MIAMI-DADE COUNTY

04-08-26 Version #1

MIAMI-DADE COUNTY COMMISSIONERS ZONING HEARING

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

DATE: April 23, 2026
TIME OF MEETING: 9:30 AM

DEFERRED ITEM	**8A1** **(The public hearing has been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2021000031**
Applicant	**KENDALL ASSOCIATES I, LLLP; 9800 CALUSA CLUB DRIVE, LLC; AND HOME AT 9810, LLC.**
District	**07**
Summary of Requests	The application is to permit a rezoning of the subject property from GU (Interim Zoning) and EU-M (15,000 square foot lots) to PAD (Planned Area Development), which will allow the property to be developed with more residential units than currently allowed under the current zoning designation but less than allowed under the Comprehensive Development Master Plan. Additionally, the application seeks approval for the excavation of new lakes, 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.
Location	9400 SW 130 Avenue and 9800 & 9810 East Calusa Club Drive, Miami-Dade County, Florida

CURRENT ITEM	**8C1** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2022000243**
Applicant	**ACORN 27, LLC.**
District	**02**
Summary of Requests	The applicant seeks to amend the North Central Urban Area District (NCUAD) Land Use Regulating Plan to redesignate the subject property from MC (Mixed-Use Corridor), MM (Mixed-Use Main Street), and MCS (Mixed-Use Special) to MCS (Mixed-Use Special) in order to permit a mixed-use development with ground-floor commercial and office uses along the primary frontage, together with a Special Exception to allow a self-service mini-warehouse storage facility on the subject property. Additionally, the applicant seeks ancillary non-use variances to permit a combination of habitable space and parking to front along NW 93 Terrace, and to permit the proposed building to setback less than required from the front property line.
Location	9319 NW 27 Avenue and 2651 NW 93 Street, Miami-Dade County, Florida

CURRENT ITEM	**8C2** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2024000260**
Applicant	**1315 PARTNERS, LLC.**
District	**03**
Summary of Requests	This application is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located in close proximity to the School Board Metromover Station, and assign to it the permitted uses and development regulations applicable under Section 33C-15 of the County Code for the “Metromover Station Subzone.”
Location	1315 NE Miami Court, City of Miami, Miami-Dade County, Florida

CURRENT ITEM	**8C3** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2025000125**
Applicant	**232 HOLDINGS, LLC AND 12499 HOLDINGS, LLC.**
District	**08**
Summary of Requests	The applicants seek to allow a rezoning of the subject property from RU-3M (12.9 units per acre) to RMD, Residential Modified District, and to delete two (2) existing covenants running with separate portions of the land restricting the property to previously approved plans, in order to allow this subject site to be developed with a 192-unit multifamily residential development. Additionally, the applicants also seek to allow the main entrance for one (1) of the proposed residential buildings to be accessed from a parking lot (not permitted).
Location	Lying on the southeast corner of South Dixie Highway (SR 5) and SW 232 Street, Miami-Dade County, Florida

CURRENT ITEM	**8C4** **(The public hearing has not been held. The public hearing is subject to the rules of procedure.)**
PH:	**Z2025000130**
Applicant	**JOHN P. & SOSAMMA THOMAS**
District	**09**
Summary of Requests	The applicant seeks to permit a rezoning from EU-1 (Minimum 1 acre lots) to RU-3M (12.9 units per net acre) which would allow the property to be developed with more residential units than currently allowed.
Location	19850 SW 124 Court, Miami-Dade County, Florida

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

PH: Z21-031 **April 23, 2026**
Item No. 8A1

Recommendation Summary	
Commission District	7
Applicants	Kendall Associates I, LLLP; 9800 Calusa Club Drive, LLC; and Home at 9810, LLC
Summary of Requests	The application is to permit a rezoning of the subject property from GU (Interim Zoning) and EU-M (15,000 square foot lots) to PAD (Planned Area Development), which will allow the property to be developed with more residential units than currently allowed under the current zoning designation but less than allowed under the Comprehensive Development Master Plan. Additionally, the application seeks approval for the excavation of new lakes, 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.
Location	9400 SW 130 Avenue and 9800 & 9810 East Calusa Club Drive, Miami-Dade County, Florida
Property Size	±169.27 acres
Existing Zoning	GU, Interim and EU-M, Estate Modified Residential District
Existing Land Use	Vacant and Two (2) Single-Family Residences
2030-2040 CDMP Land Use Designation	"Parks and Recreation" and "Low Density Residential" (2.5-6 DU/Ac) *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses and Section 33-311(A)(4)(b) Non-Use Variance from other than airport regulations and *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval of request #1, subject to the Board's acceptance of the proffered covenant and PAD Agreement, and approval with conditions of requests #2 through #7.**

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 application was previously noticed for the February 19, 2026, Board of County Commissioners meeting and the public hearing for this application was opened and closed at the February 19, 2026, meeting. After the public hearing, the Board of County Commissioners deferred the application to the March 19, 2026, meeting. Subsequently, the March 19, 2026, meeting was cancelled.

The public hearing on this item was held.

Since the February 19, 2026, meeting, the applicant has revised the application, including a reduction in the number of units from 540 to 524, an increase in Lake No. 2 from approximately 2.54 acres to 4.80 acres to preserve the existing rookery, and minor adjustments to the overall tree count. As part of these modifications, the conditions have been updated within the scope of the advertisement. Staff notes that the revised plans continue to exceed the Code-required open space, with overall common open space increasing to 44.27 percent (74.94 acres). Additionally, the applicant, Save Calusa, Inc., and Tropical Audubon have engaged in a series of meetings since the February 19, 2026, hearing to further discuss the application. Staff further notes that the applicant and DERM have agreed to a rookery covenant, attached to this report, which shall be submitted to DERM within 30 days following DERM's final sign-off on the excavation and shall include as-built drawings of the Rookery Lake.

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 524 single-family residential units, twelve (12) lakes including Lake No. 2, which has been increased to 4.80 acres, a total of 4,622 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 132nd Avenue and SW 96th Street.

The main entrance to the proposed PAD development will have direct vehicular and pedestrian access to SW 97th Street which will lead traffic to SW 127th Avenue, a major north-south corridor, and the proposed development will also have a secondary residents-only entrance and exit via SW 130th 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.

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

NEIGHBORHOOD COMPATIBILITY:

The ±169.27-acre Property is primarily made up of the former now vacant Calusa Golf Course and 2 single-family residences located at 9400 SW 130 Avenue and 9800 & 9810 East Calusa Club Drive. The immediately surrounding area is characterized by single-family residences

developed under the EU-M district standards, with the remainder of the residential units in the section developed with a mix of housing types ranging from single-family residential, townhouses and multi-family units.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the 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 493 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 524 units. The proposed density of this development including the EU-M zoned Residential Lots is 3.09 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 524 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 524-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 97th Street to SW 127th Avenue, a major north-south corridor together with a secondary pedestrian access and an entrance and exist for residents only via SW 130th 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 524 residential units and ties the development of the Property to the site plans and specific development parameters. The submitted plans depict a 524-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 attached memorandum. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their attached memorandum, 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 493 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 attached memorandum, 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 524-unit residential development is projected to generate a approximately 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 area of Lake No. 2 has increased from 1.72 acres in the 2021 proposal, to 2.54 acres in February 2026, and to 4.80 acres in the current proposal, accompanied by a reduction of 26 dwelling units from the 2021 plans. The lake enlargement and unit count reduction to preserve additional area for the rookery, are 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 74.94 total acres (44.27% 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 4,622 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 132nd Avenue and SW 96th Street (request #7) are analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that approval of these requests would be **compatible** with surrounding area. The submitted plans depict a layout showing the proposed 524 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 97th Street with a secondary access provided to residents only via SW 130th 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 132nd Avenue and SW 96th Street is required for this development. The Property is surrounded by existing single-family residences around the entirety of the property. Staff opines that the dedication of SW 132nd Avenue and SW 96th Street is not necessary since there is no possible connection of these roads to the existing right of way system. Staff further notes that the Platting and Traffic Review Section does not object to the requested waivers for the private drive or the waiver of the right of way dedications. **Therefore, staff recommends approval of requests #6 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 130th Avenue. A residents-only vehicular entrance and exit is proposed at SW 130th 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 97th Street and SW 127th Avenue;
2) Purchase of adaptive traffic signal equipment for SW 104th Street;
3) Turn lane extension at SW 88th Street and SW 133rd 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 shall be substantially in accordance with the plans submitted to the Department of Regulatory and Economic Resources, entitled "Calusa," prepared by Ballbe & Associates, Inc., consisting of a total of thirty-six (36) sheets, with twenty-one (21) site plan sheets date-stamped received March 30, 2026; eight (8) site plan sheets date-stamped received March 26, 2026; and seven (7) site plan sheets date-stamped received November 26, 2024; as well as floor plans and elevation sheets prepared by Kendall Associates I, LLLP, consisting of thirty-four (34) sheets date-stamped received November 26, 2024; and landscape plans prepared by Parker & Yannette Design Group, consisting of twenty-six (26) sheets date-stamped received March 26, 2026; for a total of ninety-six (96) sheets.

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

Eric Silva

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

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

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

Parks and Recreation (Pg. I-51)	*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.* *The long term use of golf courses or other private recreation or open space on privately owned land designated as Park and Recreation may be previously limited by deed restriction or restrictive covenant. A new development plan governing such land set-aside for park, recreation or open space use (restricted lands) may be approved at public hearing by the Board of County Commissioners or the applicable zoning board only if the following is demonstrated: (1) that the restricted land is subject to a restrictive covenant relating to development served by the open space, that such restrictive covenant continues to limit the use of the land to open space, and that this limitation in the restrictive covenant may be modified only with the written consent of adjacent or proximate property owners or a prescribed percentage thereof; (2) that the required written consents of the adjacent or proximate property owners have been obtained; and (3) that the proposed development will replace park or recreation land or open space that has fallen into prolonged disuse or disrepair to the detriment of the surrounding neighborhood. The development plan for such land (1) shall*

	provide for development compatible with adjacent development; (2) shall provide by restrictive covenant that not less than two-thirds of the land subject to the new development plan (or such 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.
Policy CON-9B (Page IV-15)	*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.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	*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.*
Section 33-311(A)(3) Special Exception, Unusual and New Uses	*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.*
Section 33-311(A)(4)(b) Non-Use	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the*

<table>
<tr><td>Variances From Other Than Airport Regulations</td><td>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.</td></tr>
<tr><td>Sec. 33-284.27 (K) Private open space.</td><td>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.</td></tr>
<tr><td>Sec. 18A-6(C)(2) street tree size and spacing.</td><td>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. 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.</td></tr>
<tr><td>Sec. 18A-6(C)(5)(Table A)</td><td>
TABLE A (See note below regarding street trees)
<table>
<tr><th>LAND USE OR ZONING DISTRICT</th><th colspan="2">NUMBER OF TREES REQUIRED</th><th colspan="2">MAXIMUM LAWN AREA</th></tr>
<tr><th></th><th>Per Acre of Net Lot Area</th><th>Per Lot</th><th>Percent of Net Lot Area</th><th>Percent of Required Open Space</th></tr>
<tr><td>Planned Area Developments</td><td>28</td><td>-</td><td>-</td><td>40%</td></tr>
</table>
</td></tr>
<tr><td>Sec. 33-133 (C) Right-of-way plan and minimum width of streets and ways.</td><td>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.</td></tr>
</table>

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

Recommendation Summary	
Commission District	7
Applicants	Kendall Associates I, LLLP; 9800 Calusa Club Drive, LLC; and Home at 9810, LLC
Summary of Requests	The application is to permit a rezoning of the subject property from GU (Interim Zoning) and EU-M (15,000 square foot lots) to PAD (Planned Area Development), which will allow the property to be developed with more residential units than currently allowed under the current zoning designation but less than allowed under the Comprehensive Development Master Plan. Additionally, the application seeks approval for the excavation of new lakes, 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.
Location	9400 SW 130 Avenue and 9800 & 9810 East Calusa Club Drive, Miami-Dade County, Florida
Property Size	±169.27 acres
Existing Zoning	GU, Interim and EU-M, Estate Modified Residential District
Existing Land Use	Vacant and Two (2) Single-Family Residences
2030-2040 CDMP Land Use Designation	"Parks and Recreation" and "Low Density Residential" (2.5-6 DU/Ac) *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses and Section 33-311(A)(4)(b) Non-Use Variance from other than airport regulations and *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval of request #1, subject to the Board's acceptance of the proffered covenant and PAD Agreement, and approval with conditions of requests #2 through #7.**

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 132nd Avenue and SW 96th Street.

The main entrance to the proposed PAD development will have direct vehicular and pedestrian access to SW 97th Street which will lead traffic to SW 127th Avenue, a major north-south corridor, and the proposed development will also have a secondary residents-only entrance and exit via SW 130th 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.

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

NEIGHBORHOOD COMPATIBILITY:

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

SUMMARY OF THE IMPACTS:

Approval of this application will allow the 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 97th Street to SW 127th Avenue, a major north-south corridor together with a secondary pedestrian access and an entrance and exist for residents only via SW 130th 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 132nd Avenue and SW 96th Street (request #7) are analyzed under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations, staff opines that approval of these requests would be **compatible** with surrounding area. The submitted plans 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 97th Street with a secondary access provided to residents only via SW 130th 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 132nd Avenue and SW 96th Street is required for this development. The Property is surrounded by existing single-family residences around the entirety of the property. Staff opines that the dedication of SW 132nd Avenue and SW 96th Street is not necessary since there is no possible connection of these roads to the existing right of way system. Staff further notes that the Platting and Traffic Review Section does not object to the requested waivers for the private drive or the waiver of the right of way dedications. **Therefore, staff recommends approval of requests #6 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 130th Avenue. A residents-only vehicular entrance and exit is proposed at SW 130th 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 97th Street and SW 127th Avenue;
2) Purchase of adaptive traffic signal equipment for SW 104th Street;
3) Turn lane extension at SW 88th Street and SW 133rd 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

Eric Silva

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

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

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

Parks and Recreation (Pg. I-51)	*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.* *The long term use of golf courses or other private recreation or open space on privately owned land designated as Park and Recreation may be previously limited by deed restriction or restrictive covenant. A new development plan governing such land set-aside for park, recreation or open space use (restricted lands) may be approved at public hearing by the Board of County Commissioners or the applicable zoning board only if the following is demonstrated: (1) that the restricted land is subject to a restrictive covenant relating to development served by the open space, that such restrictive covenant continues to limit the use of the land to open space, and that this limitation in the restrictive covenant may be modified only with the written consent of adjacent or proximate property owners or a prescribed percentage thereof; (2) that the required written consents of the adjacent or proximate property owners have been obtained; and (3) that the proposed development will replace park or recreation land or open space that has fallen into prolonged disuse or disrepair to the detriment of the surrounding neighborhood. The development plan for such land (1) shall*

	provide for development compatible with adjacent development; (2) shall provide by restrictive covenant that not less than two-thirds of the land subject to the new development plan (or such 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.
Policy CON-9B (Page IV-15)	*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.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	*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.*
Section 33-311(A)(3) Special Exception, Unusual and New Uses	*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.*
Section 33-311(A)(4)(b) Non-Use	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for* ***non-use variances*** *from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the*

<table>
<tr><td>Variances From Other Than Airport Regulations</td><td>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.</td></tr>
<tr><td>Sec. 33-284.27 (K) Private open space.</td><td>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.</td></tr>
<tr><td>Sec. 18A-6(C)(2) street tree size and spacing.</td><td>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. 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.</td></tr>
<tr><td>Sec. 18A-6(C)(5)(Table A)</td><td>
<table>
<tr><td colspan="5">TABLE A (See note below regarding street trees)</td></tr>
<tr><td>LAND USE OR ZONING DISTRICT</td><td colspan="2">NUMBER OF TREES REQUIRED</td><td colspan="2">MAXIMUM LAWN AREA</td></tr>
<tr><td></td><td>Per Acre of Net Lot Area</td><td>Per Lot</td><td>Percent of Net Lot Area</td><td>Percent of Required Open Space</td></tr>
<tr><td>Planned Area Developments</td><td>28</td><td>-</td><td>-</td><td>40%</td></tr>
</table>
</td></tr>
<tr><td>Sec. 33-133 (C) Right-of-way plan and minimum width of streets and ways.</td><td>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.</td></tr>
</table>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

KENDALL ASSOCIATES I, LLLP/9800 CALUSA CLUB DRIVE, LLC/HOME AT 9810, LLC	9400 SW 130 AVE/9800 E CALUSA CLUB DR/9810 E CALUSA CLUB DR MIAMI-DADE COUNTY, FLORIDA.
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:
March 31, 2026

NEIGHBORHOOD REGULATIONS:
There are no open/closed cases.

BUILDING SUPPORT REGULATIONS:
There are no open/closed cases.

OUTSTANDING LIENS AND FINES:
There are no outstanding liens or fines.

Department of Regulatory and Economic Resources
Environmental Code Coordination and Public Hearings
701 NW 1st Court 4th Floor
Miami, Florida 33136-3912
T 305-372-6764 F 305-372-6759

miamidade.gov

Date: April 14, 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 (RER)

Subject: Z2021000031-7th Review
Kendall Associates I, LLLP
9400 SW 130th 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 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

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 designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by the applicable storm event pursuant to the Code.

Site grading and development shall provide for the full retention generated by the applicable storm event pursuant to the Code 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 for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Threatened & Endangered Species and PAD 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) (Exhibit C). 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 (Exhibit D).

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 E). 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 (Exhibit F). 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. RER notes that no nesting by tricolored heron or other listed species were observed by staff during the 2025 nesting season surveys of the rookery.

The March 2025 Letter included Attachment 11, in which the applicant detailed their proposed restrictions regarding lighting around the rookery (Exhibit G). 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, Exhibit H). 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, July 8, and September 16, 2025, and on March 26 and April 2, 2026, the applicant submitted memorandums and lake fill/excavation plans detailing the proposed lake and littoral zone enhancements for existing lakes #3, #7, and Lake A/proposed lake #2 (Composite Exhibit I). 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.

The applicant, on behalf of the owner, submitted a Planned Area Development Agreement (PAD) (Exhibit J), which includes conditions for preservation and maintenance of the rookery and lake #2 that will enhance wading bird foraging habitat. The PAD also includes conditions for the implementation of best management practices for the Florida bonneted bat (*Eumops floridanus*).

RER acknowledges the separate covenant draft running with the land in favor of Miami-Dade County (Exhibit K), submitted on March 26, 2026, that would guarantee the perpetual preservation and management of the Rookery and Rookery Lake. The Owner has voluntarily agreed to execute said covenant within six months of the initiation of the filling of the Rookery Lake.

In summary, RER has determined that, the information provided in the above-referenced memorandums detailing the proposed lake and littoral zone enhancements for existing lake A/proposed lake #2 and all other proposed lakes, as well as the conditions proffered in the PAD and draft covenant for the protection and maintenance of the rookery and rookery lake, 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.

Please contact Martha Lastre at 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 I) 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 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 Parker-Yannette Design Group, Inc., and dated as received by Miami-Dade County on March 26, 2026, depicts the removal of non-specimen and specimen tree resources. Additionally, a Miami-Dade County Tree Permit application TREE-2401091 has been submitted to the RER-Natural Resources Section for the proposed removal/relocation of trees within a 50-foot buffer of the property line; however, this permit has not been issued. 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 or via email at TFRS@miamidade.gov 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 and recorded on the property with the Clerk of the Court and Controller (Miami-Dade County Official Records Book 33288 Pages 3438-3449 and Book 3328 Pages 3471-3482). The applicant must 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.

