <sup>ND</sup> FLOOR            | 904 SF   |
| TOTAL A/C                        | 1,692 SF |
| 1 CAR GARAGE                     | 228 SF   |
| COV. ENTRY                       | 51 SF    |
| 1 <sup>ST</sup> FLOOR GROSS      | 1,106 SF |
| 2 <sup>ND</sup> FLOOR GROSS      | 1,550 SF |
| TOTAL AREA GROSS                 | 2,656 SF |
| GROSS INTERIOR GARAGE            | 995 SF   |
| MIN. FLOOR AREA REQUIRED PER A/C | 1,244 SF |
| PRIVATE OPEN SPACE PROVIDED      | 729 SF   |

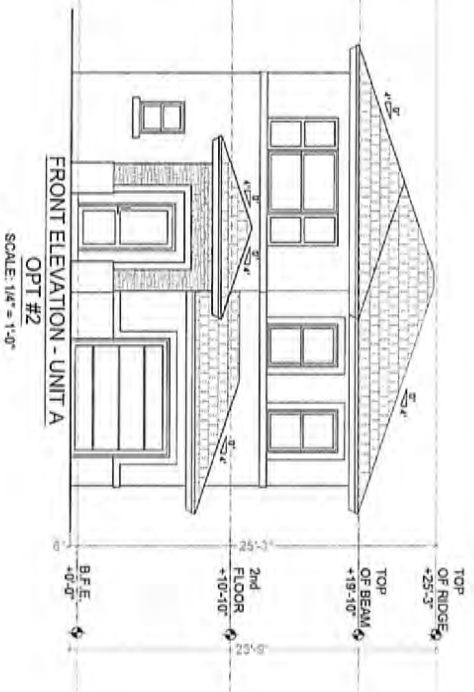
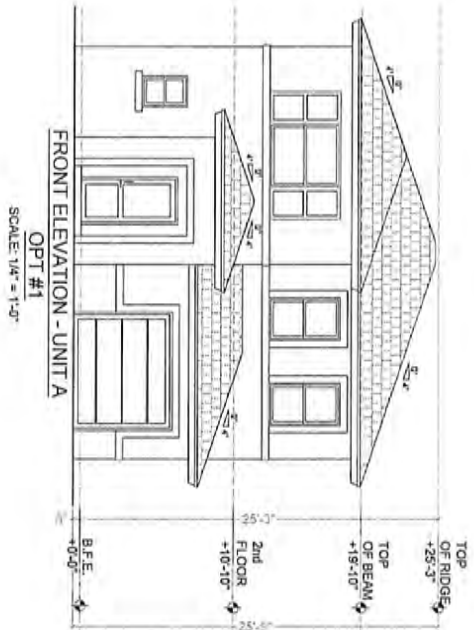
LOT AREA: 3,098.12 SF



**RODAN ESTATES**  
BY: LENNAR HOMES CLUSTERS  
MIAMI-DADE COUNTY, FLORIDA

**PASQUA PEREZ KUDOLIAN STARR ARCHITECT - FLOORING**

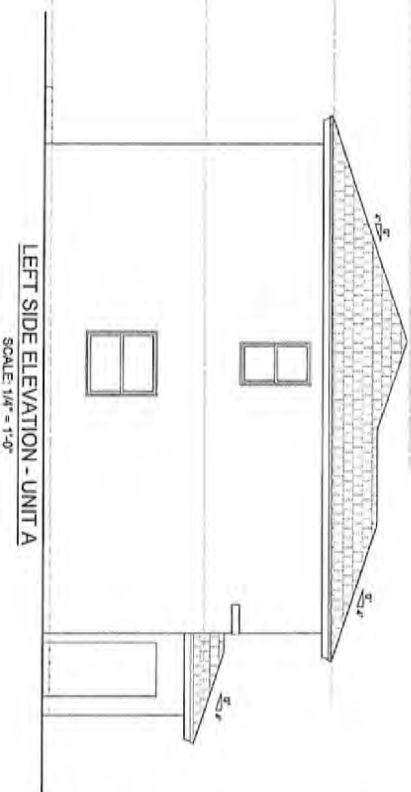
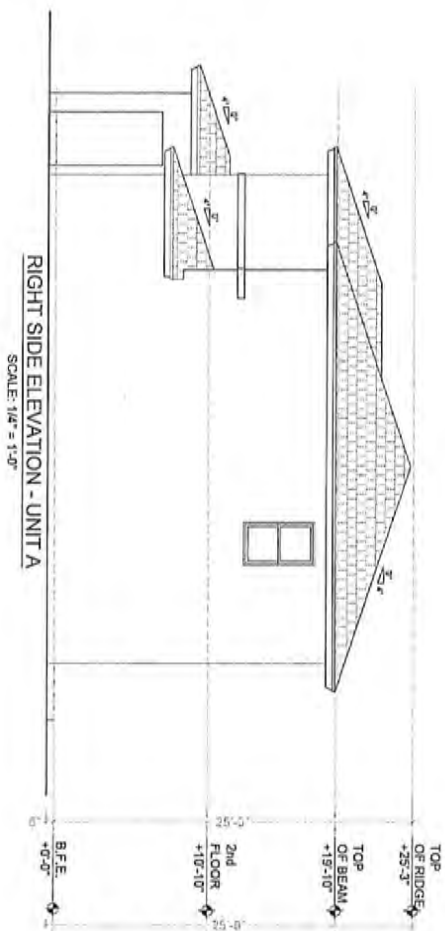
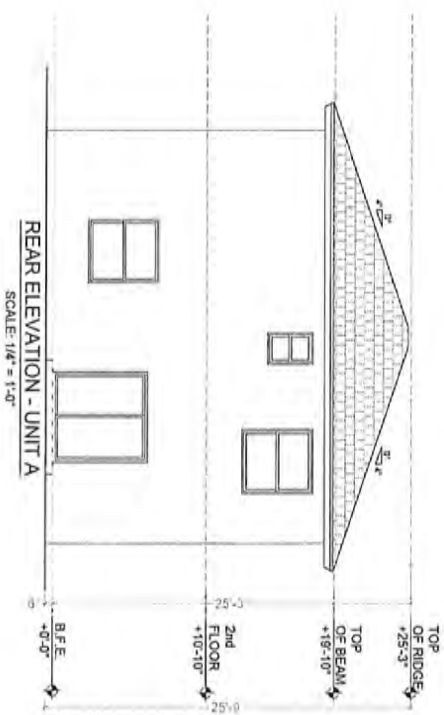
A-2.1



**PASQUA**  
**PEREZ**  
**KUDOLJAN**  
**STARBUCK**  
ARCHITECT • PLANNERS

**RODAN ESTATES**  
BY: LENNAR HOMES  
CLUSTERS  
MIAMI-DADE COUNTY, FLORIDA

DATE: 06/25/2025  
SCALE: 1/4" = 1'-0"  
DRAWING NO.: 250110  
**A-3**



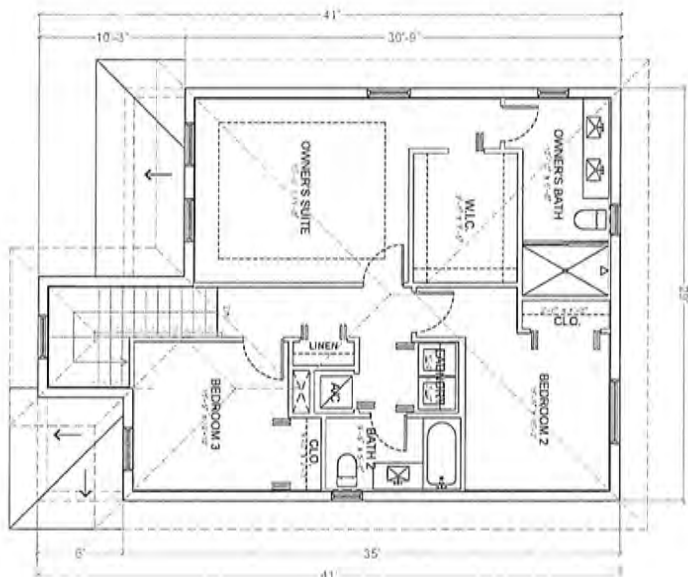
**RODAN ESTATES**  
BY: LENNAR HOMES  
CLUSTERS  
MIAMI-DADE COUNTY, FLORIDA

A-4

UNIT A  
LIVABLE AREA  
SQUARE FEET  
TOTAL AREA  
SQUARE FEET  
TOTAL AREA  
SQUARE FEET  
TOTAL AREA  
SQUARE FEET

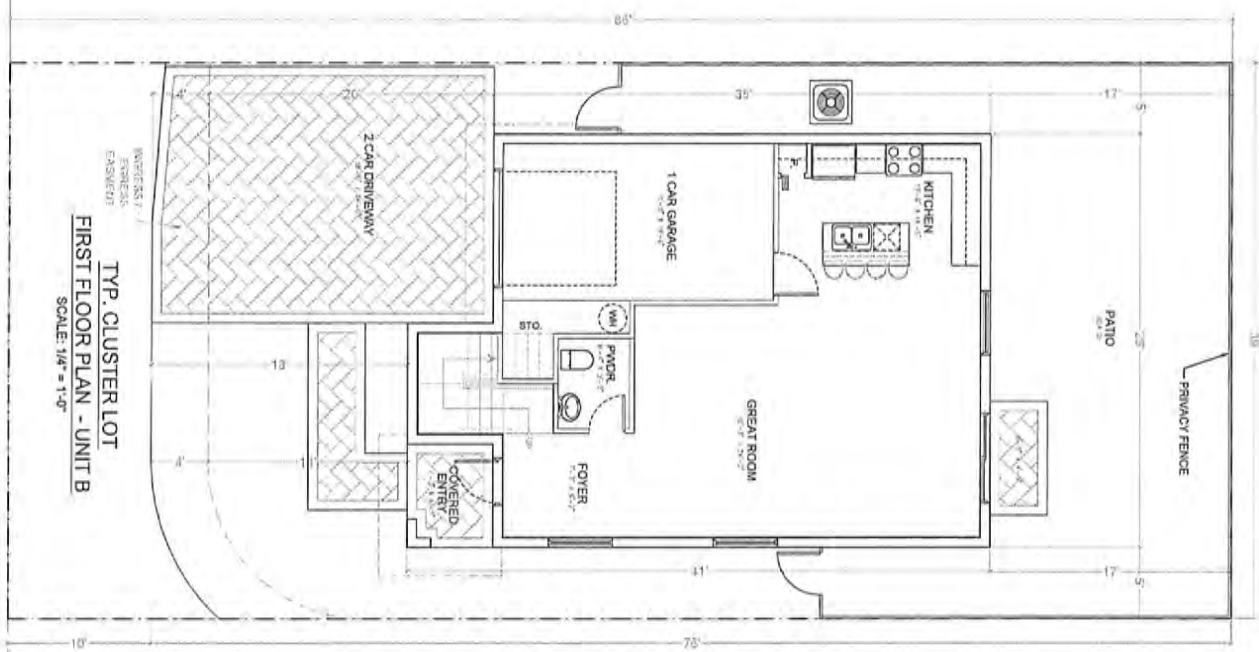
PASQUAL PEREZ KLIOUJIAN STARR ARCHITECTS + PLANNERS

DATE: 06/25/2025  
PROJECT: 25-020  
SHEET: A-4



| UNIT B                       |          |
|------------------------------|----------|
| 3 BEDROOM / 2.5 BATH         |          |
| AREA CALCULATION             |          |
| 1ST FLOOR A/C                | 803 SF   |
| 2ND FLOOR                    | 1,010 SF |
| TOTAL A/C                    | 1,813 SF |
| 1 CAR GARAGE                 | 263 SF   |
| COVERED ENTRY                | 43 SF    |
| LOT COVERAGE TO 1 OF INT. ST | 1,109 SF |
| TOTAL AREA GROSS             | 2,119 SF |
| GROSS INTERIOR GROUND        |          |
| REQUIRED 1,066 SF X1.25      | 1,333 SF |
| PRIVATE OPEN SPACE PROVIDED  | 84 SF    |

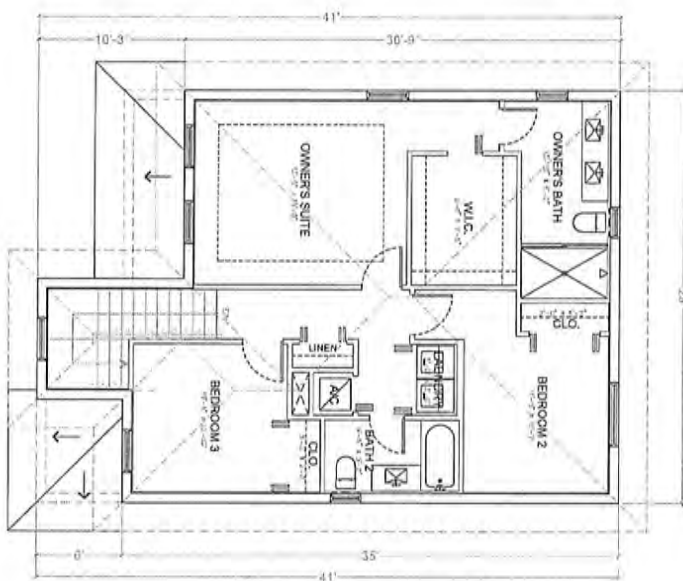
TYPICAL CLUSTER LOT: 3,354 SF



RODAN ESTATES  
BY: LENNAR HOMES  
CLUSTERS  
MIAMI-DADE COUNTY, FLORIDA

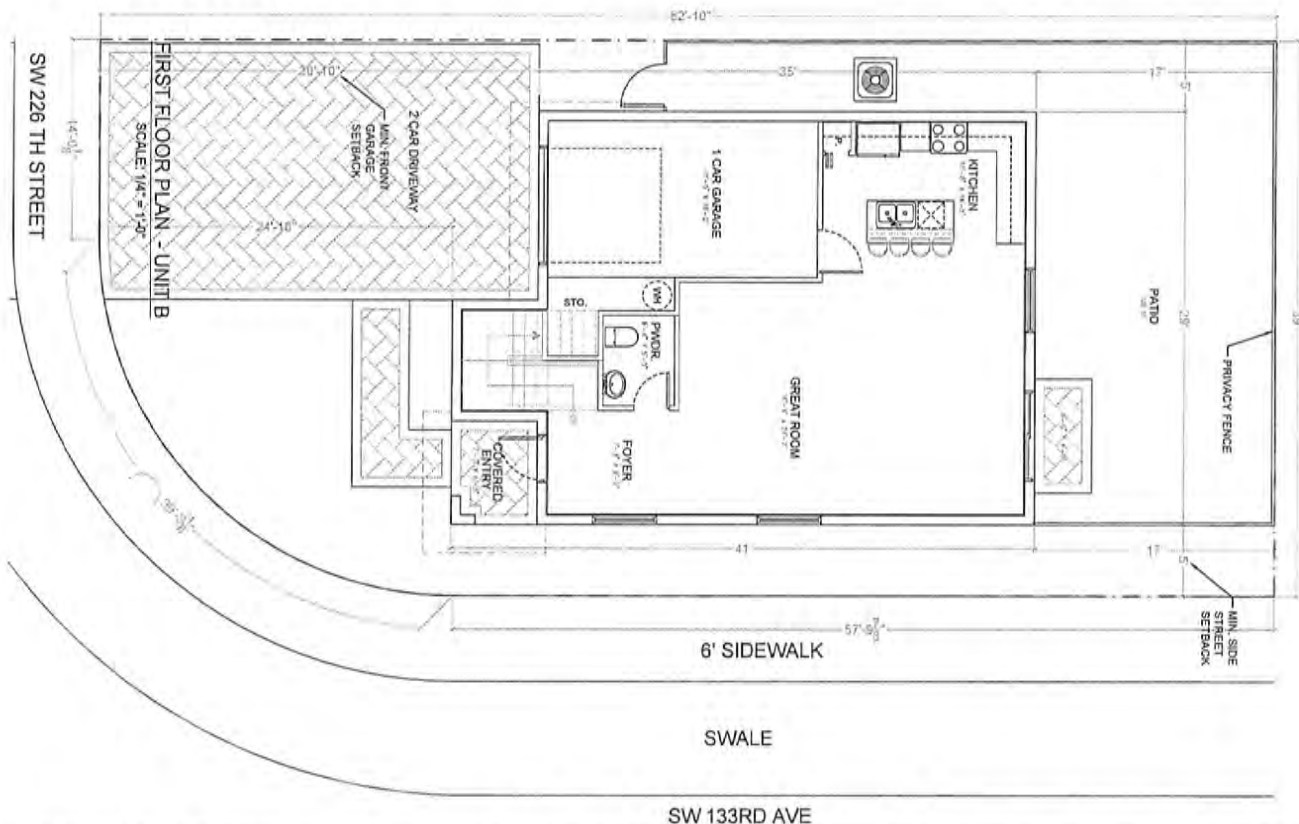
PASCUAL  
PEREZ  
MENDOZA  
STARBUCK  
ARCHITECTS + PLANNERS

UNIT B  
A-5



| UNIT B                                      |          |
|---------------------------------------------|----------|
| 3 BEDROOM / 2.5 BATH                        |          |
| AREA CALCULATION                            |          |
| 1ST FLOOR AC                                | 803 SF   |
| 2ND FLOOR                                   | 1,070 SF |
| TOTAL AC                                    | 1,873 SF |
| 1 CAR GARAGE                                | 293 SF   |
| POOL ENTRY                                  | 43 SF    |
| LOT COVERAGE                                | 1,109 SF |
| TOTAL AREA GROSS                            | 2,115 SF |
| GROSS INTERIOR GROUND FLOOR AREA            | 1,068 SF |
| PRIVATE OPEN SPACE REQUIRED 1,069 SF @ 1.25 | 1,333 SF |
| PRIVATE OPEN SPACE PROVIDED                 | 709 SF   |
|                                             | 35.8%    |

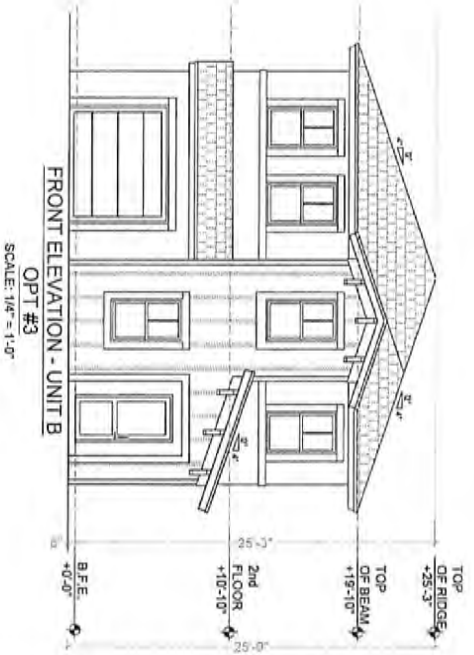
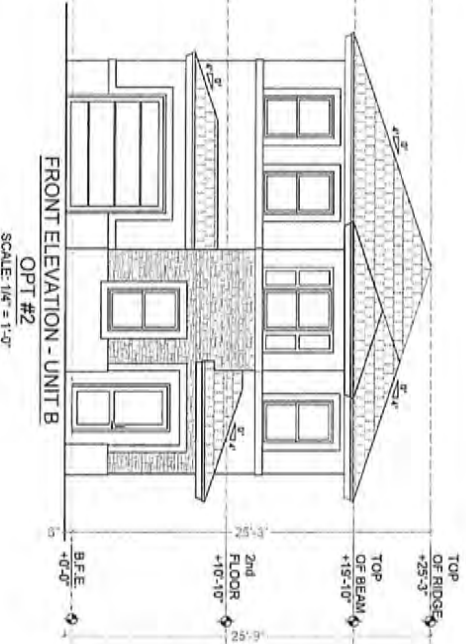
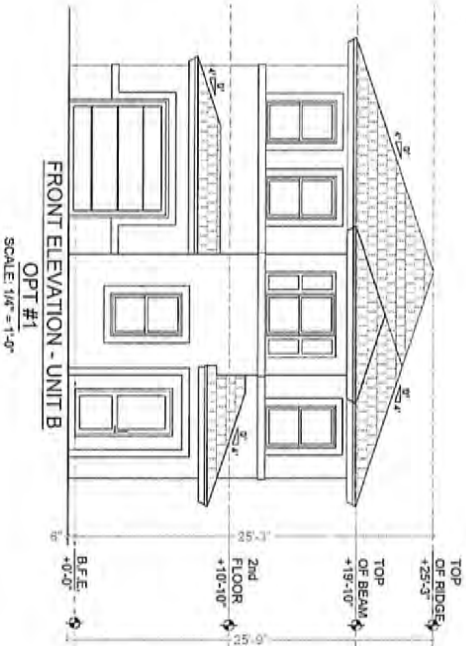
LOT AREA: 3,096.12 SF



**RODAN ESTATES**  
BY: LENNAR HOMES CLUSTERS  
MIAMI-DADE COUNTY, FLORIDA

**PASQUAL PEREZ**  
**ANDREAN STARBU**  
ARCHITECT + PLANNER

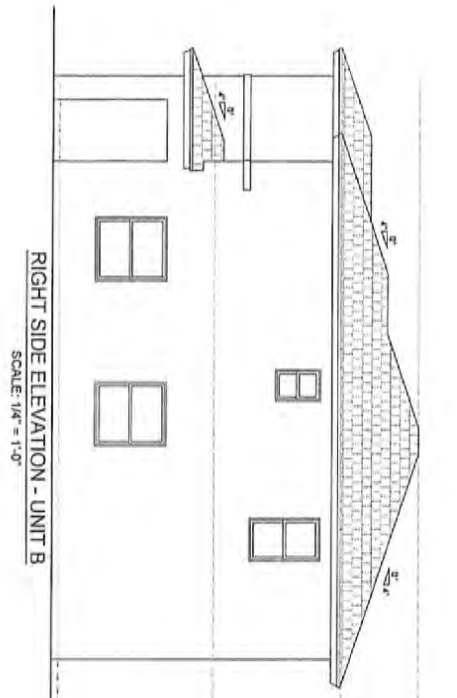
**A-5.1**



RODAN ESTATES  
 BY: LENNAR HOMES  
 CLUSTERS  
 MIAMI-DADE COUNTY, FLORIDA

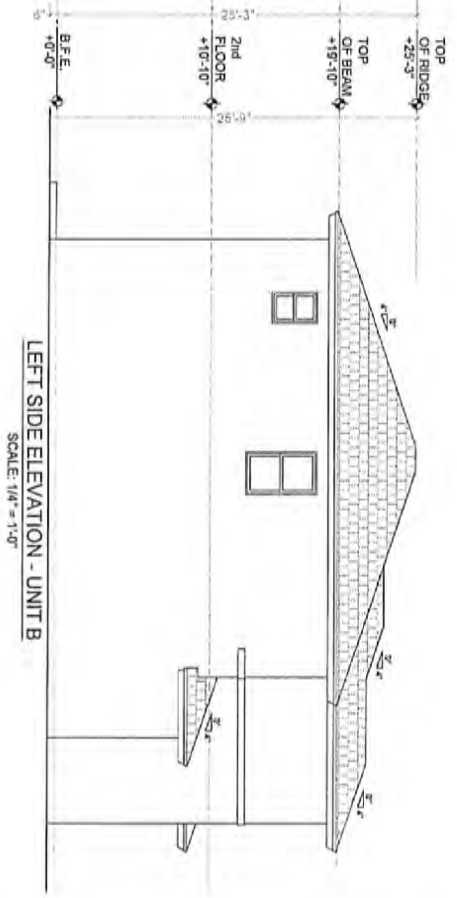
PASQUA  
 PEREZ  
 KUDOLJANI  
 STARR  
 ARCHITECTS • FIRM

REVISIONS  
 SHEET: 230304A  
 SCALE: AS SHOWN  
 DRAWN: CC  
 CHECKED: AS  
 DESIGNED: AS



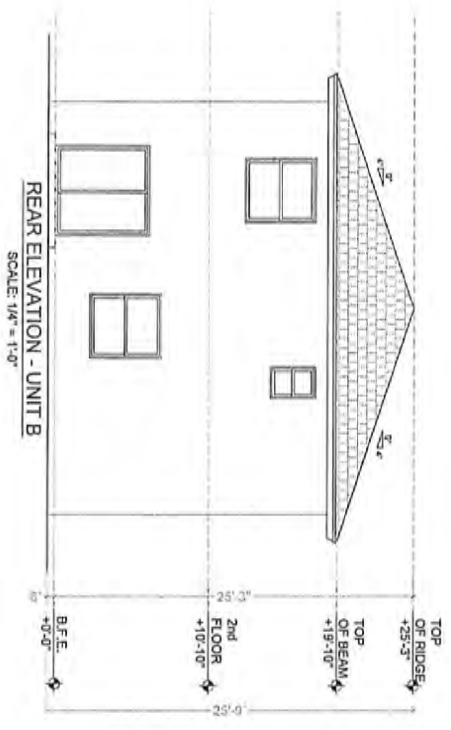
RIGHT SIDE ELEVATION - UNIT B

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



LEFT SIDE ELEVATION - UNIT B

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



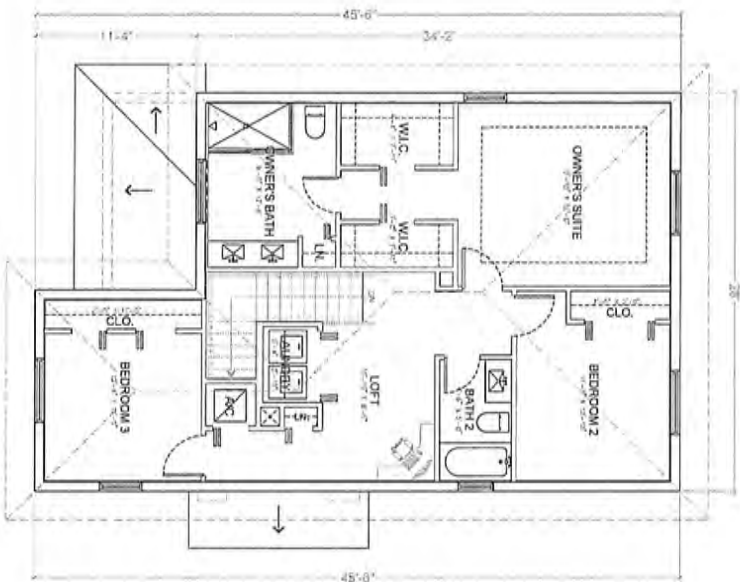
REAR ELEVATION - UNIT B

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

**PASCUAL**  
**PEREZ**  
**KEROLIAN**  
**STARR**  
 ARCHITECTS • PLANNERS

**RODAN ESTATES**  
 BY: LENNAR HOMES  
 CLUSTERS  
 MIAMI-DADE COUNTY, FLORIDA

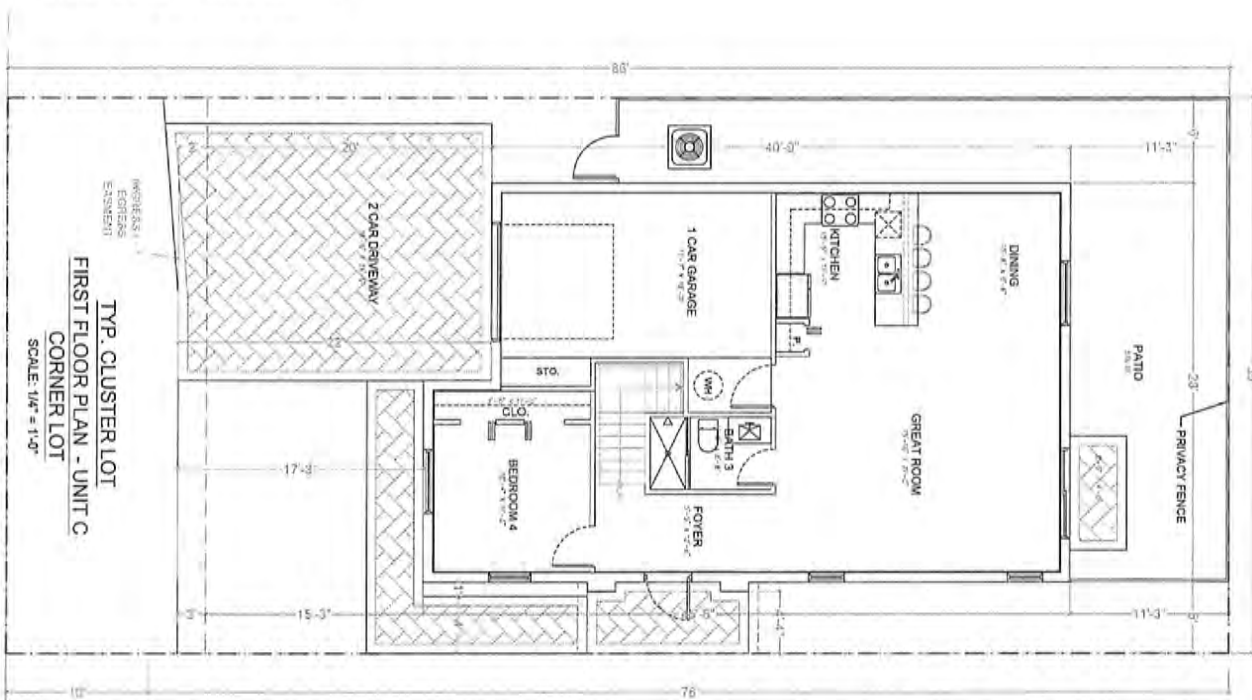
UNIT B  
 SHEET NO. A-7



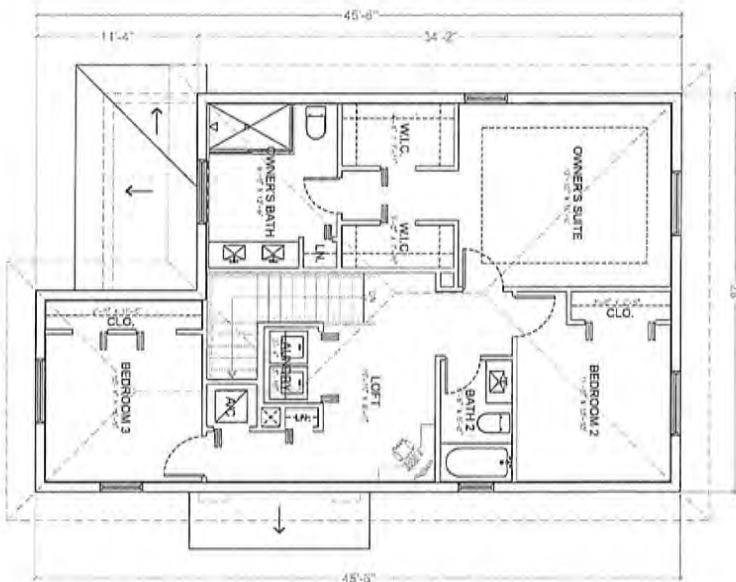
SECOND FLOOR PLAN - UNIT C  
SCALE: 1/4" = 1'-0"

| UNIT C                                      |           |
|---------------------------------------------|-----------|
| 4 BEDROOM / 3 BATH                          |           |
| AREA CALCULATION                            |           |
| *1ST FLOOR AC                               | 955 SF    |
| *2ND FLOOR                                  | 1,117 SF  |
| TOTAL AC                                    | 2,072 SF  |
| *1 CAR GARAGE                               | 255 SF    |
| *COV. ENTRY                                 | 44 SF     |
| *LOT COVERAGE TO E.O.P.                     | *1,254 SF |
| ENT. ST.                                    | 2,371 SF  |
| TOTAL AREA GROSS                            | 97.4%     |
| GROSS AREAS GROUND FLOOR AREA               | 1,210 SF  |
| PRIVATE OPEN SPACE REQUIRED 1,210 SF X 1.25 | 1,513 SF  |
| PRIVATE OPEN SPACE PROVIDED                 | 575 SF    |

TYPICAL CLUSTER LOT: 1,354 SF

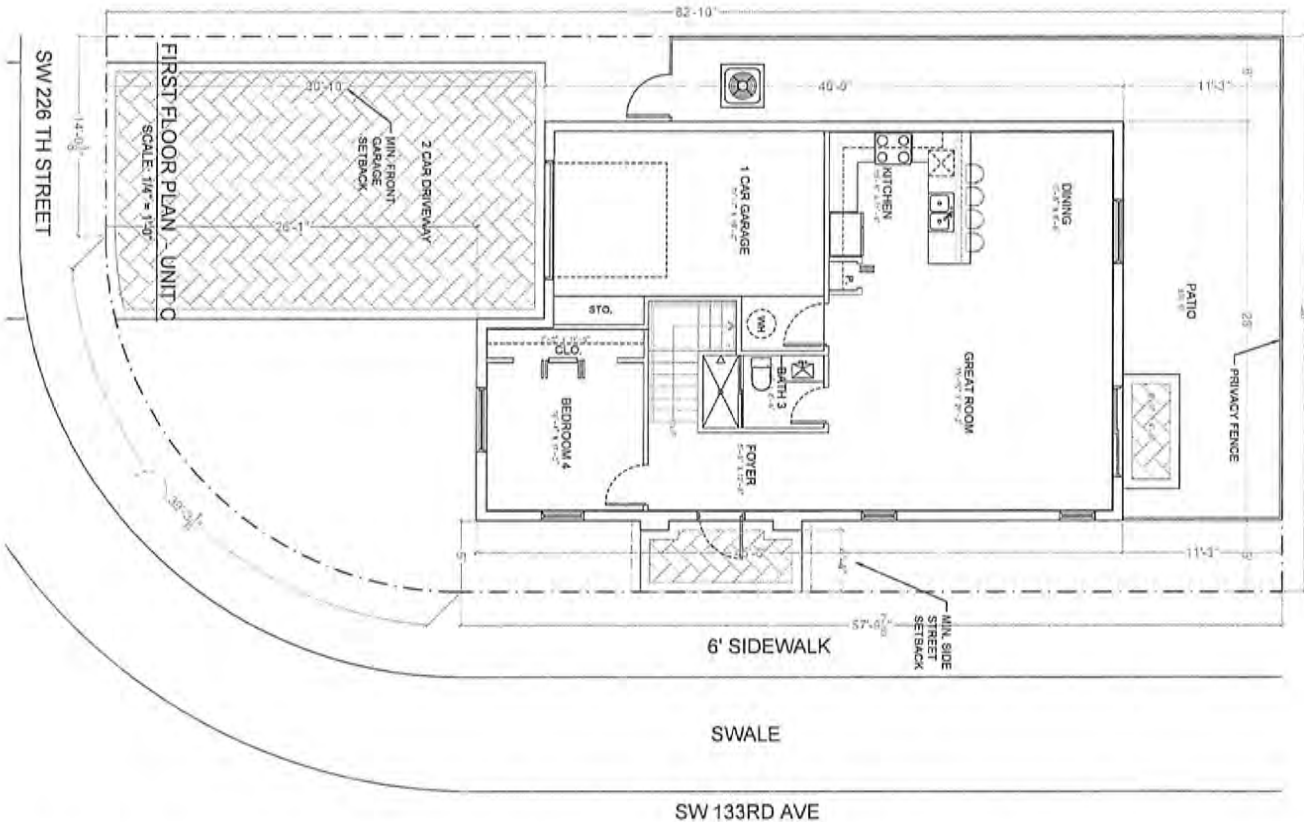


TYP. CLUSTER LOT  
FIRST FLOOR PLAN - UNIT C  
CORNER LOT  
SCALE: 1/4" = 1'-0"



| UNIT C                                       |          |
|----------------------------------------------|----------|
| 4 BEDROOM / 3 BATH                           |          |
| AREA CALCULATION                             |          |
| 1ST FLOOR A/C                                | 555 SF   |
| 2ND FLOOR                                    | 1,117 SF |
| TOTAL A/C                                    | 2,072 SF |
| 1 CAR GARAGE                                 | 255 SF   |
| COV. ENTRY                                   | 44 SF    |
| LOT COVERAGE                                 | 1,254 SF |
| TOTAL AREA GROSS                             | 2,371 SF |
| GROSS INTERIOR GROUND FLOOR AREA             | 1,210 SF |
| PRIVATE OPEN SPACE REQUIRED 1,210 SF MIN. 25 | 1,513 SF |
| PRIVATE OPEN SPACE PROVIDED                  | 575 SF   |