For earthwork activities, including soil excavation for source removals, constructing the stormwater management system, underground utilities, importation, placement, and storage of clean fill for the

purpose of grading, and excavation of native limestone below the water table for construction of lakes, the Soil Management Plan/Dust Control Plan/Air Monitoring Plan dated June 14, 2025 and approved with comments and conditions on August 16, 2021, shall be adhered to, along with the requirements of the Environmental Monitoring and Evaluation's letters dated November 8, 2024, January 31, 2025 and July 21, 2025, and email dated December 3, 2025. Prior to the backfilling of existing lakes, a plan approved by RER/DERM will be required.

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 plans for this development. All contaminated soil, groundwater, surface water, solid waste, and/or methane, as applicable, within the property to be conveyed must be disclosed at the earliest stage possible and the receiving public entity must be made aware of and accept the contaminated property and any associated restrictions. If soil, groundwater, surface water, solid waste, and/or methane contamination, as applicable, will remain following the conveyance, documentation of acceptance shall be provided to the Department prior to Final Plat.

Please contact Thomas Kux, P.G., at 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) or Gabriel Bristol-Sanchez (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 Country Club Environmental Assessment Report, dated February 2021
Exhibit D: Calusa Country Club Site Review Environmental Assessment Report, dated September 2021
Exhibit E: Calusa Project Site Florida Bonneted Bat Cavity Tree Survey Report" dated January 2025
Exhibit F: Wading Bird Nesting Inspection Summary, included in the March 2025 letter
Exhibit G: Proposed lighting restrictions around the rookery
Exhibit H: Florida Fish and Wildlife Commission Incidental Take Permit #LSNR-23-00014
Exhibit I: Composite -memorandums and lake fill/excavation plans detailing the proposed lake and littoral zone enhancements for existing lakes #3, #7, and Lake A/proposed lake #2, dated May 6, July 8, and September 16, 2025, and on March 26 and April 2, 2026
Exhibit J: Planned Area Development Agreement, stamped received by RER on April 14, 2026
Exhibit K: Provided covenant for perpetual preservation and management of the Rookery and Rookery Lake, stamped received by RER on April 13, 2026

RECEIVED
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

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PROCESS NO: Z21-031
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BY: GONGOL

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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APPENDIX A

PROJECT LOCATION MAP

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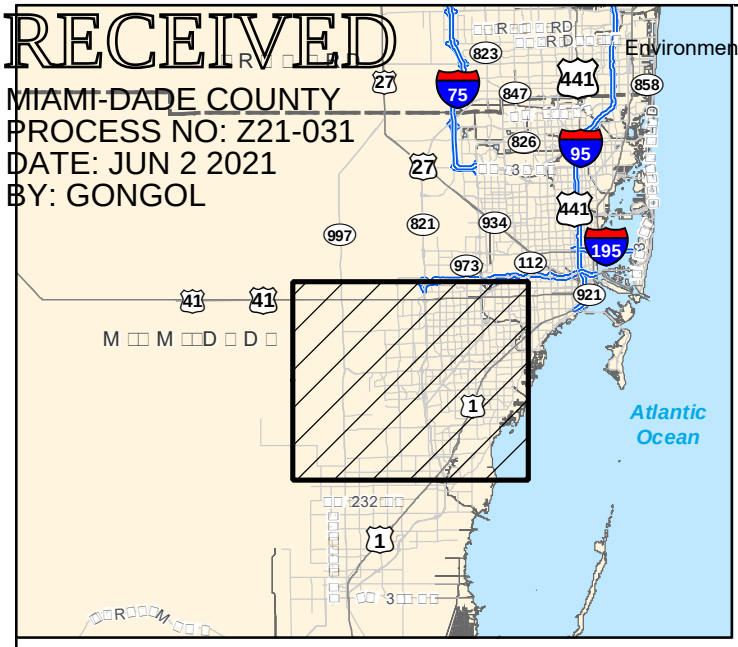
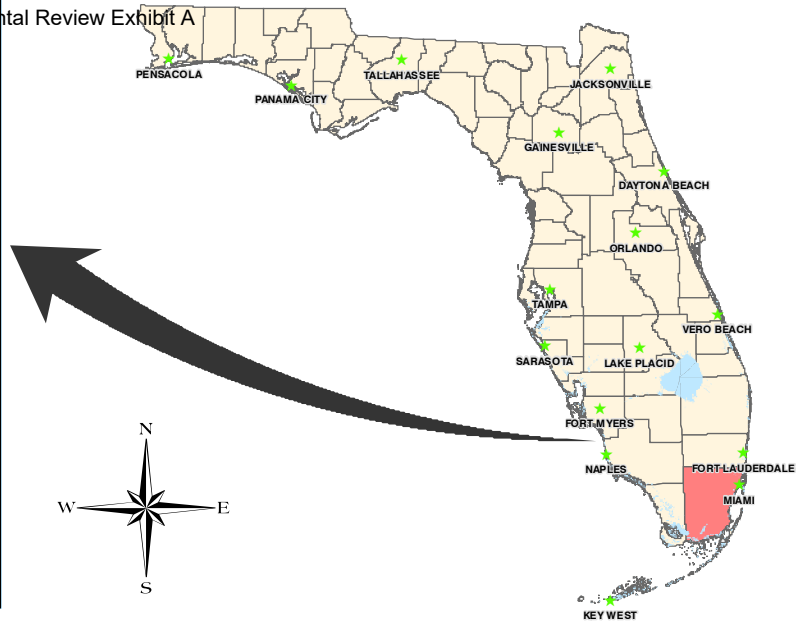
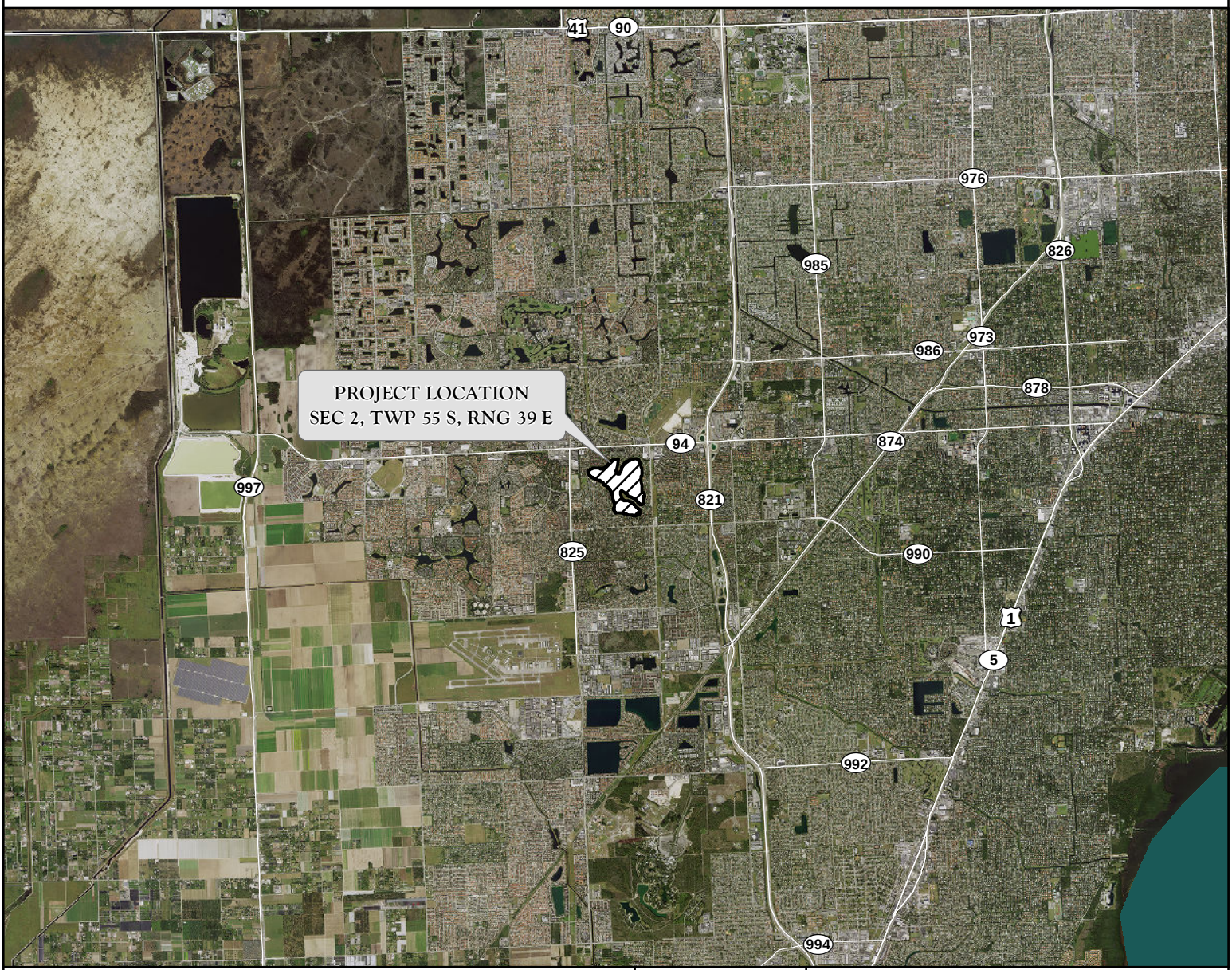
Environmental Review Exhibit A







APPENDIX A. PROJECT LOCATION MAP
CALUSA COUNTRY CLUB

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T.S.	1/26/21
REVIEWED BY	DATE
B.T.	1/26/21
REVISED	DATE

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APPENDIX B

USFWS SOUTH FLORIDA URBAN BAT AREA

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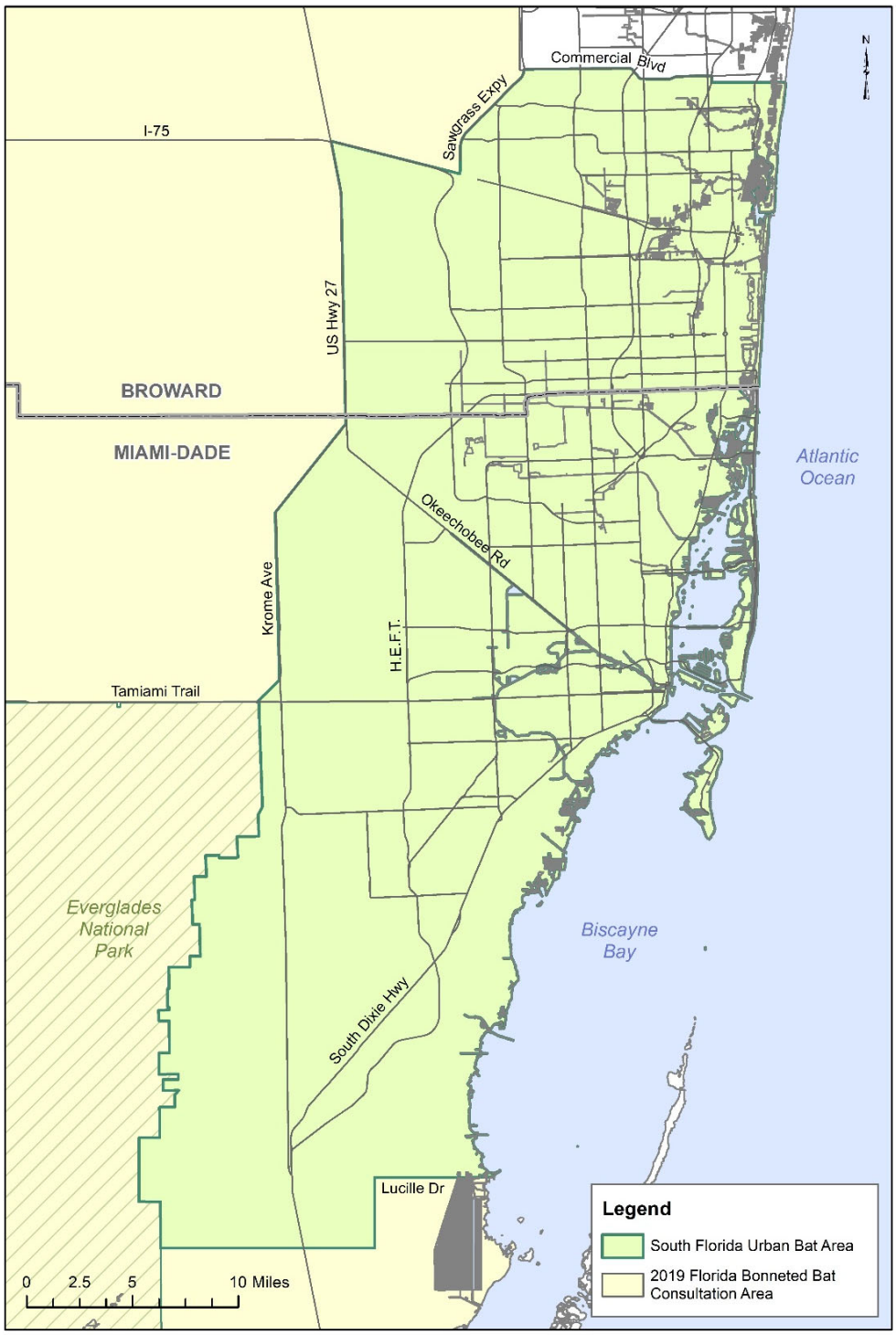

Figure 2. Urban development boundary in Miami-Dade and Broward County. The Consultation Key should not be used for projects in this area. Applicants with projects in this South Florida Urban Bat Area should contact the Service for specific guidance addressing this area and individual consultation.

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APPENDIX C

AERIAL WITH FLUCFCS MAP

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Environmental Review Exhibit A

N

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%
	TOTAL	**169.27 Ac.±**	**100.0%**

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) 12-29-2020 - (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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REVIEWED BY	DATE
S.J.	1/26/21
REVISED	DATE
P.F.	2/2/21

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Passarella & Associates, Inc. — Consulting Ecologists

CALUSA COUNTRY CLUB

AERIAL WITH FLUCFCS MAP

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APPENDIX D

AERIAL WITH ACOUSTIC STATIONS

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Environmental Review Exhibit A

PROJECT LOCATION

AS-01
AS-02
AS-03
AS-04
AS-05
AS-06
AS-07
AS-08
AS-09
AS-10
AS-11
AS-12
AS-13
AS-14
AS-15
AS-16
AS-17
AS-18
AS-19
AS-20

SW 104 ST

LEGEND

- Calusa Country Club
- Acoustic Station

N
W E
S

0 200 400
Feet

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) 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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REVISED	DATE

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AERIAL WITH ACOUSTIC STATION LOCATIONS

DRAWING No. 16GLH2500

SHEET No. APPENDIX D

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APPENDIX E

PHOTOGRAPHS OF ACOUSTIC SURVEY STATIONS

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Acoustic Station No. 1

Acoustic Station No. 2

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Acoustic Station No. 3

Acoustic Station No. 4

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Acoustic Station No. 5

Acoustic Station No. 6

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Acoustic Station No. 7

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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Acoustic Station No. 19

Acoustic Station No. 20

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APPENDIX F

WEATHER CONDITIONS DURING SURVEY NIGHTS

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CALUSA COUNTRY CLUB
WEATHER CONDITIONS DURING SURVEY NIGHTS

April 2021

Stations	Survey Night	Date	Hour	Wind (mph)	Temperature (ºF)	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

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DATE: JUN 2 2021
BY: GONGOL

(Continued)

Stations	Survey Night	Date	Hour	Wind (mph)	Temperature (ºF)	Precipitation (Inches)
AS-1 to AS-5 (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

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

(Continued)

Stations	Survey Night	Date	Hour	Wind (mph)	Temperature (ºF)	Precipitation (Inches)
AS-6 to AS-10 (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

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

(Continued)

Stations	Survey Night	Date	Hour	Wind (mph)	Temperature (ºF)	Precipitation (Inches)
AS-11 to AS-15 (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

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

(Continued)

Stations	Survey Night	Date	Hour	Wind (mph)	Temperature (ºF)	Precipitation (Inches)
AS-16 to AS-20 (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.