LOT AREA: 3,096.12 SF

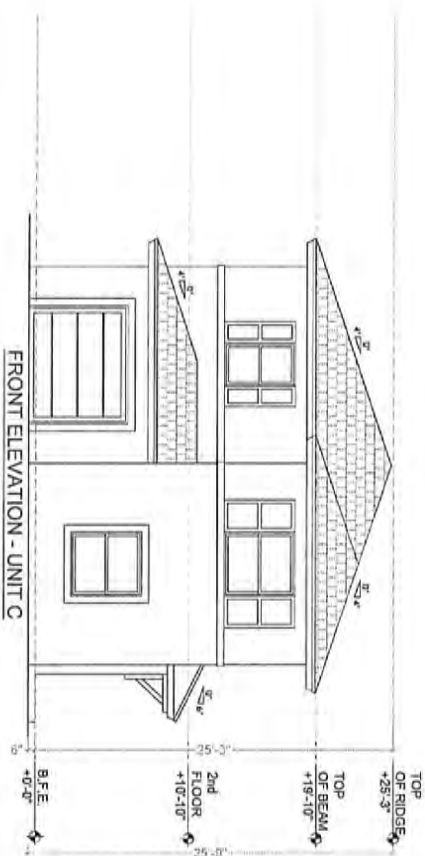


**RODAN ESTATES**  
BY: LENNAR HOMES CLUSTERS  
MIAMI-DADE COUNTY, FLORIDA

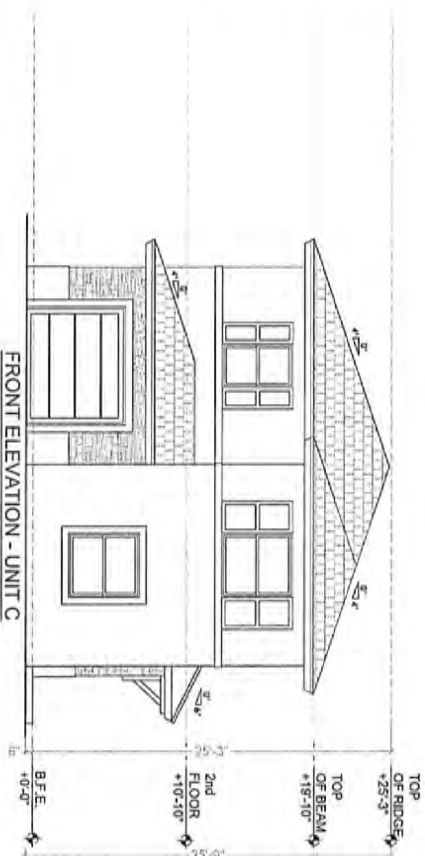
**PASQUA PEREZ KIBODJIAN STARR ARCHITECT • PLANNERS**

A-8.1

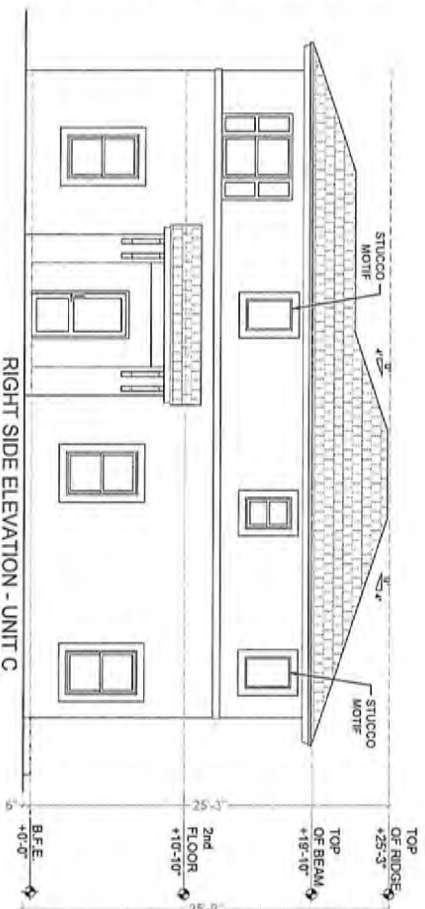
DATE: 2/23/2024  
DRAWN BY: AS STARR  
CHECKED BY: AS  
SCALE: 1/4" = 1'-0"



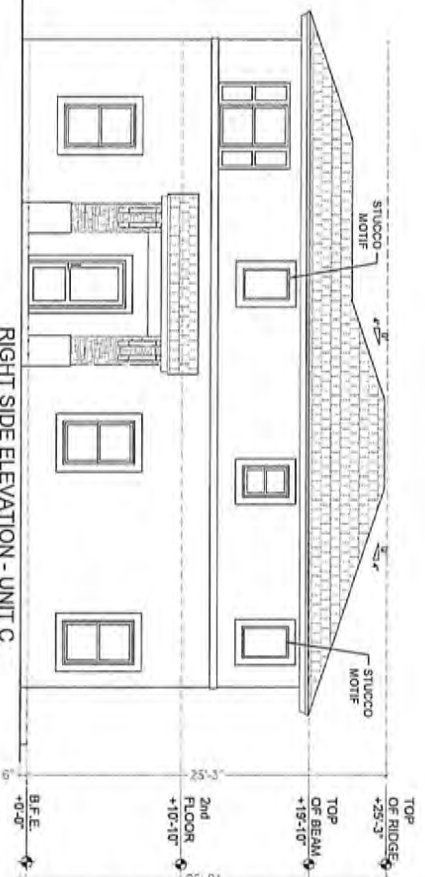
FRONT ELEVATION - UNIT C  
OPT #1  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - UNIT C  
OPT #2  
SCALE: 1/4" = 1'-0"



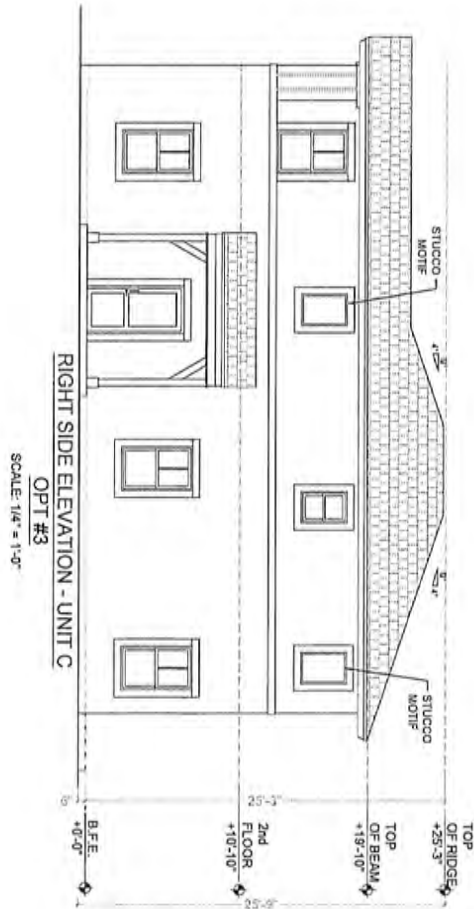
RIGHT SIDE ELEVATION - UNIT C  
OPT #1  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION - UNIT C  
OPT #2  
SCALE: 1/4" = 1'-0"

RODAN ESTATES  
BY: LENNAR HOMES  
CLUSTERS  
MIAMI-DADE COUNTY, FLORIDA

|              |           |
|--------------|-----------|
| DATE:        | 2/28/2024 |
| DRAWN BY:    | AS/S/000  |
| CHECKED BY:  | AS/S/000  |
| APPROVED BY: | AS/S/000  |

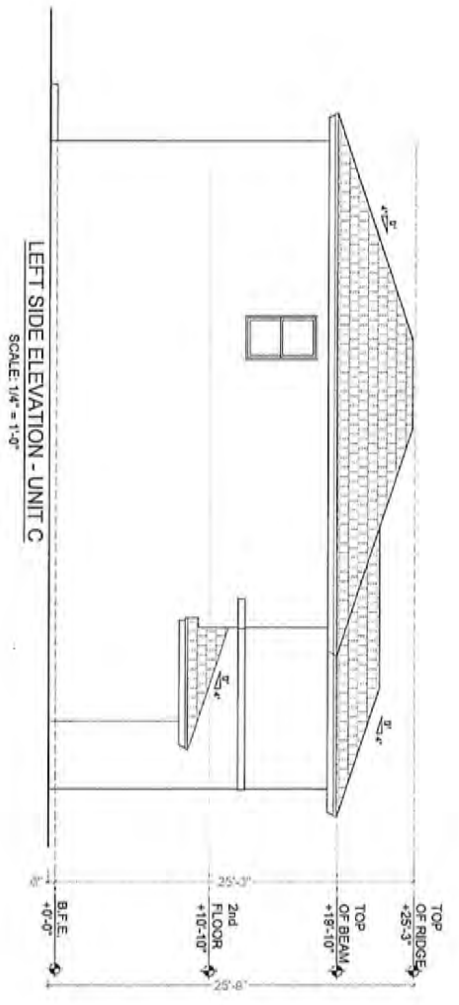
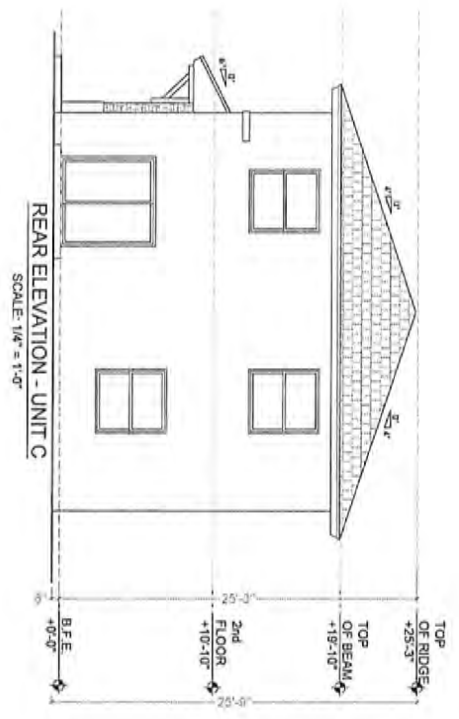


**PASCUAL**  
**PEREZ**  
**MOLLOJAN**  
**STARR**  
 ARCHITECTS • PLANNERS

**RODAN ESTATES**  
 BY: LENNAR HOMES  
 CLUSTERS  
 MIAMI-DADE COUNTY, FLORIDA

UNIT C  
 UNIT C  
 UNIT C

A-10



RODAN ESTATES  
BY: LENNAR HOMES  
CLUSTERS  
MIAMI-DADE COUNTY, FLORIDA

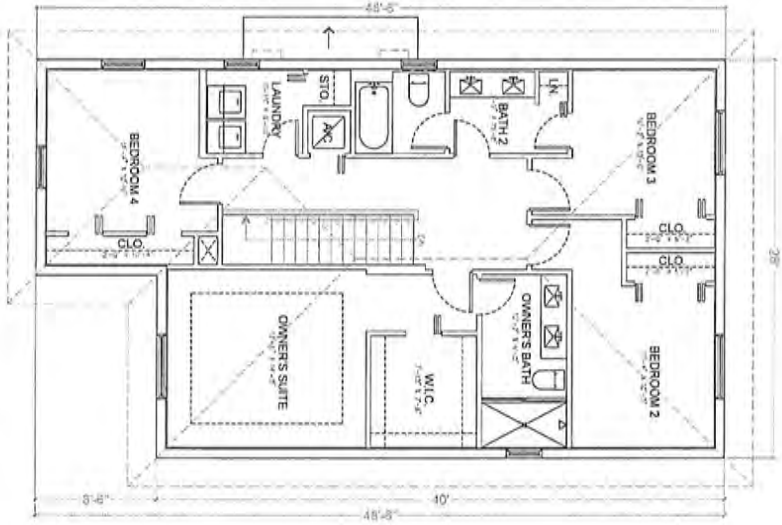
UNIT C

| ITERATIONS |           |
|------------|-----------|
| DATE       | 2/23/2024 |
| SCALE      | AS SHOWN  |
| DRAWN      | TC        |
| CHECKED    | MB        |
| DATE       | 2/23/24   |

A-11

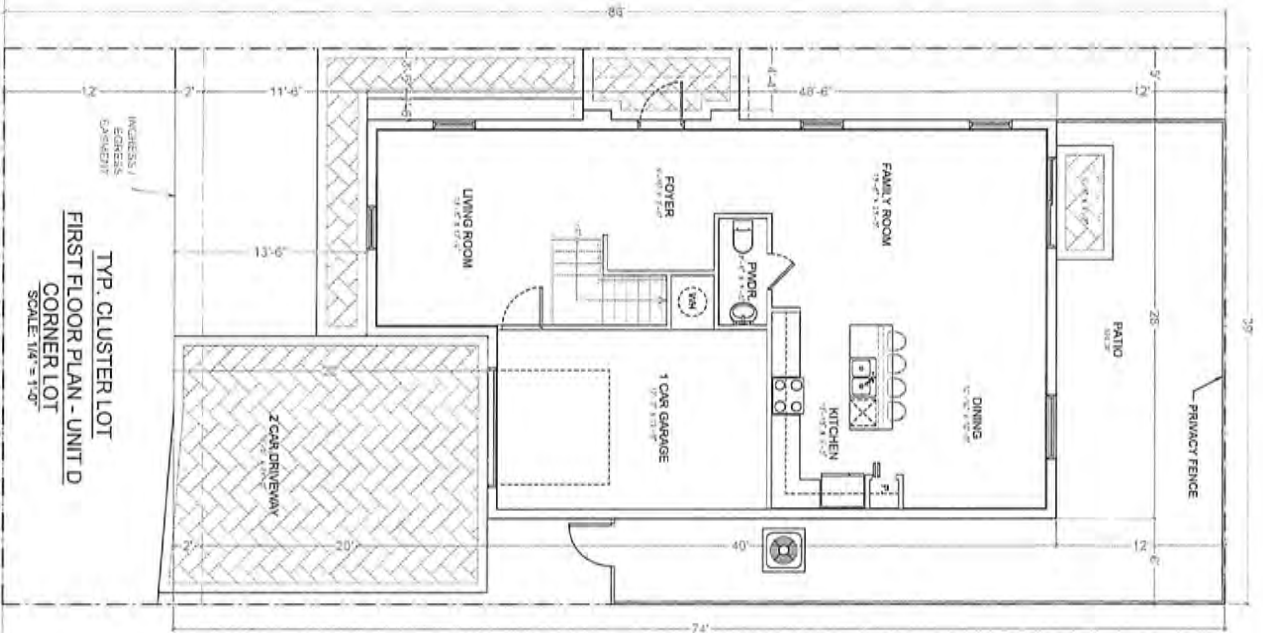
**PASCUAL**  
**PEREZ**  
**KNEBLIAN**  
**STARR**  
ARCHITECTS • FURNISHERS

OWNER: Lennar Homes  
PROJECT: Rodan Estates  
ADDRESS: 12345 SW 12th St, Miami, FL 33155  
DATE: 2/23/24  
SCALE: AS SHOWN  
DRAWN: TC  
CHECKED: MB  
DATE: 2/23/24



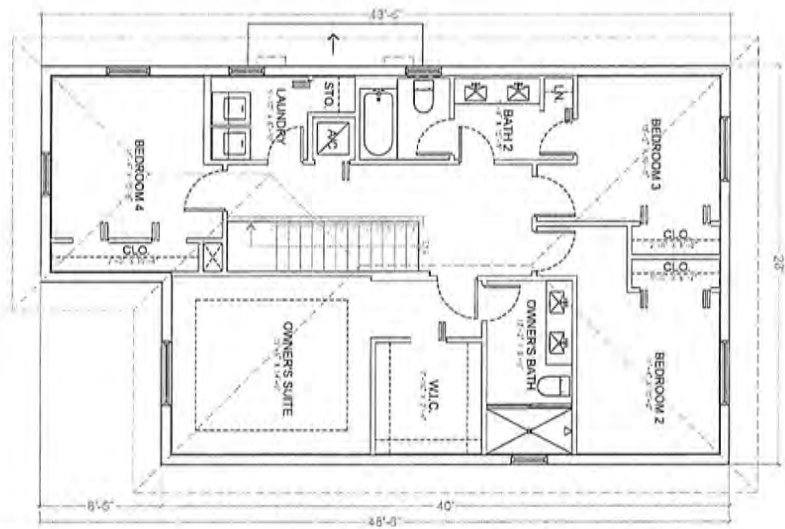
| UNIT D                         |                 |
|--------------------------------|-----------------|
| 4 BEDROOM / 2.5 BATH           |                 |
| AREA CALCULATION               |                 |
| 1ST FLOOR A/C                  | 978 SF          |
| 2ND FLOOR                      | 1,268 SF        |
| TOTAL A/C                      | 2,227 SF        |
| 1 CAR GARAGE                   | 277 SF          |
| COV. ENTRY                     | 43 SF           |
| *LOT COVERAGE TO 1 OF INT. ST. | *1,263 SF 38.6% |
| TOTAL AREA GROSS               | 2,542 SF        |
| GROSS INTERIOR GROUND          | 1,250 SF        |
| PAVING OPEN SPACE              | 1,563 SF        |
| REQUIRED 1,250 SF X1.25        |                 |
| PRIVATE OPEN SPACE PROVIDED    | 598 SF          |

TYPICAL CLUSTER LOT: 3,354 SF

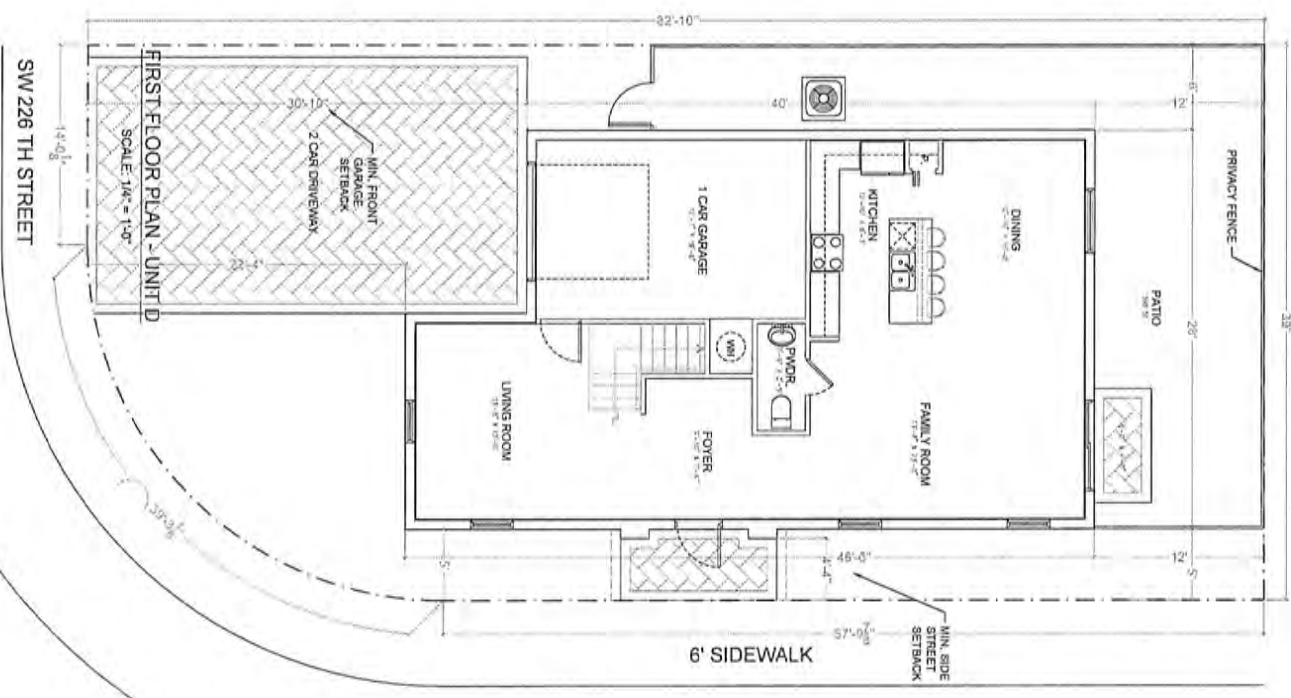


TYP. CLUSTER LOT  
CORNER LOT

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



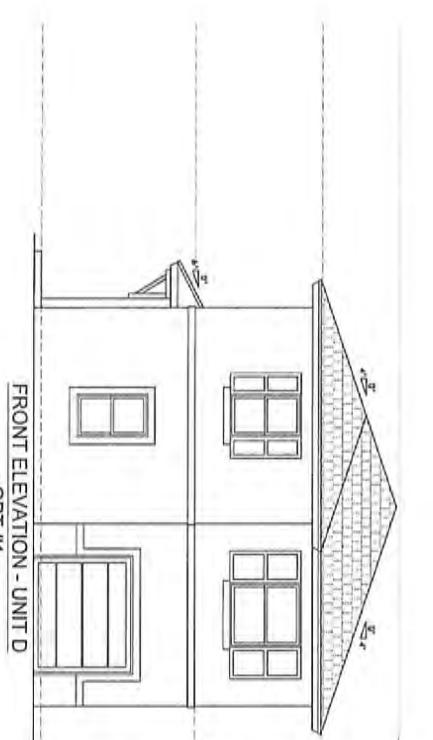
| UNIT D CORNER LOT                                   |                 |
|-----------------------------------------------------|-----------------|
| 4 BEDROOM / 2.5 BATH                                |                 |
| AREA CALCULATION                                    |                 |
| 1ST FLOOR A.C.                                      | 978 SF          |
| 2ND FLOOR                                           | 1,249 SF        |
| TOTAL A.C.                                          | 2,227 SF        |
| 1 CAR GARAGE                                        | 272 SF          |
| COV. ENTRY                                          | 43 SF           |
| *LOT COVERAGE                                       | *1,293 SF 41.8% |
| TOTAL AREA GROSS                                    | 2,542 SF        |
| GROSS INTERIOR (INCLUDING FLOOR AREA)               | 1,290 SF        |
| PRIVATE OPEN SPACE REQUIRED 1,290 SF AT 25% MINIMUM | 1,593 SF        |
| PRIVATE OPEN SPACE PROVIDED                         | 598 SF          |



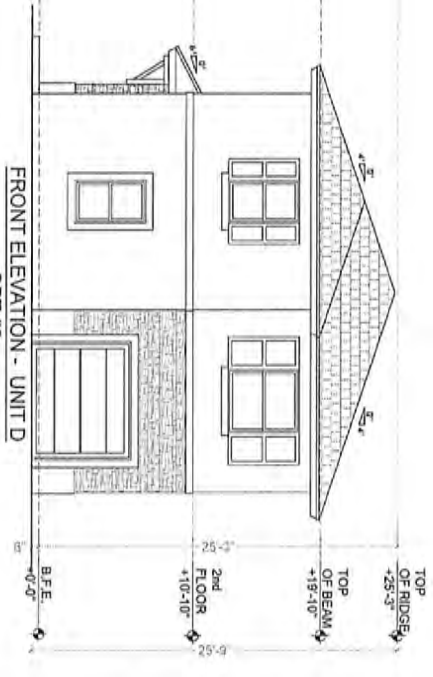
RODAN ESTATES  
BY: LENNAR HOMES CLUSTERS  
MIAMI-DADE COUNTY, FLORIDA

PASCUAL PEREZ  
KIDULJAN  
STARR  
ARCHITECT + PLANNER

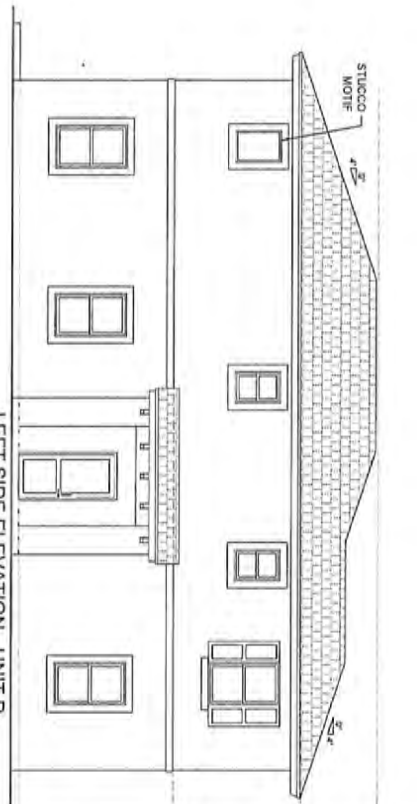
UNIT D  
A-12.1



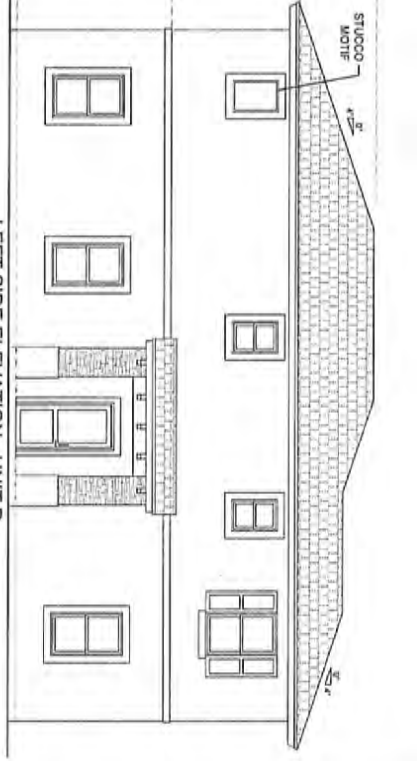
FRONT ELEVATION - UNIT D  
OPT #1  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - UNIT D  
OPT #2  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION - UNIT D  
OPT #1  
SCALE: 1/4" = 1'-0"

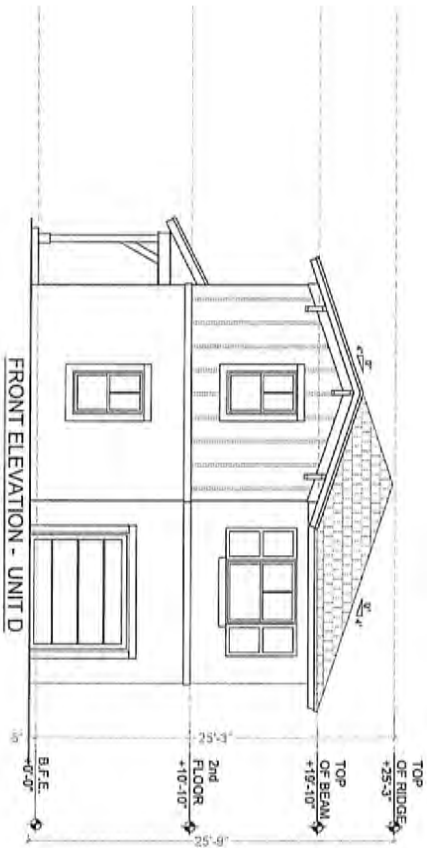


LEFT SIDE ELEVATION - UNIT D  
OPT #2  
SCALE: 1/4" = 1'-0"

PASQUA  
PEREZ  
KUDUMAN  
STARR  
ARCHITECT + PLANNING

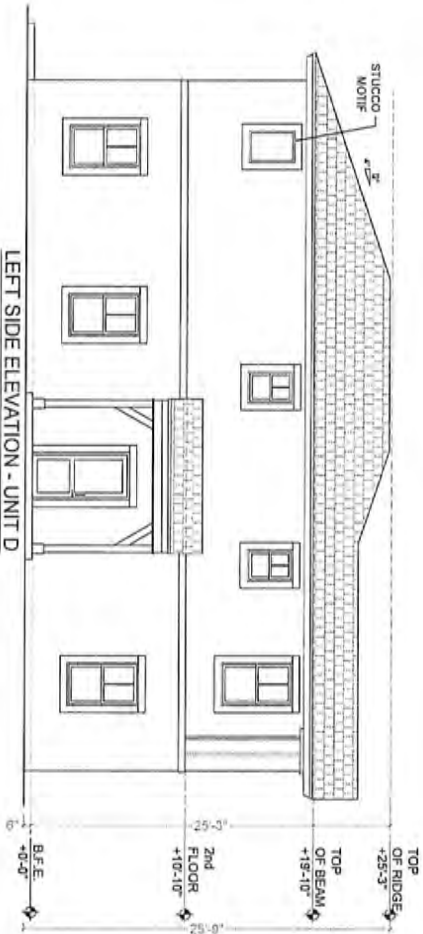
RODAN ESTATES  
BY: LENNAR HOMES  
CLUSTERS  
MIAMI-DADE COUNTY, FLORIDA

ILLUSTRATION  
DATE: 2/28/2024  
SCALE: AS SHOWN  
DRAWN: CS  
CHECKED: MS  
DATE: 2/28/2024  
A-13



FRONT ELEVATION - UNIT D

OPT #3  
SCALE: 1/4" = 1'-0"



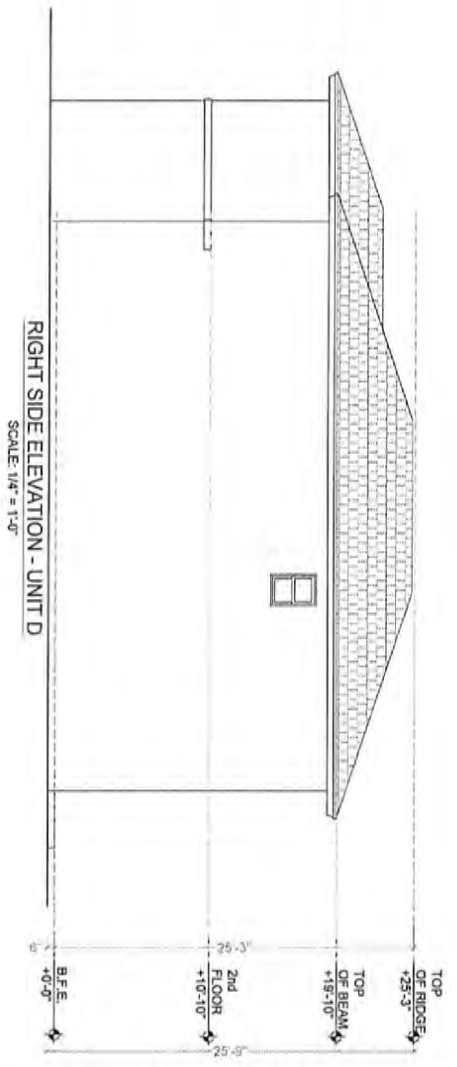
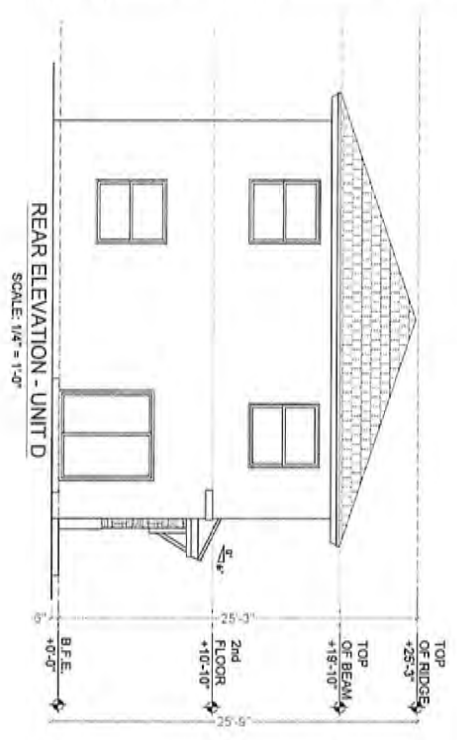
LEFT SIDE ELEVATION - UNIT D

OPT #3  
SCALE: 1/4" = 1'-0"