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

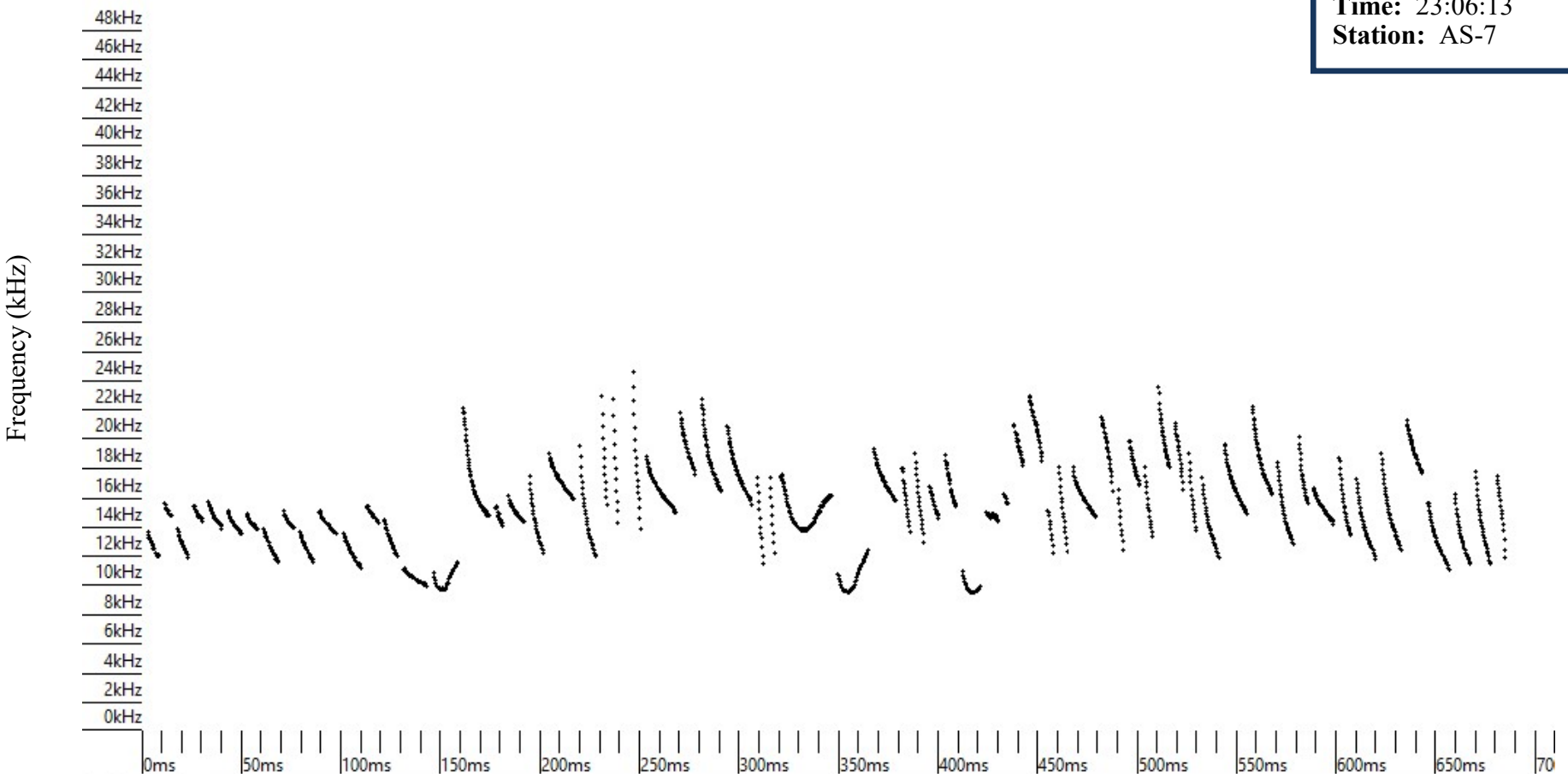
APPENDIX G

SONOGRAMS OF REPRESENTATIVE CALLS OBTAINED DURING THE FLORIDA BONNETED BAT SURVEY

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

CALUSA COUNTRY CLUB
SONOGRAMS OF FLORIDA BONNETED BAT CALLS

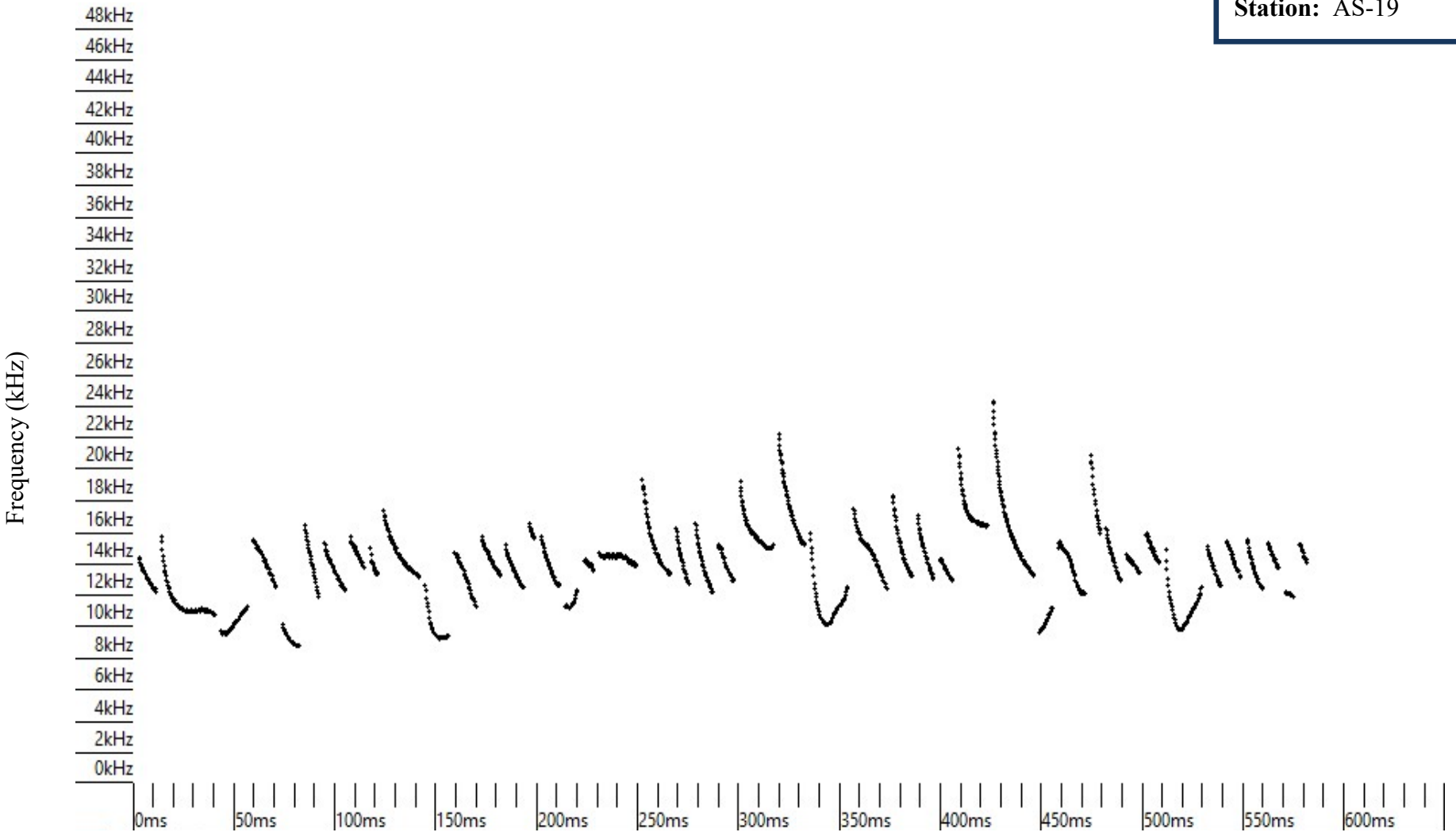
Date: 01/02/2021
Time: 23:06:13
Station: AS-7



Time(s)

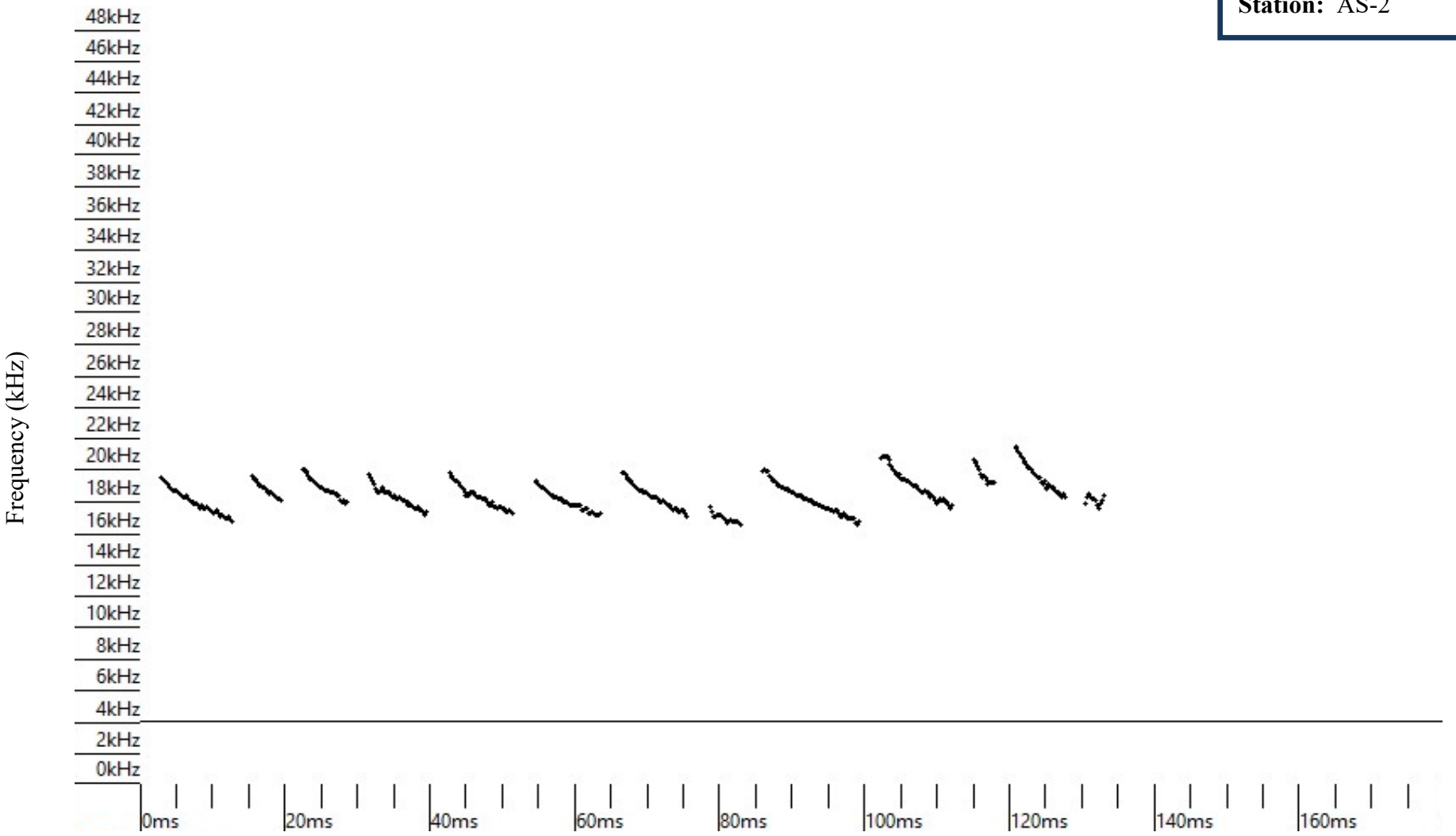
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z21-031
DATE: JUN 2 2021
BY: GONGOL

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



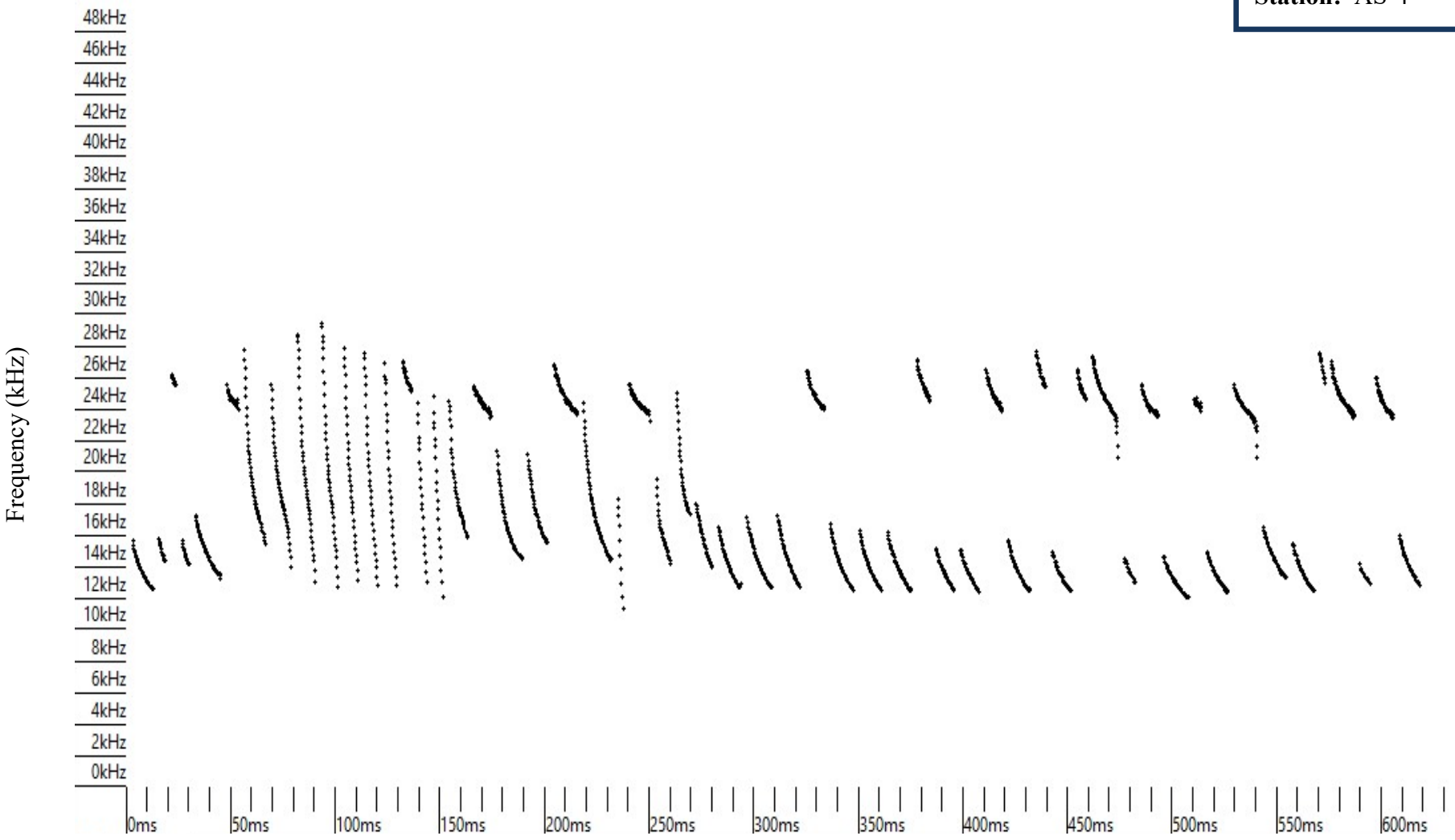
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z21-031
DATE: JUN 2 2021
BY: GONGOL

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



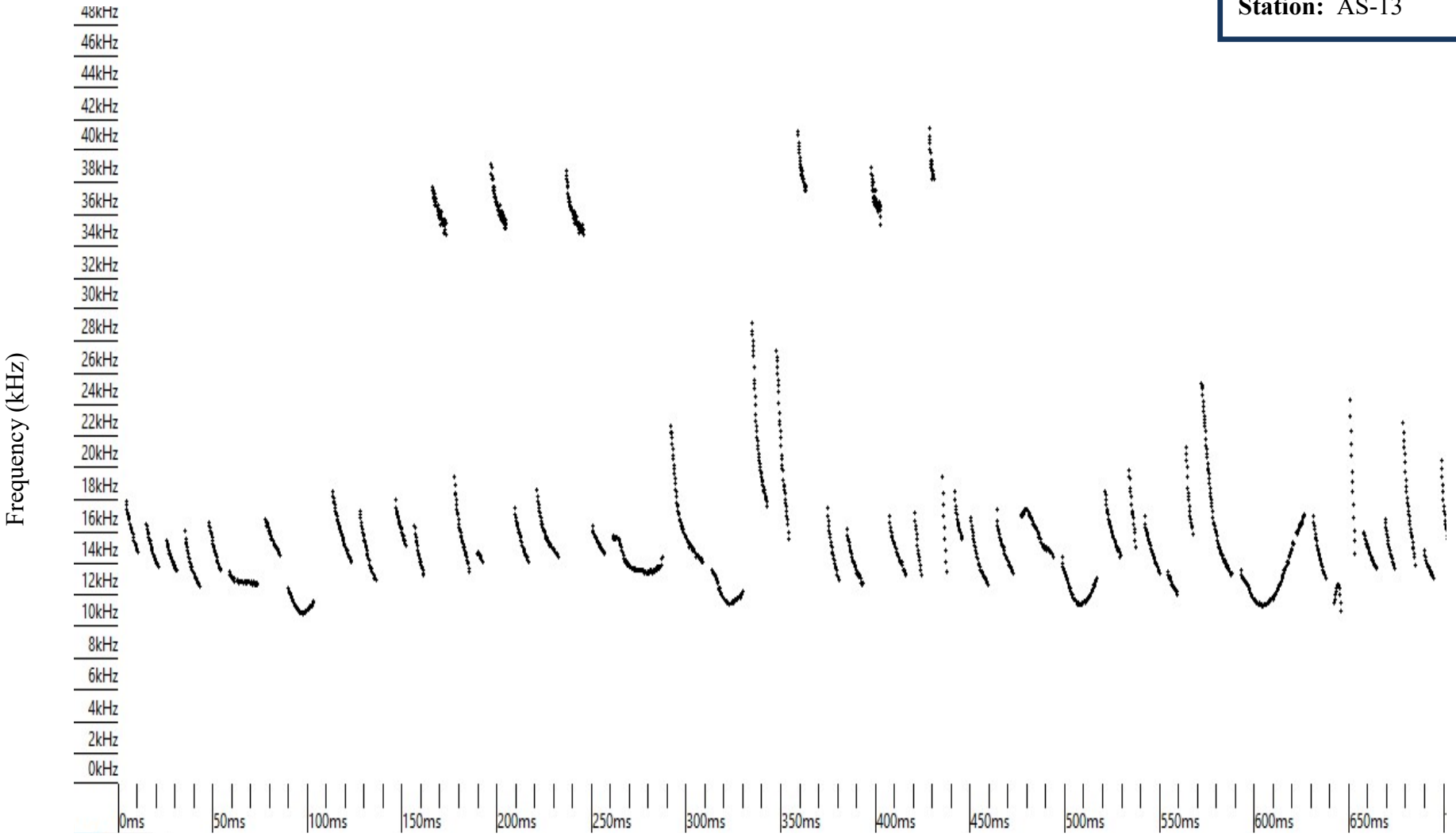
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z21-031
DATE: JUN 2 2021
BY: GONGOL

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



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

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

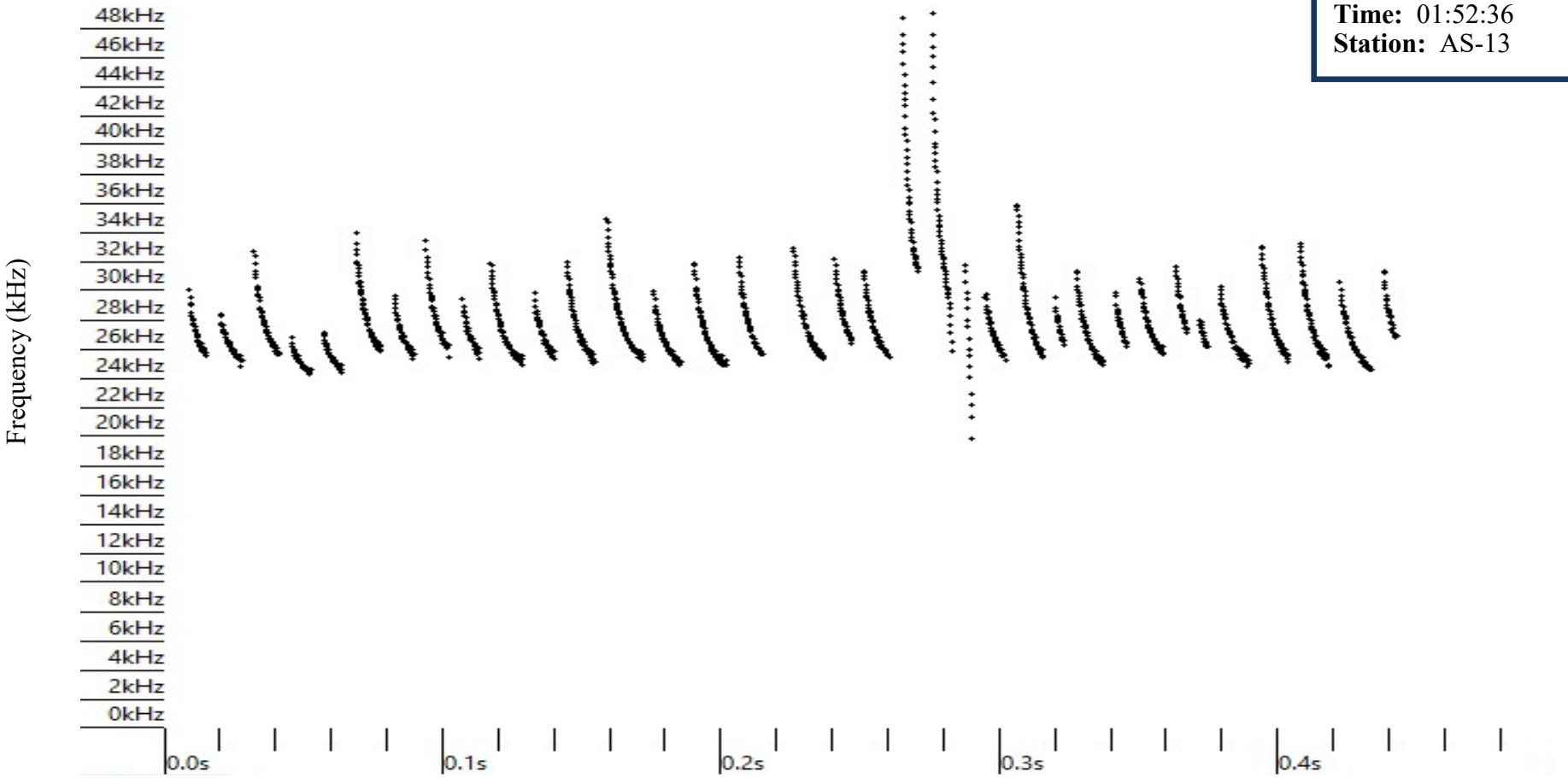


RECEIVED
MIAMI-DADE COUNTY
PROCESS NO: Z21-031
DATE: JUN 2 2021
BY: GONGOL

CALUSA COUNTRY CLUB
SONOGRAMS REPRESENTATIVE OF OTHER BAT CALLS

Big brown bat (*Eptesicus fuscus*)