**PASTORAL**  
**PEREZ**  
**MULLIGAN**  
**STARBUCK**  
ARCHITECTS • PLANNERS

**RODAN ESTATES**  
BY: LENNAR HOMES  
CLUSTERS  
MIAMI-DADE COUNTY, FLORIDA

UNIT D  
A-14



RODAN ESTATES  
BY: LENNAR HOMES  
CLUSTERS  
MIAMI-DADE COUNTY, FLORIDA

PASCOA  
PEREZ  
MULQUAN  
STARR  
ARCHITECT + PLANNERS

LIST DRAWING  
DATE: 3/20/2024  
SCALE: AS SHOWN  
DRAWN: TCC  
CHECKED: MS  
DATE: 3/20/24

UNIT D

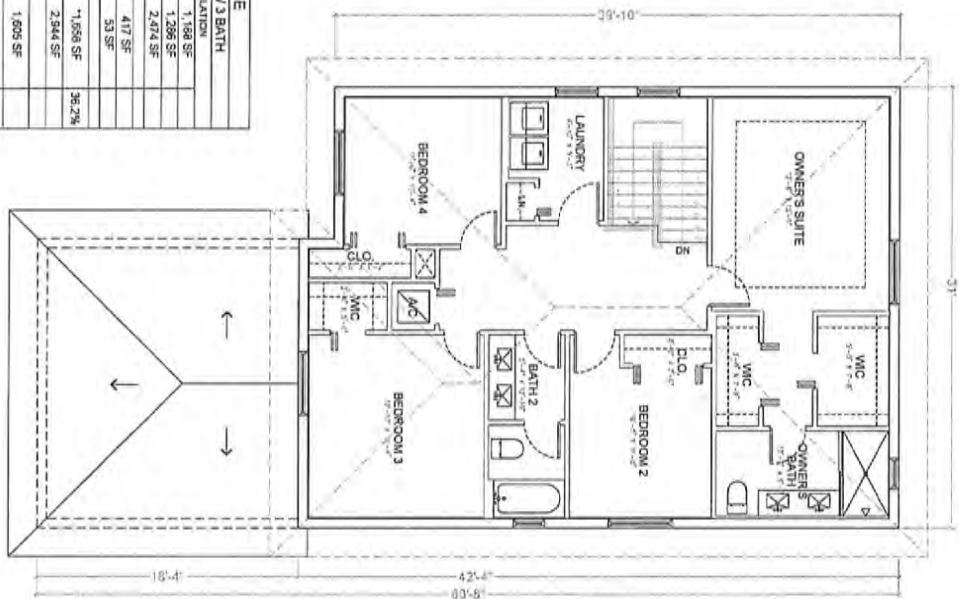
A-15

| UNIT E                                   |          |
|------------------------------------------|----------|
| 6 BEDROOM / 3 BATH                       |          |
| AREX CALCULATION                         |          |
| 1ST FLOOR A/C                            | 1,188 SF |
| 2ND FLOOR                                | 1,286 SF |
| TOTAL A/C                                | 2,474 SF |
| 1 CAR GARAGE                             | 417 SF   |
| CONV. ENTRY                              | 53 SF    |
| TOT. COVERAGE TO 1 OF INT. ST.           | 1,056 SF |
| TOTAL AREA GROSS                         | 2,944 SF |
| GROSS INTERIOR                           | 1,605 SF |
| GROUND FLOOR AREA REQUIRED 1,605 SF X 25 | 2,006 SF |
| PRIVATE OPEN SPACE PROVIDED              | 1,573 SF |

TYPICAL CLUSTER LOT: 4,556.38 SF

SECOND FLOOR PLAN - UNIT E

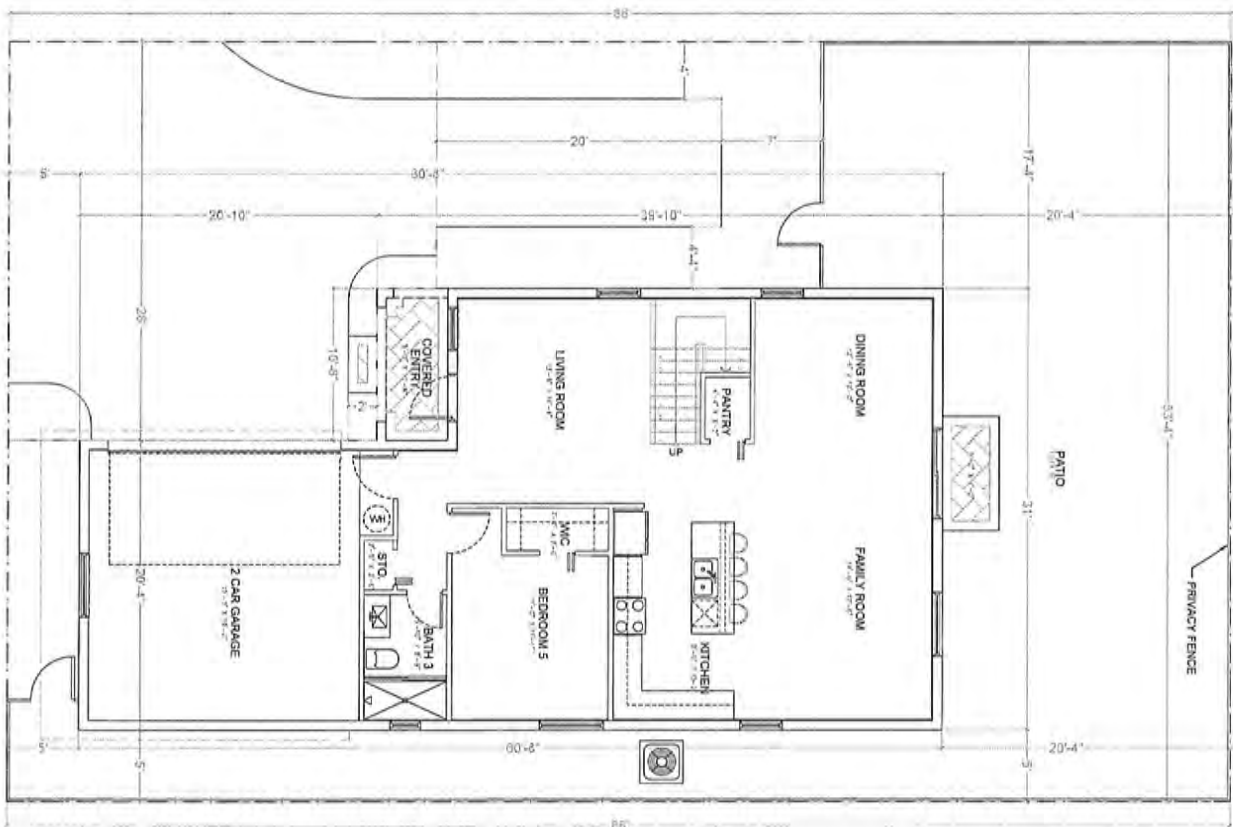
SCALE: 1/4" = 1'-0"



TYP. CLUSTER LOT

FIRST FLOOR PLAN - UNIT E

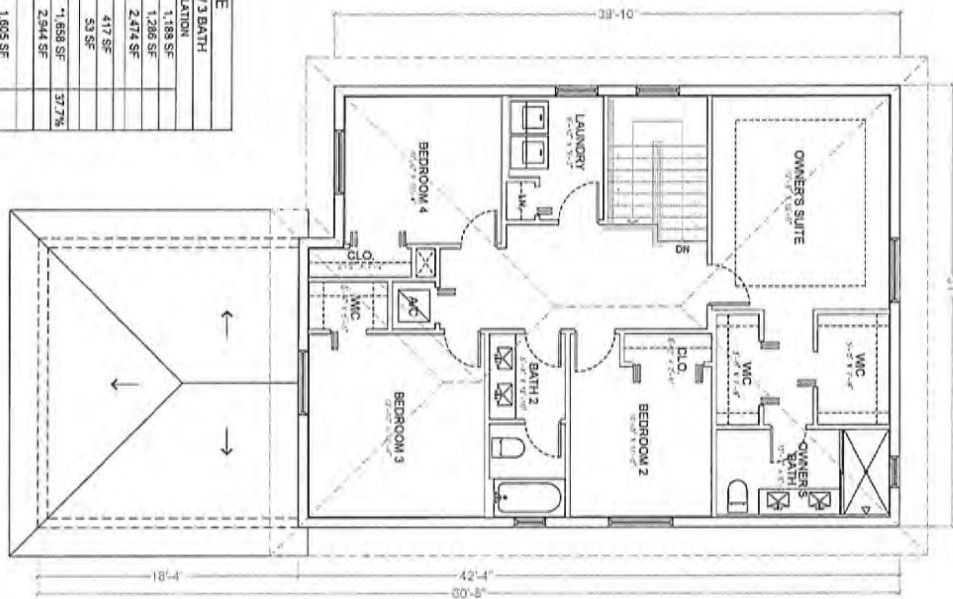
SCALE: 1/4" = 1'-0"



| UNIT E             |          |
|--------------------|----------|
| 5 BEDROOM / 3 BATH |          |
| AREA CALCULATION   |          |
| 1ST FLOOR A/C      | 1,188 SF |
| 2ND FLOOR          | 1,286 SF |
| TOTAL A/C          | 2,474 SF |
| 2-CAR GARAGE       | 417 SF   |
| COV. ENTRY         | 53 SF    |
| LOT COVERAGE       | 1,689 SF |
| TOTAL AREA GROSS   | 2,944 SF |
|                    | 37.7%    |
| GROSS INTERIOR     | 1,605 SF |
| GRAND FLOOR AREA   | 2,006 SF |
| PRIVATE FLOOR AREA | 2,006 SF |
| PRIVATE OPEN SPACE | 982 SF   |
| PROVIDED           |          |

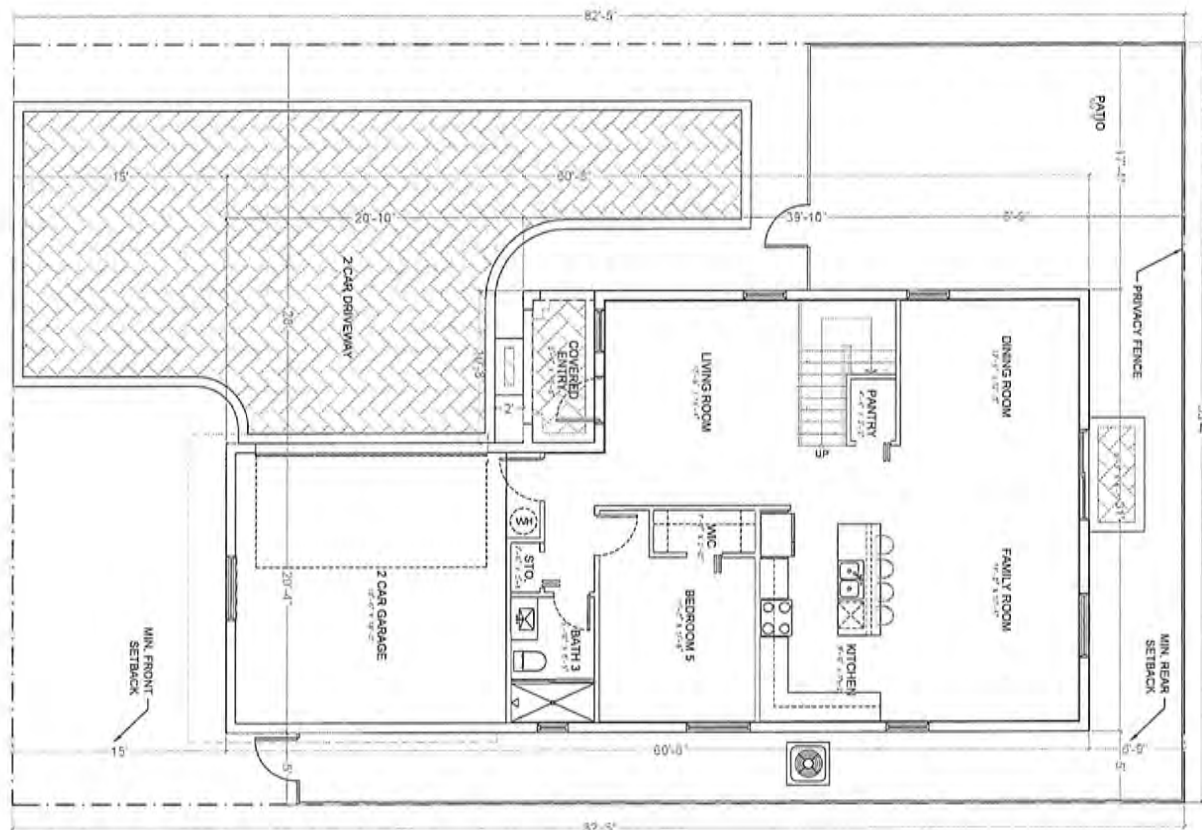
SECOND FLOOR PLAN - UNIT E

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



FIRST FLOOR PLAN - UNIT E

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



SW 226 TH STREET

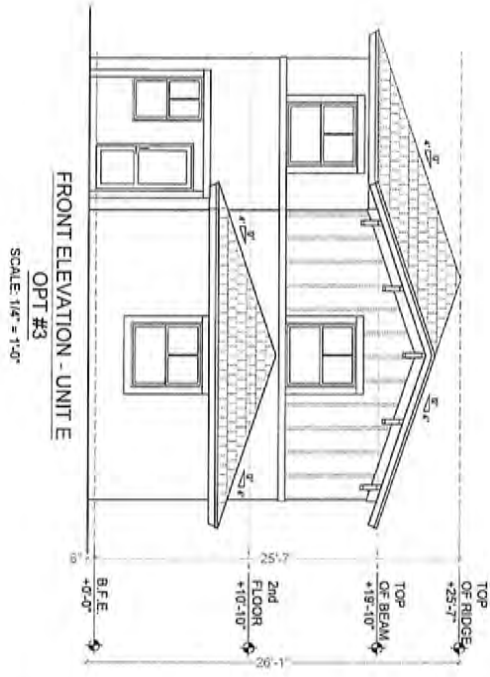
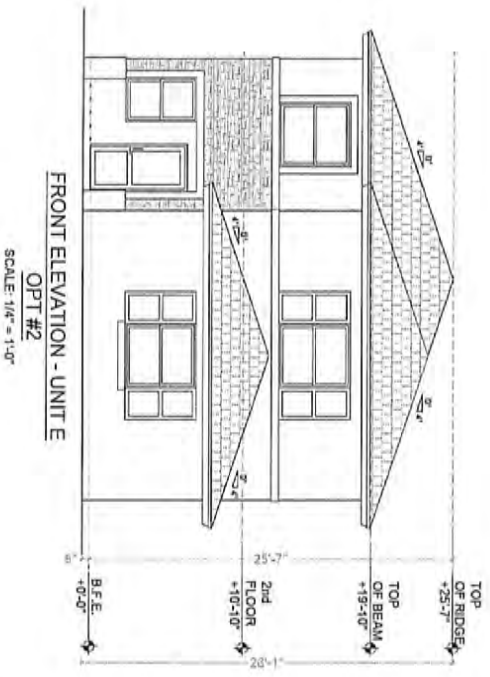
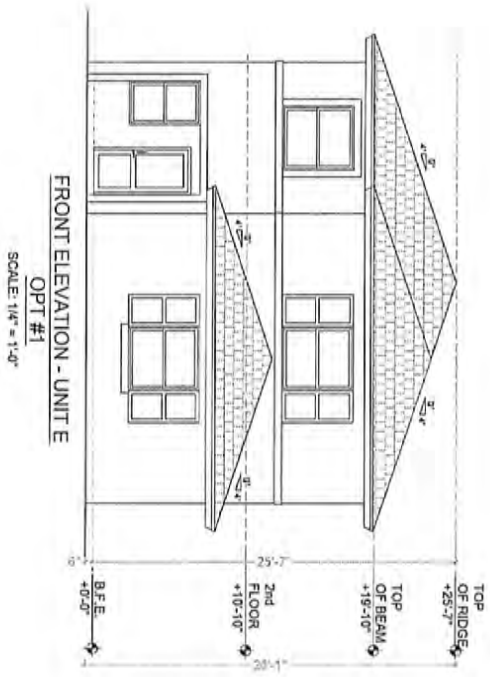
RODAN ESTATES  
BY: LENNAR HOMES  
CLUSTERS  
MIAMI-DADE COUNTY, FLORIDA

A-16.1

| DATE       | REVISION                |
|------------|-------------------------|
| 08/14/2024 | AS BIDDING              |
| 08/14/2024 | ISSUED FOR PERMITS      |
| 08/14/2024 | ISSUED FOR CONSTRUCTION |

UNIT E

**PASCUAL**  
**PEREZ**  
**KHLOUMAN**  
**STARR**  
ARCHITECTS/PLANNERS

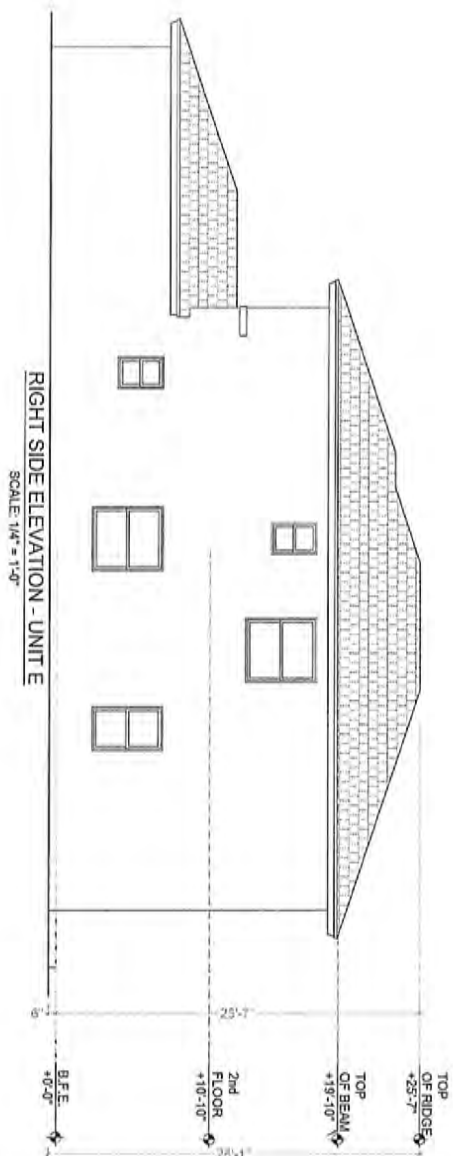


**PASCAL**  
**PENEZ**  
**KHEDJAN**  
**STARR**  
 ARCHITECTS + PLANNERS

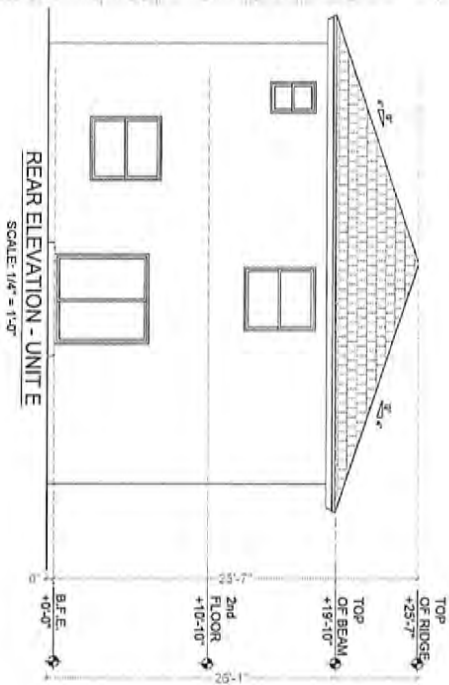
**RODAN ESTATES**  
 BY: LENNAR HOMES  
 CLUSTERS  
 MIAMI-DADE COUNTY, FLORIDA

DATE: 06/25/2025  
 SCALE: 1/4" = 1'-0"  
 SHEET: A-17

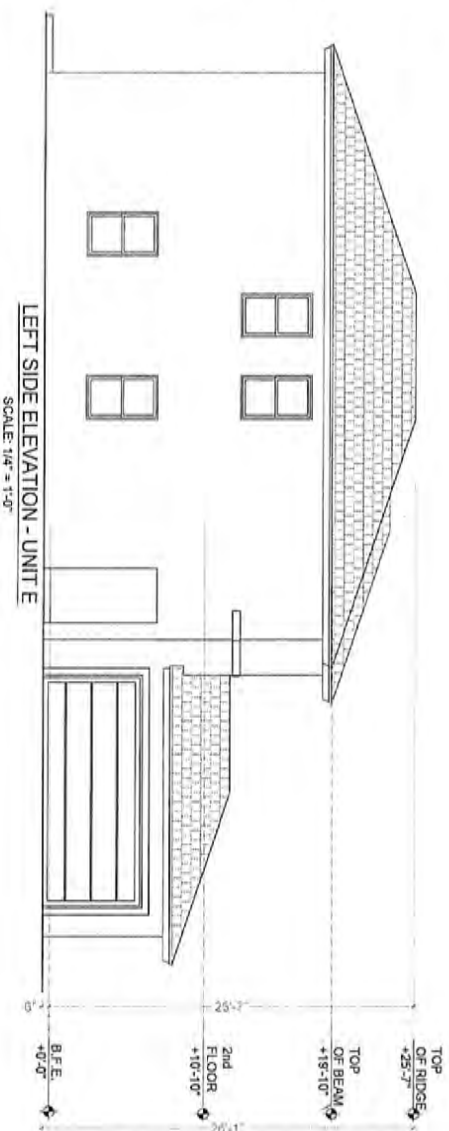
A-17



RIGHT SIDE ELEVATION - UNIT E  
SCALE: 1/4" = 1'-0"



REAR ELEVATION - UNIT E  
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION - UNIT E  
SCALE: 1/4" = 1'-0"

**PASCUAL**  
**PEREZ**  
**KILDOJAN**  
**STARR**  
ARCHITECTS + PLANNERS

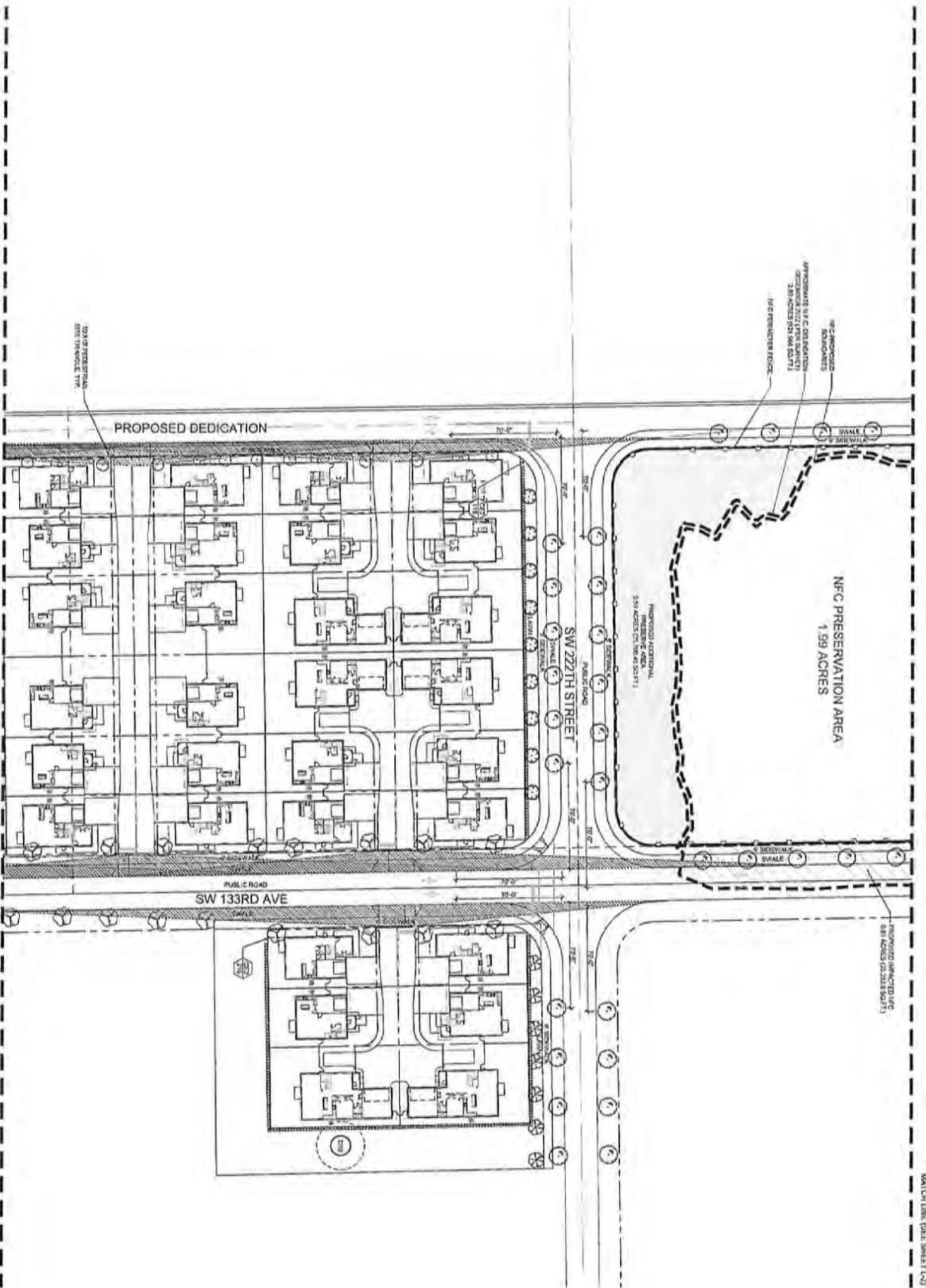
**RODAN ESTATES**  
BY: LENNAR HOMES  
CLUSTERS  
MIAMI-DADE COUNTY, FLORIDA

ATTENTION:  
DATE: 03/20/2024  
SCALE: AS SHOWN  
CHECKED: AS  
DRAWN: AS

A-18







LANDSCAPE PLAN



Scale: 1" = 20'-0"

**LEGEND**

- ⊙ EXISTING TREE
- ⊙ TREE CANOPY

MATCH LINE (SEE SHEET L-4)

MATCH LINE (SEE SHEET L-2)

DATE: 20250906

**L-3**

DESIGNED BY: [Name]

DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 20250906

| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
|     |             |      |    |
|     |             |      |    |
|     |             |      |    |

PROJECT

**RODAN ESTATES**

MIAMI - DADE COUNTY

LANDSCAPE PLAN

DATE: 20250906

PROJECT: RODAN ESTATES

DESIGNED BY: [Name]

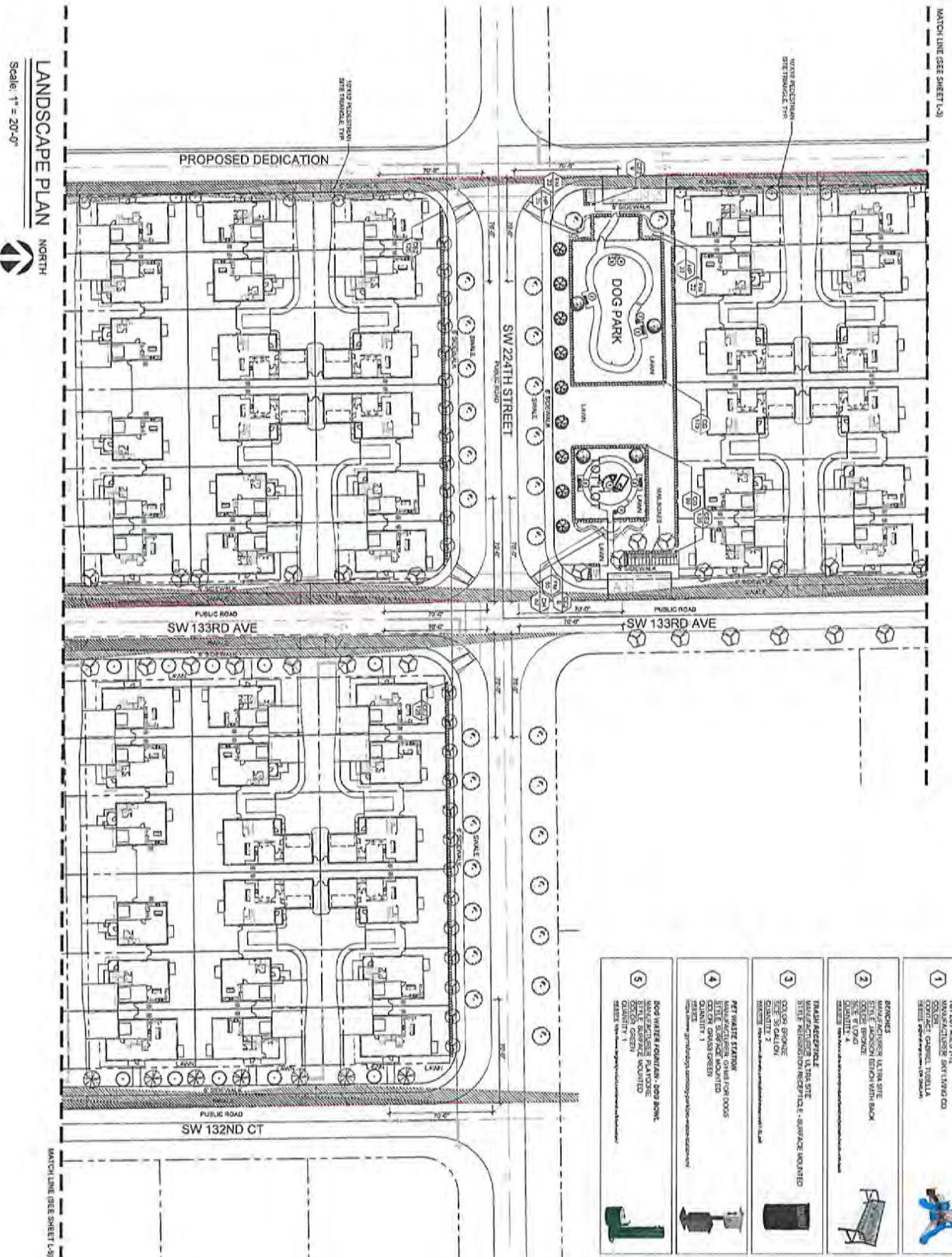
DRAWN BY: [Name]

CHECKED BY: [Name]

DATE: 20250906

**WITKIN HULTS + PARTNERS**

287 South Dixie Avenue, 10th Floor, Suite 1000  
 Miami, FL 33135  
 Phone: 305.375.1919  
 Fax: 305.375.1920  
 www.witkinhults.com



TOT LOT & DOG PARK SITE FURNITURE & AMENITIES

- 1. TOT LOT ACCESS SIGN  
OVERCAST, GUNMET, TROPICAL  
FIBER OPTIC (SEE SPECIFICATIONS)
- 2. BENCHES  
BENCHES ALONG THE SITE  
STAIRS, PROVISION BENCH WITH BACK  
QUANTITY 8  
SPECIES: See the manufacturer's website for the latest information.
- 3. TRASH ACCEPTANCE  
SITE FURNITURE RECEPTACLE - SURFACE MOUNTED  
COLOR: BROWN  
SIZE: 30 GALLON  
QUANTITY 7  
SPECIES: See the manufacturer's website for the latest information.
- 4. PET WASTE STATION  
MANUFACTURED UNIT FOR DOGS  
COLOR: BROWN  
SIZE: 30 GALLON  
QUANTITY 1  
SPECIES: See the manufacturer's website for the latest information.
- 5. SIGNATURE FONTANA, 400 POINT  
MANUFACTURED PLANTERS  
COLOR: BROWN  
SIZE: 30 GALLON  
QUANTITY 1  
SPECIES: See the manufacturer's website for the latest information.

DATE: 2025.09.10

L-4

DRIVING LAYOUT/FINISH  
DATE: 09/10/2025  
SCALE: 3/4" = 1'-0"  
DRAWN BY: ISA  
CHECKED BY:

NO. 44-0000020  
DATE: 9/10/25

Phase

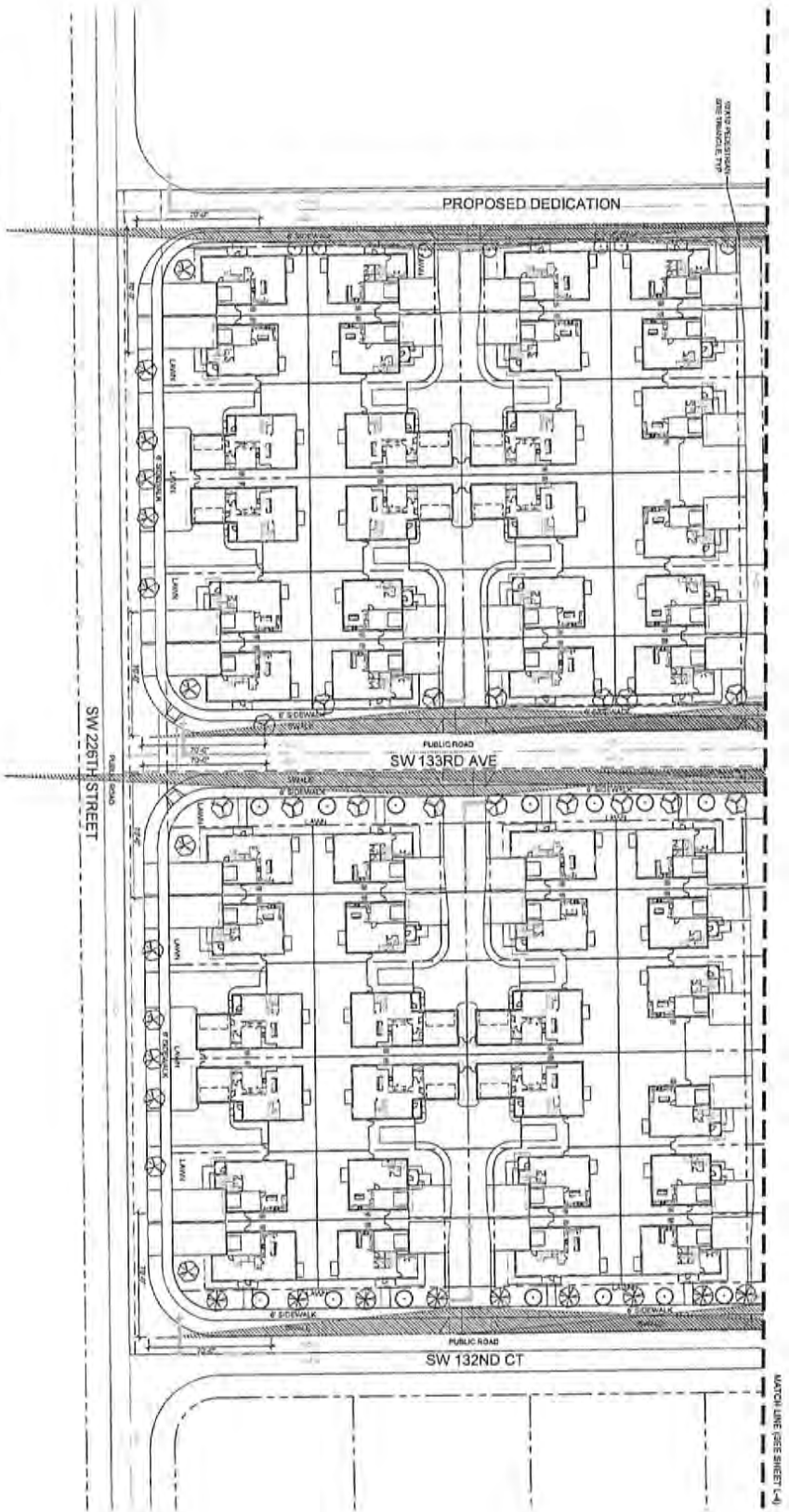
Revision

DATE

BY

**RODAN ESTATES**  
MIAMI - DADE COUNTY  
LANDSCAPE PLAN

WITKIN HULTS + PARTNERS  
303 N.W. 11th Street, Miami, FL 33136  
305.441.1111  
www.witkinhults.com

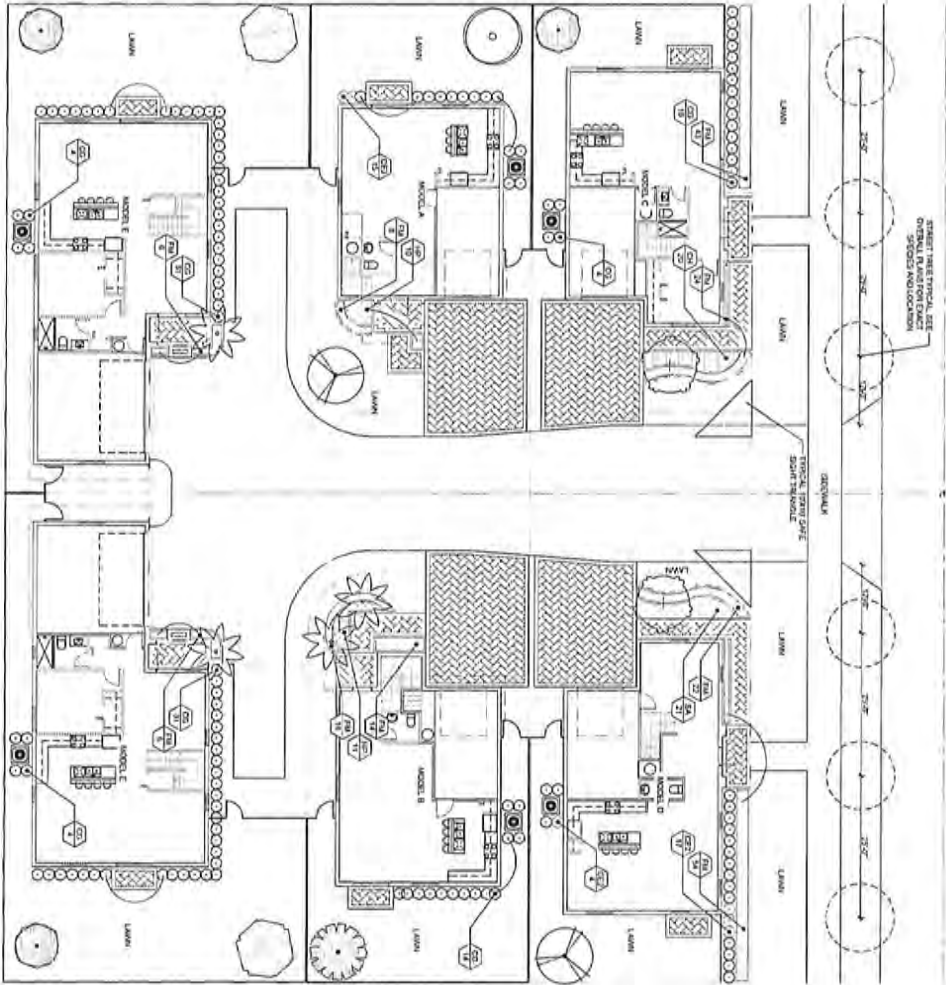


LANDSCAPE PLAN  
Scale: 1" = 20'-0"  
NORTH

|                                                                                                                             |                                                                          |                                                                                                                             |                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>DATE: 07/15/2025<br/>DRAWN BY: JAC<br/>CHECKED BY: JAC<br/>SCALE: 1" = 20'-0"<br/>SHEET NO.: L-5<br/>TOTAL SHEETS: 5</p> | <p>PROJECT: RODAN ESTATES<br/>MIAMI - DADE COUNTY<br/>LANDSCAPE PLAN</p> | <p>DATE: 07/15/2025<br/>DRAWN BY: JAC<br/>CHECKED BY: JAC<br/>SCALE: 1" = 20'-0"<br/>SHEET NO.: L-5<br/>TOTAL SHEETS: 5</p> | <p><b>WITKIN HULTS + PARTNERS</b><br/>3075 NW 13th Street, 13th Floor, Suite 1300<br/>Miami, FL 33132<br/>Phone: 305.575.1111<br/>www.witkinhults.com</p> |
|-----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|







CLUSTER OF 6 SINGLE FAMILY HOMES LANDSCAPE PLAN  
Scale: 1"=10'-0"

CLUSTER OF 6 SINGLE FAMILY HOMES LANDSCAPE PLAN  
LANDSCAPE LEGEND INFORMATION PROVIDED BY THE ARCHITECT/ARCHITECTURE FIRM

Zoning Ordinance: ZON-20  
Initial Date: 03/11/2020  
Project Name: 11111 S.W. 111th Ave, MIAMI, FL 33186

REQUIREMENTS PROVIDED

1. Minimum 10% lawn area  
2. Minimum 10% tree canopy  
3. Minimum 10% shrub canopy  
4. Minimum 10% ground cover  
5. Minimum 10% water feature  
6. Minimum 10% hardscape  
7. Minimum 10% lighting  
8. Minimum 10% art  
9. Minimum 10% water feature  
10. Minimum 10% hardscape  
11. Minimum 10% lighting  
12. Minimum 10% art  
13. Minimum 10% water feature  
14. Minimum 10% hardscape  
15. Minimum 10% lighting  
16. Minimum 10% art  
17. Minimum 10% water feature  
18. Minimum 10% hardscape  
19. Minimum 10% lighting  
20. Minimum 10% art  
21. Minimum 10% water feature  
22. Minimum 10% hardscape  
23. Minimum 10% lighting  
24. Minimum 10% art  
25. Minimum 10% water feature  
26. Minimum 10% hardscape  
27. Minimum 10% lighting  
28. Minimum 10% art  
29. Minimum 10% water feature  
30. Minimum 10% hardscape  
31. Minimum 10% lighting  
32. Minimum 10% art  
33. Minimum 10% water feature  
34. Minimum 10% hardscape  
35. Minimum 10% lighting  
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37. Minimum 10% water feature  
38. Minimum 10% hardscape  
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40. Minimum 10% art  
41. Minimum 10% water feature  
42. Minimum 10% hardscape  
43. Minimum 10% lighting  
44. Minimum 10% art  
45. Minimum 10% water feature  
46. Minimum 10% hardscape  
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90. Minimum 10% hardscape  
91. Minimum 10% lighting  
92. Minimum 10% art  
93. Minimum 10% water feature  
94. Minimum 10% hardscape  
95. Minimum 10% lighting  
96. Minimum 10% art  
97. Minimum 10% water feature  
98. Minimum 10% hardscape  
99. Minimum 10% lighting  
100. Minimum 10% art

SEE LANDSCAPE

PLANT SCHEDULE CLUSTERED SFH

| SYMBOL | CODE | DESCRIPTION    | HEIGHT   | SPREAD   | PLACEMENT |
|--------|------|----------------|----------|----------|-----------|
| 1      | 101  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 2      | 102  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 3      | 103  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 4      | 104  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 5      | 105  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 6      | 106  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 7      | 107  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 8      | 108  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 9      | 109  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 10     | 110  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 11     | 111  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 12     | 112  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 13     | 113  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 14     | 114  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 15     | 115  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 16     | 116  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 17     | 117  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 18     | 118  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 19     | 119  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 20     | 120  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 21     | 121  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 22     | 122  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 23     | 123  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 24     | 124  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 25     | 125  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 26     | 126  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 27     | 127  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 28     | 128  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 29     | 129  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 30     | 130  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 31     | 131  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 32     | 132  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 33     | 133  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 34     | 134  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 35     | 135  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 36     | 136  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 37     | 137  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 38     | 138  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 39     | 139  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 40     | 140  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 41     | 141  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 42     | 142  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 43     | 143  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 44     | 144  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 45     | 145  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 46     | 146  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 47     | 147  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 48     | 148  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 49     | 149  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 50     | 150  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 51     | 151  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 52     | 152  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 53     | 153  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 54     | 154  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 55     | 155  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 56     | 156  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 57     | 157  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 58     | 158  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 59     | 159  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 60     | 160  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 61     | 161  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 62     | 162  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 63     | 163  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 64     | 164  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 65     | 165  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 66     | 166  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 67     | 167  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 68     | 168  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 69     | 169  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 70     | 170  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 71     | 171  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 72     | 172  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 73     | 173  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 74     | 174  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 75     | 175  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 76     | 176  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 77     | 177  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 78     | 178  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 79     | 179  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 80     | 180  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 81     | 181  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 82     | 182  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 83     | 183  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 84     | 184  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 85     | 185  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 86     | 186  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 87     | 187  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 88     | 188  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 89     | 189  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 90     | 190  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 91     | 191  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 92     | 192  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 93     | 193  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 94     | 194  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 95     | 195  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 96     | 196  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 97     | 197  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 98     | 198  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 99     | 199  | Plant Schedule | 10' - 0" | 10' - 0" | N         |
| 100    | 200  | Plant Schedule | 10' - 0" | 10' - 0" | N         |

Project: RODAN ESTATES MIAMI - DADE COUNTY CLUSTERED SFH TYPICAL LANDSCAPE PLAN

WITKIN HULTS + PARTNERS  
300 S.W. 15th Ave, Suite 200  
Miami, FL 33135  
Phone: 305.375.1111  
www.witkinhultspartners.com

Design: Clustered SFH Typical Landscape Plan  
Date: 09/11/2023  
Scale: 1/8" = 1'-0"  
Drawing: LSC  
Designer: [Name]

DATE: 09/11/2023

L-8

**PLANTING NOTES:**

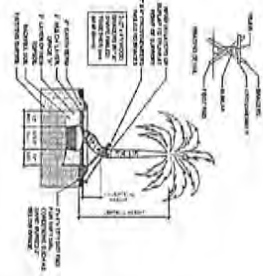
- All plant material is to be Florida Native, 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Mulch/leaves mulch. Exempt/leaves mulch or equal.
- Planting plants shall take precedence over plant list in case of discrepancies.
- All changes are to be made without the prior consent and approval of the Landscape Architect and Owner. Changes include: additions, omissions, substitutions in planting list, pot size, height, species, grade etc.
- Landscape Contractor is responsible for providing their own sealer/soil conditioner and soil ventilation for 100% and coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage and 50% overlap.
- All trees in lawn areas are to receive a 2" diameter mulched enclosure at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Heavy set root balls are not acceptable.
- Planting soil for topsoil and loessel soil by 50/50 mix, vermiculite free. Planting soil for annual beds to be composed of 50% Canadian peat moss, 25% soil free coarse sand and 25% Ayrfield.
- The soil grade job will be supplemented with "Agrilum Fertil" 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

**SOIL NOTES:**

- Soil is to be grade 1" over base.
- All areas marked "LAWN" shall be soil topped with St. Augustine "Fountain" soil and. Site limit on plan. All areas marked "Beds" shall be soil topped with "Fertilum".
- Provide a 2" deep blanket of planting soil as depicted in planting notes this sheet. Once in planting, remove loose sticks, etc. from the soil and surface. Excavate existing non-combusting soil and restructure so that the final grade soil is flush with adjacent pavement or top of curb as well as adjacent soil in the case of soil pitching.
- Place soil on prepared soil with edges tightly butted in adjacent areas at right angles to slope.
- Sharp edge of soil bed a minimum of 18" away from groundcover beds and 24" away from edge of lawn beds and 36" away from trees, measured from center of plant.
- Soil shall be watered immediately after installation to uniformly wet the soils at least 2" below the bottom of the soil strip.
- Excavate and remove excess soil for top of soil is flush with top of curb or adjacent pavement or adjacent existing use.

**GENERAL NOTES:**

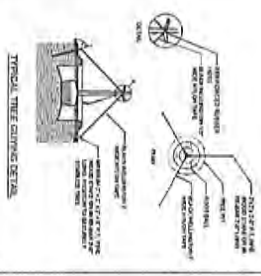
- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and/or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Recovery Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unattended tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as drawings for site layout. Any questions, site changes, orders are to be brought to the attention of the Landscape Architect for clarification prior to installation.



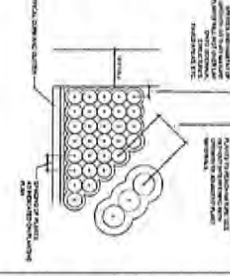
CLOSED TRUNK PALM PLANTING DETAIL



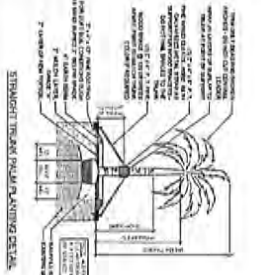
TYPICAL SHRUB PLANTING DETAIL



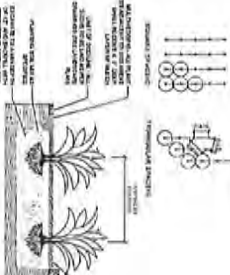
TYPICAL TREE CLIPPING DETAIL



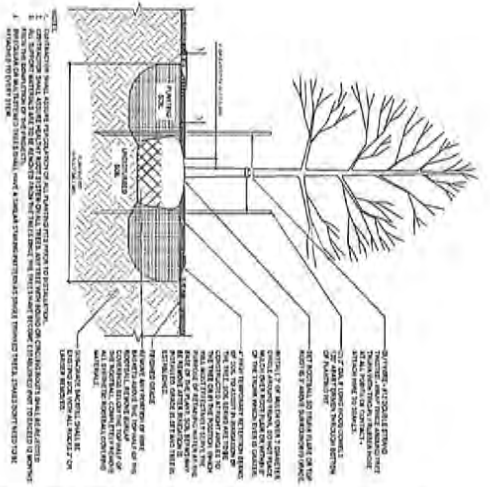
TYPICAL CONTAINER SPACING DETAIL



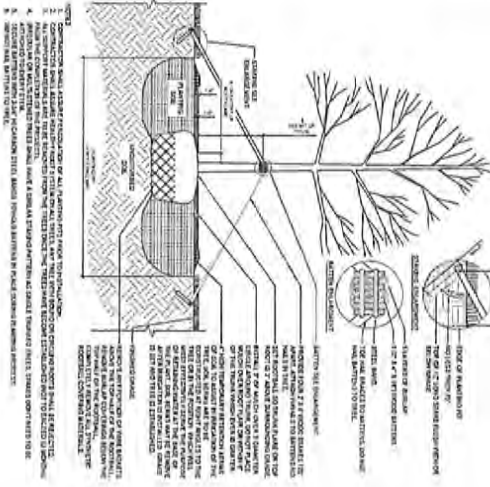
STANDARD TYPICAL PALM PLANTING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL



TREE PLANTING DETAIL & SPACING 3\"/>



TREE PLANTING DETAIL & SPACING ABOVE 3\"/>

**RODAN ESTATES**  
MIAMI - DADE COUNTY  
LANDSCAPE DETAILS

| Revision | Date | By |
|----------|------|----|
|          |      |    |
|          |      |    |
|          |      |    |
|          |      |    |

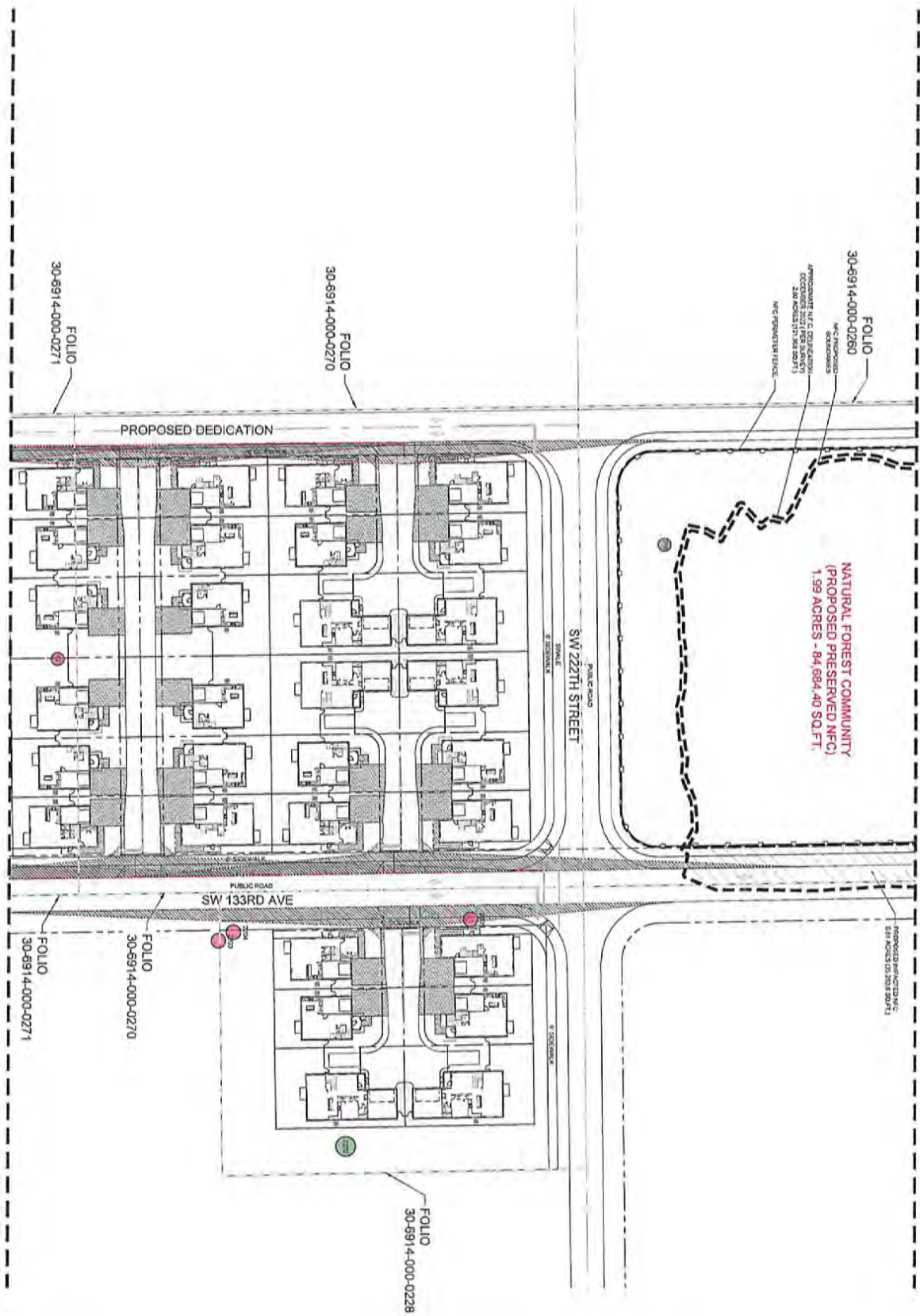
**W H**  
**WITKIN HULTS PARTNERS**  
307 South 21st Avenue, Fort Lauderdale, Florida 33429  
Phone: 561-523-3147, Fax: 561-523-3149  
www.witkinhultspartners.com

L-9

DATE: 12/20/20



MATCH LINE (SEE SHEET TD-1)



NATURAL FOREST COMMUNITY  
(PROPOSED PRESERVED NFC)  
1.99 ACRES - 84,684.40 SQ. FT.

TREE DISPOSITION PLAN  
Scale: 1" = 20'-0"

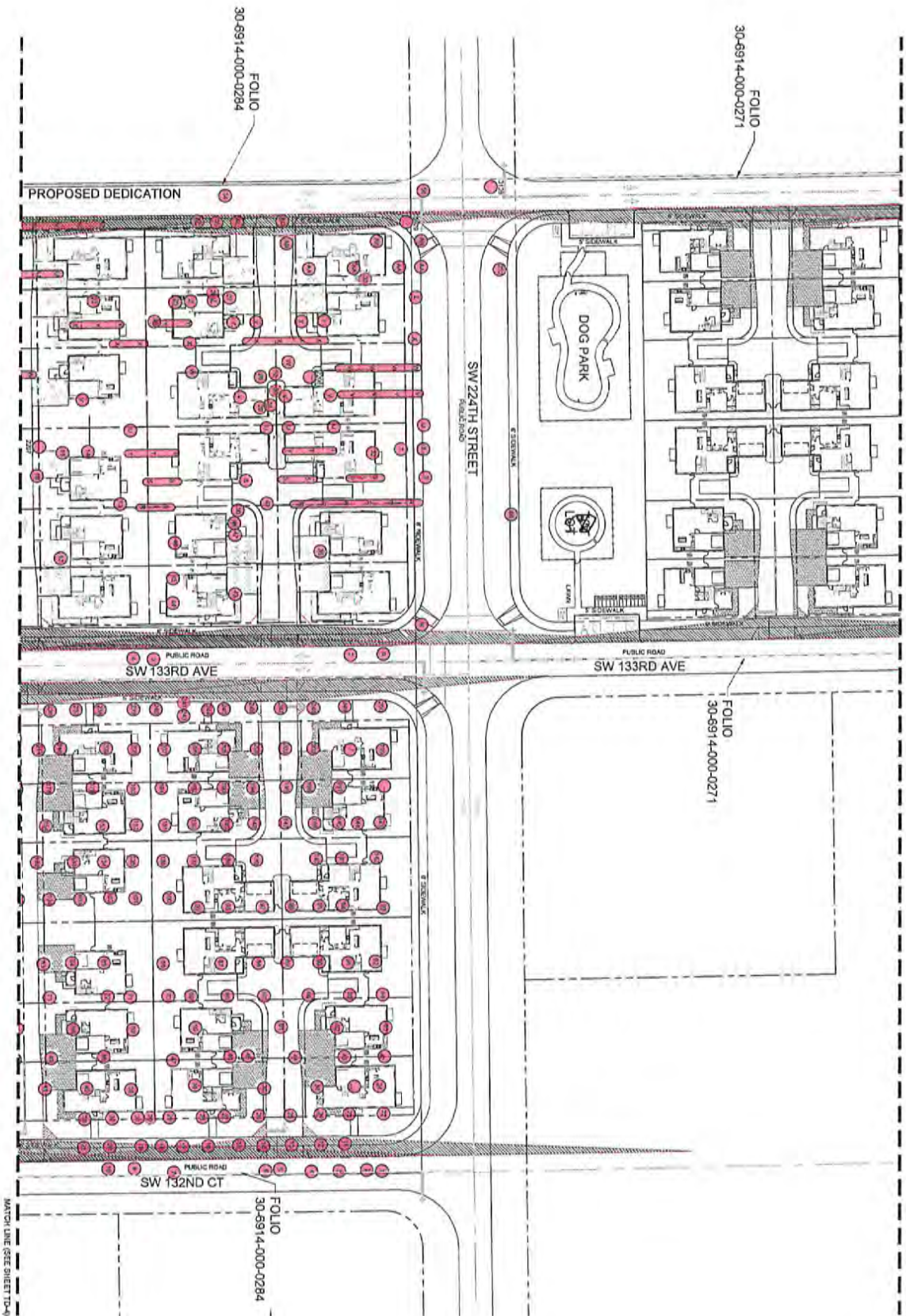
LEGEND  
 TREE TO REMOVE  
 TREE TO REMAIN

NORTH  
 TD-2  
 DATE: 2025-09-30

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |

**RODAN ESTATES**  
 MIAMI - DADE COUNTY  
 TREEDISPOSITION PLAN

**WITKIN HULTS + PARTNERS**  
 282 South Biscayne Boulevard, Suite 100  
 Miami, FL 33133  
 Phone: 305.253.2641 Fax: 305.253.2642  
 www.witkin-hulst.com

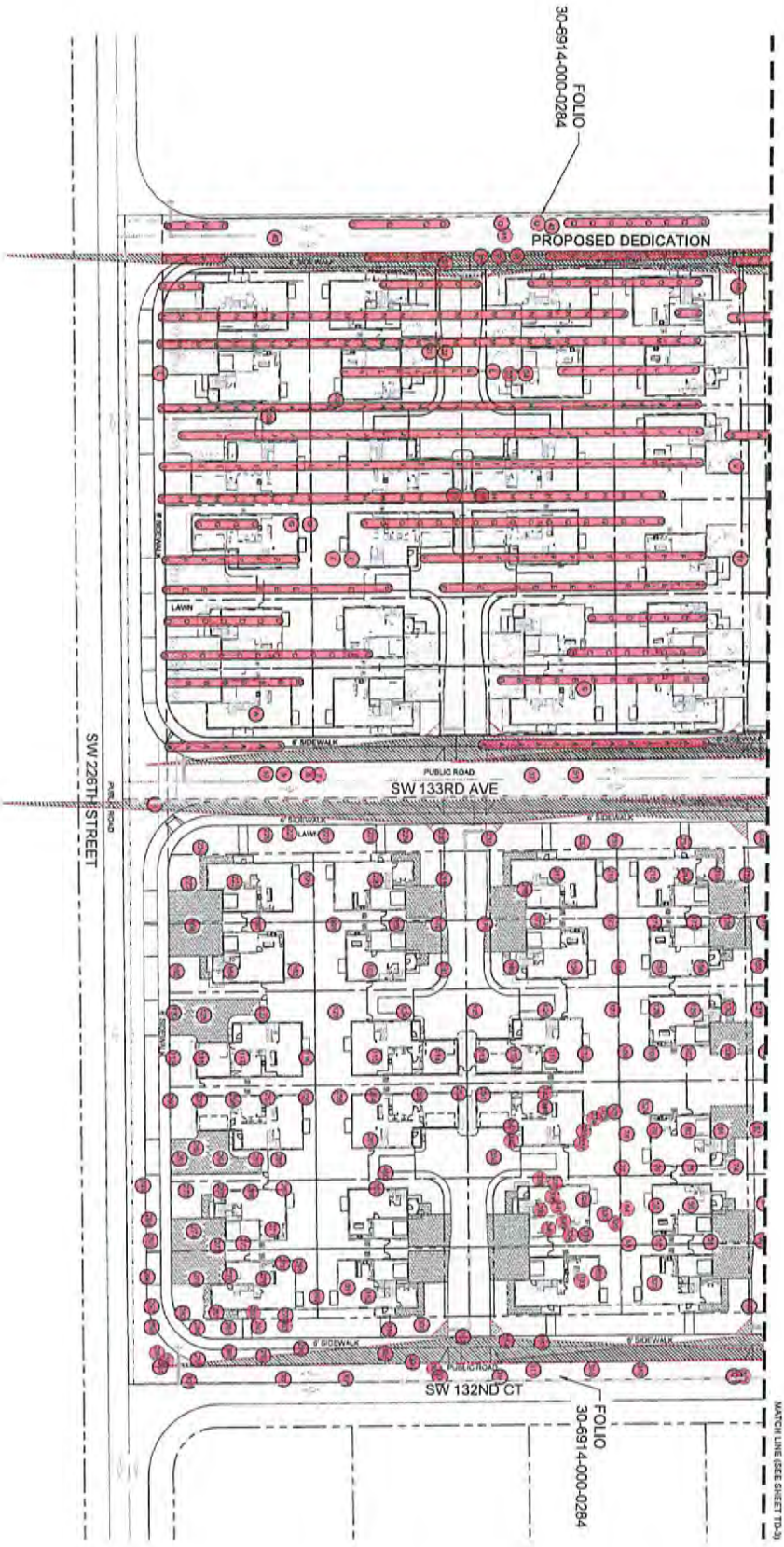


TREE DISPOSITION PLAN  
 Scale: 1" = 20'-0"  
 NORTH

LEGEND  
 (Red circle) TREE TO REMOVE  
 (Green circle) TREE TO REMAIN

|                                                                                                                                                                                                |                                                                                                                 |                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>DATE: _____</p> <p>BY: _____</p> <p>PROJECT: _____</p>                                                                                                                                      | <p><b>RODAN ESTATES</b><br/>                 MIAMI - DADE COUNTY<br/>                 TREE DISPOSITION PLAN</p> | <p>307 South 25th Avenue • Hollywood, Florida<br/>                 Phone: 954.923.2161 • Fax: 954.923.2491<br/>                 www.witkinhults.com</p> |
| <p>DRIVING TIME DISPOSITION PLAN<br/>                 DATE: 09/23/2025<br/>                 SCALE: 1"=20'-0"<br/>                 DRAWING BY: _____<br/>                 CHECKED BY: _____</p> | <p>DATE: _____</p> <p>BY: _____</p> <p>PROJECT: _____</p>                                                       | <p><b>WITKIN HULTS + PARTNERS</b></p>                                                                                                                   |

TD-3  
 C:\P\2025\09



TREE DISPOSITION PLAN  
Scale: 1" = 20'-0"



| LEGEND |                |
|--------|----------------|
|        | TREE TO REMOVE |
|        | TREE TO REMAIN |

DATE: 2025.09.15  
**TD-4**  
 Drawing Title: Tree Disposition Plan  
 Date: 02/11/2025  
 Scale: 2/4" = 1'-0"  
 Drawing By: EC  
 Checked By: JLN

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |

Project  
**RODAN ESTATES**  
 MIAMI - DADE COUNTY  
 TREE DISPOSITION PLAN

3025 SW 151ST AVE SUITE 100  
 MIAMI, FL 33195  
 PHONE: 305.825.5650  
 FAX: 305.825.5653  
 WWW: WITKINHULTS.COM

**WITKIN HULTS + PARTNERS**  
 307 South 7th Avenue, 14th Floor, Suite 1402  
 Phone: 305.825.5650 | Telefax: 305.825.5653  
 www.witkinhults.com





| Field # | Common Name | Botanical Name | DBH (in) | Height (ft) | Canopy Cover (%) | Canopy Layer | Condition     | Type | Specimen | Notes |
|---------|-------------|----------------|----------|-------------|------------------|--------------|---------------|------|----------|-------|
| 254     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 255     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 256     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 257     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 258     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 259     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 260     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 261     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 262     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 263     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 264     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 265     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 266     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 267     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 268     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 269     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 270     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 271     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 272     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 273     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 274     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 275     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 276     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 277     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 278     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 279     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 280     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 281     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 282     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 283     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 284     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 285     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 286     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 287     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 288     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 289     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 290     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 291     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 292     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 293     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 294     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 295     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 296     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 297     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 298     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 299     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |
| 300     | Maple       | Acer spicatum  | 5.0      | 12.0        | 100              | Good         | Non-germinant | None |          |       |

ARBORIST REPORT BY SMART-SCIENCES (www.smart-sciences.com)

**TD-7**

CALL 305.266.1000

**RODAN ESTATES**

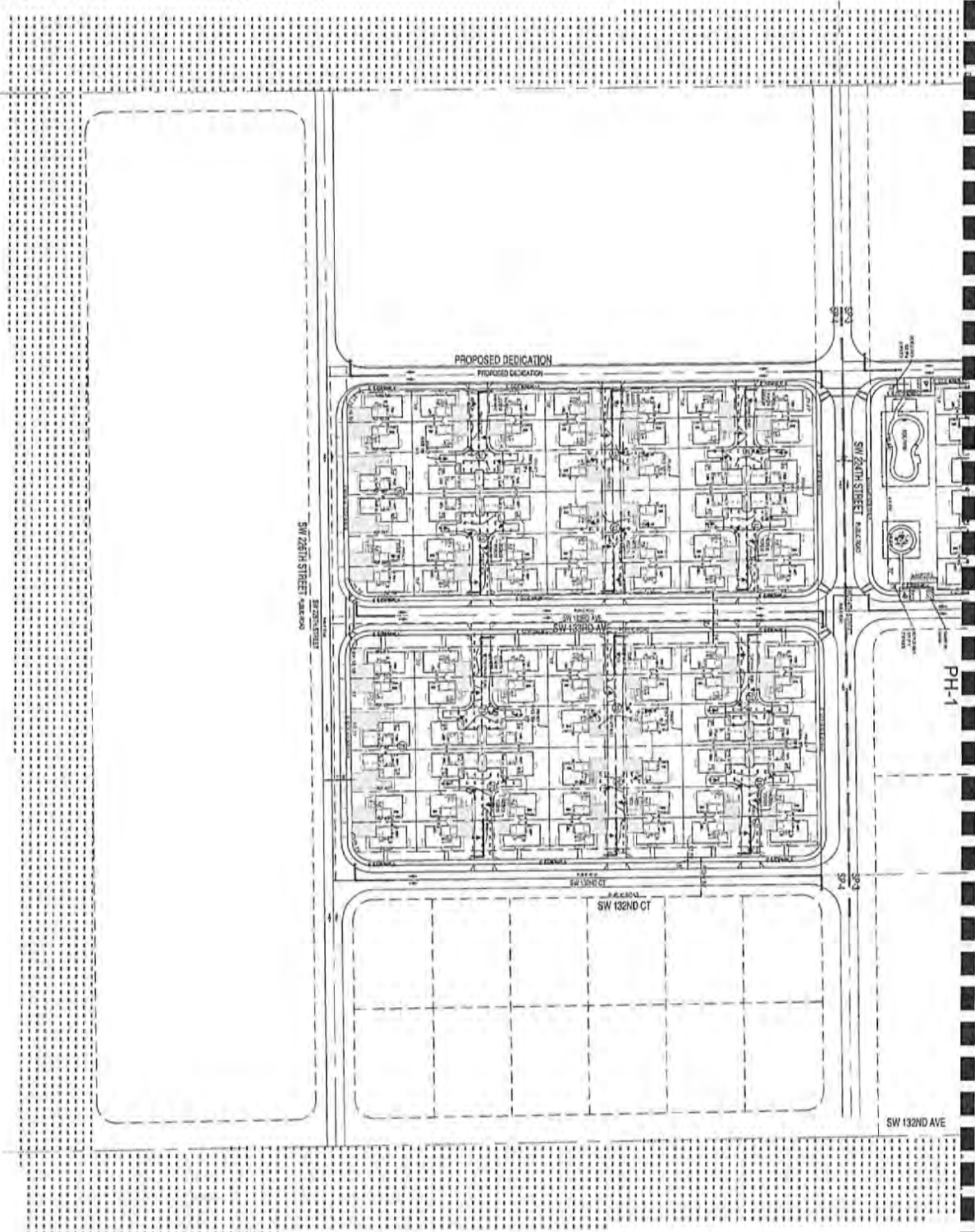
MIAMI - DADE COUNTY

TREE DISPOSITION LIST



WITKIN HULST + PARTNERS  
200 SOUTH MIAMI AVENUE, SUITE 200  
MIAMI, FL 33136  
TEL: 305.375.1100  
WWW.WITKINHULST.COM





PH-1

**Simulation**  
 The use of computer simulation software to predict lighting system performance is required for all new lighting systems. The simulation software shall be approved by the Department of Public Works, Engineering Division, Lighting Section.