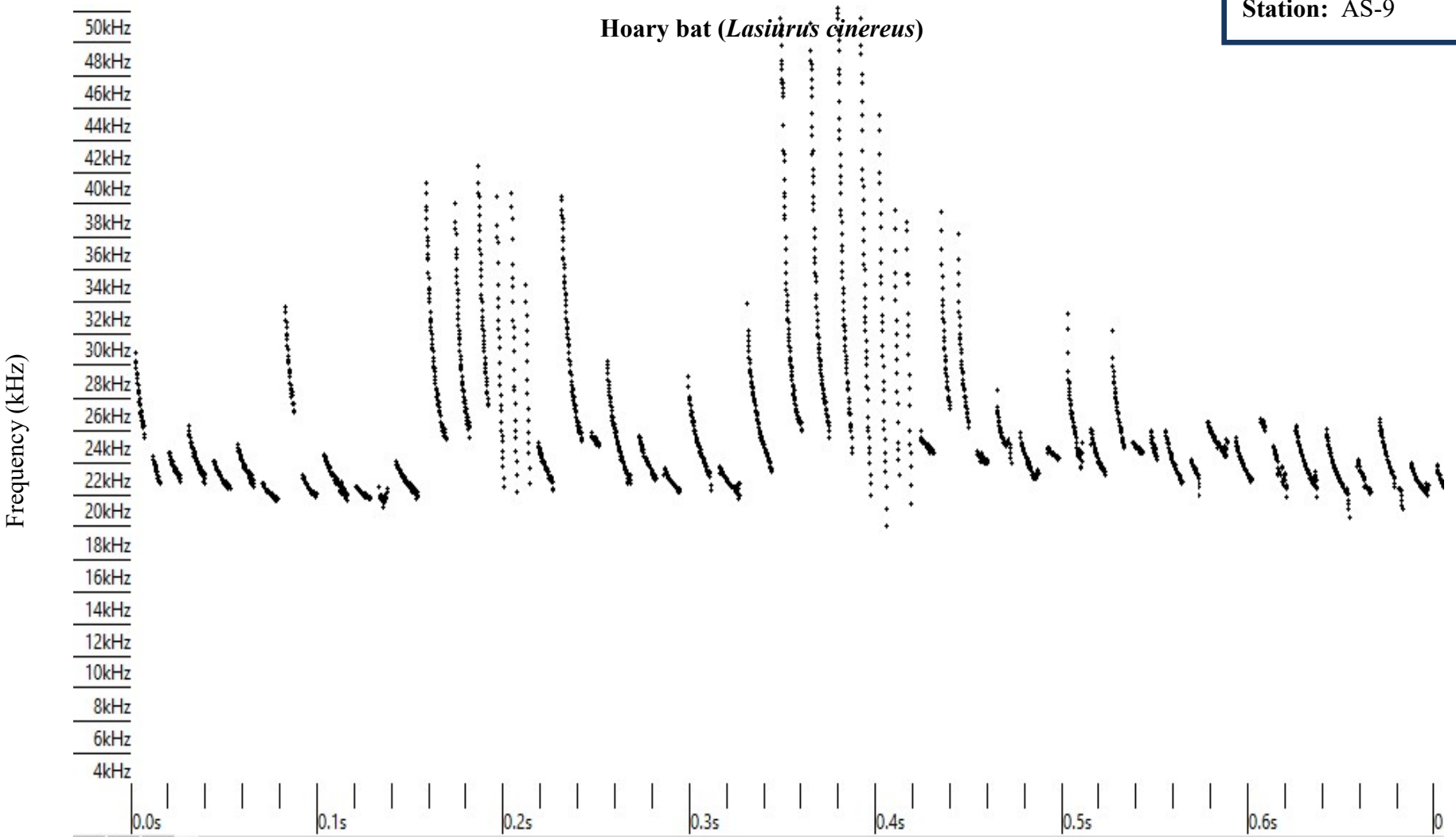
Date: 01/13/2021
Time: 01:52:36
Station: AS-13



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

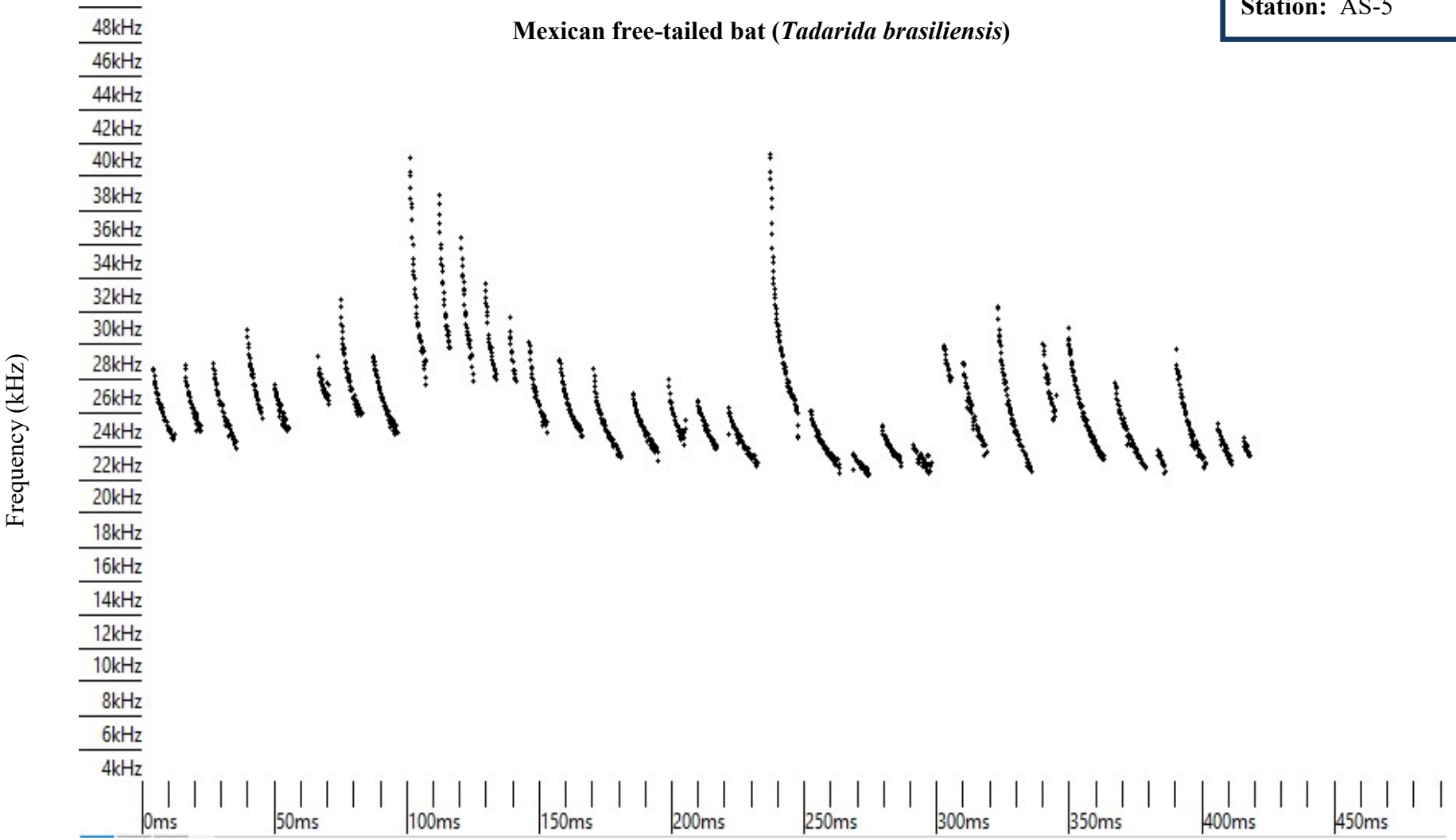
Hoary bat (*Lasiurus cinereus*)



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

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

Mexican free-tailed bat (*Tadarida brasiliensis*)



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

APPENDIX H

SUMMARY OF ACOUSTIC SURVEY RESULTS

RECEIVED
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

Acoustic Station	Survey Date	Bat Call Recordings	Florida Bonneted Bat Calls
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
Total		**11,618**	**2,048**

RECEIVED
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*

RECEIVED
MIAMI-DADE COUNTY
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BY: GONGOL

Table 2. (Continued)

Acoustic Station	Date	Time	No. of Calls
AS-2 (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*

RECEIVED
MIAMI-DADE COUNTY
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BY: GONGOL

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*

RECEIVED
MIAMI-DADE COUNTY
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BY: GONGOL

Table 2. (Continued)

Acoustic Station	Date	Time	No. of Calls
AS-3 (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*

RECEIVED
MIAMI-DADE COUNTY
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BY: GONGOL

Table 2. (Continued)

Acoustic Station	Date	Time	No. of Calls
AS-4 (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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MIAMI-DADE COUNTY
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BY: GONGOL

Table 2. (Continued)

Acoustic Station	Date	Time	No. of Calls
AS-4 (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*

RECEIVED
MIAMI-DADE COUNTY
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BY: GONGOL

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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Acoustic Station	Date	Time	No. of Calls
AS-7 (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 (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 (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 (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 (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 (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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Table 2. (Continued)

Acoustic Station	Date	Time	No. of Calls
AS-7 (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 (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 (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 (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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Table 2. (Continued)

Acoustic Station	Date	Time	No. of Calls
AS-9 (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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Table 2. (Continued)

Acoustic Station	Date	Time	No. of Calls
AS-9 (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 (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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Table 2. (Continued)

Acoustic Station	Date	Time	No. of Calls
AS-10 (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 (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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Table 2. (Continued)

Acoustic Station	Date	Time	No. of Calls
AS-10 (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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Table 2. (Continued)

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 (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 (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 (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 (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 (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 (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 (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 (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 (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 (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 (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 (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 (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 (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 (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 (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 (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 (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 (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 (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 (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 (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 (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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Table 2. (Continued)

Acoustic Station	Date	Time	No. of Calls
AS-17 (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 (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 (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 (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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Table 2. (Continued)

Acoustic Station	Date	Time	No. of Calls
AS-19 (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 (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*
Total No. of Florida Bonneted Bat Calls			**2,048**

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

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

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[1] 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)

[1]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.

- 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

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CALUSA COUNTRY CLUB
ENVIRONMENTAL ASSESSMENT REPORT

February 2021

Prepared For:

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

Prepared By:

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

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1.0 INTRODUCTION

An environmental assessment was conducted for the Calusa Country Club (Project) to document existing land uses and vegetative cover; review the site for state and federal jurisdictional wetlands; and research potential utilization by wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWCC) and the U.S. Fish and Wildlife Service (USFWS) as endangered, threatened, or species of special concern and by Miami-Dade County as endangered, threatened, rare, or special concern; and for plant species listed by the Florida Department of Agriculture and Consumer Services (FDACS) and USFWS as endangered, threatened, or commercially exploited and by Miami-Dade County as endangered, threatened, rare, or special concern. The assessment included field surveys to map vegetation communities, a survey for listed species, and an office review of agency records for documented occurrences of listed species on the property. This report summarizes the results of the environmental assessment.

The Project totals 169.27± acres and is located in Section 2, Township 55 South, Range 39 East, Miami-Dade County (Exhibit A). More specifically, the Project is south of N. 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. An aerial with boundary is included as Exhibit B.

The property currently consists of an inactive golf course that is being routinely maintained (i.e., mowed).

2.0 LAND USES AND VEGETATION ASSOCIATIONS

The vegetation mapping for the Project was conducted by Passarella & Associates, Inc. (PAI) using 2019 rectified color aerials. Groundtruthing to map the vegetative communities was conducted in December 2020 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Level III (Florida Department of Transportation 1999). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapping area, produce summaries, and generate a FLUCFCS map. An aerial photograph of the property with an overlay of the FLUCFCS is provided as Exhibit C.

A total of four land uses (i.e., FLUCFCS codes) were identified within the Project. The dominant land use on the property is Golf Course (FLUCFCS Code 182), occupying 152.03± acres (89.8 percent) of the Project site. Golf Course Support Facilities (FLUCFCS Code 180), Lakes (FLUCFCS Code 520), and Single-Family Residential (FLUCFCS Code 110) account for the remaining 17.24± acres (10.2 percent). The Project site contains no native vegetation associations and is comprised of an inactive golf course with scattered canopy- and sub-canopy-sized species. Routine maintenance is occurring at the golf course, primarily in the form of mowing. A summary of the FLUCFCS codes with acreage breakdown and description of each FLUCFCS code are provided in Exhibit D. No rare or unique uplands (e.g., xeric oak scrub, tropical hardwood hammocks, pine rocklands) were identified within the Project site.

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3.0 SOILS

The soils for the property, per the Natural Resources Conservation Service, are shown on Exhibit E. A brief description for each soil type per the Soil Survey of Dade County Area, Florida (Soil Conservation Service 1996) is presented in Exhibit F.

4.0 JURISDICTIONAL WETLANDS

There are no state or federal jurisdictional wetlands on the Project site.

A U.S. Geological Survey Quadrangle Map is provided as Exhibit G.

5.0 LISTED SPECIES

5.1 Literature Review

The literature search involved an examination of available information on protected species in the Project's geographical region. The literature sources reviewed included the FWCC's Florida's Endangered and Threatened Species (FWCC 2018); Florida Atlas of Breeding Sites for Herons and Their Allies (Runde *et al.* 1991); USFWS Habitat Management Guidelines for the Bald Eagle in the Southeast Region (1987); the Landscape Conservation Strategy Map (Kautz *et al.* 2006); and the USFWS and/or the FWCC databases for locations of the bald eagle (*Haliaeetus leucocephalus*), wading bird rookeries, and Florida panther (*Puma concolor coryi*) in Miami-Dade County.

The wildlife agencies' database information is updated on a periodic basis and, depending on the species, is current through different dates. The FWCC information is current through the noted dates for the following species: bald eagle nest locations – 2017; wading bird rookeries – 1999; and Florida panther telemetry – June 2019.

The literature search did not find any documented occurrences of listed wildlife species within the Project site. The Project site is not located within the designated critical habitat areas for any listed wildlife species.

The closest documented bald eagle nest (DA901) is located approximately 5.3 miles east-northeast of the Project and was last known active in 2020 (Exhibit H). No bald eagle nests were identified within the Project limits. The bald eagle nest database is current through the 2016-2017 nesting season. The nest's distance is beyond the USFWS and the FWCC recommended 660-foot buffer protection zone for active and alternate bald eagle nests (FWCC 2008; USFWS 2007). The bald eagle is not a listed species, but it is protected under the Bald and Golden Eagle Protection Act (BGEPA) and the Migratory Bird Treaty Act (MBTA).

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The Florida Atlas of Breeding Sites for Herons and Their Allies (Runde *et al.* 1991) was referenced for the location of breeding colonies of both listed and non-listed wading birds including, but not limited to, snowy egret (*Egretta thula*), roseate spoonbill (*Platalea ajaja*), little blue heron (*Egretta caerulea*), wood stork (*Mycteria americana*), tri-colored heron (*Egretta tricolor*), and reddish egret (*Egretta rufescens*). There was no reference to breeding rookeries located on the Project. The FWCC database for wading bird rookeries shows the closest wading bird location as being approximately 8.3 miles northwest of the property (Exhibit H). Additionally, the Project site contains only one land use type (i.e., lakes) that could readily be used by wading birds for nesting. Multiple wading bird species were observed on the Project during the listed species survey (Exhibit I).

The FWCC database shows no Florida panther telemetry locations on the Project site (Exhibit H). The Project site does not contain suitable Florida panther habitat, and it is surrounded by high-density single-family residential development. The Florida panther is listed as endangered by the USFWS and federally endangered by the FWCC.

Wildlife species as listed by the FWCC and the USFWS (FWCC 2018) and Element IV of the Comprehensive Development Master Plan (CDMP) for Miami-Dade County that have the potential to occur on the Project site are listed in Table 1. Plant species as listed by the FDACS (FDACS Chapter 5B-40), the USFWS, and Miami-Dade County that have the potential to occur on the Project site are listed in Table 2. Literature used in obtaining information in assessing the potential occurrence of these species included Chapter 33A of the Miami-Dade County Land Development Code (Miami-Dade County), Field Guide to the Rare Plants of Florida (Chafin 2000), Atlas of Florida Vascular Plants (Wunderlin 2004), and professional experience and knowledge of the geographic region. In addition, FWCC and USFWS records for documented listed species were reviewed for listed species on or adjacent to the property (Exhibit H).

Table 1. Listed Wildlife Species That Could Potentially Occur within the Project

Common Name	Scientific Name	Designated Status			Potential Habitats (FLUCFCS Code)
		FWCC	USFWS	Miami-Dade County	
Amphibians and Reptiles					
American alligator	*Alligator mississippiensis*	FT(S/A)	FT(S/A)	Y	742
Eastern indigo snake	*Drymarchon corais couperi*	FT	FT	Y	182
Gopher tortoise	*Gopherus polyphemus*	ST	*	Y	182
Birds					
American bittern	*Botaurus lentiginosus*	-	-	Y	742
Cooper's hawk	*Accipiter cooperii*	-	-	Y	182
Everglade snail kite	*Rostrhamus sociabilis plumbeus*	FE	FE	Y	742

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Table 1. (Continued)

Common Name	Scientific Name	Designated Status			Potential Habitats (FLUCFCS Code)
		FWCC	USFWS	Miami-Dade County	
Birds (Continued)					
Florida burrowing owl	*Athene cunicularia floridana*	ST	-	Y	182
Florida sandhill crane	*Grus canadensis pratensis*	ST	-	Y	182
Great blue heron	*Ardea herodias*	-	-	Y	742
Least bittern	*Ixobrychus exilis*	-	-	Y	742
Limpkin	*Aramus guarauna*	-	-	Y	742
Little blue heron	*Egretta caerulea*	ST	-	Y	742
Northern harrier	*Circus cyaneus*	-	-	Y	742
Osprey	*Pandion haliaetus*	-	-	Y	182, 742
Painted bunting	*Passerina ciris*	-	-	Y	182
Prairie warbler	*Setophaga discolor*	-	-	Y	182
Roseate spoonbill	*Platalea ajaja*	ST	-	Y	742
Southeastern American kestrel	*Falco sparverius paulus*	ST	-	Y	182
Snowy egret	*Egretta thula*	-	-	Y	742
Tri-colored heron	*Egretta tricolor*	ST	-	Y	742
White ibis	*Eudocimus albus*	-	-	Y	742
Wood stork	*Mycteria americana*	FT	FT	Y	742
Mammals					
Big Cypress fox squirrel	*Sciurus niger avicennia*	ST	-	Y	182
Florida bonneted bat	*Eumops floridanus*	FE	FE	-	182

FWCC – Florida Fish and Wildlife Conservation Commission
USFWS – U.S. Fish and Wildlife Service
FE – Federally Endangered
FT – Federally Threatened
FT(S/A) – Federally Threatened due to similarity of appearance
SSC – Species of Special Concern
ST – State Threatened
Y – Miami-Dade County endangered, threatened, rare, or special concern fauna species as updated from previously adopted Comprehensive Master Development Plan lists, due to low population numbers or limited/localized population; impacts resulting from habitat destruction or environmental contamination; or nesting destruction/disturbance/failures.
*The gopher tortoise (*Gopherus polyphemus*) is currently listed as a candidate species by the USFWS.