**LUMINAIRE SCHEDULE**

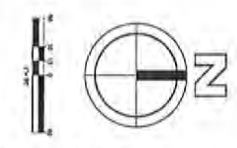
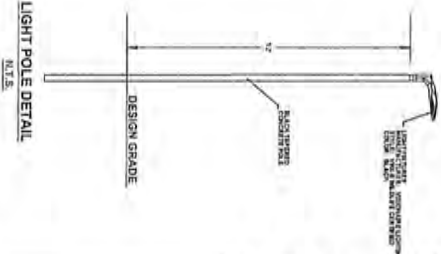
| CATEGORY | STREET | LAMP | DESCRIPTION                      | MODEL   | TYPE | HEIGHT | SPACING | SPACING | SPACING | SEE FILE |
|----------|--------|------|----------------------------------|---------|------|--------|---------|---------|---------|----------|
| PH-1     | STREET | LAMP | 3.5 IN. x 1.5 IN. x 1.1 IN. M.P. | SIEMENS | 120V | 12     | 100     | 100     | 100     | SEE FILE |

**ON-SITE LIGHTING**

| TYPE                 | HEIGHT | SPACING | SPACING | SPACING | SEE FILE |
|----------------------|--------|---------|---------|---------|----------|
| STREET LIGHTS        | 12     | 100     | 100     | 100     | SEE FILE |
| AREA LIGHTS          | 12     | 100     | 100     | 100     | SEE FILE |
| WALL MOUNTED LIGHTS  | 12     | 100     | 100     | 100     | SEE FILE |
| RECESSED LIGHTS      | 12     | 100     | 100     | 100     | SEE FILE |
| TRUNKING LIGHTS      | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER CABINET LIGHTS | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER STAIR LIGHTS   | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER SINK LIGHTS    | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER COUNTER LIGHTS | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER BENCH LIGHTS   | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER TABLE LIGHTS   | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER CHAIR LIGHTS   | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER SEAT LIGHTS    | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER BED LIGHTS     | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER TV LIGHTS      | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER DESK LIGHTS    | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER TABLE LIGHTS   | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER CHAIR LIGHTS   | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER SEAT LIGHTS    | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER BED LIGHTS     | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER TV LIGHTS      | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER DESK LIGHTS    | 12     | 100     | 100     | 100     | SEE FILE |

**OFF-SITE LIGHTING**

| TYPE                 | HEIGHT | SPACING | SPACING | SPACING | SEE FILE |
|----------------------|--------|---------|---------|---------|----------|
| STREET LIGHTS        | 12     | 100     | 100     | 100     | SEE FILE |
| AREA LIGHTS          | 12     | 100     | 100     | 100     | SEE FILE |
| WALL MOUNTED LIGHTS  | 12     | 100     | 100     | 100     | SEE FILE |
| RECESSED LIGHTS      | 12     | 100     | 100     | 100     | SEE FILE |
| TRUNKING LIGHTS      | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER CABINET LIGHTS | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER STAIR LIGHTS   | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER SINK LIGHTS    | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER COUNTER LIGHTS | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER BENCH LIGHTS   | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER TABLE LIGHTS   | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER CHAIR LIGHTS   | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER SEAT LIGHTS    | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER BED LIGHTS     | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER TV LIGHTS      | 12     | 100     | 100     | 100     | SEE FILE |
| UNDER DESK LIGHTS    | 12     | 100     | 100     | 100     | SEE FILE |



**RODAN ESTATES**  
**PHOTOMETRIC**

DATE: 09/15/25  
 DESIGNED BY: [Signature]  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

PROJECT: 2501-03  
 SHEET: PH-2

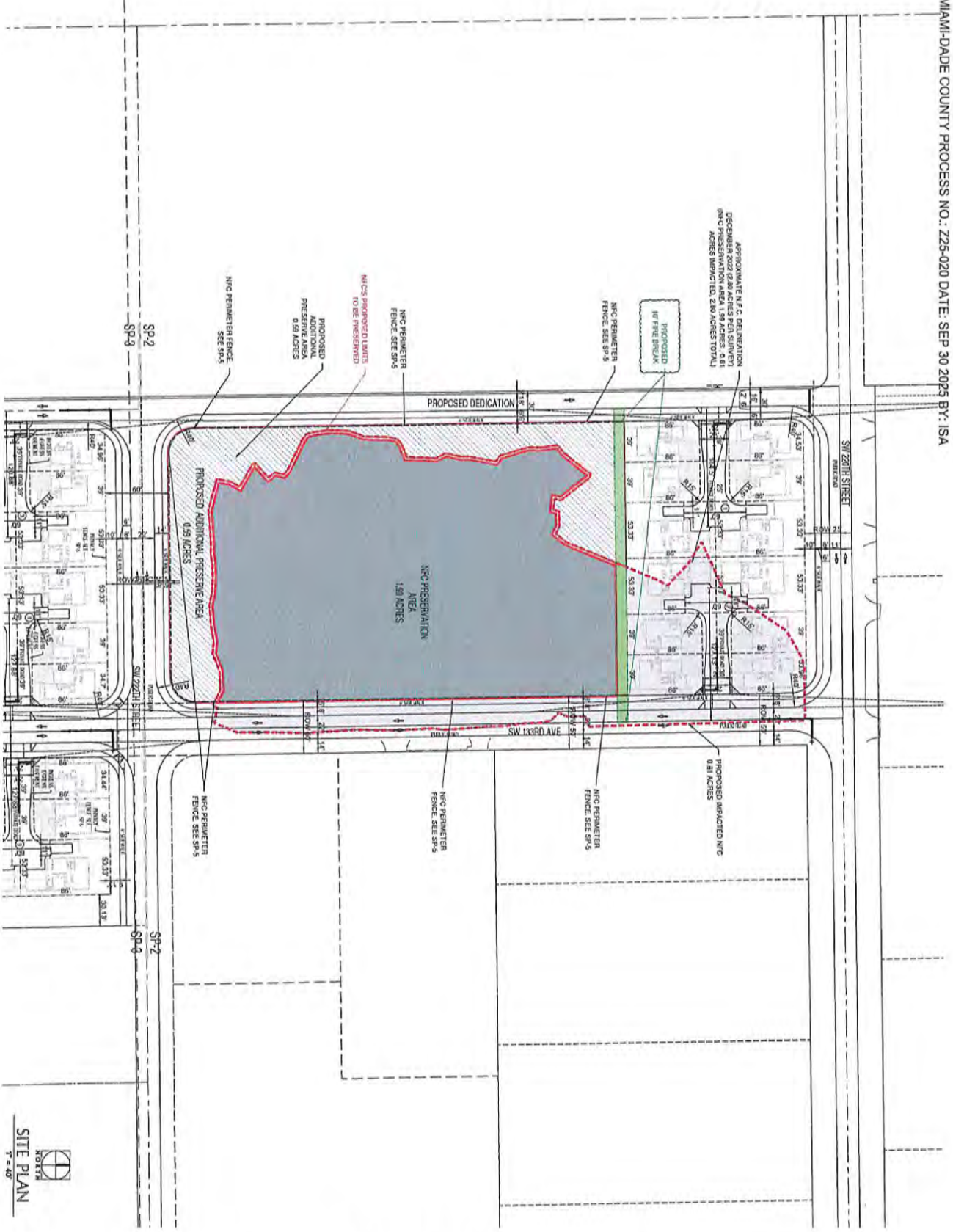
**HSQ GROUP, INC.**  
 Engineers • Planners • Surveyors

CR054-187324

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |
|     |      |    |           |







**SITE PLAN**  
1" = 40'

|            |            |
|------------|------------|
| DATE       | 2025.09.15 |
| SCALE      | AS SHOWN   |
| DRAWN BY   | AS         |
| CHECKED BY | ME         |
| OWNER      |            |

**SITE PLAN**

**RODAN ESTATES**  
BY: LENNAR HOMES  
MIAMI-DADE COUNTY, FLORIDA

OWNER:  
LNNR HOLD

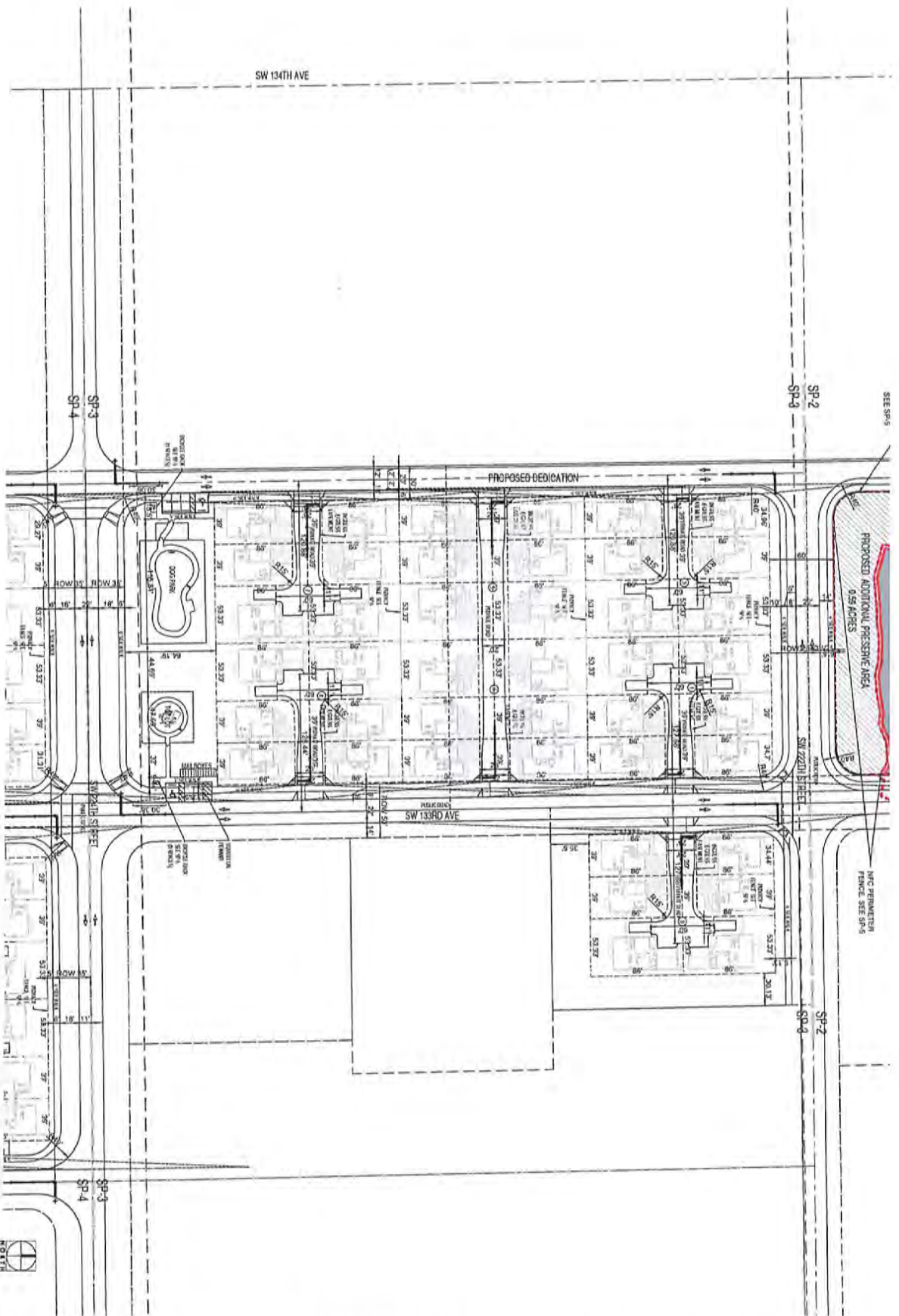
**PASCUAL PEREZ KILIDJIAN STARR ARCHITECTS - PLANNERS**

ARCHITECTS - PLANNERS

10000 SW 15TH AVE, SUITE 200  
MIAMI, FL 33185  
TEL: 305.444.4444  
WWW.PPKAS.COM

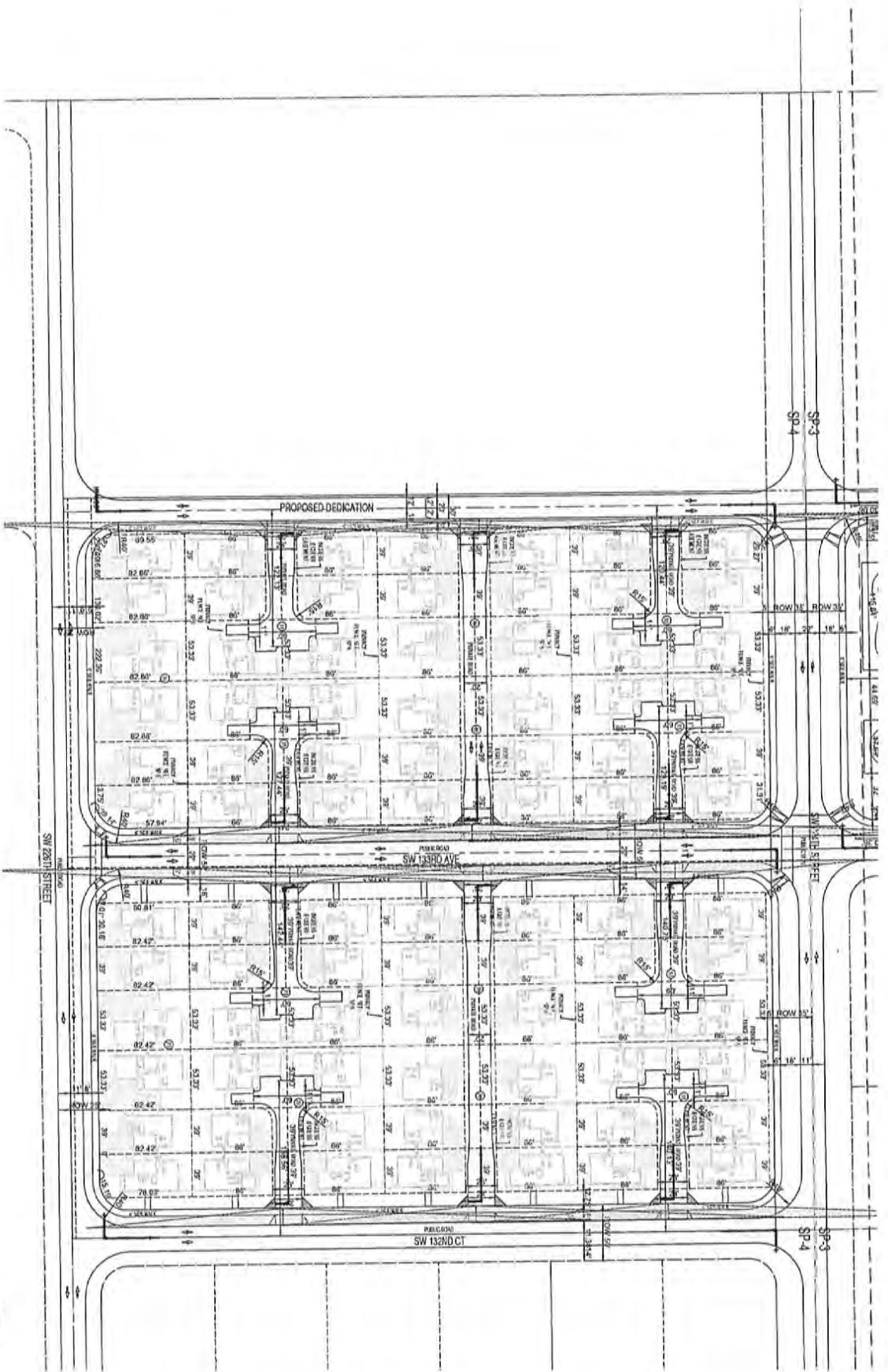
DATE: 09/15/2025  
PROJECT: RODAN ESTATES  
SHEET: SP-2 OF 4

SP-2



SITE PLAN  
T = 40'

|                                                                                                                                                                                                                                   |                                       |                                                                                              |                                                                                                                                       |                                                                                                                                                               |                                    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <p><b>PASCUAL</b><br/><b>PEREZ</b><br/><b>KLIDDOJIAN</b><br/><b>STARR</b></p> <p>ARCHITECTS • PLANNERS</p> <p>10000 SW 133RD AVE, SUITE 100<br/>MIAMI, FL 33186<br/>TEL: 305.444.1111<br/>WWW.PASCUALPEREZKLIDDOJIANSTARR.COM</p> | <p><b>OWNER:</b><br/>LENNAR HOMES</p> | <p><b>PROJECT:</b><br/>RODAN ESTATES<br/>BY: LENNAR HOMES<br/>MIAMI-DADE COUNTY, FLORIDA</p> | <p><b>DATE:</b><br/>09/20/25</p> <p><b>SCALE:</b><br/>AS SHOWN</p> <p><b>DESIGNED BY:</b><br/>MS</p> <p><b>CHECKED BY:</b><br/>MS</p> | <p><b>SITE PLAN</b></p> <p><b>DATE:</b><br/>09/20/25</p> <p><b>SCALE:</b><br/>AS SHOWN</p> <p><b>DESIGNED BY:</b><br/>MS</p> <p><b>CHECKED BY:</b><br/>MS</p> | <p><b>SP-3</b></p> <p>11/20/25</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|



**RODAN ESTATES**  
 SITE PLAN  
 T-147

**SP-4**

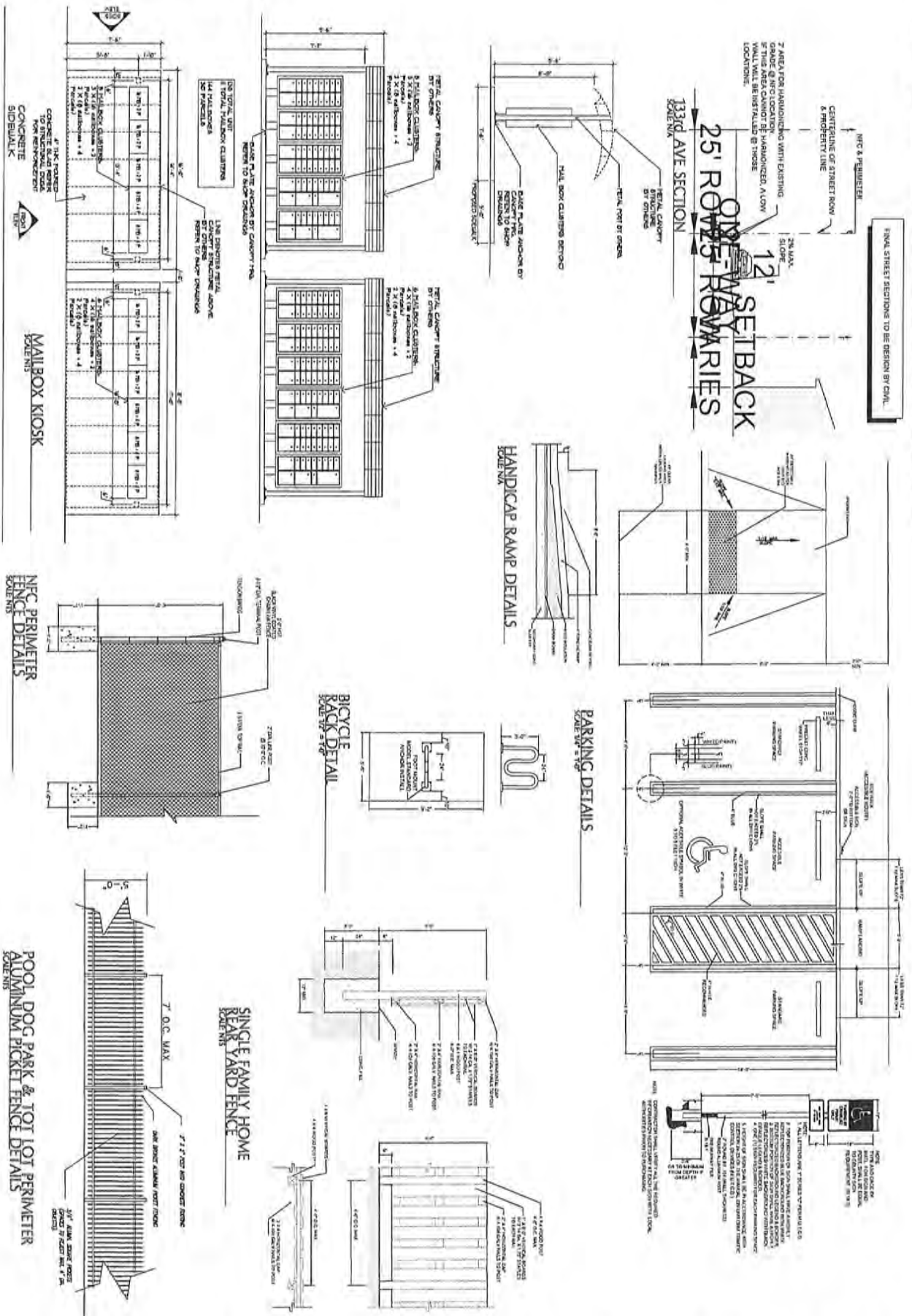
DATE: 09/25/25  
 DRAWN BY: JAS/MS  
 CHECKED BY: JAS/MS  
 SCALE: AS SHOWN

**RODAN ESTATES**  
 BY: LENNAR HOMES  
 MIAMI-DADE COUNTY, FLORIDA

OWNER:  
 LENNAR HOMES

ARCHITECTS-PLANNERS:  
 PASCUAL PEREZ KILIDJIAN STARR  
 1100 S.W. 15th Avenue, Suite 200  
 Miami, Florida 33135  
 TEL: 305.375.1100  
 FAX: 305.375.1101  
 WWW.PPKS.COM

**PASCUAL PEREZ KILIDJIAN STARR**  
 ARCHITECTS-PLANNERS



**PASCUAL**  
**PEREZ**  
**KILDOJIAN**  
**STARR**

OWNER: LENNAR HOMES  
 13300 SW 133RD AVE, MIAMI, FL 33186

PROJECT: RODAN ESTATES  
 13300 SW 133RD AVE, MIAMI, FL 33186

DATE: 09/30/2025  
 DRAWN BY: ISA  
 CHECKED BY: ISA  
 SCALE: AS SHOWN  
 SHEET: SP-5

**SP-5**

13300 SW 133RD AVE, MIAMI, FL 33186

# Development Impact Committee Application

Miami-Dade County Department of Regulatory and Economic Resources  
Development Services Division

Public Hearing  Rapid Transit  ASPR  Charter School

Pre-Application No.: Z2024P00281

Pre-Application Meeting Date: 01/08/2025

**RECEIVED**  
MIAMI-DADE COUNTY  
PROCESS NO.: Z25-020  
DATE: FEB 10 2025  
BY: ISA  
  
Date Stamp Received

## Applicant Information

NAME OF APPLICANT (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

Citinet Aventura LLC and Redland Grove LLC

PROPERTY FOLIO(S): 30-6914-000-0228, -0260, -0270, -0271, -0283, and -0284

APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER, E-MAIL:

Mailing Address: c/o Holland & Knight LLP, 701 Brickell Avenue, Suite 3300

City: Miami State: FL Zip: 33131 Phone no.: 305-789-7462

Fax no.: \_\_\_\_\_ E-mail: c/o amanda.naldjieff@hklaw.com

OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of all owners):

Same as Applicant.

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone no.: \_\_\_\_\_

Fax no.: \_\_\_\_\_ E-mail: \_\_\_\_\_

CONTACT PERSON/APPLICANT'S REPRESENTATIVE INFORMATION:

Name: Amanda Naldjieff, Esq. Company: Holland & Knight LLP

Mailing Address: 701 Brickell Avenue, Suite 3300

City: Miami State: FL Zip: 33131 Phone no.: 305-789-7462

Fax no.: \_\_\_\_\_ E-mail: amanda.naldjieff@hklaw.com

## Subject Property Legal Description

Provide complete legal description, i.e., lot, block, subdivision name, plat book and page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly identify each legal description. If lengthy, legal description is required to be submitted in Microsoft Word via email or other digital media.

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**Subject Property  
Legal Description  
(continued)**

See attached Exhibit "A."

MIAMI-DADE COUNTY  
PROCESS NO.: Z25-020  
DATE: FEB 10 2025  
BY: ISA

**Address or  
Location of  
Property**

For location, use description such as NE corner of, etc.:

Located between SW 220 Street and SW 226 Street and between SW 132 Court and SW 133 Court, in unincorporated Miami-Dade County, Florida.

**Size of Property**

In acres: +/-20.915 gross acres (+/-20.153 net acres)

**Date Property  
Acquired/Leased**

acquired  leased: 08/14/2024, 03/02/2023, 12/14/2021 and 04/07/2023 (month and year)

Lease term (years):

**Contiguous  
Property**

Is contiguous property owned by the subject property owner(s)? no  yes   
If yes, provide complete legal description of said contiguous property.

Not applicable.

**Option to  
Purchase**

Is there an option to purchase  or lease  the subject property or property contiguous thereto? no  yes  (If yes, identify intended purchaser or lessee and complete 'Disclosure of Interest' form.)

Lennar Homes, LLC (Contract Purchaser)

**Present Zoning**

AU, Agricultural District, and EU-M, Estate Modified District

**Application  
Requests**

District Boundary(zone) Changes [Zone(s) requested]: PAD, Planned Area Development

Unusual Use:

Use Variance:

Non-Use Variance: Please refer to Letter of Intent included herewith.

Alternative Site Development Option:

Special Exception:

Modification of Previous Resolution/Plan [provide resolution number(s)]:

Modification of Declaration or Covenant [provide recording book(s) and page]:



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**Development Proposed**

**If applicable:** MIAMI-DADE COUNTY  
Area of building(s) for non-residential uses: \_\_\_\_\_ Not applicable  
Proposed residential units **OR** for application without a site plan, units permitted by the requested zoning district 138 single-family detached cluster homes (total number of units).  
DATE: FEB 10 2025  
BY: ISA

**Residential unit type(s):**

Single-Family Detached 138  Single-Family Attached \_\_\_\_\_  
 Multi-Family \_\_\_\_\_

**Recent Public Hearing**

Has a public hearing been held on this property within the last one and one-half years? no  yes   
If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:  
  
Not applicable.

**Notice of Violation**

Is this application a result of a violation notice? no  yes . If yes, provide name to whom the violation notice was served and describe the violation:  
**(Pursuant to Section 8CC-7 no zoning action to any named violator with (i) unpaid civil penalties; (ii) unpaid administrative costs of hearing; (iii) unpaid County investigative, enforcement, testing, or monitoring costs; or (iv) unpaid liens, any or all of which are owed to Miami-Dade County pursuant to the provisions of the Code of Miami-Dade County, Florida.)**  
  
Not applicable.

**Describe Structures on the property**

None.

**Existing Use**

Is there an existing use on the property? no  yes . If yes, what use and when was it established?  
  
Vacant Land

**Comprehensive Development Master Plan (CDMP) amendment**

Please indicate whether this property was subject to a recent Comprehensive Development Master Plan amendment. If so, please indicate the ordinance number:  
  
Concurrent CDMP Application to be filed during the January 2025 Cycle.

**Peak hour trip generation**

Indicate the estimated peak-hour vehicle trips to be generated by the proposed application:  
  
See Traffic Study submitted herewith.



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MIAMI-DADE COUNTY  
PROCESS NO.: Z25-020

DATE: FEB 10 2025  
BY: ISA

# Acknowledgement by Applicant

1. RER Platting and Traffic Review Section, RER Division of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of any hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Platting and Traffic conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
5. Any covenant to be proffered must be submitted to the Department on County forms, at least 1 month prior to the hearing date. The covenant will be reviewed, and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Department must carry a cover letter indicating subject matter, application number and hearing date.

(Applicant's Signature)

Luis Rodan on behalf of Citinet Aventura LLC

(Print Name of Applicant)

Sworn to and subscribed to before me on the

14<sup>th</sup> day of January, 2025

Affiant is personally known to me or has produced Florida

Driver License as identification

Notary Public

Commission expires: April 23, 2027

Print Name: Kevin Mendez



KEVIN MENDEZ  
Commission # HH 389660  
Expires April 23, 2027



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MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

APPLICANT'S AFFIDAVIT

(SELECT APPROPRIATE AFFIDAVIT AND NOTARIZE BELOW)

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the application advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) the [ ] owner [ ] tenant of the property described and which is the subject matter of the application.

\_\_\_\_\_  
Signature (see notary below) Signature

Table with 2 columns: Sworn to and subscribed to be me this \_\_\_ day of \_\_\_, 202\_\_ and Notary Public/Commission expires.

CORPORATION AFFIDAVIT

I, LUIS RODAN, being first duly sworn, depose and say that I am the [ ] President [ ] Vice-President [X] Manager [ ] Secretary [ ] Asst. Secretary of the CITINET AVENTURA LLC, and as such, have been authorized by the corporation to file this application for a district boundary change and request for non-use variances from zoning and subdivision regulations; and that said corporation is the [ ] owner [ ] tenant of the property described herein and which is the subject of the application.

Attest: \_\_\_\_\_

By: LUIS RODAN, Manager, CITINET AVENTURA LLC, a Florida limited liability company

Table with 2 columns: Sworn to and subscribed to be me this 14th day of January, 2025 and Notary Public/Commission expires.

PARTNERSHIP AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the [ ] owner [ ] tenant of the property described herein which is the subject of the application.

(Name of Partnership)

By \_\_\_\_\_ % By \_\_\_\_\_ %  
By \_\_\_\_\_ % By \_\_\_\_\_ %

Table with 2 columns: Sworn to and subscribed to be me this \_\_\_ day of \_\_\_, 202\_\_ and Notary Public/Commission expires.

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MIAMI-DADE COUNTY  
PROCESS NO.: Z25-020  
DATE: FEB 10 2025  
BY: ISA

OWNERSHIP AFFIDAVIT  
FOR  
CORPORATION

STATE OF FLORIDA

COUNTY OF MIAMI-DADE


Before me, the undersigned authority, personally appeared Luis Rodan, hereinafter the Affiant(s), who being duly sworn by me, on oath, deposes and says:

1. Affiant is the **Manager** of **CITINET AVENTURA LLC**, a **Florida limited liability company** (the "Corporation") with the following address: **20100 NE 25 Court, Miami, Florida 33180**.
2. The Corporation owns a portion of the property, which is the subject of the application.
3. The subject property is legally described as: **See attached Exhibit "A"**.
4. Affiant is legally authorized to file this application.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted by the application.

Witnesses:


  
 \_\_\_\_\_  
 Signature

David Macineira  
 \_\_\_\_\_  
 Print Name

  
 \_\_\_\_\_  
 Signature

Gustavo Henriquez  
 \_\_\_\_\_  
 Print Name

CITINET AVENTURA LLC, a Florida  
 limited liability company

  
 \_\_\_\_\_  
 By: Luis Rodan as Manager

Sworn to and subscribed before me on the 14<sup>th</sup> day of January, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.



KEVIN MENDEZ  
 Commission # HH 389660  
 Expires April 23, 2027

  
 \_\_\_\_\_  
 Notary Public-State of Florida

My Commission Expires: April 23, 2027

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MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

**DISCLOSURE OF INTEREST\***

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

CORPORATION NAME: CITINET AVENTURA LLC, a Florida limited liability company

| NAME AND ADDRESS                                               | Percentage of Stock |
|----------------------------------------------------------------|---------------------|
| LUIS RODAN<br>2550 NE 201 ST. MIAMI, FLORIDA 33180. USA        | 90%                 |
| ILANA GOLDENSTEIN<br>2550 NE 201 ST. MIAMI, FLORIDA 33180. USA | 10%                 |

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

| NAME AND ADDRESS | Percentage of Interest |
|------------------|------------------------|
|                  |                        |
|                  |                        |
|                  |                        |
|                  |                        |

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

| NAME AND ADDRESS | Percentage of Ownership |
|------------------|-------------------------|
|                  |                         |
|                  |                         |
|                  |                         |
|                  |                         |

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

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MIAMI-DADE COUNTY  
PROCESS NO.: Z25-020

NAME OF PURCHASER: Lennar Homes, LLC, a Florida limited liability company DATE: FEB 10 2025  
BY: ISA

| NAME AND ADDRESS (if applicable)                                                                           | Percentage of Interest |
|------------------------------------------------------------------------------------------------------------|------------------------|
| <u>Lennar Corporation * - 5505 Waterford District Drive, Miami FL 33126</u>                                | <u>99%</u>             |
| <u>U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation*, a publicly traded company)</u> | <u>1%</u>              |

\* Lennar Corporation is a publicly traded company on the NYSE: LEN

Date of contract: Confidential

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

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**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

**CITINET AVENTURA LLC, a Florida limited liability company**

By:   
Print Name: **Luis Rodan**  
Title: **Manager**

Sworn to and subscribed before me this 14<sup>th</sup> day of JANUARY, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.

  
(Notary Public)



KEVIN MENDEZ  
Commission # HH 389660  
Expires April 23, 2027

My commission expires April 23, 2027

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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MIAMI-DADE COUNTY  
PROCESS NO.: Z25-020

# Acknowledgement by Applicant

1. RER Planning and Traffic Review Section, RER Division of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of a hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Planning and Traffic conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
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(Applicant's Signature)

Luis Rodan on behalf of Redlands Grove LLC

(Print Name of Applicant)

Sworn to and subscribed to before me on the

14<sup>th</sup> day of January, 2025

Affiant is personally known to me or has produced Florida

Driver License as identification

Notary Public

Commission expires: April 23, 2027

Print Name: Kevin Mendez



KEVIN MENDEZ  
Commission # HH 389660  
Expires April 23, 2027



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MIAMI-DADE COUNTY  
PROCESS NO.: Z25-020  
DATE: FEB 10 2025  
BY: ISA

APPLICANT'S AFFIDAVIT

(SELECT APPROPRIATE AFFIDAVIT AND NOTARIZE BELOW)

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the application advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) the  owner  tenant of the property described and which is the subject matter of the application.

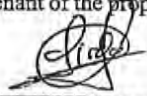
\_\_\_\_\_  
Signature (see notary below) Signature


|                                                                   |                           |
|-------------------------------------------------------------------|---------------------------|
| Sworn to and subscribed to be me<br>this _____ day of _____, 2025 | Signature: _____          |
|                                                                   | Notary Public: _____      |
|                                                                   | Commission expires: _____ |

CORPORATION AFFIDAVIT

I, LUIS RODAN, being first duly sworn, depose and say that I am the  President  Vice-President  Manager  Secretary  Asst. Secretary of the REDLANDS GROVE LLC, and as such, have been authorized by the corporation to file this application for a district boundary change and request for non-use variances from zoning and subdivision regulations; and that said corporation is the  owner  tenant of the property described herein and which is the subject of the application.

Attest: \_\_\_\_\_

  
By: LUIS RODAN, Manager,  
REDLANDS GROVE LLC, a Florida limited liability company

|                                                                                 |                                                                                                 |
|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Sworn to and subscribed to be me<br>this <u>14</u> day of <u>January</u> , 2025 | Signature:  |
|                                                                                 | Notary Public: <u>Kevin Menendez</u>                                                            |
|                                                                                 | Commission expires: <u>April 23 2027</u>                                                        |

KEVIN MENDEZ  
Commission # HH 389660  
Expires April 23, 2027

PARTNERSHIP AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the  owner  tenant of the property described herein which is the subject of the application.

\_\_\_\_\_  
(Name of Partnership)

By \_\_\_\_\_ %      By \_\_\_\_\_ %  
By \_\_\_\_\_ %      By \_\_\_\_\_ %

|                                                                   |                           |
|-------------------------------------------------------------------|---------------------------|
| Sworn to and subscribed to be me<br>this _____ day of _____, 2025 | Signature: _____          |
|                                                                   | Notary Public: _____      |
|                                                                   | Commission expires: _____ |

RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z25-020  
DATE: FEB 10 2025  
BY: ISA

OWNERSHIP AFFIDAVIT  
FOR  
CORPORATION

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared Luis Rodan, hereinafter the Affiant(s), who being duly sworn by me, on oath, deposes and says:

1. Affiant is the **Manager** of **REDLANDS GROVE LLC**, a **Florida limited liability company** (the "Corporation") with the following address: **20100 NE 25 Court, Miami, Florida 33180**.
2. The Corporation owns a portion of the property, which is the subject of the application.
3. The subject property is legally described as: **See attached Exhibit "A"**.
4. Affiant is legally authorized to file this application.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted by the application.

Witnesses:

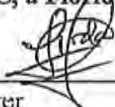
  
 \_\_\_\_\_  
 Signature

David Macineira  
 \_\_\_\_\_  
 Print Name

  
 \_\_\_\_\_  
 Signature

Gustavo Henriquez  
 \_\_\_\_\_  
 Print Name

REDLANDS GROVE LLC, a Florida limited liability company

  
 \_\_\_\_\_  
 By: Luis Rodan as Manager

Sworn to and subscribed before me on the 14<sup>th</sup> day of January, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.



KEVIN MENDEZ  
 Commission # HH 389660  
 Expires April 23, 2027

  
 \_\_\_\_\_

Notary Public-State of Florida

My Commission Expires: April 23, 2027

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

**DISCLOSURE OF INTEREST\***

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

CORPORATION NAME: **REDLANDS GROVE LLC, a Florida limited liability company**

| NAME AND ADDRESS                                                                                                   | Percentage of Stock |
|--------------------------------------------------------------------------------------------------------------------|---------------------|
| THE GROVE ESTATES PARTNERS CORP.<br>(OWNED BY LUIS RODAN & ILANA GOLDENSTEIN)                                      | 55%                 |
| 2550 NE 201 ST. MIAMI, FLORIDA 33180. USA                                                                          |                     |
| KESEV INC (OWNED BY KING INTERNATIONAL GROUP WHICH IS OWNED BY<br>FRANKLIN GOLDENSTEIN & SYLVIE BARON GOLDENSTEIN) | 45%                 |
| QUINTA AGUAMIEL, CALLE LA ENTRADA. URB. MIRANDA. CARACAS, VENEZUELA                                                |                     |

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

| NAME AND ADDRESS | Percentage of Interest |
|------------------|------------------------|
| _____            | _____                  |
| _____            | _____                  |
| _____            | _____                  |
| _____            | _____                  |

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

| NAME AND ADDRESS | Percentage of Ownership |
|------------------|-------------------------|
| _____            | _____                   |
| _____            | _____                   |
| _____            | _____                   |
| _____            | _____                   |

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

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MIAMI-DADE COUNTY  
PROCESS NO.: Z25-020

NAME OF PURCHASER: Lennar Homes, LLC, a Florida limited liability company DATE: FEB 10 2025

BY: ISA

| NAME AND ADDRESS (if applicable)                                                                           | Percentage of Interest |
|------------------------------------------------------------------------------------------------------------|------------------------|
| <u>Lennar Corporation * - 5505 Waterford District Drive, Miami FL 33126</u>                                | <u>99%</u>             |
| <u>U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation*, a publicly traded company)</u> | <u>1%</u>              |

\* Lennar Corporation is a publicly traded company on the NYSE: LEN

Date of contract: Confidential

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

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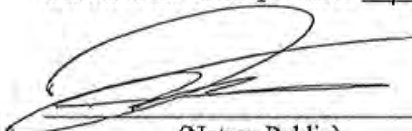
**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

**REDLANDS GROVE LLC, a Florida limited liability company**

By:   
Print Name: **Luis Rodan**  
Title: **Manager**

Sworn to and subscribed before me this 14<sup>th</sup> day of January, 2025. Affiant is personally known to me or has produced Florida Driver license as identification.

  
(Notary Public)



KEVIN MENDEZ  
Commission # HH 389660  
Expires April 23, 2027

My commission expires April 23, 2027

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z25-020  
DATE: FEB 10 2025  
BY: ISA

EXHIBIT "A"

PARCEL 1:

THE EAST 330 FEET OF THE WEST 685 FEET OF THE NORTH 660 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTH 35 FEET THEREOF FOR ROAD RIGHT-OF-WAY, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 355 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 355 FEET, OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 355 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 5:

THE EAST 330 FEET OF THE WEST 1015 FEET OF THE NORTH 660 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTH 35 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 6:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 150 FEET, AND LESS THE SOUTH 428 FEET, AND LESS THE NORTH AND WEST 25 FEET THEREOF, SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 7:

ALL THAT PORTION OF THE EAST 660 FEET OF THE WEST 1015 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTHERLY 660 FEET THEREOF.

# Development Impact Committee Application

Miami-Dade County Department of Regulatory and Economic Resources  
Development Services Division

Public Hearing  Rapid Transit  ASPR  Charter School

Pre-Application No.: Z2024P00281

Pre-Application Meeting Date: 01/08/2025

# RECEIVED

MIAMI-DADE COUNTY  
PROCESS NO.: Z25-020  
DATE: FEB 10 2025  
BY: ISA

Date Stamp Received

## Applicant Information

NAME OF APPLICANT (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

Citinet Aventura LLC and Redland Grove LLC

PROPERTY FOLIO(S): 30-6914-000-0228, -0260, -0270, -0271, -0283, and -0284

APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER, E-MAIL:

Mailing Address: c/o Holland & Knight LLP, 701 Brickell Avenue, Suite 3300

City: Miami State: FL Zip: 33131 Phone no.: 305-789-7462

Fax no.: \_\_\_\_\_ E-mail: c/o amanda.naldjieff@hklaw.com

OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of all owners):

Same as Applicant.

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone no.: \_\_\_\_\_

Fax no.: \_\_\_\_\_ E-mail: \_\_\_\_\_

CONTACT PERSON/APPLICANT'S REPRESENTATIVE INFORMATION:

Name: Amanda Naldjieff, Esq. Company: Holland & Knight LLP

Mailing Address: 701 Brickell Avenue, Suite 3300

City: Miami State: FL Zip: 33131 Phone no.: 305-789-7462

Fax no.: \_\_\_\_\_ E-mail: amanda.naldjieff@hklaw.com

## Subject Property Legal Description

Provide complete legal description, i.e., lot, block, subdivision name, plat book and page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly identify each legal description. If lengthy, legal description is required to be submitted in Microsoft Word via email or other digital media.

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**Subject Property  
Legal Description  
(continued)**

See attached Exhibit "A."

MIAMI-DADE COUNTY  
PROCESS NO.: Z25-020  
DATE: FEB 10 2025  
BY: ISA

**Address or  
Location of  
Property**

For location, use description such as NE corner of, etc.:  
Located between SW 220 Street and SW 226 Street and between SW 132 Court and  
SW 133 Court, in unincorporated Miami-Dade County, Florida.

**Size of Property**

In acres: +/-20.915 gross acres (+/-20.153 net acres)

**Date Property  
Acquired/Leased**

acquired  leased: 08/14/2024, 03/02/2023, 12/14/2021 and 04/07/2023 (month and year)  
Lease term (years):

**Contiguous  
Property**

Is contiguous property owned by the subject property owner(s)? no  yes   
If yes, provide complete legal description of said contiguous property.  
Not applicable.

**Option to  
Purchase**

Is there an option to purchase  or lease  the subject property or property contiguous thereto?  
no  yes  (If yes, identify intended purchaser or lessee and complete 'Disclosure of Interest'  
form.)  
Lennar Homes, LLC (Contract Purchaser)

**Present Zoning**

AU, Agricultural District, and EU-M, Estate Modified District

**Application  
Requests**

- District Boundary(zone) Changes [Zone(s) requested]: PAD, Planned Area Development
- Unusual Use:
- Use Variance:
- Non-Use Variance: Please refer to Letter of Intent included herewith.
- Alternative Site Development Option:
- Special Exception:
- Modification of Previous Resolution/Plan [provide resolution number(s)]:
- Modification of Declaration or Covenant [provide recording book(s) and page]:



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**Development Proposed**

**If applicable:**  
Area of building(s) for non-residential uses: \_\_\_\_\_ Not applicable  
Proposed residential units **OR** for application without a site plan, units permitted by the requested zoning district 138 single-family detached cluster homes (total number of units).  
MIAMI-DADE COUNTY  
PROCESS NO. 725-020  
DATE: FEB 10 2025  
BY: ISA

**Residential unit type(s):**

Single-Family Detached 138  Single-Family Attached \_\_\_\_\_  
 Multi-Family \_\_\_\_\_

**Recent Public Hearing**

Has a public hearing been held on this property within the last one and one-half years? no  yes   
If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

Not applicable.

**Notice of Violation**

Is this application a result of a violation notice? no  yes . If yes, provide name to whom the violation notice was served and describe the violation:  
**(Pursuant to Section 8CC-7 no zoning action to any named violator with (i) unpaid civil penalties; (ii) unpaid administrative costs of hearing; (iii) unpaid County investigative, enforcement, testing, or monitoring costs; or (iv) unpaid liens, any or all of which are owed to Miami-Dade County pursuant to the provisions of the Code of Miami-Dade County, Florida.)**

Not applicable.

**Describe Structures on the property**

None.

**Existing Use**

Is there an existing use on the property? no  yes . If yes, what use and when was it established?

Vacant Land

**Comprehensive Development Master Plan (CDMP) amendment**

Please indicate whether this property was subject to a recent Comprehensive Development Master Plan amendment. If so, please indicate the ordinance number:

Concurrent CDMP Application to be filed during the January 2025 Cycle.

**Peak hour trip generation**

Indicate the estimated peak-hour vehicle trips to be generated by the proposed application:

See Traffic Study submitted herewith.



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MIAMI-DADE COUNTY  
PROCESS NO.: Z25-020

DATE: FEB 10 2025

# Acknowledgement by Applicant

1. RER Platting and Traffic Review Section, RER Division of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Platting and Traffic conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
5. Any covenant to be proffered must be submitted to the Department on County forms, at least 1 month prior to the hearing date. The covenant will be reviewed, and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Department must carry a cover letter indicating subject matter, application number and hearing date.

(Applicant's Signature)

Luis Rodan on behalf of Citinet Aventura LLC

(Print Name of Applicant)

Sworn to and subscribed to before me on the

14<sup>th</sup> day of January, 2025

Affiant is personally known to me or has produced Florida

Driver License as identification

Notary Public

Commission expires: April 23, 2027

Print Name: Kevin Mendez



KEVIN MENDEZ  
Commission # HH 389660  
Expires April 23, 2027



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MIAMI-DADE COUNTY  
PROCESS NO.: Z25-020  
DATE: FEB 10 2025  
BY: ISA

APPLICANT'S AFFIDAVIT

(SELECT APPROPRIATE AFFIDAVIT AND NOTARIZE BELOW)

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the application advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) the  owner  tenant of the property described and which is the subject matter of the application.

\_\_\_\_\_  
Signature (see notary below) Signature


|                                                                       |                     |
|-----------------------------------------------------------------------|---------------------|
| Sworn to and subscribed to be me<br>this _____ day of _____, 202_____ | Signature:          |
|                                                                       | Notary Public:      |
|                                                                       | Commission expires: |

CORPORATION AFFIDAVIT

I, LUIS RODAN, being first duly sworn, depose and say that I am the  President  Vice-President  Manager  Secretary  Asst. Secretary of the CITINET AVENTURA LLC, and as such, have been authorized by the corporation to file this application for a district boundary change and request for non-use variances from zoning and subdivision regulations; and that said corporation is the  owner  tenant of the property described herein and which is the subject of the application.

Attest: \_\_\_\_\_

  
By: LUIS RODAN, Manager,  
**CITINET AVENTURA LLC, a Florida limited liability company**

|                                                                                                        |                                                                                                 |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Sworn to and subscribed to be me<br>this <u>14<sup>th</sup></u> day of <u>January</u> , 202 <u>5</u> . | Signature:  |
|                                                                                                        | Notary Public: <u>Kevin Mendez</u>                                                              |
|                                                                                                        | Commission expires: <u>April 23, 2027</u>                                                       |



KEVIN MENDEZ  
Commission # HH 389660  
Expires April 23, 2027

PARTNERSHIP AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the  owner  tenant of the property described herein which is the subject of the application.

\_\_\_\_\_  
(Name of Partnership)

By \_\_\_\_\_ %                      By \_\_\_\_\_ %  
By \_\_\_\_\_ %                      By \_\_\_\_\_ %

|                                                                       |                     |
|-----------------------------------------------------------------------|---------------------|
| Sworn to and subscribed to be me<br>this _____ day of _____, 202_____ | Signature:          |
|                                                                       | Notary Public:      |
|                                                                       | Commission expires: |

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MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared Luis Rodan, hereinafter the Affiant(s), who being duly sworn by me, on oath, deposes and says:

- 1. Affiant is the Manager of CITINET AVENTURA LLC, a Florida limited liability company (the "Corporation") with the following address: 20100 NE 25 Court, Miami, Florida 33180.
2. The Corporation owns a portion of the property, which is the subject of the application.
3. The subject property is legally described as: See attached Exhibit "A".
4. Affiant is legally authorized to file this application.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted by the application.

Witnesses:

[Handwritten signature of David Macineiro]

Signature

David Macineiro

Print Name

[Handwritten signature of Gustavo Henriquez]

Signature

Gustavo Henriquez

Print Name

CITINET AVENTURA LLC, a Florida limited liability company

By: Luis Rodan as Manager

Sworn to and subscribed before me on the 14th day of January, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

[Handwritten signature of Notary Public]

Notary Public-State of Florida

My Commission Expires: April 23, 2027

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

**DISCLOSURE OF INTEREST\***

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

CORPORATION NAME: CITINET AVENTURA LLC, a Florida limited liability company

| NAME AND ADDRESS                          | Percentage of Stock |
|-------------------------------------------|---------------------|
| LUIS RODAN                                | 90%                 |
| 2550 NE 201 ST. MIAMI, FLORIDA 33180. USA |                     |
| ILANA GOLDENSTEIN                         | 10%                 |
| 2550 NE 201 ST. MIAMI, FLORIDA 33180. USA |                     |

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

| NAME AND ADDRESS | Percentage of Interest |
|------------------|------------------------|
| _____            | _____                  |
| _____            | _____                  |
| _____            | _____                  |
| _____            | _____                  |

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

| NAME AND ADDRESS | Percentage of Ownership |
|------------------|-------------------------|
| _____            | _____                   |
| _____            | _____                   |
| _____            | _____                   |
| _____            | _____                   |

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

# RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

NAME OF PURCHASER: Lennar Homes, LLC, a Florida limited liability company DATE: FEB 10 2025

BY: ISA

| NAME AND ADDRESS (if applicable)                                                                            | Percentage of Interest |
|-------------------------------------------------------------------------------------------------------------|------------------------|
| <u>Lennar Corporation * - 5505 Waterford District Drive, Miami FL 33126</u>                                 | <u>99%</u>             |
| <u>U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation*, aa publicly traded company)</u> | <u>1%</u>              |

\* Lennar Corporation is a publicly traded company on the NYSE: LEN

Date of contract: Confidential

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

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**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.


The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

**CITINET AVENTURA LLC, a Florida limited liability company**

By:   
Print Name: **Luis Rodan**  
Title: **Manager**

Sworn to and subscribed before me this 14<sup>th</sup> day of JANUARY, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.

  
(Notary Public)

 KEVIN MENDEZ  
Commission # HH 389660  
Expires April 23, 2027

My commission expires April 23, 2027

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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MIAMI-DADE COUNTY  
PROCESS NO.: Z25-020

# Acknowledgement by Applicant

1. RER Platting and Traffic Review Section, RER Division of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Platting and Traffic conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
5. Any covenant to be proffered must be submitted to the Department on County forms, at least 1 month prior to the hearing date. The covenant will be reviewed, and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Department must carry a cover letter indicating subject matter, application number and hearing date.

(Applicant's Signature)

Luis Rodan on behalf of Redlands Grove LLC

(Print Name of Applicant)

Sworn to and subscribed to before me on the

14<sup>th</sup> day of January, 2025

Affiant is personally known to me or has produced Florida

Driver License as identification

Notary Public

Commission expires: April 23, 2027

Print Name: Kevin Mendez



KEVIN MENDEZ  
Commission # HH 389660  
Expires April 23, 2027



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MIAMI-DADE COUNTY  
PROCESS NO.: Z25-020  
DATE: FEB 10 2025  
BY: ISA

APPLICANT'S AFFIDAVIT

(SELECT APPROPRIATE AFFIDAVIT AND NOTARIZE BELOW)

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the application advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) the  owner  tenant of the property described and which is the subject matter of the application.

\_\_\_\_\_  
Signature (see notary below) Signature

|                                                                     |                           |
|---------------------------------------------------------------------|---------------------------|
| Sworn to and subscribed to be me<br>this _____ day of _____, 2025 . | Signature: _____          |
|                                                                     | Notary Public: _____      |
|                                                                     | Commission expires: _____ |

CORPORATION AFFIDAVIT

I, LUIS RODAN, being first duly sworn, depose and say that I am the  President  Vice-President  Manager  Secretary  Asst. Secretary of the **REDLANDS GROVE LLC**, and as such, have been authorized by the corporation to file this application for a district boundary change and request for non-use variances from zoning and subdivision regulations; and that said corporation is the  owner  tenant of the property described herein and which is the subject of the application.

Attest: \_\_\_\_\_

By: LUIS RODAN, Manager,  
**REDLANDS GROVE LLC**, a Florida limited liability company

|                                                                                   |                                          |
|-----------------------------------------------------------------------------------|------------------------------------------|
| Sworn to and subscribed to be me<br>this <u>17</u> day of <u>January</u> , 2025 . | Signature:                               |
|                                                                                   | Notary Public: <u>Kevin Mendez</u>       |
|                                                                                   | Commission expires: <u>April 23 2027</u> |

KEVIN MENDEZ  
Commission # HH 389660  
Expires April 23, 2027

PARTNERSHIP AFFIDAVIT

(I)(WE), \_\_\_\_\_, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the  owner  tenant of the property described herein which is the subject of the application.

\_\_\_\_\_  
(Name of Partnership)

By \_\_\_\_\_ % By \_\_\_\_\_ %  
By \_\_\_\_\_ % By \_\_\_\_\_ %

|                                                                     |                           |
|---------------------------------------------------------------------|---------------------------|
| Sworn to and subscribed to be me<br>this _____ day of _____, 2025 . | Signature: _____          |
|                                                                     | Notary Public: _____      |
|                                                                     | Commission expires: _____ |

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MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared Luis Rodan, hereinafter the Affiant(s), who being duly sworn by me, on oath, deposes and says:

- 1. Affiant is the Manager of REDLANDS GROVE LLC, a Florida limited liability company (the "Corporation") with the following address: 20100 NE 25 Court, Miami, Florida 33180.
2. The Corporation owns a portion of the property, which is the subject of the application.
3. The subject property is legally described as: See attached Exhibit "A".
4. Affiant is legally authorized to file this application.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted by the application.

Witnesses:

[Signature]
Signature

David Macineira
Print Name

[Signature]
Signature

Gustavo Henriquez
Print Name

REDLANDS GROVE LLC, a Florida limited liability company

[Signature]
By: Luis Rodan as Manager

Sworn to and subscribed before me on the 14th day of January, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

[Signature]

Notary Public-State of Florida

My Commission Expires: April 23, 2027

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MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

### DISCLOSURE OF INTEREST\*

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

CORPORATION NAME: REDLANDS GROVE LLC, a Florida limited liability company

| NAME AND ADDRESS                                                                                                   | Percentage of Stock |
|--------------------------------------------------------------------------------------------------------------------|---------------------|
| THE GROVE ESTATES PARTNERS CORP.<br>(OWNED BY LUIS RODAN & ILANA GOLDENSTEIN)                                      | 55%                 |
| 2550 NE 201 ST. MIAMI, FLORIDA 33180. USA                                                                          |                     |
| KESEV INC (OWNED BY KING INTERNATIONAL GROUP WHICH IS OWNED BY<br>FRANKLIN GOLDENSTEIN & SYLVIE BARON GOLDENSTEIN) | 45%                 |
| QUINTA AGUAMIEL, CALLE LA ENTRADA. URB. MIRANDA. CARACAS, VENEZUELA                                                |                     |

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

| NAME AND ADDRESS | Percentage of Interest |
|------------------|------------------------|
| _____            | _____                  |
| _____            | _____                  |
| _____            | _____                  |

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

| NAME AND ADDRESS | Percentage of Ownership |
|------------------|-------------------------|
| _____            | _____                   |
| _____            | _____                   |
| _____            | _____                   |

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

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MIAMI-DADE COUNTY  
PROCESS NO.: Z25-020

NAME OF PURCHASER: Lennar Homes, LLC, a Florida limited liability company

DATE: FEB 10 2025

BY: ISA

| NAME AND ADDRESS (if applicable)                                                                            | Percentage of Interest |
|-------------------------------------------------------------------------------------------------------------|------------------------|
| <u>Lennar Corporation * - 5505 Waterford District Drive, Miami FL 33126</u>                                 | <u>99%</u>             |
| <u>U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation*, aa publicly traded company)</u> | <u>1%</u>              |

\* Lennar Corporation is a publicly traded company on the NYSE: LEN

Date of contract: Confidential

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_


**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

**REDLANDS GROVE LLC, a Florida limited liability company**

By:   
 Print Name: **Luis Rodan**  
 Title: **Manager**

Sworn to and subscribed before me this 14<sup>th</sup> day of January, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.

  
 (Notary Public)



KEVIN MENDEZ  
 Commission # HH 389660  
 Expires April 23, 2027

My commission expires April 23, 2027

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

EXHIBIT "A"

PARCEL 1:

THE EAST 330 FEET OF THE WEST 685 FEET OF THE NORTH 660 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTH 35 FEET THEREOF FOR ROAD RIGHT-OF-WAY, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 355 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 355 FEET, OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 355 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 5:

THE EAST 330 FEET OF THE WEST 1015 FEET OF THE NORTH 660 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTH 35 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

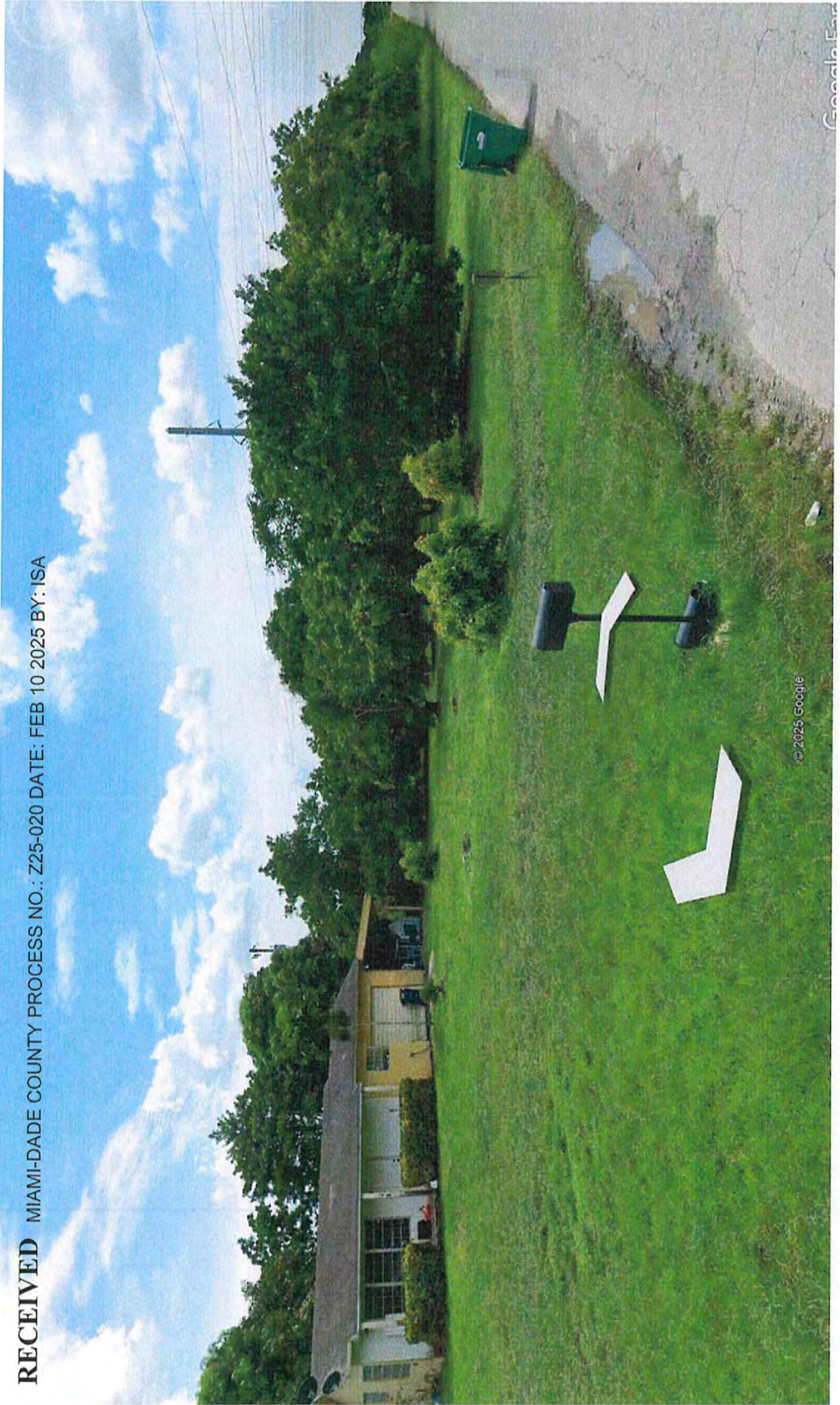
PARCEL 6:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 150 FEET, AND LESS THE SOUTH 428 FEET, AND LESS THE NORTH AND WEST 25 FEET THEREOF, SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 7:

ALL THAT PORTION OF THE EAST 660 FEET OF THE WEST 1015 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTHERLY 660 FEET THEREOF.

**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: FEB 10 2025 BY: ISA



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22585 SW 132nd Ct

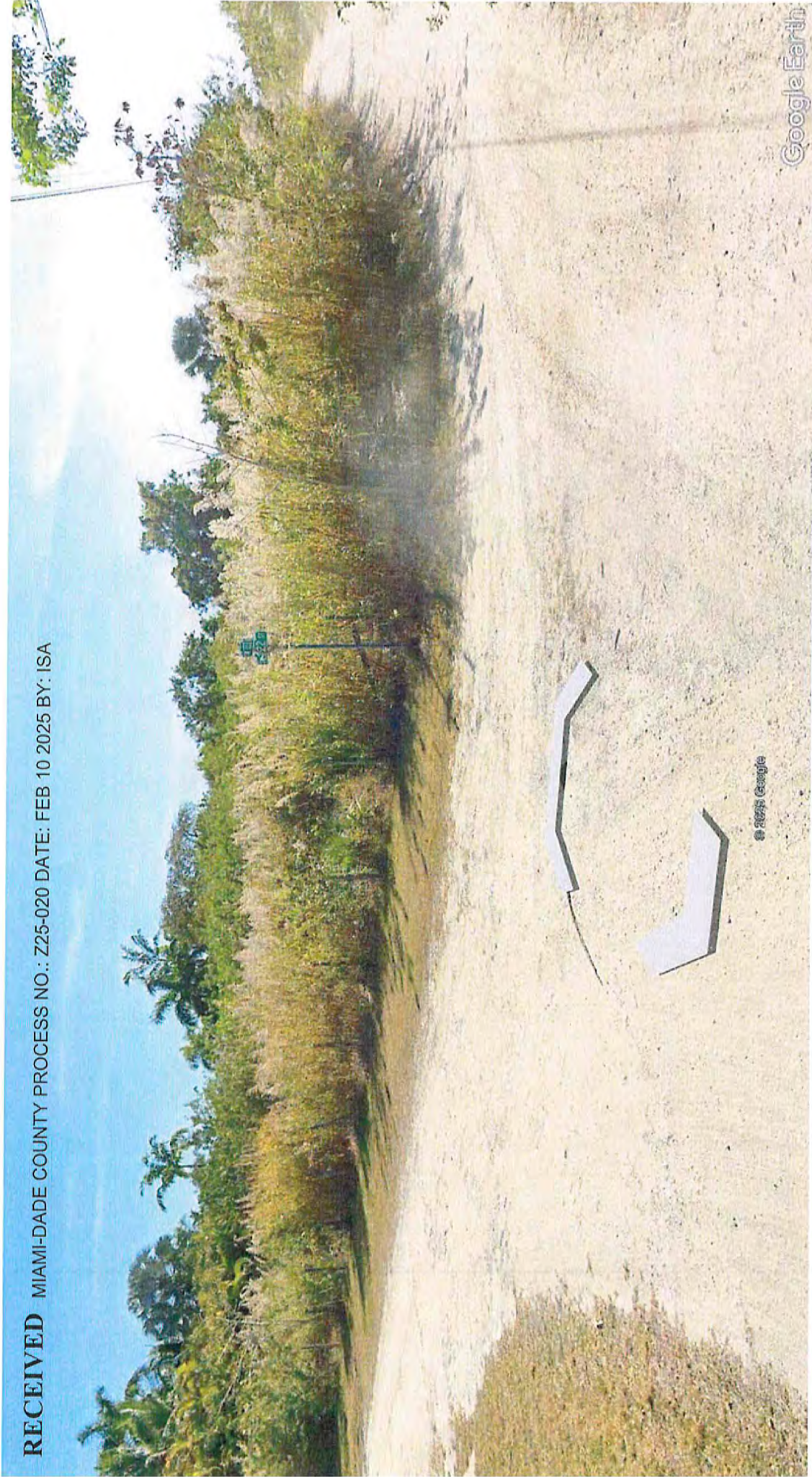
Exit Street View



© 2025 Google

Google Earth

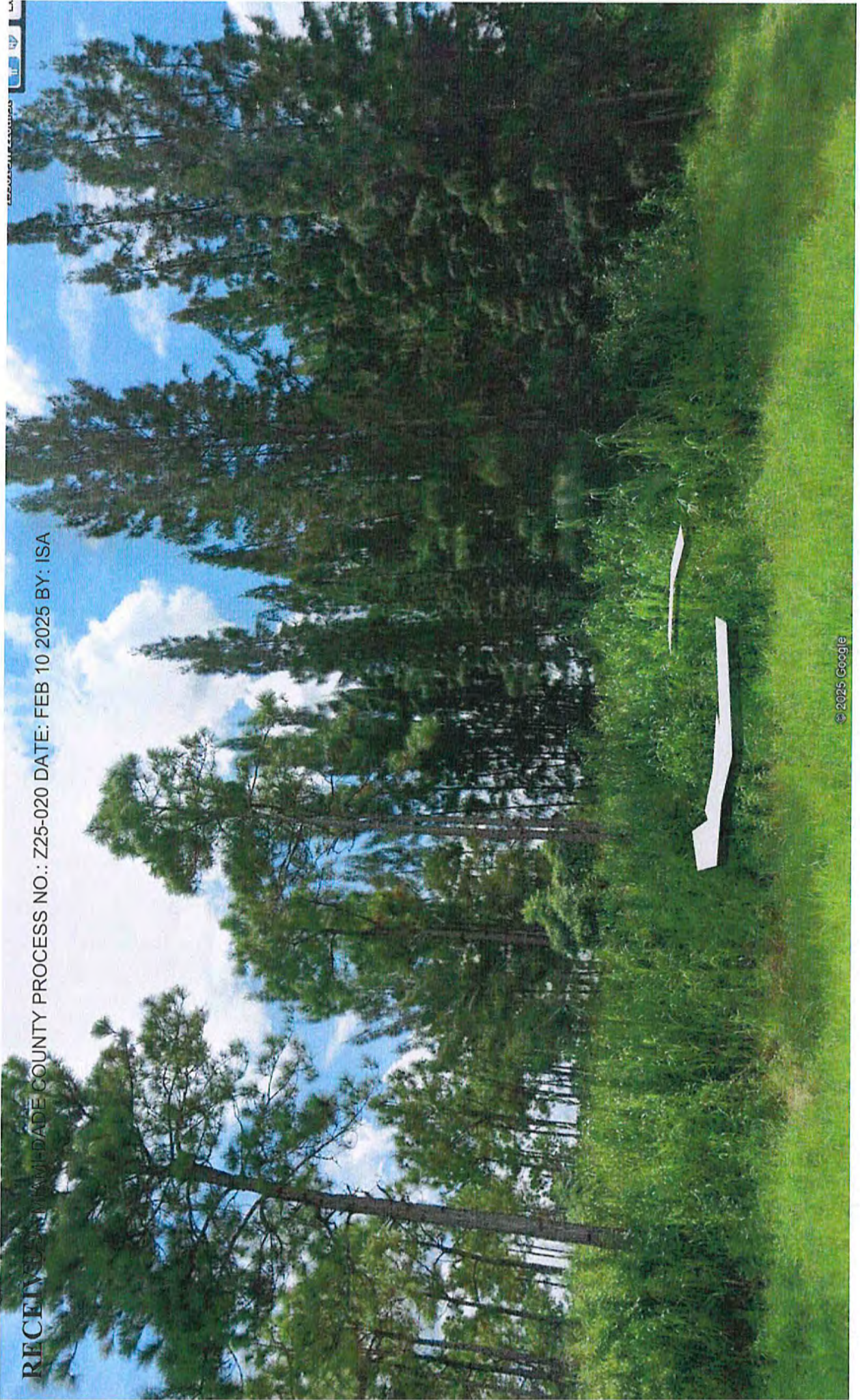
**RECEIVED** MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: FEB 10 2025 BY: ISA