American Alligator (*Alligator mississippiensis*)
Potential habitat on the Project site for American alligator includes the lakes.

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Eastern Indigo Snake (*Drymarchon corais couperi*)
Potential habitat on the Project site for Eastern indigo snake includes the inactive golf course. The Eastern indigo snake is typically found in association with populations of gopher tortoise.

Gopher Tortoise (*Gopherus polyphemus*)
Potential habitat on the Project site for gopher tortoise includes the inactive golf course.

American Bittern (*Botaurus lentiginosus*)
Potential foraging habitat on the Project site for American bittern includes the lakes.

Cooper's Hawk (*Accipiter cooperii*)
Potential habitat on the Project site for Cooper's hawk includes the inactive golf course.

Everglade Snail Kite (*Rostrhamus sociabilis plumbeus*)
Potential foraging habitat on the Project site for Everglade snail kite includes the lakes.

Florida Burrowing Owl (*Athene cunicularia floridana*)
Potential habitat on the Project site for Florida burrowing owl includes the inactive golf course.

Florida Sandhill Crane (*Grus canadensis pratensis*)
Potential foraging habitat on the Project site for Florida sandhill crane includes the inactive golf course. Preferred sandhill crane habitat includes prairies and shallow marshes dominated by pickerelweed (*Pontedaria cordata*) and maidencane (*Panicum hemitomon*).

Great Blue Heron (*Ardea herodias*), Least Bittern (*Ixobrychus exilis*), Limpkin (*Aramus guarauna*), Little Blue Heron (*Egretta caerulea*), Snowy Egret (*Egretta thula*), Tri-Colored Heron (*Egretta tricolor*), Roseate Spoonbill (*Platalea ajaja*), and White Ibis (*Eudocimus albus*)
Potential foraging habitat on the Project site for state listed and Miami-Dade County listed wading birds includes the edges of the lakes.

Northern Harrier (*Circus cyaneus*)
Potential foraging habitat on the Project site for Northern harrier includes the inactive golf course.

Osprey (*Pandion haliaetus*)
Potential foraging habitat on the Project site for osprey includes the lakes.

Painted Bunting (*Passerina ciris*)
Potential habitat on the Project site for painted bunting includes the inactive golf course.

Prairie Warbler (*Setophaga discolor*)
Potential habitat on the Project site for prairie warbler includes the inactive golf course.

Southeastern American Kestrel (*Falco sparverius paulus*)
Potential foraging habitat on the Project site for Southeastern American kestrel includes the inactive golf course. Since 1980, observations of Southeastern American kestrel in Florida have occurred primarily in sandhill or sand pine scrub areas of North and Central Florida (Rodgers *et al.* 1996).

Wood Stork (*Mycteria americana*)
Potential foraging habitat on the Project site for wood stork includes the edges of the lakes. Almost any wetland depression where fish tend to become concentrated, either through local reproduction by fishes or as a consequence of area drying, may be good for feeding habitat (Rodgers *et al.* 1996).

Big Cypress Fox Squirrel (*Sciurus niger avicennia*)
Potential nesting and foraging habitat on the Project site for Big Cypress fox squirrel includes the inactive golf course.

Florida Bonneted Bat (*Eumops floridanus*)
Florida bonneted bats could potentially roost in portions of the inactive golf course and in structures associated with the golf course facilities (i.e., maintenance sheds) on the Project site and/or forage over the lakes. The current range of the Florida bonneted bat is known to include Central and South Florida, with data indicating that the core range may be located within Charlotte, Lee, Collier, Monroe, and Miami-Dade counties (Marks and Marks 2006; USFWS 2019).

The listed plant species listed in Table 2 can be found in a variety of native habitat types including, but not limited to, pine rockland, pine flatwoods, hydric pine, and mixed wetland hardwood habitats. However, the plants can also be found in disturbed habitat types such as the inactive golf course on the Project site.

Table 2. Listed Plant Species That Could Potentially Occur within the Project

Common Name	Scientific Name	Designated Status			Potential Habitats (FLUCFCS Code)
		FDACS	USFWS	Miami-Dade County	
Cardinal airplant	*Tillandsia fasciculata*	E	-	Y	182
Florida coontie	*Zamia floridana*	CE	-	Y	182
Giant airplant	*Tillandsia utriculata*	E	-	Y	182
Hand adder's tongue fern	*Ophioglossum palmatum*	E	-	Y	182
Pine-pink orchid	*Bletia purpurea*	T	-	Y	182
Satinleaf	*Chrysophyllum olivaeforme*	T	-	Y	182
Simpson's stopper	*Myrcianthes fragrans* var. *simpsonii*	T	-	Y	182
Twisted airplant	*Tillandsia flexuosa*	T	-	Y	182

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Table 2. (Continued)

FDACS – Florida Department of Agriculture and Consumer Services
USFWS – U.S. Fish and Wildlife Service
CE – Commercially Exploited
E – Endangered
T – Threatened
Y – Miami-Dade County endangered, threatened, rare, or special concern flora species as updated from previously adopted Comprehensive Master Development Plan lists, due to low population numbers or limited/localized population; impacts resulting from habitat destruction or environmental contamination; or nesting destruction/disturbance/failures.

5.2 Field Survey

A listed species survey was conducted on the Project site on December 9, 2020 for wildlife species listed by the FWCC as endangered, threatened, or species of special concern; by the USFWS as endangered or threatened; and by Miami-Dade County as endangered, threatened, rare, or special concern fauna. The Project site was also surveyed for plant species listed by the USFWS and FDACS as endangered, threatened, or commercially exploited and by Miami-Dade County as endangered, threatened, rare, or special concern. Additionally, the Project site was surveyed for bald eagle and/or their nests since they are protected under Florida Administrative Code 68A-16.002, the BGEPA, and the MBTA.

The December 2020 field survey was conducted by qualified ecologists walking meandering transects spaced approximately 50 to 75 feet apart (Exhibit I). The Project site was inspected for listed plant and wildlife species as well as their sign (e.g., burrows, tracks, scat, scratches, etc.). At regular intervals, the ecologists stopped, remained quiet, and listened for wildlife vocalizations. The weather during the survey was seasonal with temperatures in the low 60s, partly cloudy skies, and winds approximately 10 miles per hour. The survey began at approximately 9:45 a.m. and ended at approximately 3:00 p.m.

Five listed species were observed during the survey and additional fieldwork conducted on the Project. The listed species documented by PAI were little blue heron, osprey, snowy egret, tri-colored heron, and white ibis (Exhibit I). No additional listed species or their sign (i.e., burrows, scat, etc.) were observed on the Project site.

A summary of the listed species observed within the Project is provided in Table 3. The locations of the observed listed species are depicted on Exhibit I.

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Table 3. Listed Wildlife Species Observed within the Project

Common Name	Scientific Name	Designated Status			Observed Location (FLUCFCS Code)
		FWCC	USFWS	Miami-Dade County	
Little blue heron	*Egretta caerulea*	ST	-	Y	742
Osprey	*Panidon haliaetus*	-	-	Y	182
Snowy egret	*Egretta thula*	-	-	Y	742
Tri-colored heron	*Egretta tricolor*	ST	-	Y	742
White ibis	*Eudocimus albus*	-	-	Y	182, 742

FWCC – Florida Fish and Wildlife Conservation Commission
USFWS – U.S. Fish and Wildlife Service
ST – State Threatened
Y – Miami-Dade County endangered, threatened, rare, or special concern fauna species as updated from previously adopted Comprehensive Master Development Plan lists, due to low population numbers or limited/localized population; impacts resulting from habitat destruction or environmental contamination; or nesting destruction/disturbance/failures.

6.0 SUMMARY

The Project site consists primarily of an inactive golf course that is routinely maintained (i.e., mowed). A total of four land uses (i.e., FLUCFCS codes) were identified within the Project. The dominant land use on the property is Golf Course (FLUCFCS Code 182), occupying 152.03± acres or 89.8 percent of the site. Golf Course Support Facilities (FLUCFCS Code 180), Lakes (FLUCFCS Code 520), and Single-Family Residential (FLUCFCS Code 110) account for the remaining 17.24± acres or 10.2 percent. No rare or unique uplands were identified on the Project site. There are no state or federal jurisdictional wetlands on the Project site.

A literature search was conducted of agency records and available information on listed species within the Project's geographical region. The literature review did not find any documented occurrences of listed wildlife species on the Project site.

A listed species survey was conducted on the Project site on December 9, 2020. Five listed wildlife species were observed on the Project. The listed wildlife species included little blue heron, osprey, snowy egret, tri-colored heron, and white ibis. The little blue heron and tri-colored heron are listed as state threatened by the FWCC and are listed by the Miami-Dade County CDMP; the osprey, snowy egret, and white ibis are listed by the Miami-Dade County CDMP. No additional listed species or their sign (i.e., burrows, scat, etc.) were observed on the Project site. Additionally, no listed plant species were documented within the Project site. The locations of the observed listed species are depicted on Exhibit I.

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7.0 REFERENCES

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Online Resources

Comprehensive Development Master Plan (CDMP) Adopted Components. https://www.miamidade.gov/planning/cdmp-adopted.asp

Miami-Dade County. Code of Miami-Dade County. Chapter 33A of the County Code (https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=COMIDECOFL), Web. 12 Jan. 2021. Miami, Florida.

Wunderlin, R. P., and B. F. Hansen. 2004. Atlas of Florida Vascular Plants. (http://www.plantatlas.usf.edu/). Institute for Systematic Botany, University of South Florida, Tampa.

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EXHIBIT A

PROJECT LOCATION MAP

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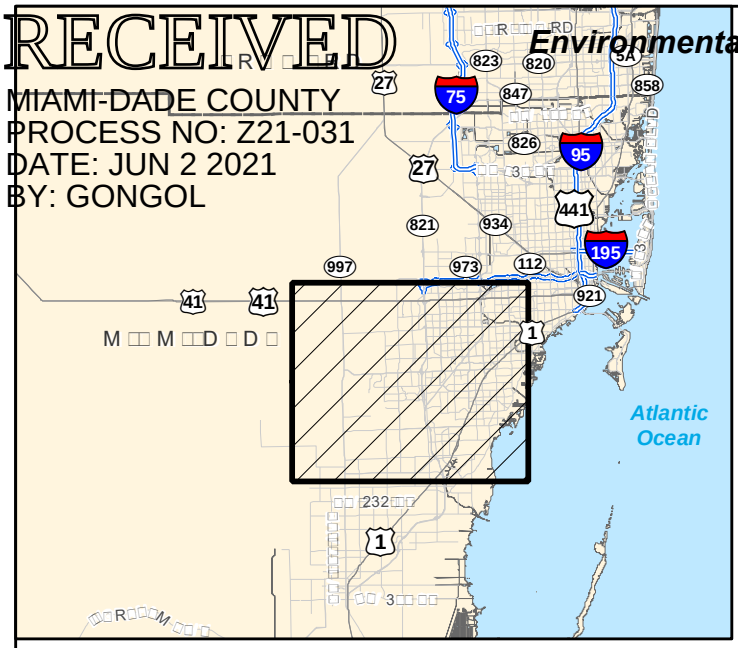

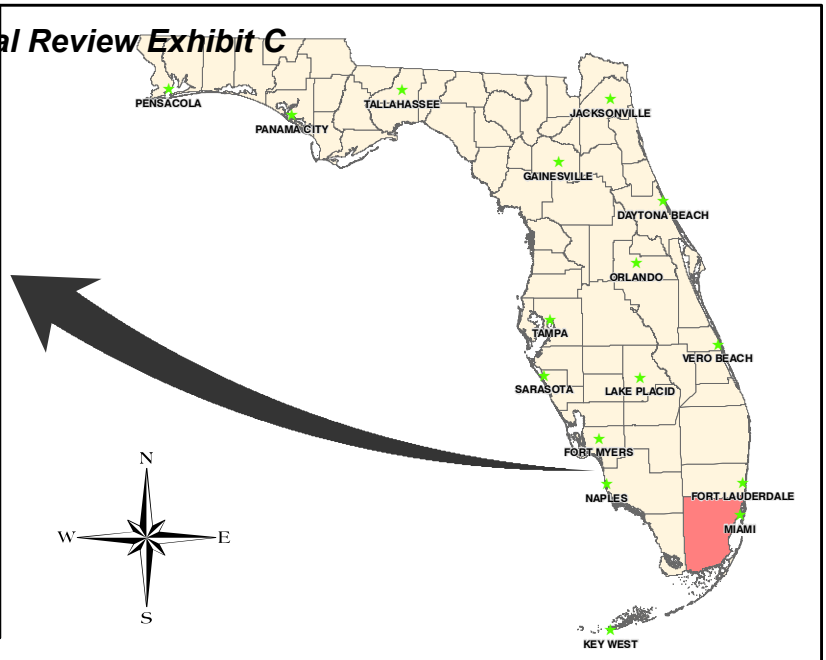

EXHIBIT A. PROJECT LOCATION MAP
CALUSA COUNTRY CLUB

DRAWN BY	DATE
T.S.	1/26/21
REVIEWED BY	DATE
B.T.	1/26/21
REVISED	DATE

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EXHIBIT B

AERIAL WITH BOUNDARY

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N

SCALE: 1" = 400'

~SW 133RD AVE~

~SW 137TH AVE~

P/L

~SW 96TH ST~

~SW 96TH ST~

~SW 97TH ST~

~SW 100TH TERR~

~SW 132ND AVE~

~SW 128TH PL~

~SW 104TH ST~

NOTES:

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DRAWN BY	T.S.
DATE	1/27/21
REVIEWED BY	S.J.
DATE	1/27/21
REVISED	
DATE	

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Ft. Myers, FL 33912
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DRAWING No. 16GLH2500

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EXHIBIT C

AERIAL WITH FLUCFCS MAP

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DATE: JUN 2 2021
BY: GONGOL

Environmental Review Exhibit C

N

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%
	TOTAL	**169.27 Ac.±**	**100.0%**

NOTES:

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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.

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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CALUSA COUNTRY CLUB
AERIAL WITH FLUCFCS MAP

DRAWING No. 16GLH2500
SHEET No. EXHIBIT C

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EXHIBIT D

EXISTING LAND USE AND COVER SUMMARY TABLE AND FLUCFCS DESCRIPTIONS

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DATE: JUN 2 2021
BY: GONGOL

CALUSA COUNTRY CLUB
EXISTING LAND USE AND COVER SUMMARY TABLE
AND FLUCFCS DESCRIPTIONS

February 2021

The Florida Land Use, Cover and Forms Classification System (FLUCFCS) codes identified within Calusa Country Club (Project) are listed below (Table 1). The dominant plant species found in each of these codes are listed in the FLUCFCS descriptions that follow.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage	Percent of Total
110	Single-Family Residential	0.80	0.5
180	Golf Course Support Facilities	3.21	1.9
182	Golf Course	152.03	89.8
520	Lakes	13.23	7.8
Total		**169.27**	**100.0**

Single-Family Residential (FLUCFCS Code 110)
This land use type is comprised of single-family homes and their associated lots.

Golf Course Support Operations (FLUCFCS Code 180)
This land use type is comprised of a parking lot area and a maintenance building located within the Project site.

Golf Course (FLUCFCS Code 182)
The canopy of this land use type is primarily open with scattered West Indian mahogany (*Swietenia mahagoni*), cabbage palm (*Sabal palmetto*), Australian umbrella tree (*Schefflera actinophylla*), strangler fig (*Ficus aurea*), ficus (*Ficus* sp.), melaleuca (*Melaleuca quinquefolia*), Chinese tallow-tree (*Triadica sebifera*), bottlebrush (*Melaleuca viminalis*), queen palm (*Syagrus romanzoffiana*), royal palm (*Roystonea regia*), Australian pine (*Casuarina equisetifolia*), royal poinciana (*Delonix regia*), Norfolk Island pine (*Araucaria heterophylla*), Florida black olive (*Terminalia buceras*), avocado (*Persea americana*), Geiger tree (*Cordia sebestena*), and dwarf poinciana (*Caesalpinia pulcherrima*). The sub-canopy includes widely scattered Brazilian pepper (*Schinus terebinthifolius*), West Indian mahogany, Christmas palm (*Adonidia merrillii*), saltbush (*Baccharis halimifolia*), gumbo limbo (*Bursera simaruba*), and buttonwood (*Conocarpus erectus*). The ground cover includes St. Augustine grass (*Stenotaphrum secundatum*), beggar-ticks (*Bidens alba*), Southern sandspur (*Cenchrus echinatus*), desmodium (*Desmodium floridanum*), crowfoot grass (*Dactyloctenium aegyptium*), lantana (*Lantana canescens*), largeflower Mexican clover (*Richardia grandiflora*), Bermuda grass (*Cynodon dactylon*), Spanish needles (*Bidens bipinnata*), balsam apple (*Momordica charantia*), air-potato (*Dioscorea*

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bulbifera), broomsedge bluestem (*Andropogon virginicus*), wedelia (*Sphagneticola trilobata*), giant reed (*Arundo donax*), and elephant grass (*Cenchrus purpureus*).

Lakes (FLUCFCS Code 520)

The canopy of this land use type is open. The sub-canopy is primarily open with scattered Carolina willow (*Salix caroliniana*) along the edge. The ground cover is primarily open with scattered cattail (*Typha* spp.), arrowhead (*Sagittaria lancifolia*), pickerelweed (*Pontederia cordata*), giant leather fern (*Acrostichum danaeifolium*), torpedograss (*Panicum repens*), and spikerush (*Eleocharis interstincta*) along the edge.

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EXHIBIT E

SOILS MAP

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DATE: JUN 2 2021
BY: GOISGOL

Environmental Review Exhibit C

LEGEND

- Calusa Country Club
- Soils

0 200 400
Feet

Soil Unit	Description
15	URBAN LAND
42	UDORTHENTS, LIMESTONE SUBSTRATUM, 0 TO 5 PERCENT SLOPES
99	WATER

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION FLOWN IN 2019.

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

SOILS MAPPING WAS ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE OCTOBER 2007 AND CREATED BY THE NATURAL RESOURCES CONSERVATION SERVICE 1990.

EXHIBIT E. SOILS MAP
CALUSA COUNTRY CLUB

DRAWN BY	DATE
P.F./T.S.	1/27/21
REVIEWED BY	DATE
S.J.	1/27/21
REVISED	DATE

Passarella & Associates, Inc. Consulting Ecologists

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EXHIBIT F

SOILS SUMMARY TABLE AND DESCRIPTIONS

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

CALUSA COUNTRY CLUB
SOILS SUMMARY TABLE AND DESCRIPTIONS

February 2021

Table 1. Soils Listed by the Natural Resources Conservation Service on the Project

Mapping Unit	Description
15	Urban Land
42	Udorthents, Limestone Substratum, 0 to 5 Percent Slopes
99	Water

15 – Urban Land

This map unit is in areas where more than 85 percent of the surface is covered by shopping centers, parking lots, streets, sidewalks, airports, large buildings, houses, and other structures. The natural soil cannot be observed. The soils in open areas, mostly lawns, vacant lots, playgrounds, and parks, are mainly Udorthents. These soils generally have been altered by land grading and shaping or have been covered with about 18 inches of extremely stony, loamy fill material. Areas of these soils are so small that mapping them separately is impractical. No capability classification is assigned.