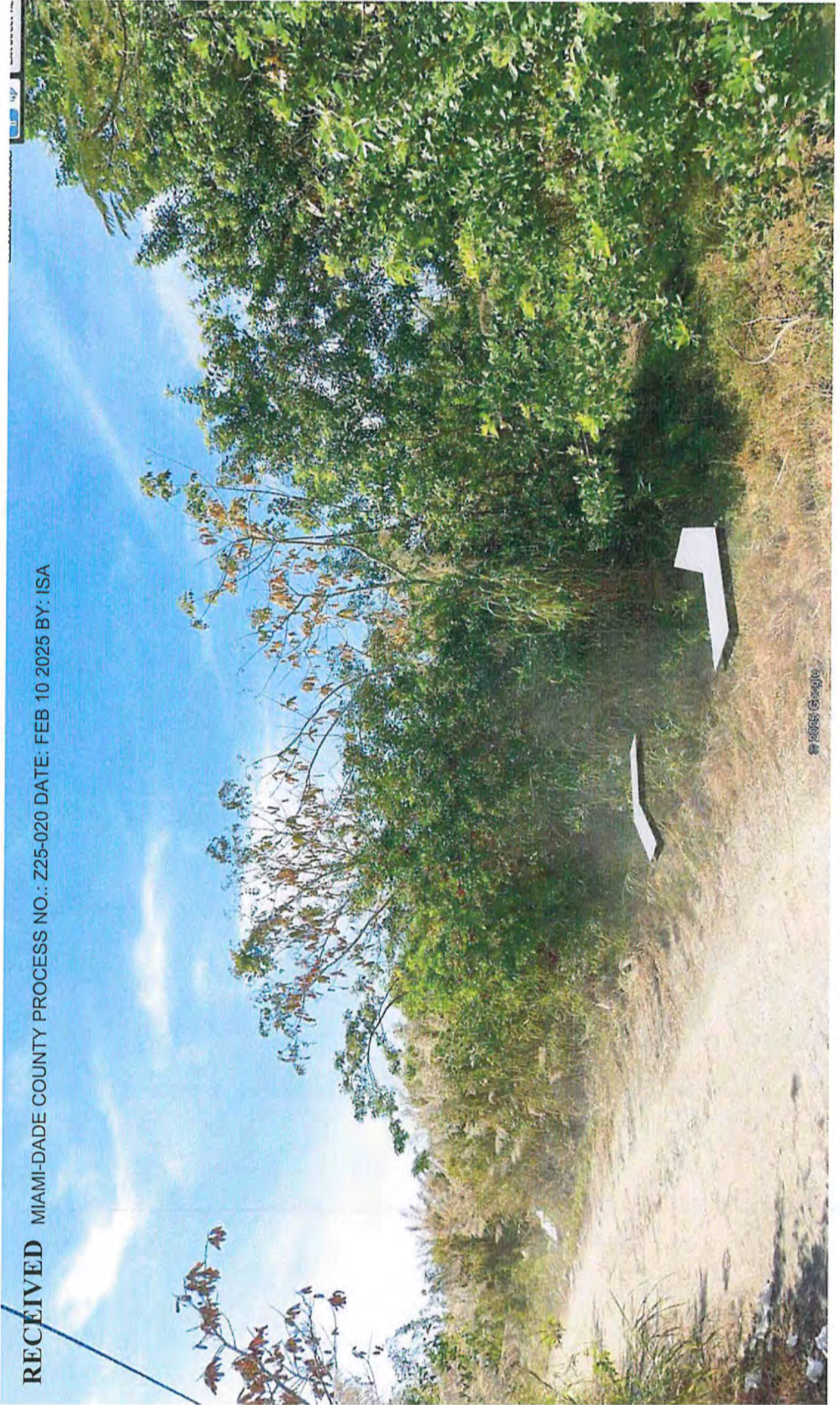
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**Miami-Dade County Department of Regulatory and Economic Resources  
Staff Report to the Board of County Commissioners**

**PH: Z25-128**

**February 19, 2026**

**Item No. 8A3**

| <b>Recommendation Summary</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Commission District</b>                 | 9                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Applicant</b>                           | SIP Development Group, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Summary of Requests</b>                 | The applicant seeks approval of a rezoning of the subject property from AU (minimum 5 gross acre lots) to IU-1(Industrial uses) in order to allow this subject site to be developed with warehouse uses, which may include self-storage uses. Additionally, the applicant also seeks to allow zero dedication towards theoretical SW 296 Street that runs through the subject parcel for the portion between SW 137 Avenue to the eastern edge of the property. |
| <b>Location</b>                            | Lying east of SW 137 Avenue, south of SW 288 Street, north of SW 312 Street, & west of Homestead Air Reserve Base, Miami-Dade County, Florida.                                                                                                                                                                                                                                                                                                                  |
| <b>Property Size</b>                       | ±30.91-gross (±29.10-net) Acres                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Existing Zoning</b>                     | AU, Agricultural District                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Existing Land Use</b>                   | Vacant land, row and field cropland                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>2020-2030 CDMP Land Use Designation</b> | Industrial and Office ( <b>Subject to approval of the concurrent CDMP amendment Application No. CDMP20250012</b> ) *<br><i>(see attached Zoning Recommendation Addendum)</i>                                                                                                                                                                                                                                                                                    |
| <b>Comprehensive Plan Consistency</b>      | Consistent with the LUP map, and the interpretative text and policies of the CDMP                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Applicable Zoning Code Section(s)</b>   | Section 33-311, District Boundary Change, Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations<br><i>(see attached Zoning Recommendation Addendum)</i>                                                                                                                                                                                                                                                                                |
| <b>Recommendation</b>                      | <b>Approval, subject to the Board's acceptance of the proffered covenant (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250012 and it becoming effective) *</b>                                                                                                                                                                                                                                                                    |

**\* This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20250012 to amend the CDMP, which the Board of County Commissioners (the Board) is scheduled to hear, pursuant to section 2-116.1 of the County Code, prior to and on the same day as the hearing on this concurrent zoning application.**

**BOARD OF COUNTY COMMISSIONERS' JURISDICTION:**

This Board has jurisdiction over this application pursuant to Section 2-116.1(5)(e), which provides that the zoning application shall, at the applicant's request, be processed concurrently with the CDMP amendment application, and the Board of County Commissioners may take action on the concurrent zoning application on the same day at which it takes final action on the CDMP amendment application.

**PROCEDURAL HISTORY:**

This item was deferred from the January 22, 2026, meeting of the Board of County Commissioners (BCC), in order to allow the item to be readvertised.

The public hearing on this item was not held.

**REQUESTS:**

- (1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, to IU-1, Light Manufacturing Industrial District.
- (2) NON-USE VARIANCE of zoning and subdivision regulations requiring section line rights-of-way to be 80' in width; to waive same to permit a 0' dedication for theoretical SW 296 Street, from SW 137 Avenue to the eastern edge of the property.

**PROJECT DESCRIPTION:**

Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP20250012) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the ±30.91-gross (±29.10-net) acres subject parcel from “Low Density Residential” (2.5 to 6 Dwelling units per gross acre), to “Industrial and Office.” The CDMP amendment would be subject to the Board’s acceptance of a proffered Declaration of Restrictions (CDMP covenant) limiting development on the application site to 700,000 square feet of warehouse uses, which may also include self-storage facilities, committing to provide connection to public water and sanitary sewer system, conducting an Endangered Species Survey, and providing Road Mitigation. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20250012 and it becoming effective.

The applicant seeks to rezone the currently vacant ±30.91-gross (±29.10-net) acre subject parcel from AU (Agricultural, allows 1 residential unit for every 5 acres) to IU-1 (Industrial, light-manufacturing industrial type uses) in order to allow this subject site to be developed with warehouse uses and self-storage facilities. Additionally, the applicant also seeks to allow zero dedication towards theoretical SW 296 Street that runs through the subject parcel for the portion between SW 137 Avenue to the eastern edge of the property. Staff notes that there were no plans submitted for this subject application but that a zoning covenant is being voluntarily proffered by the applicant that, among other things, provides that the proposed development of the property shall be limited to a maximum of 700,000 sq. ft. of warehouse uses and self-storage facilities.

| <b><u>NEIGHBORHOOD CHARACTERISTICS</u></b> |                                                      |                                                                                          |
|--------------------------------------------|------------------------------------------------------|------------------------------------------------------------------------------------------|
|                                            | <b>Zoning and Existing Use</b>                       | <b>Land Use Designation</b>                                                              |
| <b>Subject Property</b>                    | AU; vacant land, row and field cropland              | Industrial and Office<br><b>(Subject to approval of the concurrent CDMP amendment) *</b> |
| <b>North</b>                               | AU; vacant land, row and field cropland              | Low Density Residential<br>(2.5 to 6 dua)                                                |
| <b>South</b>                               | AU; vacant land, avocado groves, military facilities | Low Density Residential<br>(2.5 to 6 dua)                                                |

|                                                                                                                                                                                                        |                                                    |                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>East</b>                                                                                                                                                                                            | AU; vacant land, governmental, military facilities | Institutions, Utilities and Communication                                           |
| <b>West</b>                                                                                                                                                                                            | City of Homestead; residential, townhouses         | Low-Medium Density Residential (6-13 dua) and Low Density Residential (2.5 - 6 dua) |
| * Land subject to CDMP Amendment Application No. CDMP20250012, filed concurrently by the applicant, which, if approved by the Board, would change the land use designation to "Industrial and Office." |                                                    |                                                                                     |

### **NEIGHBORHOOD COMPATIBILITY:**

The ±30.91-gross (±29.10-net) acres subject property currently consists of vacant land and agricultural uses. It is located east of SW 137 Avenue, south of theoretical SW 288 Street, north of theoretical SW 312 Street, and west of Homestead Air Reserve Base (HARB). The surrounding area to the north and east is characterized by AU zoned properties that are either vacant or agricultural uses. Townhome residences that are within the City of Homestead are located towards the west of the subject site. Additionally, the subject property is inside the Urban Development Boundary (UDB).

### **SUMMARY OF THE IMPACTS:**

The approval of this application will allow the applicant to rezone the subject property to IU-1 in order to provide additional light industrial uses in the area such as warehouses, including self-storage uses, which may bring more traffic into the area. Based on memoranda from the departments reviewing this application, any additional impacts will be adequately mitigated and will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and generates approximately 110 PM peak hour vehicle trips.

### **COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:**

As previously mentioned, a small-scale CDMP amendment application (CDMP20250012) being processed concurrently with this zoning application, pursuant to Section 2-116.1(5)(d)(e) of the Code of Miami-Dade County. The concurrent CDMP application will be heard by the Board of County Commissioners, prior to the zoning hearing application. The CDMP application seeks to re-designate the ±30.91-gross (±29.10-net) acres subject parcel from "Low Density Residential" (2.5 to 6 Dwelling units per gross acre), to "Industrial and Office." The **Industrial and Office** category accommodates *Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings.* The applicant seeks a district boundary change to IU-1 zoning district, which allows uses including light industrial manufacturing, wholesale distribution facilities, warehousing, storage facilities, and offices. Staff notes that the approval of the application would allow the property to be rezoned to a zoning district that would be consistent with the aforementioned CDMP LUP map redesignation. Additionally, although there were no plans submitted for this subject application, a zoning covenant is being voluntarily proffered by the applicant that restricts the subject property to a maximum of 700,000 sq. ft. of warehouse uses

and self-storage facilities, commits to providing connection to public water and sanitary sewer system, of conducting an Endangered Species Survey, and for providing Road Mitigation.

The CDMP Land Use Element **Objective LU-4**, states that *Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The subject property is an irregular shaped parcel of land which abuts an area to the east that is designated as Institutions, Utilities and Communication use on the CDMP Land Use Plan map and developed with a military facility and industrial uses. The properties located to the south, although currently vacant, are also part of Homestead Air Reserve Base (HARB) and reserved for its uses. Staff notes that properties towards the north are zoned AU and are either vacant or plant nurseries. The properties immediately to the west of the subject site are within the City of Homestead and consist of townhouse residences. Staff opines that the proposed IU-1 zoning, will provide a reasonable transition between the AU zoned properties to the north, the townhouse residences to the west, and military facility and industrial uses to the east and south of the subject site. Therefore, subject to the Board's approval of the CDMP small-scale amendment to allow the redesignation of the subject parcel Industrial and Office on the CDMP LUP map, and subject to the acceptance of the proffered covenant, staff opines that approval of the applicant's request to rezone the property to IU-1 would be **consistent** with the CDMP. Furthermore, the IU-1 uses would be **compatible** with the surrounding area based on the criteria set forth in **Land Use Element Policy LU-4**. Staff further opines that approval of the application will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

#### **ZONING ANALYSIS:**

The applicant seeks approval of a request for a district boundary change from AU, Agricultural District, to IU-1, Light Manufacturing Industrial District, on the subject parcel. For the reasons stated above and below, staff opines that when the aforementioned request to rezone the 30.91-gross ( $\pm 29.10$ -net) acres subject parcel to the IU-1 zoning district is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surrounding area when considering the present and future development of the area and would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. A zoning covenant is being voluntarily proffered by the applicant that, among other things, provides that the proposed development of the property shall be limited to a maximum of 700,000 sq. ft. of warehouse uses and self-storage facilities. Staff supports the district boundary change and opines that approval of the IU-1 zoning district on the subject property, that would include warehouse and self-storage uses, would be a natural transition to the bordering residential zoned parcels and industrial uses to the east of the subject site. Additionally, for the reasons explained in the Comprehensive Development Master Plan Analysis section of this application, the request for a zone change would be **compatible** with the natural transition of development in the surrounding area. As such, staff opines that the approval of IU-1 zoning would be in keeping with the character of the surrounding industrial uses in the area, would be **compatible** with same. Staff notes that although no site plan was submitted for this application, at the time of permitting, any future development of the property would have to

comply with IU-1 zoning requirements, which require the development of the property to be compatible with the adjacent uses through the implementation of adequate buffering, site planning, and/or design features.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the application will not cause their facilities and services to operate below their adopted levels of service standards. Staff notes that the Platting and Traffic Review Section of RER, does not object to the application and indicate in their memorandum that the application does meet the traffic concurrency criteria for an initial development order and that the application will generate approximately 110 PM peak hour vehicle trips. Further, the Environmental review by RER indicates in their memorandum that the application meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Miami-Dade Fire Rescue Department, as well as the Water and Sewer Department, do not object to the application. Based on the aforementioned department memoranda, staff opines that approval of the applicant's request for a district boundary change will not unduly burden the abutting roadways or have an unfavorable impact on the environmental resources.

Based on the aforementioned reasons, staff opines that approval of the request to rezone the subject parcel to IU-1, would not be out of character with the area and would be **compatible** with same, when considering the necessity and reasonableness of the zone change in relation to the present and future development of the area. **Therefore, staff recommends approval of request #1, subject to the Board's acceptance of the proffered covenant, for a district boundary change to IU-1, Light Manufacturing Industrial District, under Section 33-311, District Boundary Change standards. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250012 and it becoming effective)**

When the request to waive the zoning and subdivision regulations requiring section line rights-of-way to be 80' in width; to waive same to permit a 0' dedication for theoretical SW 296 Street, for the portion of the roadway that extends from SW 137 Avenue all the way to the eastern edge of the subject property (requests #2), is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff recognizes that this request relates to the deletion of the theoretical but undeveloped right-of-way that bisects the subject property, in order to allow the subject site to be developed fully and efficiently in the future. As explained below, staff opines that approval of this request would be **compatible** with the surrounding area and would be consistent with the general purpose and intent of the zoning regulations.

Staff notes that the subject parcel is adjacent to the Homestead Air Reserve Base (HARB), a federally controlled area with restricted access. This unique adjacency to such an area creates a physical and functional barrier to any future eastward extension of the theoretical SW 296 Street and would result in a roadway that terminates abruptly at the HARB boundary, serving no circulation purpose and offering no connectivity to the broader transportation network. Additionally, the requirement to dedicate a portion of the property for a theoretical road that would not be extended further east or used for public circulation would unnecessarily reduce the usable area of the parcel. Staff opines that granting approval of the variance will allow the applicant use of the land without having to provide a right-of-way that would terminate at the western boundary of the subject site (SW 137 Avenue) and shall likely have no further connection to any other major roads east of the subject parcel, and, as such, would not result in an obvious departure from the aesthetic character of the surrounding area. Staff opines that the elimination of this zoned right-

of-way within the subject parcel would allow the applicant a greater use of the site and ensure a suitable and viable industrial development on the subject parcel as proposed under the request for a rezoning to IU-1, Light Manufacturing Industrial District.

Staff notes that DTPW has reviewed the subject application and does not object to the requested waiver for what is, as yet, an unbuilt right-of-way. Staff further notes that RER's Platting and Traffic Review Section has no objections to the request as well and has indicated in its memorandum that this application meets traffic concurrency for an Initial Development Order. As such, staff opines that the waiver of the dedication of the theoretical right-of-way traversing the subject property will not impact traffic connectivity within the surrounding area. Based on the foregoing, staff opines that the request to allow zero dedication towards the zoned theoretical SW 296 Street roadway that runs through the subject property would be **compatible** with the neighborhood concerned, when considering the necessity and reasonableness of the requests in relation to the present and future development of the area and would not be detrimental to the area or adversely affect the stability of the surrounding properties. As such, staff opines that approval of the aforementioned request will be **compatible** with the surrounding area. **Therefore, staff recommends approval of request #2, under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250012 and it becoming effective)**

**ACCESS, CIRCULATION AND PARKING:** N/A

**NEIGHBORHOOD SERVICES PROVIDER REVIEW:** See attached.

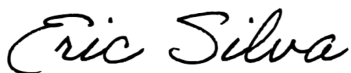
**OTHER:** Not applicable.

**RECOMMENDATION:**

**Approval, subject to the Board's acceptance of the proffered covenant (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250012 and it becoming effective)**

**CONDITIONS FOR APPROVAL:** None.

ES:JB:SS:MA



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Eric Silva, AICP, Assistant Director  
Development Services Division  
Miami-Dade County Department of  
Regulatory and Economic Resources

# ZONING RECOMMENDATION ADDENDUM

SIP Development Group, LLC  
PH: Z25-128

| <b>NEIGHBORHOOD SERVICES PROVIDER COMMENTS*</b>      |                      |
|------------------------------------------------------|----------------------|
| Environmental Review (RER)                           | <i>No objection</i>  |
| Platting and Traffic Review Section (RER)            | <i>No objection*</i> |
| Department of Transportation and Public Works (DTPW) | <i>No objection*</i> |
| Miami-Dade Fire Rescue (MDFR)                        | <i>No objection</i>  |
| Water and Sewer Department (WASD)                    | <i>No objection</i>  |
| Building and Neighborhood Compliance (BNC)           | <i>No objection</i>  |
| <i>*Subject to conditions in their memorandum.</i>   |                      |

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

|                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Industrial and Office (Pg. I-38)</b>                     | <p><i>Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.</i></p> <p><b>(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20250012)</b></p> |
| <b>Uses and Zoning Not Specifically Depicted (Pg. I-33)</b> | <p><i>Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the parcel exists, including all the provisions for density averaging and definition of gross density.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Objective LU-4 (Pg. I-11)</b>                            | <p><i>Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

## PERTINENT ZONING REQUIREMENTS/STANDARDS

# ZONING RECOMMENDATION ADDENDUM

SIP Development Group, LLC  
PH: Z25-128

|                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Section 33-311 District Boundary Change</b></p>                                       | <p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) <b>Section 33-311</b> provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> <li>(1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i></li> <li>(2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i></li> <li>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></li> <li>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></li> <li>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></li> </ol> |
| <p><b>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</b></p> | <p><i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for <b>non-use variances</b> from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

**Building and Neighborhood Compliance**

**ENFORCEMENT HISTORY**

SIP DEVELOPMENT GROUP, LLC/SAN ROMAN C/O ALESSANDRIA      29601 SW 137 AVE  
MIAMI-DADE COUNTY, FLORIDA.

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**APPLICANT**

**ADDRESS**

Pending

Z2025000128

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**DATE**

**HEARING NUMBER**

**FOLIO:** 30-7911-000-0022/30-7902-000-0120/30-7902-000-0112/30-7911-000-0020/30-7911-000-0023

**REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:**

December 16, 2025

**NEIGHBORHOOD REGULATIONS:**

**Folio No.s: 30-7911-000-0022/30-7902-000-0120/30-7902-000-0112/30-7911-000-0020/30-7911-000-0023**

There are no open/closed cases in CMS.

**BUILDING SUPPORT REGULATIONS:**

**Folio No.s: 30-7911-000-0022/30-7902-000-0120/30-7902-000-0112/30-7911-000-0020/30-7911-000-0023**

There are no open/closed cases in BSS.

**VIOLATOR:**

SIP DEVELOPMENT GROUP, LLC/SAN ROMAN C/O ALESSANDRIA

**OUTSTANDING LIENS AND FINES:**

There are no outstanding liens or fines.

# Memorandum



**Date:** December 9, 2025

**To:** Lourdes M. Gomez, AICP, Director  
Department of Regulatory and Economic Resources (RER)

**From:** Christine Velazquez, Division Chief  
Department of Regulatory and Economic Resources (RER)

**Subject:** Z2025000128-3<sup>rd</sup> Review  
Abreu Development LLC  
Generally located East of SW 137 Avenue, South of SW 288 Street,  
north of SW 312 Street & West of the Homestead Air Base.  
DBC from AU to IU1 with development to follow under the ASPR.  
(AU) (29.10 acres)  
02-57-39

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RER is currently reviewing concurrent application No. CDMP20250012. If the CDMP application is denied, then RER recommends that this concurrent zoning application be denied, as it would be inconsistent with the unamended CDMP. Accordingly, RER's analysis and recommendations consider whether this concurrent zoning application is consistent with the CDMP amendment as requested by the applicant and with the applicable zoning and other land development regulations.

Finally, if the Board adopts the CDMP application but with modifications, the recommendations and analyses provided in this report may have to be supplemented or revised to address any such modifications.

Miami-Dade County has performed an environmental review of the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service, wastewater disposal, and wellfield protection. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 and section 24-43 of the Code related to potable water service and wastewater disposal and wellfield protection respectively, contingent upon the CDMP application CDMP20250012 being approved and remaining in effect.

#### Wellfield Protection

The subject property is located within the Basic Wellfield Protection Area for the Elevate Tank Wellfield. The site is situated within the 210-day travel time contour of said Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in section 24-43 of the Code.

Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County recorded in Official Records under Book 35031, Page 1157 as required by section 24-43(5)(d) of the Code. The covenant provides that hazardous materials and hazardous waste shall not be used, generated, handled, discharged, disposed of, or stored on the subject property. Compliance with all the conditions of this covenant is required.

**Conditions of Approval: None**

Potable Water Supply and Wastewater Disposal

This request is for a district boundary change from AU to IU-1 and no site plans have been submitted with this application. Further, the letter of intent submitted states that the requested IU-1 zoning will allow the future development of warehouse and self-storage facilities.

The subject property currently has public water abutting; therefore, connection of the proposed development to public water is required according to the requirements of the Code.

Section 24-43.1(6) of the Code states no County or municipal officer, agent, employee, or Board shall approve, grant or issue any building permit, certificate of use and occupancy, municipal occupational license, platting action (final plat, waiver of plat or equivalent municipal platting action) or zoning action (district boundary change, unusual use, use variance or equivalent municipal zoning action) for any nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than utility sanitary sewers or any source of potable water supply other than a utility water main without obtaining the prior written approval of the Director.

Pursuant to section 24-43.1(6)(a) of the Code, non-residential uses connected to public water and not connected to public sewer are allowed if the Director determines that the existing or requested nonresidential land use for the property is served or to be served by a public water main and is not one or more of the nonresidential land uses permitted under the following Miami-Dade County zoning classifications:

- i. BU-1A (excluding those land uses permitted by BU-1),
- ii. BU-2 (excluding those land uses permitted by BU-1),
- iii. BU-3 (excluding those land uses permitted by BU-1),
- iv. IU-1 (excluding commercial vehicle storage facilities with approved groundwater monitoring),
- v. IU-2 (excluding commercial vehicle storage facilities with approved groundwater monitoring),
- vi. IU-3 (excluding commercial vehicle storage facilities with approved groundwater monitoring),
- vii. IU-C (excluding commercial vehicle storage facilities with approved groundwater monitoring),

The proposed Industrial Use zoning classification for the subject property cannot be allowed unless the property is served by public water and sewer.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

Civil drawings for the required sewer main extension will need to be approved by MDWASD and the Environmental Permitting Section of RER prior to approval of final development orders.

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

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-

24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits RER-Environmental Plan Review will evaluate and may reserve sanitary sewer capacity, through the sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

*Please be advised, RER-Environmental Plan Review Section review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.*

**Conditions of Approval: None**

Water Control Review

An RER Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval.

Stormwater shall be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff.

Site grading and development shall provide for the full retention and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

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

Pursuant to section 24-48.1(1)(f) of the Code, the applicant is advised that a Class VI Permit shall be required for the construction of the proposed surface water management system.

The applicant is advised to contact the RER Water Control Section at (305)372-6681 or [dermwatercontrol@miamidade.gov](mailto:dermwatercontrol@miamidade.gov) for further information regarding permitting procedures and requirements.

**Conditions of Approval: None**

Pollution Remediation Review

The Environmental Monitoring and Restoration Division of DERM (EMRD) has records of current contamination investigation issues on the subject site tracked under Speedway Industrial Park (DERM file HWR-1576). All construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the EMRD as it relates to environmental contamination issues. Be advised that

the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Please note that this information relates to future reviews and assessments. For property that is classified as agricultural by the Miami Dade County Property Appraiser, under certain circumstances, certain DERM activities would be preempted to the Florida Department of Environmental Protection, and such matters would be reviewed on a case-by-case basis to ensure compliance with applicable state law.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

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

Please note that nothing stated herein may be interpreted to limit or restrict an engineers' or other professionals' responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. at [Thomas.kux@miamidade.gov](mailto:Thomas.kux@miamidade.gov) if you have any questions.

**Conditions of Approval: None**

Tree Preservation Review

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

The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in section 24-49.2 of the Code; however, no information regarding these tree resources was submitted with this application. It is noted that the applicant has not submitted a site plan for consideration with the application. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process.

The subject application, which requests a district boundary change from AU to IU-1 could result in tree removal/relocation activity to trees. The specimen tree standards of section 24.49.2(II)(1) of the Code

require the preservation of the specimen trees whenever reasonably possible, unless a tree removal permit is obtained which authorizes the removal of specimen trees. **Any RER recommendation or approval of the district boundary change shall not be interpreted as approval for the removal or relocation of any tree resources on site.** The applicant is advised to contact the Tree and Forest Resources Section at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Please contact Jackelyn Alberdi at [Jackelyn.Alberdi@miamidade.gov](mailto:Jackelyn.Alberdi@miamidade.gov) for additional information or concerns regarding this review.

**Conditions of Approval: None**

Endangered Species Review

The subject property is within the U.S. Fish and Wildlife Service (USFWS) consultation area for the endangered Florida bonneted bat (*Eumops floridanus*), which may utilize the subject property for foraging, nesting, and roosting. The County's CDMP has policies and objectives for the protection of habitat critical to federal, state or county designated endangered, threatened, or rare species.

Please be advised that prior to any future development at the subject property, it is recommended that the applicant contact the USFWS in the Vero Beach office at (352)448-9151 and the Natural Resources Division at (305) 372-6575 with any questions regarding threatened and endangered species.

**Conditions of Approval: None**

DERM Enforcement History Review

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

# Memorandum



**Date:** July 2, 2025

**To:** Eric Silva, AICP, Assistant Director  
Development Services Division  
Department of Regulatory and Economic Resources (RER)

**Through:** James B. Ferguson, P.E.  
Assistant Director  
Water and Sewer Department (WASD)

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

**Subject:** Zoning Application Comments - Obdulio Antonio Rodriguez LE  
Application No. Z2025000128

A handwritten signature in black ink that reads "Maria Valdes".

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objection to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Obdulio Antonio Rodriguez LE

Location: The proposed development is located east of SW 137<sup>th</sup> Avenue, south of SW 288<sup>th</sup> Street, north of SW 312<sup>th</sup> Street and west of the Homestead Air Base, with Folio Nos. 30-7902-000-0120, 30-7902-000-0112, 30-7911-000-0020, 30-7911-000-0022 and 30-7901-000-0023, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting a District boundary change from AU (Agriculture) to IU-1 (Industrial Light Manufacturing District), in order to allow the property to be developed with warehouse and self-storage facilities. **A site plan was not submitted with this application**, and thus the water and sewer loadings on the water and sewer systems could not be calculated.

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

On June 9, 2025, a WASD Agreement No. 33284 was requested for the subject site with pending point of connections (POC).

There is an existing 16-inch water main (E14029-3) in SW 137<sup>th</sup> Avenue, south of SW 288<sup>th</sup> Street to where the developer may connect and extend the same 16-inch water main (section line) heading southerly along SW 137<sup>th</sup> Avenue to southwestern corner of the property, interconnecting to an existing 6-inch at the location to provide water service to proposed development.

Any public water main extension within the property shall be 12-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the WASD Agreement is offered. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

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

There is an existing 16-inch force main (ES 9166-2) in SW 137<sup>th</sup> Avenue, south of SW 288<sup>th</sup> Street, to where the developer may connect and extend a force main (size to be determined) along SW 137<sup>th</sup> Avenue to the subject property as required to install a Public Pump Station.

Please be advised that the new Public Pump Station site dimensions must be 45 ft X 65 ft, shall be deeded to the WASD, without the encroachment of any other utility easements, have direct access to either a dedicated public Right-of-Way (R/W) or to an ingress-egress paved access and utility easement with a minimum width of 20 ft. **Also, the Public Pump Station Site must be shown on the future Zoning Site Plan on a location centralized to the future pump station basin.**

In addition, the developer shall connect to the aforesaid proposed Public Pump Station and extend a minimum of 8-inch diameter gravity sewer mains **AT FULL DEPTH** in proposed (or existing) public R/W and/or easement(s) acceptable to WASD as required to provide service to all of the properties within the proposed development. Furthermore, as per WASD's Rules & Regulations, since this property is connecting to WASD's sewer system for the first time, the developer is required to install a gravity sewer main along one entire boundary of the property.

If unity of title does not apply, thence any gravity sewer within the property shall be public and 8-inch minimum diameter. Final points of connection and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement is offered.

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

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

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

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

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

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

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

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


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

# Memorandum



Date: July 31, 2025

To: Eric Silva, AICP, Assistant Director  
Department of Regulatory and Economic Resources

From:  Raul A. Pino, PLS, Division Chief  
Platting and Traffic Review Section  
Department of Regulatory and Economic Resources

Subject: Z2025000128  
Name: Keiji Oshima, Obdulio Antonio Rodriguez, Speedway Properties, Inc.  
Location: SW 137th Avenue, south of SW 288th Street, north of SW 312th Street, &  
west of the Homestead Air Base  
Section 13 Township 56 South Range 39 East

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

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedication per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of the plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **110 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of this new trip **does not** exceed the acceptable level of service of the following roadways:

| STA.#  | LOCATION                                      | LOS PRESENT | LOS W/PROJECT |
|--------|-----------------------------------------------|-------------|---------------|
| 9928   | SW 288 Street west of SW 137 Avenue           | D           | D             |
| 9824   | SW 137 Avenue north of SW 288 Street          | C           | C             |
| 9944   | SW 312 Street east of Florida's Turnpike/HEFT | C           | C             |
| F-7064 | SW 137 Avenue north of SW 328 Street          | C           | C             |

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

Notes: PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

# Memorandum



**Date:** October 03, 2025  
**To:** Eric Silva, Assistant Director  
Regulatory and Economic Resources  
**From:** Alejandro G Cuello, Principal Planner  
Miami-Dade Fire Rescue Department  
**Subject:** Z2025000128

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The Miami-Dade Fire Rescue Department has **no objection** to request for district boundary change and non-use variance uploaded to "EnerGov" on 9/25/2025. Any future site plans will need separate approval.

MDFR's review of this application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building's design must be in compliance with the applicable requirements for the proposed use:

Florida State Statute Chapter 633 (Fire Prevention & Control)  
Florida Administrative Code 69A  
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))  
Applicable adopted NFPA Standards  
County Code Chapter 14

For additional information, please contact [acuello@miamidade.gov](mailto:acuello@miamidade.gov) or call 305-775-3357.

# Memorandum



**Date:** Friday, October 17, 2025

**To:** Eric Silva  
Assistant Director, Zoning Division  
Department of Regulatory and Economic Resources (RER)

**From:** Miguel Soria, P.E.  
Assistant Director Highway Engineering  
Department of Transportation and Public Works

**Subject:** Review of Z2025000128  
Applicant Name: Speedway Properties

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**Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, contingent upon the conditions/recommendations in Sections I being addressed during the Administrative Site Plan Review (ASPR) process:**

## **PROJECT LOCATION:**

The property is located east of SW 137<sup>th</sup> Avenue between theoretical SW 294<sup>th</sup> Street and SW 298<sup>th</sup> Street in unincorporated Miami-Dade County, Florida.