42 – Udorthents, Limestone Substratum, 0 to 5 Percent Slopes

These nearly level or gently sloping, moderately well drained or well drained soils consist of thin or thick deposits of fill material. The fill material has been excavated from nearby areas and spread over the surface. It commonly is about 30 inches thick. Individual areas range from 40 to 800 acres in size. No one pedon represents these soils, but in one of the most common profiles, the soil layer is dark gray gravelly sand about 4 inches thick. Below this, to a depth of about 30 inches, are light gray, unconsolidated limestone fragments. Hard, porous limestone bedrock is at a depth of 30 inches. Included with these areas of mapping are small areas of soils that have slopes of more than 5 percent. Also included are small areas of Urban Land, which makes up 15 percent or less of the map unit. Depth to the water table in the Udorthents varies, depending on the amount of fill material and the drainage measures in a given area. In most areas the water table is below a depth of 40 inches. Permeability generally is rapid. Most areas are used as sites for golf courses. The existing vegetation consists of grasses and ornamental trees and shrubs. No capability classification is assigned.

99 – Water

This map unit denotes those areas underlying permanent water bodies.

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EXHIBIT G

QUAD SHEET

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Environmental Review Exhibit C

LEGEND
Calusa Country Club

N
W E
S

0 500 1,000
Feet

NOTES:

DIGITAL RASTER GRAPHIC USGS TOPOGRAPHIC QUADRANGLES WERE ACQUIRED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) WEBSITE JULY 2007.

EXHIBIT G. QUAD SHEET
CALUSA COUNTRY CLUB

DRAWN BY	DATE
D.B./T.S.	1/27/21
REVIEWED BY	DATE
S.J.	1/27/21
REVISED	DATE

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EXHIBIT H

DOCUMENTED OCCURRENCES OF LISTED SPECIES

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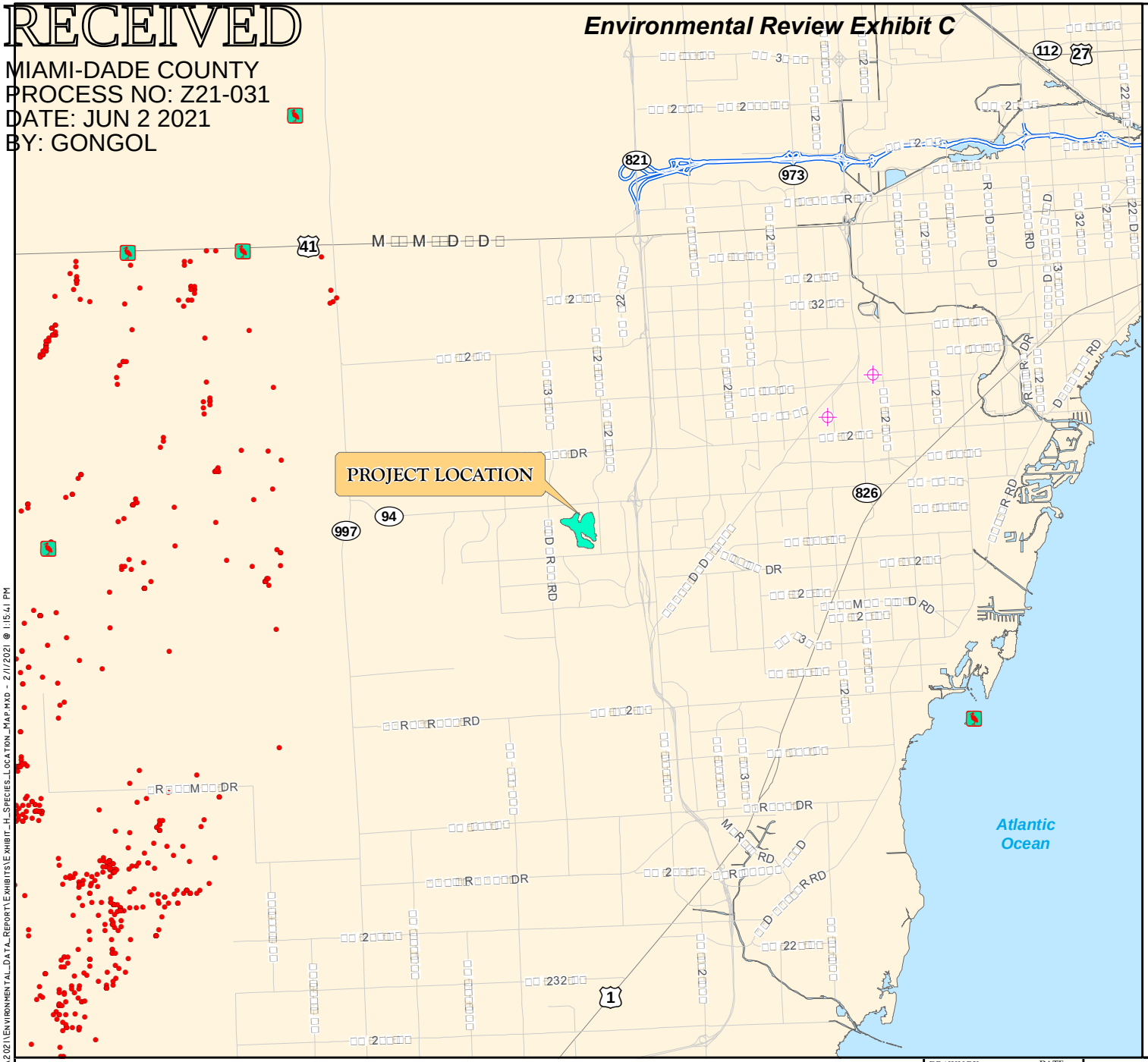
DATE: JUN 2 2021
BY: GONGOL

Environmental Review Exhibit C



LEGEND

- Calusa Country Club
- Bald Eagle Nest Location
- Florida Panther Telemetry
- Wading Bird Location

N
W E
S

0 2 4
Miles

NOTES:

EAGLE NEST LOCATIONS WERE ACQUIRED FROM THE FWCC AND AUDUBON EAGLEWATCH ON NOVEMBER 2020 AND ARE CURRENT TO 2020.

PANTHER TELEMETRY WAS ACQUIRED FROM THE FWCC ON DECEMBER 2020 AND IS CURRENT TO JUNE 2020.

WADING BIRD ROOKERIES WERE ACQUIRED FROM THE FWCC DECEMBER 2020 AND ARE CURRENT TO 1999.

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EXHIBIT H. DOCUMENTED OCCURRENCES OF LISTED SPECIES
CALUSA COUNTRY CLUB

DRAWN BY	DATE
T.S.	1/27/21
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S.J.	1/27/21
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EXHIBIT I

AERIAL WITH FLUCFCS MAP, SURVEY TRANSECTS, AND LISTED SPECIES LOCATIONS

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DATE: JUN-2 2021
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Environmental Review Exhibit C

N

SCALE: 1" = 400'

LEGEND:

- LAKES
- APPROXIMATE LOCATION OF WALKED TRANSECTS
- **LBHE** LITTLE BLUE HERON
- **OSPR** OSPREY
- **TRHE** TRI-COLORED HERON
- **SNEG** SNOWY EGRET
- **WHIB** WHITE IBIS

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%
	TOTAL	169.27 Ac.±	100.0%

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) 12-29-2020 - (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).

DRAWN BY	D.B./T.S.
DATE	1/27/21
REVIEWED BY	S.J.
DATE	1/27/21
REVISED	P.F.
DATE	2/2/21

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CALUSA COUNTRY CLUB

AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND LISTED SPECIES LOCATIONS MAP

DRAWING No. 16GLH2500

SHEET No. EXHIBIT I

J:\2016\16GLH2500\2021\Environmental Assessment Report\Exhibit I Aerial with FLUCFCS Transects and Species 020221.dwg Tab: IIx17 -C Feb 02, 2021 - 11:12am Plotted by: PaulF

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PROCESS NO: Z21-031
DATE: SEP 30 2021
BY: GONGOL

TO: File

FROM: Shane Johnson SJ

DATE: September 29, 2021

RE: Calusa Country Club
Project No. 16GLH2500

A site review was conducted on the Calusa Country Club (Project) on September 21, 2021 in response to concerns raised by a neighbor regarding threatened and endangered bird species (e.g., tri-colored heron (*Egretta tricolor*)) nesting on the Project site and per Miami-Dade County Division of Environmental Resource Management's (DERM) August 2021 memorandum requesting additional site reviews on the Project. The following individuals attended the site review:

1. Howard Nelson (Bilzin Sumberg)
2. John Chibbaro (Bilzin Sumberg)
3. Brett Ashley (Kendall Associates I, LLP)
4. Russ Parker (Kendall Associates I, LLP)
5. Shane Johnson (Passarella & Associates, Inc. (PAI))

During the site review, the bird rookery area located in the southern portion of the site was observed. The location of the rookery is depicted on the attached Aerial with Boundary map. The bird rookery consisted predominantly of cattle egrets (*Bubulcus ibis*) with snowy egrets (*Egretta thula*), great egrets (*Ardea alba*), and anhingas (*Anhinga anhinga*) in lesser numbers. No state-listed threatened or endangered species (e.g., tri-colored heron, little blue heron (*Egretta caerulea*), etc.) were observed on the Project during the site review.

To confirm that there is no nesting by state-listed threatened or endangered species on the Project, and to be consistent with the DERM's August 2021 memorandum, Kendall Associates I, LLP has agreed to conduct site inspections once every other month through the Florida Fish and Wildlife Conservation Commission's recommended wading bird survey period for Florida's South Zone.[1] Thus, site inspections will occur once every other month, beginning September 21, 2021 through June 30, 2022. Future site inspections will be coordinated with DERM staff.

SJ/vv

Enclosure

[1]Florida Fish and Wildlife Conservation Commission. 2019. Species Conservation Measure and Permitting Guidelines: Little Blue Heron, Reddish Egret, Roseate Spoonbill, Tricolored Heron.

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SCALE: 1" = 400'

~HWY 94~
~SW 133RD AVE~
~SW 137TH AVE~
~SW 96TH ST~
~SW 97TH ST~
~SW 100TH TERR~
~SW 132ND AVE~
~SW 128TH PL~
~SW 104TH ST~
P/L

LEGEND:

LOCATION OF BIRD ROOKERY

NOTES:

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

J:\2016\16GLH2500\2021\Environmental Assessment Report\Figure 1 Aerial with Boundary 092921.dwg Tab: 11x17 -C Sep 29, 2021 - 12:28pm Plotted by: PaulF

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P.F.	9/29/21
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S.J.	9/29/21
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SHEET No. FIGURE 1

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APPENDIX E

FLORIDA BONNETED BAT CAVITY TREE SURVEY REPORT

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DATE: APR 15 2025
BY: GONGOL

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

Project No. 16GLH2500

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3.0 Survey History 1

4.0 Biology of the Florida Bonneted Bat 2

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4.2 Range 3
4.3 Habitat 3
4.4 Life History and Ecology 4

5.0 Methodology 4

5.1 Cavity Tree Survey 4
5.2 Cavity Inspections 5

6.0 Survey Results 5

6.1 Cavity Tree Survey 5
6.2 Cavity Inspections 5

7.0 Summary 6

8.0 References 6

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LIST OF TABLES

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

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DATE: APR 15 2025
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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 127th Avenue, north of SW 104th Street, and east of SW 137th 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

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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 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).

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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

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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.

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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

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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)

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EXHIBIT 1

PROJECT LOCATION MAP

Environmental Review Exhibit E

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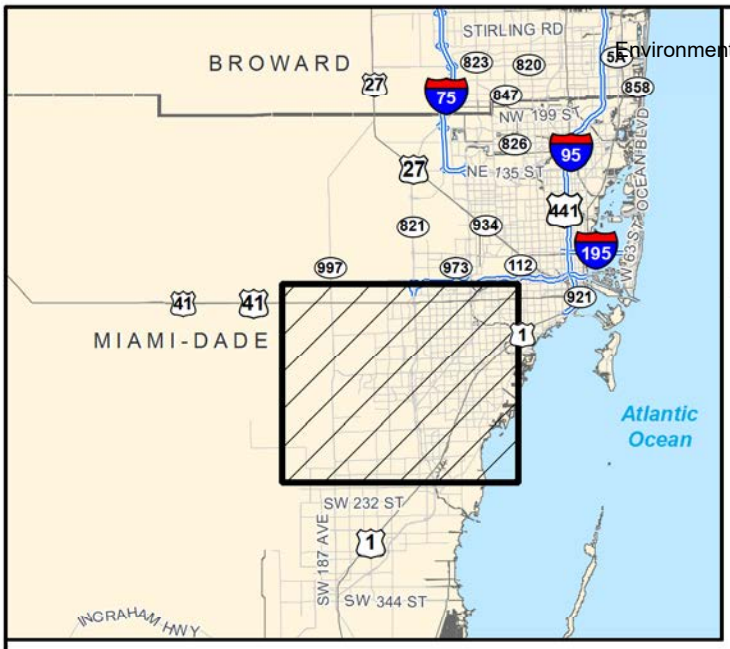

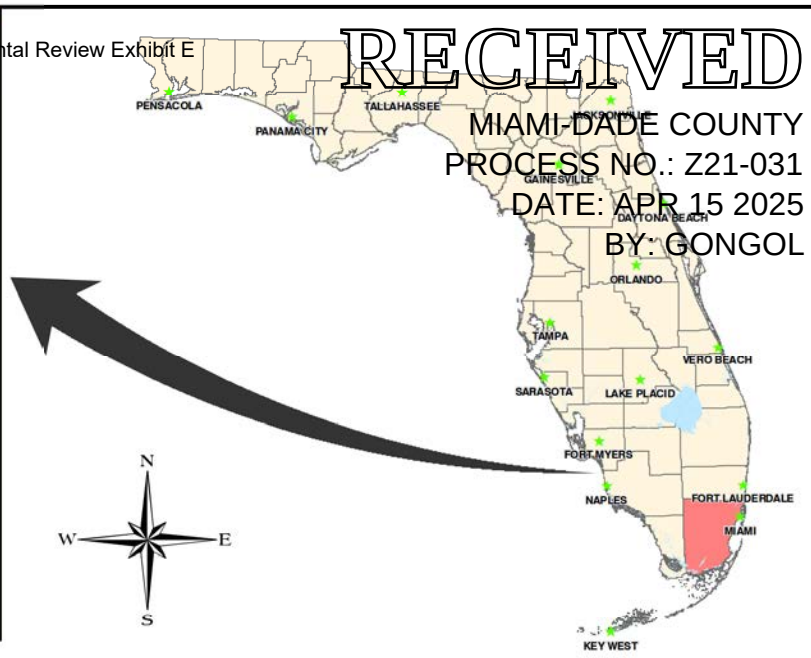

J:\2016\16gh2500\GIS\2024\FBB_Cavity_Tree_Survey\Figures\Exhibit_1_Project_Location_Map.mxd

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

Consulting Ecologists
PASSARELLA & ASSOCIATES INC

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EXHIBIT 2

AERIAL WITH FLUCFCS MAP

Environmental Review Exhibit E

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LEGEND:

LAKES

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

NOTES:

MIAMI DADE COUNTY AERIAL PHOTOGRAPHS WERE PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND WERE FLOWN IN 2021.

BOUNDARY PER KENDALL ASSOCIATES I, LLLP DRAWING No. AJ 5385 CALUSA CLUB ESTATES ALTA SURVEY - (COMBINED PARCELS A B C) 12-29-2020 -(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
P.F., W.C.	12/15/21
REVIEWED BY	DATE
S.J.	12/15/21
REVISED	DATE
P.F.	1/9/25

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

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

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AERIAL WITH FLUCFCS MAP

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SHEET No. EXHIBIT 2

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EXHIBIT 3

AERIAL WITH CAVITY TREE LOCATIONS AND SURVEY TRANSECTS MAP

Environmental Review Exhibit E

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LEGEND:

○ CT-1 APPROXIMATE LOCATION OF CAVITY TREE (TYP.)

— — — APPROXIMATE LOCATION OF WALKED TRANSECTS

NOTES:

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DRAWN BY R.F., W.C.	DATE 12/15/21	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069	PASSARELLA & ASSOCIATES INC Consulting Ecologists	CALUSA PROJECT SITE AERIAL WITH CAVITY TREE LOCATIONS AND SURVEY TRANSECTS MAP	DRAWING No. 16GLH2500
REVIEWED BY S.J.	DATE 12/15/21				SHEET No. EXHIBIT 3
REVISED P.F.	DATE 11/22/24				

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EXHIBIT 4

TREE CAVITY INSPECTION FIELD OBSERVATIONS FORM

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

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EXHIBIT 5

PHOTOGRAPHS OF CAVITIES AND CAVITY TREES

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

CT-1D

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CT-2

CT-3

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CT-4

CT-5A

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CT-5A with video camera inserted in cavity

CT-5B

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CT-5C

CT-6

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CT-7A

CT-7B

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CT-7C

CT-8A

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CT-8B

CT-9

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CT-10A, CT-10B

CT-11

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CT-11 with video camera inserted in cavity

CT-12

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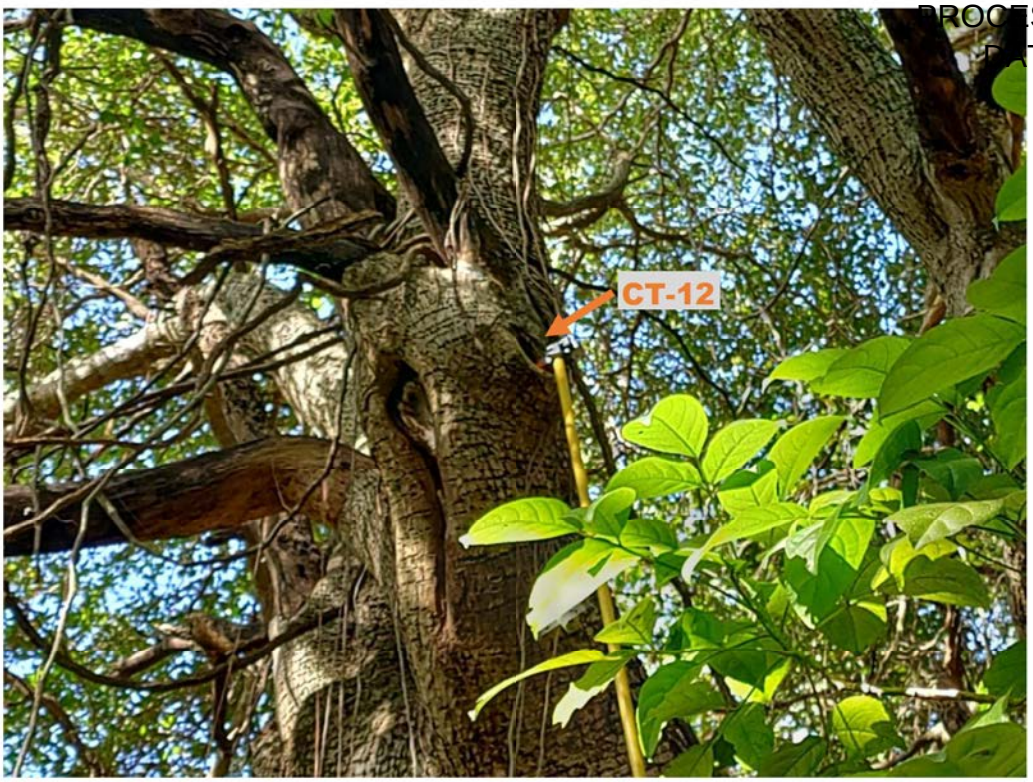

CT-12 with video camera inserted in cavity

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APPENDIX F

FLORIDA BONNETED BAT CAVITY TREE AND EMERGENCE SURVEY REPORT

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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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Project No. 16GLH2500

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Table 2. Summary of Weather Conditions During the Emergence Survey 4

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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 127th Avenue, north of SW 104th Street, and east of SW 137th 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

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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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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 the 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 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 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).