## **COMMENTS/RECOMMENDATION:**

### **I. Site Plan Review Comments**

1. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the site and landscape plans to demonstrate compliance with these requirements. Please ensure to clearly illustrate both (pedestrian and vehicular) sight triangles following the MDC Traffic Operations Manual and FDOT Standards. Also, please note that all trees within the sight triangles must comply with the FDOT Standards.
2. The site plan must show all necessary roadways to complete the roadway network, including required right-of-way dedications, and public/private designations.
3. Driveways must comply with FDOT standards. Please show dimensions on the site plan. Additionally, all driveway connections must comply with access management standards.
4. A minimum of 6 feet sidewalk must be kept within public right-of-way. For clear representation, please make sure to include the dimensions of the sidewalk on the plans.
5. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance). Please show throat length dimensions on the site

plan. Also, please ensure that conflict points are located at a minimum of 25' from the right-of-way line.

6. If the proposed entrances (parking lot, garage, or any driveway) will be controlled by gates, the site plan must include the design the location of a turnaround area before the gate.
7. Please provide clarification on the designated location for deliveries from companies such as Uber, Amazon, FedEx, and others.
8. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.
9. Please show the emergency vehicles maneuvering wheel path around the site.
10. Please provide written approval from the Highway Division (Leandro Ona – [Leandro.ona@miamidade.gov](mailto:Leandro.ona@miamidade.gov)) for the proposed typical section connection on SW 137<sup>th</sup> Avenue and Waterstone Way.
11. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from the property line to the driveway.

**If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at [anamersy.arce@miamidade.gov](mailto:anamersy.arce@miamidade.gov).**

# Memorandum



**Date:** July 8, 2025

**To:** Eric Silva, Assistant Director  
RER Development Services

**From:** Ammad Riaz, P.E.  
Chief of Aviation Planning *A.R.*  
Aviation Department

**Subject:** Z2025000128  
Obdulio Antonio Rogriguez LE  
Areu Development LLC  
MDAD DN-25-07-4770

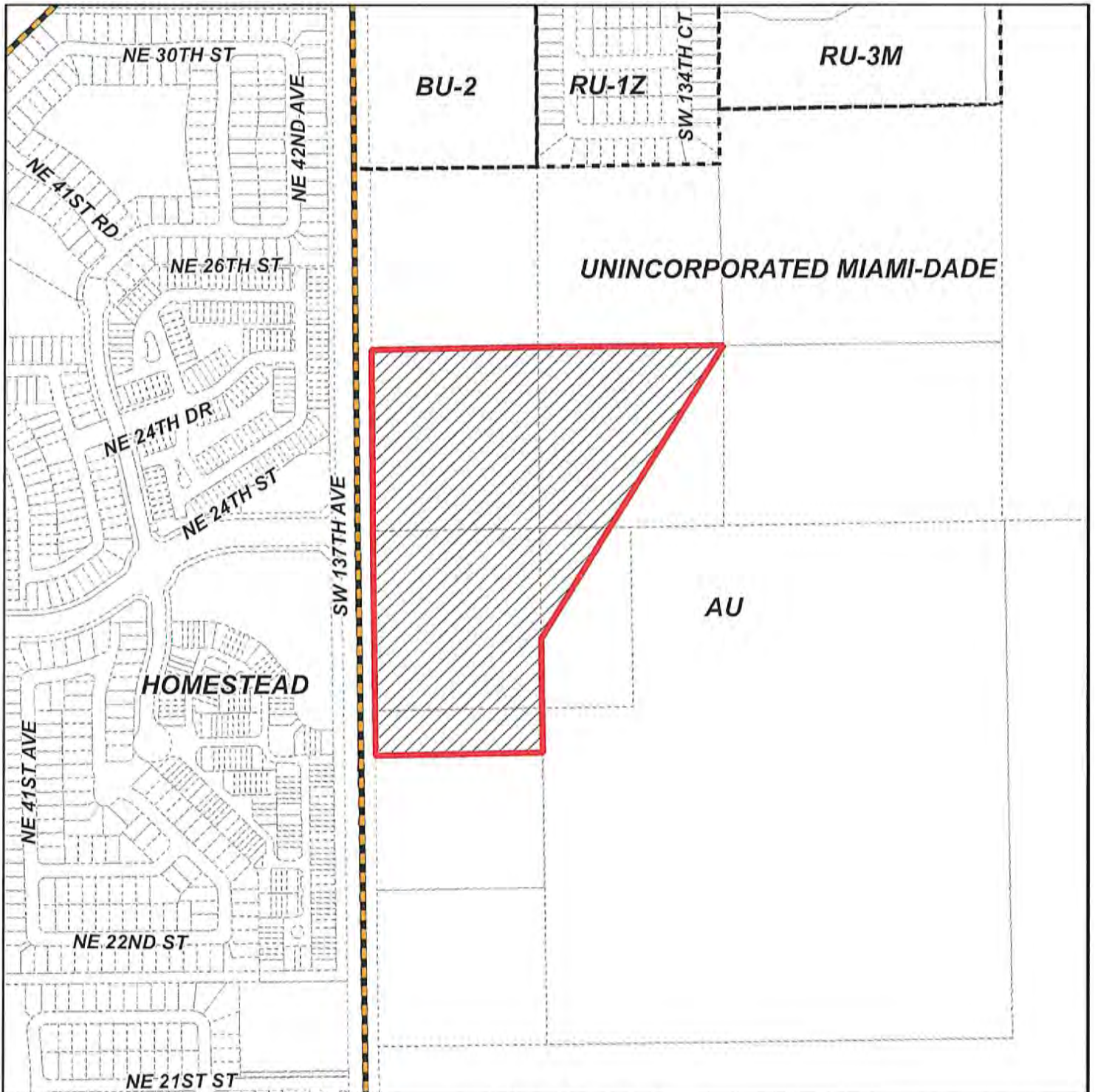
As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has performed a cursory review of Zoning Hearing Application No. Z2025000128. The applicant, Obdulio Antonio Rogriguez LE (Abeau Development LLC) is seeking a District Boundary Change from AU to IU-1 in order to allow the property to be developed with warehouse and self-storage facilities. The ±30.91 gross acres (±29.10 net acres) site is generally located east of SW 137th Avenue, south of SW 288th Street, north of SW 312th Street, & west of the Homestead Air Base, in unincorporated Miami-Dade County, Florida, and further identified by Miami-Dade County Property Appraiser Folio Nos. 30-7911-000-0022, 30-7911-000-0020, 30-7911-000-0023, 30-7902-000-0112, 30-7902-000-0120.

MDAD does not object to the proposed request provided that all uses on the property comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to airport zoning. An MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure on the property reaching or exceeding 200 feet Above Ground Level (AGL). An MDAD-issued Permissible Crane Height Determination is required for any construction crane reaching or exceeding 200 feet AGL. MDAD's airport zoning resources, including an airport zoning checklist, are located on MDAD's webpage which may be accessed at: [https://www.miami-airport.com/facilities\\_development.asp](https://www.miami-airport.com/facilities_development.asp)

In accordance with the Code of Federal Regulation (CFR) Title 14 Part 77, the Federal Aviation Administration (FAA) must study and issue determinations for any temporary and / or permanent structure on this property reaching or exceeding 200 feet AGL. If this is the case, the applicant must e-file FAA Form 7460-1 which is available on the FAA's Website (<https://oeaaa.faa.gov>).

AR/rb

C: J. Ramos  
James Byers, RER





**MIAMI-DADE COUNTY**  
**HEARING MAP**

Process Number  
**Z2025000128**

Section: 11/02 Township: 57 Range: 39  
 Applicant: SIP Development Group, LLC  
 Zoning Board: Board of County Commissioners  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, June 13, 2025



| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |



**MIAMI-DADE COUNTY**  
**AERIAL YEAR 2024**

Process Number  
**Z2025000128**

**Legend**

-  Subject Property
-  Municipalities

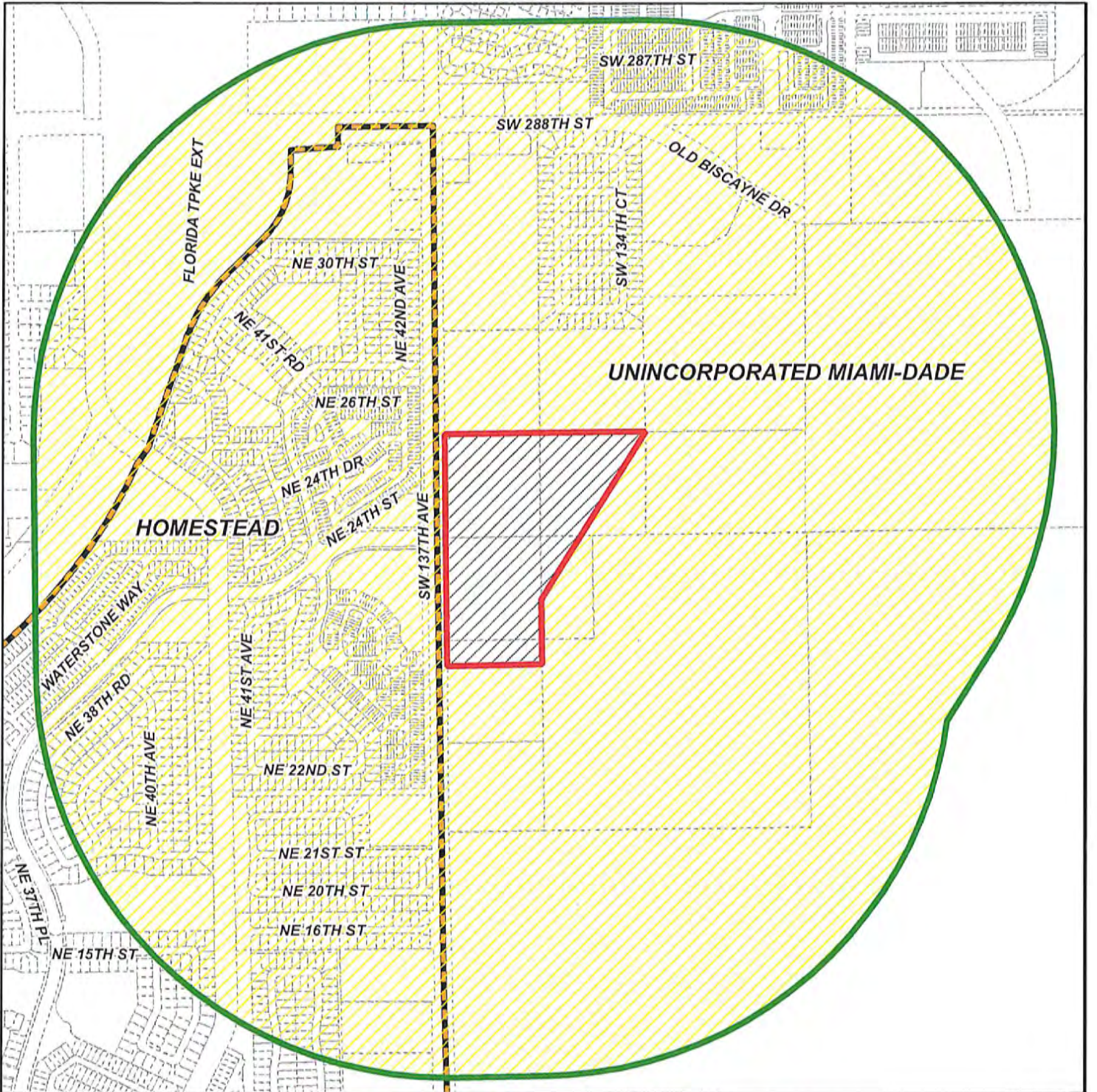


Section: 11/02 Township: 57 Range: 39  
 Applicant: SIP Development Group, LLC  
 Zoning Board: Board of County Commissioners  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS



SKETCH CREATED ON: Friday, June 13, 2025

| REVISION | DATE | BY |
|----------|------|----|
|          |      |    |



**MIAMI-DADE COUNTY**  
**RADIUS MAP**

Process Number  
**Z2025000128**  
 RADIUS: 2640

Section: 11/02 Township: 57 Range: 39  
 Applicant: SIP Development Group, LLC  
 Zoning Board: Board of County Commissioners  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

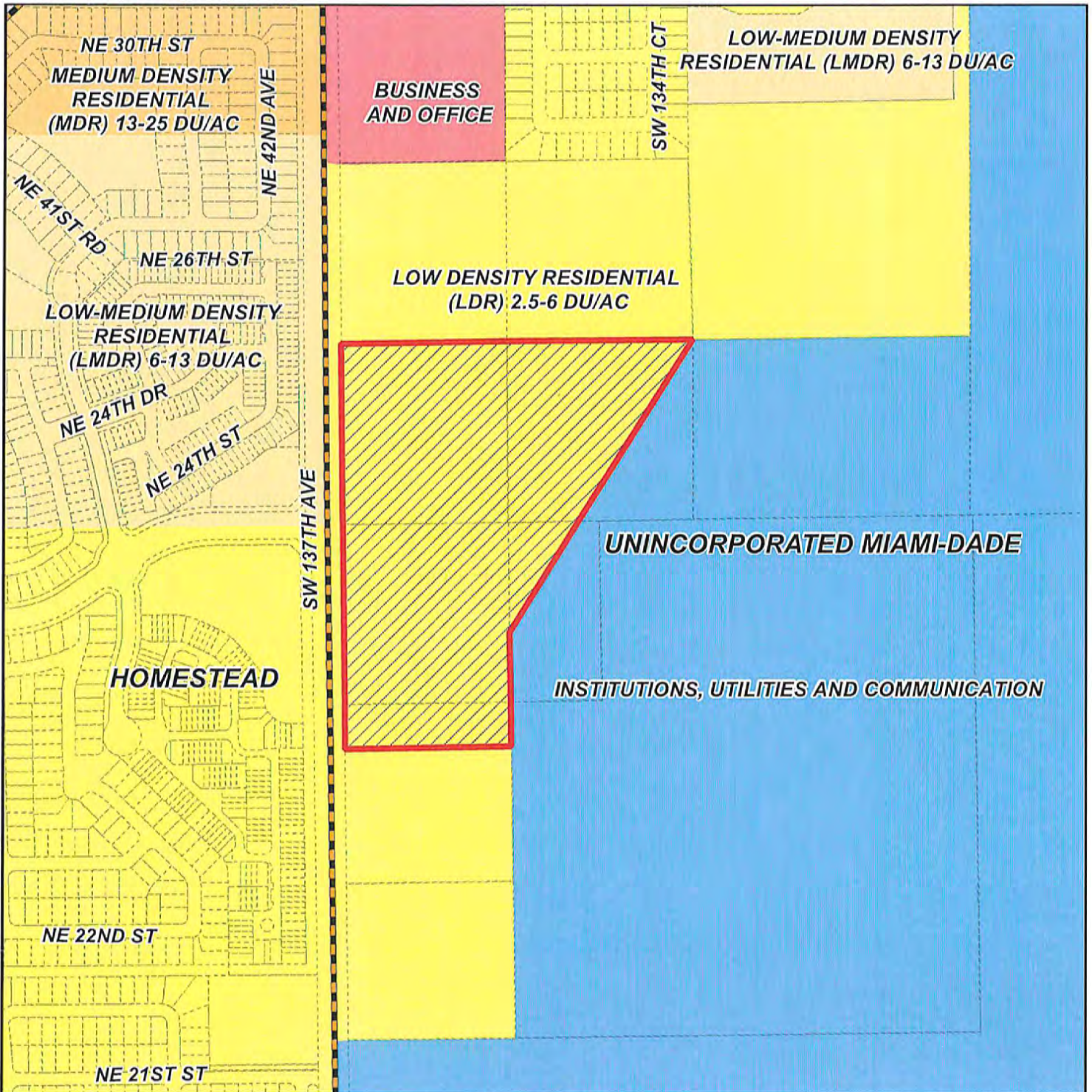
**Legend**

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Friday, June 13, 2025

| REVISION | DATE | BY |
|----------|------|----|
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**MIAMI-DADE COUNTY**  
**CDMP MAP**

Process Number  
**Z2025000128**

Section: 11/02 Township: 57 Range: 39  
 Applicant: SIP Development Group, LLC  
 Zoning Board: Board of County Commissioners  
 Commission District: 9  
 Drafter ID: EDUARDO CESPEDES  
 Scale: NTS

**Legend**

 Subject Property Case



SKETCH CREATED ON: Friday, June 13, 2025

| REVISION | DATE | BY |
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**DISCLOSURE OF INTEREST\***

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

CORPORATION NAME: SIP Development Group LLC, a Florida liability company

| <u>NAME AND ADDRESS</u>                                | <u>Percentage of Stock</u> |
|--------------------------------------------------------|----------------------------|
| <u>Please see Organizational Chart attached hereto</u> | <u></u>                    |
| <u></u>                                                | <u></u>                    |
| <u></u>                                                | <u></u>                    |
| <u></u>                                                | <u></u>                    |
| <u></u>                                                | <u></u>                    |
| <u></u>                                                | <u></u>                    |

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: \_\_\_\_\_

| <u>NAME AND ADDRESS</u> | <u>Percentage of Interest</u> |
|-------------------------|-------------------------------|
| <u></u>                 | <u></u>                       |
| <u></u>                 | <u></u>                       |
| <u></u>                 | <u></u>                       |

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: \_\_\_\_\_

| <u>NAME AND ADDRESS</u> | <u>Percentage of Ownership</u> |
|-------------------------|--------------------------------|
| <u></u>                 | <u></u>                        |
| <u></u>                 | <u></u>                        |
| <u></u>                 | <u></u>                        |

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

NAME OF PURCHASER: \_\_\_\_\_

| <u>NAME AND ADDRESS (if applicable)</u> | <u>Percentage of Interest</u> |
|-----------------------------------------|-------------------------------|
| <u></u>                                 | <u></u>                       |
| <u></u>                                 | <u></u>                       |
| <u></u>                                 | <u></u>                       |

Date of contract: \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTICE:** For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

SIP Development Group LLC, a Florida liability company

By: AMPCO Management LLC, a Florida limited liability company, Manager of SIP Development Group LLC

By: *[Signature]*  
Daniel Abreu, Manager of AMPCO Management LLC

Sworn to and subscribed before me this 21 day of October, 2025. Affiant is personally known to me or has produced \_\_\_\_\_ as identification.

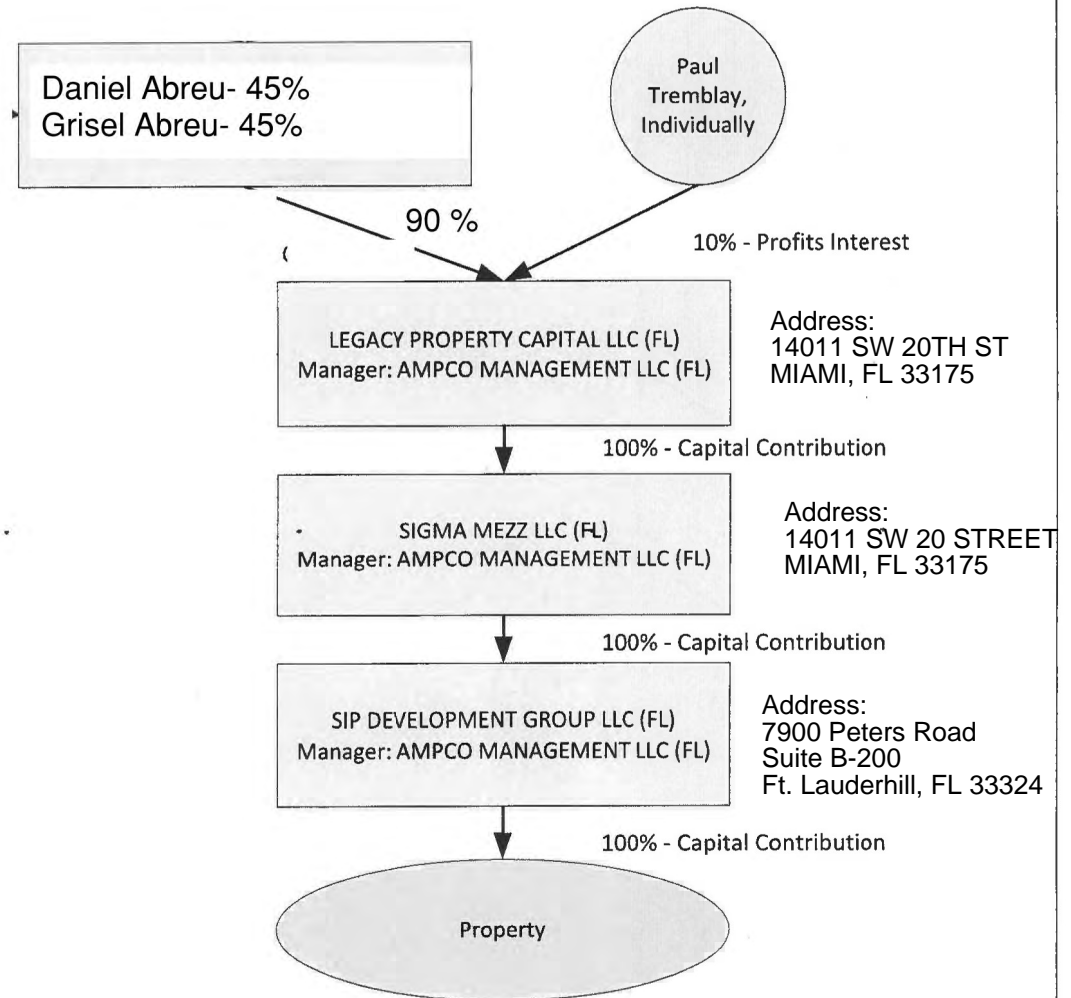
*[Signature]*  
(Notary Public)



MAYTEE HERNANDEZ  
Commission # HH 447647  
Expires January 24, 2028

My commission expires \_\_\_\_\_

\*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



This instrument was prepared by:

Name: **Hugo P. Arza, Esq.**  
Address: **Holland & Knight LLP**  
**701 Brickell Avenue, Suite 3300**  
**Miami, Florida 33131**

(Space Reserved for Clerk of the Court)

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### **DECLARATION OF RESTRICTIONS**

**WHEREAS**, the undersigned, SIP Development Group LLC, a Florida limited liability company (the “Owner”), holds title to the land in Miami-Dade County, Florida, described in **Exhibit “A”**, attached hereto, and hereinafter referred to as the “Property”;

**WHEREAS**, the Owner has concurrently filed an application with the County’s Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2025000128, for purposes of seeking the rezoning of the Property to IU-1, Light Industrial, and certain other approvals to facilitate the future development of the Property, pursuant to Section 2-116.1 of the County Code of Ordinances;

**WHEREAS**, the Property is subject to an application for an amendment to the Miami-Dade County (the “County”) Comprehensive Development Master Plan (the “CDMP”) in the May 2025 Cycle, which amendment is identified as CDMP Application No. CDMP20250012 (the “Application”);

**NOW, THEREFORE, IN ORDER TO ASSURE** Miami-Dade County, Florida (the “County”) that the representations made by the Owner during the consideration of the Application will be abided by, the Owner freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1. **Development Program.** The Property shall be limited to a maximum of 700,000 square feet of warehouse uses and self-storage facilities.
2. **Connection to Public Water and Sanitary Sewer Service.** The Owner hereby acknowledges and agrees that the Property shall be connected to the public water and sewer system, at the Owner's expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the County Code and Miami-Dade Water and Sewer Department ("MDWASD") rules, regulations, and design standards. The right to connect the Property to the County's sewage system is subject to the terms, covenants, and conditions set forth in court orders, judgments, consent orders, consent decrees, and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including but not limited to, the Consent Decree in the United States of America, the State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the "Consent Decree), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.
3. **Endangered Species Survey.** Prior to issuance of a Tree Removal Permit for any portion of the Property, the Owner shall conduct a survey to determine the absence or presence of listed wildlife species found in Appendix B of the CDMP within the area or phase of development subject to the request for approval of said permit. The survey(s) shall utilize professionally recognized sampling methodology, which shall be subject to review and approval by the Department of Regulatory and Economic Resources ("RER") Division of Environmental Resources Management ("DERM"). In addition, the Owner is advised that wildlife best management practices may need to be incorporated to minimize impacts of any development to listed species. The Owner shall prepare or revise site plans subject to

DERM review and approval, as necessary to comply with the requirements of Chapter 24 of the Code and for conformance with provisions of the CDMP.

4. **Road Mitigation.** In furtherance of the CDMP, the Owner acknowledges and agrees that because the Application has an impact between SW 296 Street to SW 312 Street on a segment of the Florida's Turnpike, a hurricane evacuation route, mitigation is required. The Owner acknowledges that Policy LU-8E and the Capital Improvement Element of the CDMP provides that applications to amend the CDMP Land Use Map are evaluated for, among other things, whether the proposed application would impact emergency management. At the time of any subsequent development order approval (subsequent to the above-referenced concurrent zoning application), including, but not limited to, building permit, tentative-plat approval, final plat approval, site plan approval or any other development order or development permit approval, the proposed development of the Property will be reanalyzed for concurrency in accordance with Chapter 33G of the Miami-Dade County Code, and at that time the Owner must provide the proportionate share mitigation payment for impacts to the hurricane evacuation route along the impacted segment of the Florida's Turnpike unless it is otherwise demonstrated by the applicant, through a traffic analysis, to the satisfaction of the County, that the impact mitigation is no longer required. The proportionate share mitigation payment shall be in accordance with Section 163.3180, Florida Statutes and shall be creditable against the roadway share of the mobility fees applicable to affected roadways due as part of the development of the Property.

#### **MISCELLANEOUS**

**County Inspection.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have

the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

**Covenant Running with the Land.** This Declaration on the part of the Owners shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owners, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owners, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

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

**Modification, Amendment, Release.** This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the, then, owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances.

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

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

**Authorization for Miami-Dade County to Withhold Permits and Inspections.** In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County (or successor municipality) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

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

**Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or successor municipality), and inspections made and approval of occupancy given by the County (or successor municipality), then such construction, inspection and approval shall create a

rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

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

**Recording.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Regulatory and Economic Resources Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

**Acceptance of Declaration.** Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

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

**[Signature Pages to Follow]**

H&K DRAFT 12.4.25



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Parcel Identification Number: 307911-000-0020

The NW 1/4 of the NW 1/4 of the NW 1/4 in Section 11, Township 57 South, Range 39 East, less the West 53 feet thereof for road right of way purposes, lying and being in MIAMI-DADE County, Florida.

And

Parcel Identification Number: 30-7911-000-0023

The West 1/2 of the NE 1/4 of the NW 1/4 of the NW 1/4 less: beginning 671.60 feet East and 370 feet South of the NW corner of Section 11, thence, northeasterly to the North line of said section, thence East along the North line to the East line of the West 1/2 of the NE 1/4 of the NW 1/4 of the NW 1/4, thence South 660.06 feet, West 335.97 feet, North 289.80 feet to the Point of Beginning, Section 11, Township 57 South, Range 39 East, lying and being in MIAMI-DADE County, Florida.

And

Parcel Identification Number: 30-7902-000-0120

The SE 1/4 of the SW 1/4 of the SW 1/4, less Parcel 150-A-Case No. 7338 M-Civil, in the United States District Court for the Southern District of Florida, which certified copy of taking is filed in the Public Records of MIAMI-DADE County, Florida on December 27, 1956, in Deed Book 4382, Page 282, all of the above land lying and being in Section 2, Township 57 South, Range 39 East, MIAMI-DADE County, Florida.

And

Parcel Identification Number: 30-7911-000-0022

The North 1/4 of the SW 1/4 of the NW 1/4 of the NW 1/4 in Section 11, Township 57 South, Range 39 East, less the West 53 feet thereof for road right of way purposes, lying and being in MIAMI-DADE County, Florida.

And

Parcel Identification Number: 30-7902-000-0112

The Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4), less the West 53 feet for Sub Safety Easement of Section 2, Township 57 South, Range 39 East in MIAMI-DADE County.

Said described lands containing:

NET AREA = 1,267,813 SQ FT OR 29.10 ACRES MORE OR LESS

GROSS AREA = 1,346,485 SQ FT OR 30.91 ACRES MORE OR LESS

## Opinion of Title

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as an inducement for acceptance of a Declaration of Restrictions pursuant to a Zoning Application No. Z2025000128, it is hereby certified that I have that certain Old Republic National Title Insurance Company Commitment No. 1645753 (Parcel 1), 1640894AI (Parcel 2) and 1578423-A2 (Parcel 3), with updates for each commitment through October 13, 2025, and covering the period from the beginning to the 13<sup>th</sup> day of October, at the hour of 11 : 00 am, inclusive, of the property described on Exhibit A hereto. All title instruments, policies and documents referenced above are collectively referred to as the "Title Evidence". I know of no reason that this Title Evidence is inaccurate or incomplete.

I am of the opinion, based on my review of the Title Evidence that on the last-mentioned date, the fee simple title to the above-described real property was vested in:

**SIP DEVELOPMENT GROUP, LLC, a Florida limited liability company. Daniel Abreu, as Manager of AMPCO Management, LLC, a Florida limited liability company, which is the Manager of SIP Development Group, is authorized to sign on behalf of the company.**

Subject to the following encumbrances, liens and other exceptions (If "none" please indicate):

**1. RECORDED MORTGAGES:**

Mortgage dated September 29, 2025, and recorded October 6, 2025, in OR Book 34969, Page 4968, Miami-Dade County, Florida (as to Parcel 2A, 2B and 2C)

Mortgage dated September 29, 2025, and recorded October 21, 2025, in OR Book 34995, Page 4036, Miami-Dade County, Florida (as to Parcel 3)

**2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

a. NONE

**3. GENERAL EXCEPTIONS:**

a. Real estate taxes for 2025 and subsequent years and taxes or special assessments which are not yet due or payable.

b. Rights or claims of parties in possession not shown in the Public Records.

c. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

d. Easements or claims of easements not shown by the Public Records.

e. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

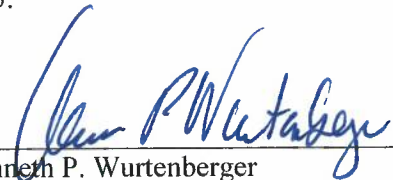
f. Any adverse claim to all or any part of the land which is now under water or which has previously been under water but filled or exposed through the efforts of man.

g. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or

I HEREBY CERTIFY that that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

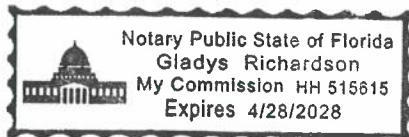
I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

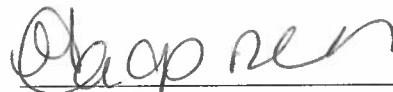
Respectfully submitted on this 7<sup>th</sup> day of November 2025.

  
\_\_\_\_\_  
Kenneth P. Wurtenberger  
**Florida Bar No. 0177004**  
SHAHADY & WURTENBERGER, P.A.  
7900 PETERS ROAD, SUITE B-200  
FORT LAUDERDALE, FL 33324

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of  physical presence  online notarization on this 7<sup>th</sup> day of November 2025 by Kenneth P. Wurtenberger, Esq., who is  personally known to me or  has produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
Notary Public: Gladys Richardson  
Print Name: Gladys Richardson  
4-28-28  
\_\_\_\_\_  
My commission expires:

gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

h. Rights of lessees under unrecorded leases.

**4. SPECIAL EXCEPTIONS:**

Easement Reservations to the State of Florida found in Declaration of Taking recorded in Deed Book 4382, Page 283, Public Records of Miami-Dade County, Florida, which grants an easement for the establishment, maintenance, operation and use of a safety area. (As to all Parcels)

Warranty Deed conveying Easement to The United States of America for the construction, operation, maintenance, alteration, repair and patrol of underground water pipelines recorded in O.R. Book 11538, Page 1840, as affected by Release of Easement recorded in O.R. Book 22046, Page 4353, Public Records of Miami-Dade County, Florida. (As to Parcel 2)

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the Declaration of Restrictions.

Therefore, it is our opinion that the following party(ies) must join in the agreement in order to make the Declaration of Restrictions a valid and binding covenant on the lands described herein.

| <u>NAME</u>                                   | <u>INTEREST</u> |
|-----------------------------------------------|-----------------|
| SPEEDWAY PROPERTIES INC. (Parcel 2A, 2B & 2C) | Mortgagee       |
| Janet B. Lorette (Parcel 3)                   | Mortgagee       |
| Keiji Oshima (Parcel 3)                       | Mortgagee       |

**The following is a description of the aforementioned abstract and its continuations:**

| <b>Number</b> | <b>Company Certifying</b>      | <b>Period Covered</b>            |
|---------------|--------------------------------|----------------------------------|
| 1645753       | Attorneys' Title Fund Services | Full search through May 12, 2025 |
| 1645753-1     | Attorneys' Title Fund Services | Update through October 13, 2025  |
| 1640894A1     | Attorneys' Title Fund Services | Full search through May 12, 2025 |
| 1640894A1-1   | Attorneys' Title Fund Services | Update through October 13, 2025  |
| 1645753A2     | Attorneys' Title Fund Services | Full search through May 12, 2025 |
| 1645753A2-1   | Attorneys' Title Fund Services | Update through October 13, 2025  |

## Exhibit A

### Parcel 1:

The North quarter (N 1/4) of the Southwest quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), less the West 53 feet for Road, all in Section 11, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida.

### Parcel 2:

2A:

The NW 1/4 of the NW 1/4 of the NW 1/4 in Section 11, Township 57 South, Range 39 East, less the West 53 feet thereof for road right of way purposes, lying and being in Miami-Dade County, Florida.

2B:

The SE 1/4 of the SW 1/4 of the SW 1/4, less Parcel 150-A- Case No. 7338-M-Civil, in the United States District Court for the Southern District of Florida, which certified copy of taking is filed in the Public Records of Miami-Dade County, Florida, on December 27, 1956, in Deed Book 4382, Page 282, all of the above land lying and being in Section 2, Township 57 South, Range 39 East, Miami-Dade County, Florida.

2C:

The West 1/2 of the NE 1/4 of the NW 1/4 of the NW 1/4 less: beginning 671.60 feet East and 370 feet South of the NW corner of Section 11, thence, northeasterly to the North line of said section, thence East along the North line to the East line of the West 1/2 of the NE 1/4 of the NW 1/4 of the NW 1/4, thence South 660.06 feet, west 335.97 feet, North 289.80 feet to the Point of Beginning, Section 11, Township 57 South, Range 39 East lying and being in Miami-Dade County, Florida.

### Parcel 3:

The Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4), less the West 53 feet for Sub Safety Easement of Section 2, Township 57 South, Range 39 East in Miami-Dade County.

**North Property**



# South Property



# Center Property