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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.

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.

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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

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APPENDIX G

WADING BIRD NESTING INSPECTION SUMMARY

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CALUSA PROJECT SITE
WADING BIRD NESTING INSPECTION SUMMARY

January 2025

The following is a summary of the wading bird nesting inspections conducted by Kendall Associates, I, LLLP, the Applicant, at the Calusa Project Site (Project), located in Section 2, Township 55 South, Range 39 East, Miami-Dade County. Per Miami-Dade Division of Environmental Resources Management's (DERM's) request, the Applicant conducted monthly site inspections of a 0.147± acre rookery (the Calusa Rookery) located on an island in the southern portion of the 169.27± acre Project, during the 2022, 2023, and 2024 wading bird nesting seasons. The location of the Calusa Rookery is depicted in Exhibit 1. The wading bird nesting period for the South Florida region is generally defined by the Florida Fish and Wildlife Conservation Commission (FWCC) as March through August. Reports outlining the results of the wading bird site inspections were previously provided to DERM staff under separate cover.

Prior to the 2022 nesting season, a site inspection was conducted on January 19, 2022 with FWCC, U.S. Fish and Wildlife Service, DERM, the Applicant, and the Applicant's representatives to inspect the Calusa Rookery. Subsequent site inspections of the Calusa Rookery were conducted by the Applicant, the Applicant's representatives, and DERM staff during the 2022, 2023, and 2024 nesting seasons, which included a total of 18 inspections (once per month during each nesting season). FWCC staff attended the first two inspections conducted during the 2022 nesting season.

The purpose of the site inspections was to determine whether state- and/or federally listed wading bird species (e.g., tricolored heron (*Egretta tricolor*) and little blue heron (*E. caerulea*)) are utilizing the Project site for nesting. The tricolored heron and little blue heron are listed as threatened by the FWCC. Site inspections alternated between morning and evening observations, to account for temporal variations in wading bird activity. Summaries of the 2022, 2023, and 2024 nesting season observations are provided below.

2022 NESTING SEASON

Site inspections of the Calusa Rookery were conducted by the Applicant on March 23, April 13, May 18, June 15, July 27, and August 29, 2022. The site inspections confirmed that multiple species utilized the rookery for nesting during the 2022 nesting season. Great egrets (*Ardea alba*) and anhingas (*Anhinga anhinga*) were first observed nesting in the rookery during the March 23, 2022 site inspection. As the nesting season progressed, cattle egrets (*Bubulcus ibis*) dominated the rookery, with over 50 nests documented during the June 15, 2022 inspection. Tricolored herons were first documented nesting in the rookery during the May 18, 2022 site inspection when two adults were observed tending to a nest with eggs. Additional tricolored heron nests were observed after the May 18, 2022 site inspection; however, the exact number could not be quantified due to activities that may have occurred between inspections. For instance, a low-lying tricolored heron nest was lost due to rising lake levels after Tropical Storm Alex passed over southern Florida in early June 2022. Additionally, a fixed-position video camera placed on the southern lake bank by

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the Applicant documented an anhinga raiding a tricolored heron nest between the June and July 2022 site inspections.

Although two nests were documented as lost to natural causes, two healthy pairs of tricolored heron chicks were observed during the July 27, 2022 site inspection. Based on plumage status, observed behavior, and territory use within the rookery, the two pairs of chicks appeared to be from separate nests. An additional pair of tricolored heron chicks, separate from those observed during the July 27, 2022 site inspection, was observed during the August 29, 2022 site inspection. Thus, it is suspected that three tricolored heron nests were successful (i.e., produced young) during the 2022 nesting season, which collectively produced a total of six chicks. No additional state- or federally listed species were observed nesting in the rookery during the 2022 nesting season.

2023 NESTING SEASON

Site inspections of the Calusa Rookery were conducted by the Applicant on March 10, April 13, May 10, June 1, July 12, and August 9, 2023. The site inspections confirmed that multiple species utilized the rookery for nesting during the 2023 nesting season. Great egrets and anhingas were first observed nesting in the rookery during the March 10, 2023 site inspection, and one common gallinule (*Gallinula galeata*) nest was observed during the April 13, 2023 site inspection. The majority of the early nesting activity was observed in the southern and western portions of the rookery. As the nesting season progressed, cattle egrets dominated the rookery, with approximately 130 nests documented during the June 1, 2023 site inspection. Due to the high density of nesting cattle egrets, nesting activity expanded along all sides of the rookery, including the northern portion, which had significantly lower nesting density in the 2022 nesting season.

One adult tricolored heron was observed perching and flying along the southern and western sides of the rookery during the June 1, 2023 site inspection. Additionally, one juvenile tricolored heron was observed perching on the northern side of the rookery during the July 12, 2023 site inspection. Based on plumage status, the juvenile tricolored heron appeared to be a product of the 2023 nesting season; however, no confirmed tricolored heron nests were observed in the rookery during the 2023 site inspections. No additional state- or federally listed species were observed nesting in the rookery during the 2023 nesting season.

2024 NESTING SEASON

Site inspections of the Calusa Rookery were conducted by the Applicant on March 6, April 10, May 8, June 18, July 17, and August 21, 2024. The site inspections confirmed that multiple species utilized the rookery for nesting during the 2024 nesting season. Great egrets and anhingas were first observed nesting in the rookery during the March 6, 2024 site inspection. The majority of the early nesting activity was observed in the southern and western portions of the rookery. As the nesting season progressed, cattle egrets dominated the rookery, with approximately 68 nests documented during the May 8, 2024 site inspection. Due to the high density of nesting cattle egrets, nesting activity expanded along all sides of the rookery, including the northern portion. Although

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cattle egrets dominated the nesting activity during the 2024 nesting season, cattle egret nest numbers were significantly lower than the 130 nests observed during the 2023 nesting season.

One adult tricolored heron was observed foraging along the southern lake bank during the March 6, 2024 site inspection. Four tricolored herons were observed during the April 10, 2024 site inspection, including one confirmed tricolored heron nest. The first tricolored heron was observed foraging along the northern lake bank and flying to and from various locations within the rookery; the second tricolored heron was observed sitting low in a nest located in the southwestern portion of the rookery; and the third and fourth tricolored herons were observed together, potentially occupying a future nesting site along the western side of the rookery. During the May 8, 2024 site inspection, one tricolored heron was observed perched adjacent to the tricolored heron nest observed during the April 10, 2024 site inspection; however, that nest appeared to have been taken over by an anhinga. Five adult tricolored herons and three tricolored heron chicks were observed during the June 18, 2024 site inspection. One tricolored heron adult was observed tending to a nest located in the southwestern portion of the rookery. The other four adult tricolored herons were observed perching and moving around in the western and southwestern portions of the rookery. The three tricolored heron chicks were moving around locally in the southern portion of the rookery. Based on plumage status, the chicks did not appear to have fledged at the time of the site inspection. During the July 17, 2024 site inspection, three juvenile tricolored herons were observed moving around within the southern and southwestern portions of the rookery. The juvenile tricolored herons observed were presumably the same chicks that were observed during the June 18, 2024 site inspection but with advanced plumage and increased mobility. During the August 21, 2024 site inspection, one adult tricolored heron was observed foraging along the southern lake bank and later flew to and perched in the northern portion of the rookery.

The number of tricolored herons observed utilizing the rookery during the three years of inspections has varied. There were several nests in 2022, none in 2023, and a few in 2024. This fluctuation may be the result of cattle egret intensity. In 2023, competition for nesting sites due to higher numbers of cattle egret nests may have limited available roosting and nesting resources. The tricolored herons may have selected a less densely populated nesting location. During the 2024 nesting season observations, several tricolored heron nesting attempts within the rookery were noted. The exact number of nests could not be quantified due to events that occurred between inspections, such as seasonal storms and interspecific aggression, that may have led to failed nest attempts. Although several nesting attempts were noted, it appears that only one tricolored heron nest was successful (i.e., produced three chicks) during the 2024 nesting season. No additional state- or federally listed species were observed nesting in the rookery during the 2024 nesting season.

In general, most of the tricolored heron nesting activity observed during the 2022 and 2024 nesting seasons was on the southern and southwestern sides of the rookery, closest to the single-family residences located south of the Project site (Exhibit 2). This indicates that the tricolored herons that have been observed utilizing the Calusa Rookery are tolerant of activities on the adjacent development and that the noise associated with the nearby residential community (i.e., mowing, trimming, dogs barking, etc.) is not a deterrent.

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As stated during the 2022 and 2023 nesting season summaries, competition for nesting resources within the rookery appears to be a challenge for tricolored herons, as they appear to be the least aggressive species utilizing the rookery. Cattle egrets tend to dominate nesting habitat. Also, numerous white ibis (*Eudocimus albus*) flock to the rookery in the evening, providing increased competition for roosting habitat. Given the significant competition for resources and potential predators observed utilizing the rookery in the 2022, 2023, and 2024 nesting seasons, such as the American alligator (*Alligator mississippiensis*), green iguana (*Iguana iguana*), fish crow (*Corvus ossifragus*), and Cooper's hawk (*Accipiter cooperii*), it is difficult to foresee successful nesting in any given year for more than a nominal number of tricolored herons in the rookery.

Due to the documented nesting of tricolored herons within the Calusa Rookery, the applicant applied for and obtained an incidental take permit from the FWCC to demonstrate how the nesting, feeding, and roosting habitat of the tricolored heron will be protected and buffered from the proposed development. A copy of the FWCC incidental take permit is provided as Exhibit 3.

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Bilzin Sumberg
Brian S. Adler
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badler@bilzin.com

January 21, 2025

***VIA* ELECTRONIC MAIL**

Lazaro J. Quintino, Manager
Miami-Dade County Department of Regulatory and Economic Resources
Environmental Resources Management
Tree and Forest Resources Section
701 NW 1st Court, 6th Floor
Miami, FL 33136

RE: Z21-031 – Calusa Proposed Restrictions Regarding Lighting Around Rookery

Dear Mr. Quintino:

As you know, Kendall Associates I LLLP ("Kendall Associates") has been working with DERM through modifications to the site plan to insure the preservation of the bird rookery located on a portion of a lake located at the southern portion of the above application property.

Kendall Associates prior to the 2021 hearing had made commitments restricting certain lighting around the lakes and buffer area consistent with Federal Best Management Practices. As part of the modified application removing some of the of the lots around the lake where the rookery is located, our client is reiterating its commitment and further committing to DERM that the homeowner's association documents will contain restrictions for lots adjacent to the lake surrounding the rookery. The proposed language to be included in the homeowner documents will be substantially in accordance with the following:

> EXTERIOR LIGHTING RESTRICTED ZONE. Certain Lots within the Community abut the lake where a rookery is located (i.e., Lots 87 through 94 and Lots 124 through 131, hereinafter collectively referred to as the "Exterior Lighting Restricted Zone"). Each Owner of a Home within the Exterior Lighting Restricted Zone, by acceptance of a deed or title to a Lot in the Community, acknowledges and agrees that: (i) no exterior lighting installed in the rear or side of the Home or Lot may project toward the lake; (ii) no exterior flood or spot lights shall be installed in the rear or side of the Home or Lot; (iii) all exterior rear and side light fixtures in the Home or Lot shall be low wattage, shielded, and permanently directed downward (adjustable lights are prohibited); and (iv) no Owner shall install exterior lighting in the rear or side of the Home or Lot without the prior written approval of the Committee as set forth in Article VIII of this Declaration, which such lighting must comply with (i), (ii) and (iii) above. The Committee shall not approve any exterior lighting of Homes or Lots within the Exterior Lighting Restricted Zone that do not comply with this Section ____.

Thank you for your attention to the foregoing. If you have any questions, please do not hesitate to contact me at 305-350-2351.

Very truly yours,

Brian S. Adler

MIAMI 12258536.4 82350/48495

Attachment 1

Migratory Bird Nest Removal

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
Division of Habitat and Species Conservation, Wildlife Diversity Conservation Section
620 South Meridian Street, MS 2A, Tallahassee, FL 32399-1600, (850) 921-5990

Permit Owner Name:	Kendall Associates I, LLLP	Permit Number:	LSNR-23-00014
Permit Owner Address:	G.L. Homes of Florida Corporation Attn: Norwalk 1600 Corporate Pkwy Suite 150 SUNRISE, FLORIDA 33323 UNITED STATES	Effective Date: Expiration Date:	March 3, 2023 March 3, 2026

Agent Name:	Kate Davis
Agent Address:	Davis Environmental Solutions 1005 NE 125th Street Suite 101 NORTH MIAMI, FLORIDA 33161 UNITED STATES

IS AUTHORIZED TO:

Incidentally take the tricolored heron (*Egretta tricolor*), whereas 'take' for the purpose of this permit shall consist of authorization to non-lethally 'harass' herons by excavating and filling and related construction activities and in accordance with the FWC Species Conservation Measures and Permitting Guidelines for the Little Blue Heron, Reddish Egret, Roseate Spoonbill, and Tricolored Heron (April 2019), in accordance Rule 68-1 and 68A-27.

AUTHORIZED LOCATION(S): Miami-Dade County

Permittee Signature: _____ Date: _____

Not valid unless signed. By signature, confirms that all information provided to issue the permit is accurate and complete, and indicates acceptance and understanding of the provisions and conditions listed below. **Any false statements or misrepresentations when applying for this permit may result in felony charges and will result in revocation of this permit.**

Authorized By: Angela Williams Authorized for: Melissa Tucker, Division Director

Authorizing Signature: Angela I. Williams Date: 03/02/2023

Wildlife Diversity Conservation Section

PERMIT CONDITIONS AND PROVISIONS:

1

Former Migratory Bird Nest Removal permits are now issued as Listed Species Incidental Take permits in accordance with Rule 68A-27. Permit number LSNR-23-00014 (as indicated above) is interchangeable with Listed Species Incidental Take permit number LSIT-23-00014 in FWC records.

1. This Permit authorizes the specific activities in the application which may or will take the tricolored heron (*Egretta tricolor*), which are incidental to the development activities authorized by local government permits and other required governmental authorizations. This permit contemplates that 'incidental take' may occur as harming or harassment and molestation by construction activities, which could kill or injure, tricolored herons by significantly impairing essential behavioral patterns, including breeding, feeding, or sheltering associated with activities on this Project. The Permit does not contemplate "intentional take" of tricolored herons, eggs, or nests associated with activities on this Project. The application for this Permit, originally dated December 7, 2022, and

all other information submitted by the applicant contained in the FWC application file (Application), is hereby incorporated by reference in this Permit as part of the Application. The Permittee shall immediately notify the Florida Fish and Wildlife Conservation Commission (FWC) in writing of any previously submitted information that is later discovered to be inaccurate. The activities authorized by this Permit are all activities on the Project or Project site which will or may cause an incidental take of tricolored herons. The tricolored heron (*Egretta tricolor)* habitat impacted is 3.54-acres as described and delineated in the Application and Project Plan

2. Any injury and/or mortality of tricolored heron (*Egretta tricolor*) or other listed species must be reported to this office within 48 hours at (850) 921-5990 or email at WildlifePermits@MyFWC.com. Disposition of those specimens is subject to individual approval by the Commission.

3. The Permittee shall mitigate impacts to tricolored heron (*Egretta tricolor*) as follows, which are specific conditions of this Permit:

A. *Minimization*. The Permittee and FWC have agreed upon minimization measures for species impacts as described below. Each minimization measure described herein is a specific condition of this permit:

i. To preserve the rookery, the project design will fill a portion of the lake to the minimum extent practicable. The filled areas are furthest from, and generally the opposite side of, the island from the tricolored heron nests

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

iii. All new construction will be kept farther from the nest sites than existing homes.

iv. There will be no construction within 100 feet of the nest.

v. The 330-foot contour line include or touches 16 home sites. Construction on these home sites will be prioritized during non-nesting season.

vi. During nesting season, these 16 sites will have limited activities that do not create a noise disturbance. Some examples of this type of work would be laying sod, painting, interior finishing etc. This noise limitation will be ensured through the placement and monitoring of noise monitors. Activities will not exceed 65 dB or 10% above background at the nesting area monitors.

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.

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.

xi. All construction activities will be limited to the hours of 8 am to 6 pm.

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.

xiii. All contractors and subcontractors will be provided with pre-construction training about wading bird protections.

xiv. All construction will be done with best management practices to avoid any turbidity run-off into the lake.

B. *Mitigation*. The Permittee has offered and FWC has accepted mitigation measures for species impacts as described below. Each mitigation measure described herein is a specific condition of this Permit:

i. The site will be developed to ERP standards that prevent direct runoff of the first inch of rainfall/irrigation to the surface waters.

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.

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.

iv. In the two additional lakes that will have enhances 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.

v. The Permittee will mitigate the take associated with development activities with a financial contribution in the amount of $25,000, payable to the Florida Fish and Wildlife Conservation Commission's Imperiled Species Management Fund to support activities which provide a conservation benefit for tricolored herons. The financial contribution must be mailed to the Fish and Wildlife Foundation of Florida (Foundation), Attention: Imperiled Species Permitting Conservation Fund, P.O. Box 11010, Tallahassee, Florida 32302 along with the enclosed routing form.

4. The Permittee's Agent may execute this Permit by take activities associated with the animal or it's nest, habitat only after the Permittee signed copy of this Permit and conservation payment receipt from the Foundation are uploaded to the permit account in the Online Permit System and are also posted on-site per provision 9 below.

5. Failure of the Permittee to comply with this Permit and conditions, and applicable laws, rules, and ordinances may result in suspension or revocation of this permit, enforcement action in an appropriate court, in addition to any and all other enforcement actions available to the FWC or other governmental entities in regard to this Permit.

6. This Permit does not convey to the Permittee or create in the Permittee any property right, or any interest in real or personal property; nor does it authorize access or activities on any public property (including but not limited to sovereignty submerged lands) or private property. Any required permission accordingly must be secured by the Permittee from the appropriate landholders prior to any such access or activities.

7. This Permit does not relieve the Permittee from liability and penalties when the permitted activity causes harm or injury to: human health or welfare; animal, plant or aquatic life; or property not specifically permitted herein. It does not allow the Permittee to cause pollution in contravention of Florida Statutes or applicable laws, rules or ordinances.

8. This Permit constitutes FWC authorization for activities specifically described in paragraph 1 of this Permit. It does not authorize activities for which other governmental authorization is required; specifically (but without limiting the generality hereof) this Permit does not constitute any authorization required by the federal Endangered Species Act for the take or incidental take of species listed under the federal Endangered Species Act, activities which may require a permit from the ACOE or USFWS, nor activities for which water management district or local government authorization may be required. Permittee is solely responsible for obtaining all other governmental authorizations to undertake activities authorized by this permit.

9. This Permit shall be prominently posted on the Project site, and both the Plan and Project must be readily available for inspection by all authorized officials (FWC, USFWS, local building and zoning, law enforcement) at all times the permitted activities are ongoing.

10. The activities authorized under this Permit may be carried out by the Permittee or Authorized Agent (if applicable) and any employee or contractor under their control as Subpermittee/Assistants. Accordingly, all such activities are the responsibility of the Permittee or Authorized Agent. The Permittee and Authorized Agent shall be as fully responsible for any such activities to the same extent as if they had themselves carried out those activities under this Permit. The Permittee or Authorized Agent shall submit the name and contact information of designated Subpermittees/Assistants to the Protected Species Permit Coordinator at WildlifePermits@MyFWC.com prior to that Subpermittee/Assistant conducting any activities authorized under this permit. The FWC reserved the right to deny a Permittee's designation of an individual as its Subpermittee/Assistant for just cause.

11. This Permit is transferable only to subsequent owners of the Project or portions thereof. To transfer the Permit, the Permittee shall notify FWC in writing giving the name and address of the proposed new owner, and providing a copy of the instrument effectuating the transfer (and all related documents associated with such transfer), together with a written agreement by the transferee acceptable to FWC binding the transferee to the requirements of this Permit to the same extent as the original Permittee. FWC will approve the transfer unless it determines that the transferee has not provided reasonable assurance that the transferee can and will comply with the Permit. The Permittee or transferor transferring this Permit shall remain liable for any corrective actions

that may be required as a result of any permit violations prior to sale, conveyance, or other transfer of ownership or control of the Project or part thereof.

12. A final report must be submitted within 90 days subsequent to permit expiration or upon application for permit renewal, whichever is precedent. Reports (including Permittee, permit number, project name, and return email address) must be submitted to the attention of the Protected Species Permit Coordinator at WildlifePermits@MyFWC.com.

13. This permit can be suspended, revoked or not renewed for just cause, pursuant to 68-1.010, Florida Administrative Code and Chapter 120, Florida Statutes.

A person whose substantial interests are affected by FWC's action may petition for an administrative proceeding (hearing) under sections 120.569 and 120.57 of the Florida Statutes. A person seeking a hearing on FWC's action shall file a petition for hearing with the agency within 21 days of receipt of written notice of the decision. The petition must contain the information and otherwise comply with section 120.569, Florida Statutes, and the uniform rules of the Florida Division of Administration, chapter 28-106, Florida Administrative Code. If the FWC receives a petition, FWC will notify the Permittee. The attached Explanation of Rights statement provides additional information as to the rights of parties whose substantial interests are or may be affected by this action.

Florida Fish and Wildlife Conservation Commission

Migratory Bird Nest Removal Permit Application

Application Summary

Name:	Kendall Associates I, LLLP	Application Status:	Pending	Permit Number:
Permit Type:	Migratory Bird Nest Removal	Date Submitted:	9/30/2022	Predecessor:
Application #:	93395	Date/Time Application Printed:	9/30/2022	Successor:

Filer type : Agent or Consultant

Have you ever been convicted or found guilty, of any criminal or non-criminal violation, regardless of adjudication, or plea entered, of any wildlife violation (including a violation of Chapters 379, 370, 372, F.S.; Section 828.12, F.S.; Rules of the commission; Similar laws or rules in another jurisdiction)?
○ Yes ◉ No
If yes, please explain, and list the type of violation(s) cited and the county/state where the violation occurred:

Have you ever had a fish or wildlife-related permit suspended or revoked?
○ Yes ◉ No
Explain, if yes:

Certification: I hereby swear and affirm by signature that the information submitted in this application and supporting documents is complete and accurate to the best of my knowledge and belief. I understand that any false statement herein may subject me to criminal penalties. I further state that I will abide by all applicable state, federal, and local laws.
◉ Yes ○ No

Contact Information

Applicant		Agent	
Personal		**Personal**	
Title:		Title	
First Name:		FirstName	
Middle Initial:		MiddleInitial	
Last Name:		LastName	
Suffix:		Suffix	
Business Name:	Kendall Associates I, LLLP	Business Name	Davis Environmental Solutions
Country of Residence		**Country of Residence**	
Country:		Country	
Mailing Address		**Mailing Address**	
Address 1:	G.L. Homes of Florida Corporation Attn: Norwalk	Address1	1005 NE 125 St
Address 2:	1600 Corporate Pkwy Suite 150	Address2	Suite 101
Country:	US	Country	US
City:	SUNRISE	City	NORTH MIAMI
State/Province:	FL	State/Province	FL
Zip/Postal Code:	33323	Zip/Postal Code	33161
Contact Information		**Contact Information**	
Contact First Name:	Richard	Contact First Name	Matthew
Contact Last Name:	Norwalk	Contact Last Name	Davis
Primary Phone Number:	954-914-5935	Primary Phone Number	305-332-5913
Secondary Phone Number:		Secondary Phone Number	
Fax Number:		Fax Number	
E-Communication Confirmed:	☐	E-Communication Confirmed	☑

Location

◉ Single site ○ Multiple sites

Project Information

Project Name	Former Calusa Golf Course
Description	Development of an abandoned golf course
Address1	9400 SW 130 Avenue
Address2	
County	23
City	MIAMI
Driving Direction	
When do you expect to start removing the nest(s)/burrow(s)?	11/01/2022
When will you complete this work?	11/01/2022

Project Counties

County
MIAMI-DADE

Project Locations

Section	Township	Township Directional	Range	Range Directional
02	39	S	59	E

Project Latitude and Longitude

Latitude Degrees	Latitude Minutes	Latitude Seconds		Longitude Degress	Longitude Minutes	Longitude Seconds	
25	40	26.46	N	80	24	22.35	W

Parcel Identification Number Locations

Parcel Identification Number
30-5902-000-0010

Species Information

The total number of nests to be removed is currently : ◉ Known ○ Unknown

Species

Species (Common Name)
tricolored heron

Information about related permits (previously issued state or federal)

Do you have a federal permit for the proposed work (if applicable)? ○ Yes ◉ No

Nest Information

Nest Information Details

Species (Common Name)	Number Of Adults Present	Number Of Eggs	Number Of Flightless Chicks	Date Nest Inspected
tricolored heron	6	0	4	08/17/2022

Species (Common Name) : tricolored heron
Date Nest Inspected : 08/17/2022
Number Of Adults Present : 6
Number Of Eggs : 0
Number Of Flightless Chicks : 4

☐ Inactive - no eggs or flightless chicks

	Degrees		Minutes		Seconds	
Latitude	25	o	40	'	26.46	"
Longitude	80	o	24	'	22.35	"

Has an environmental professional inspected the nest/burrow? ◉ Yes ○ No

Current nest support structure (Required)

Locations
Other-please enter structure information using the above Comments Tab

Comments

Attachments

Document Name	Document Type	Document Description	Date
Memo-File (Species Site Review 0727) 081722.pdf	Nest Inspection Report	Nest Inspection Memo 081722	9/30/2022 5:46:41 AM
Tricolor Heron Incidental Take Report V11.pdf	Supplemental ITP Application-required	Incidental Take Permit Application	9/30/2022 5:47:18 AM
Digital Photos of Nest_DERM PHOTO CARD 6-29-22.pdf	Digital photos or nest/burrow	DERM Photo Card	9/30/2022 6:47:57 AM

Incidental Take Permit Application Report

Kendall Associates I, LLLP- Calusa Homes
Miami-Dade County, Florida

September 28, 2022

Prepared For:

Richard Norwalk
Kendall Associates I, LLLP
1600 Sawgrass Corporate Pkwy
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Attachments

Attachment A: Environmental Assessment Report

1.0 PROJECT BACKGROUND

Kendall Associates I, LLLP (Applicant) retained Davis Environmental Solutions LLC (Agent) to assist in applying for an Incidental Take Permit. The Applicant is proposing to develop a 168-acre abandoned golf course into a residential subdivision known as Calusa ("Project"). The property is located in west Kendall in Miami-Dade County, in Section 2, Township 55 South, Range 39 East (**Figure 1: Project Location**). At the southern end of the property, there is a 0.147-acre tree island surrounded by a 3.54-acre lake (**Figure 2: Aerial of Tree Island**).

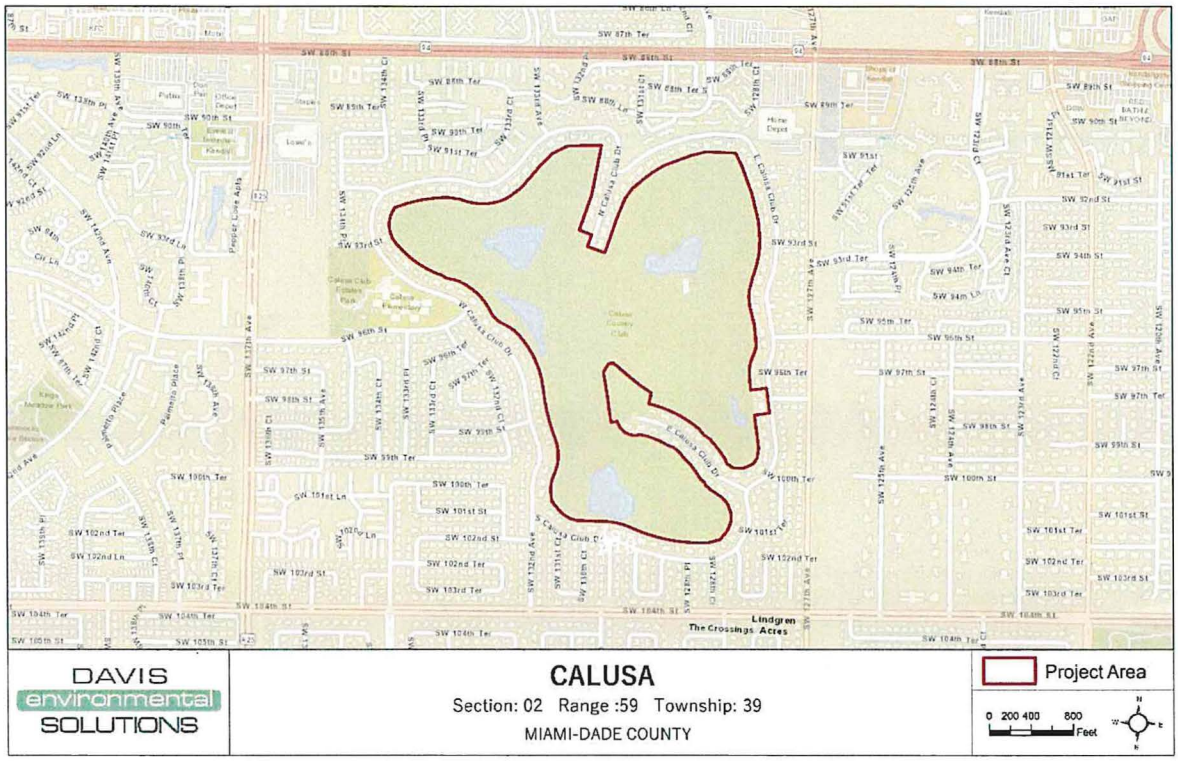

Figure 1. Project location map

Environmental assessments since 2021 have documented tricolored heron (*Egretta tricolor*) presence on the project site. Regular surveys during the 2022 nesting season have documented tricolored heron pairs roosting on the tree island. As of August 29, 2022, there had been five nesting attempts among three nesting pairs. The first nest disappeared after a strong storm, with significant rain, passed through. The exact cause of the nest disappearance is unknown; it may have been wind or increased water levels. The second ended with an anhinga pair throwing two tricolored heron eggs out of a nest. This was captured by a camera the Applicant installed to track activity. As of August 29, 2022, third, fourth, and fifth nests have resulted in a total of six fledglings may have so far survived. There is no evidence of additional nests.

The applicant has received Zoning Approval from Miami-Dade County to develop residential single-family homes on the project site. In connection with a Zoning condition, the development plan will include the preservation of the tree island. The plan will not disturb the island. The lake surrounding the island will be modified, but open water will remain in all directions. Information relating to the project site, including soil composition and land use information can be found in the Environmental Assessment Report (**Attachment A**).

Figure 2. Aerial of tree island

2.0 IMPACT ON SPECIES

The abandoned golf course contains five manmade lakes. The lakes provide little foraging opportunity for tricolored herons. Surveys have noted that the tricolored herons and most other birds fly offsite to forage. The main species observed foraging in the grass is the Ibis. For tricolored herons, there are few prey fish or littoral areas where fish might gather.

There is a 3.54-acre lake located on the southern edge of the property with a 0.147-acre tree island that provides roosting and nesting habitat for a variety of birds. Island vegetation consists primarily of Brazilian pepper (*Schinus terebinthifolia*), a Category I invasive species, with one strangler fig (*Ficus aurea*) in the center. Roosting and nesting birds include cattle egret (*Bubulcus ibis),* great white heron (*Ardea alba*), anhinga (*Anhinga anhinga*), and three documented pairs of tricolored herons that nested this year. There have been five nesting attempts by the tricolored herons. The first nest disappeared after a strong storm with significant rain passed through. The exact cause of the nest disappearance is unknown, it may have been wind or increased water levels. The second ended with an anhinga pair throwing two tricolored heron eggs out of a nest captured by a camera the Applicant installed to track activity. As of August 29, 2022, third, fourth, and fifth nests have resulted in a total of six fledglings that may have so far survived. There is no evidence of additional nests.

The tricolored heron nests are all concentrated on the southern and southwestern fringe of the island. Each tricolored nest has been in that same general area. The tricolored heron nesting area is highlighted in **Figure 3**. All tricolored heron nesting locations are closest to existing residential development with the narrowest passage from the island to land, a distance of approximately 43 feet. The new lake configuration will expand that distance to approximately 53 feet, as can be seen in **Figure 4**.

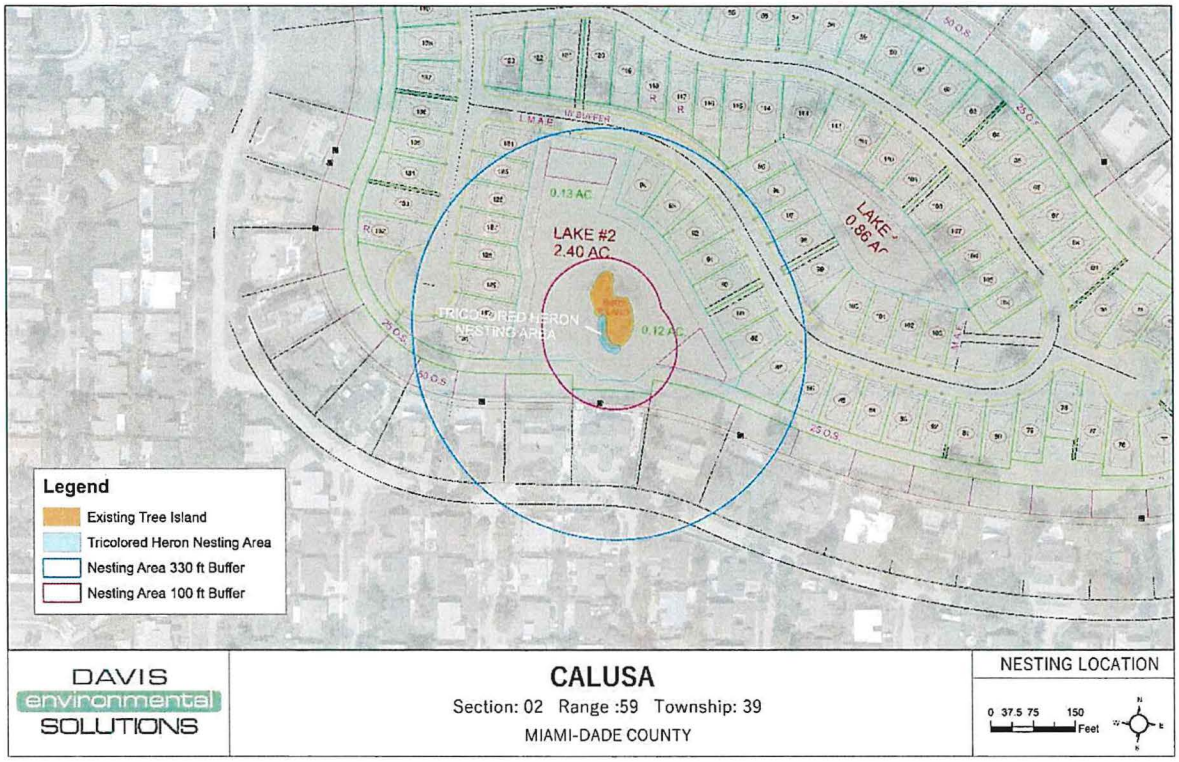

Figure 3. Tricolored heron observed nesting activity area

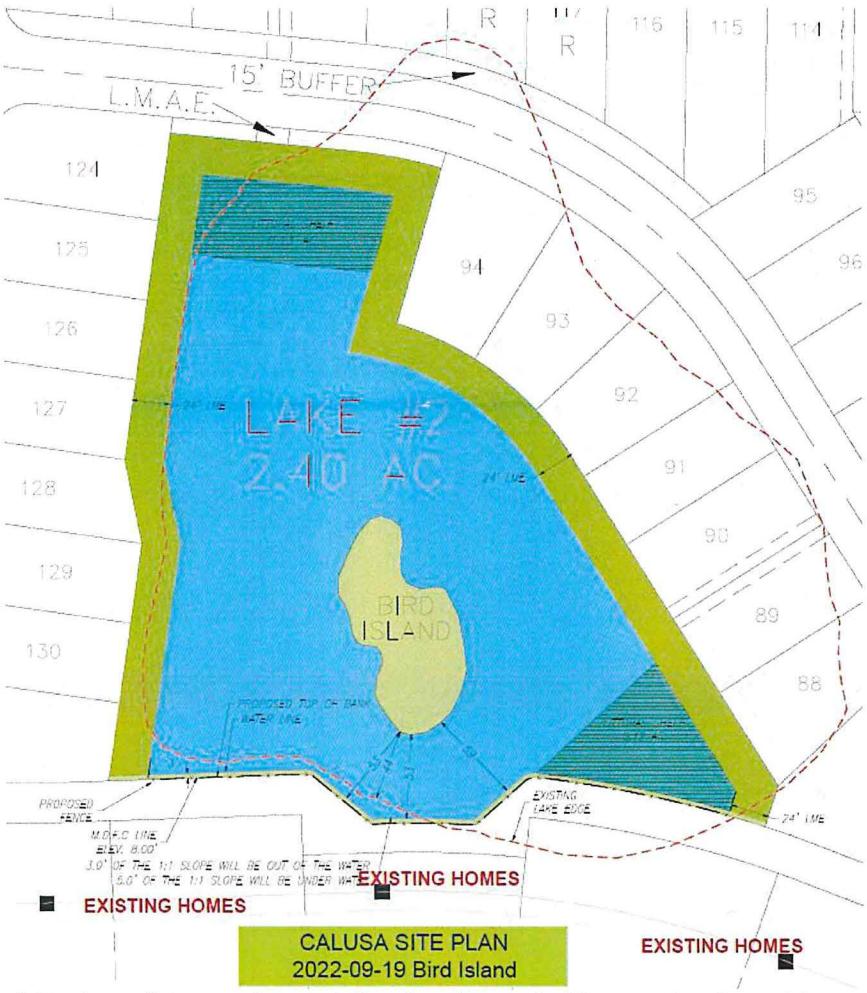

Figure 4. Rookery distances from existing development with current and new lake configuration

The nesting has developed over time since the golf course closed in 2012 and Brazilian Pepper began to take over the island. Surrounding homes pre-date the rookery that was established on the island. Activities that have occurred throughout the rookery's development include tractor mowing year-round since the course closed. Activities also included spraying by boat to deter the growth of invasive vegetation in lakes and spraying of non-island shorelines for at least the past four years when the current owner contracted for the land.

3.0 SITE PLAN

The applicant has proposed the site plan (**Figure 3)** to keep the tree island and meet FWC guidelines. The proposal will not alter the tree island in any way. All new lots, on which homes will be built, will be over 100' from the island. As a result, there will be no construction activity within 100' of the island during nesting season (Between March 15th and August 15th). Additionally, there will be no excessively loud or disturbing land development activities that will be performed within 330' of the nest during the nesting season.

The shape of the lake surrounding the island will change to accommodate development and the County code regarding lake slopes. The lake will also be enhanced to sustain wading bird prey fish and provide foraging areas for wading birds. Other lakes that will be created in the project will include foraging areas as well. The total enhanced new foraging area for the project will equal approximately 0.95 acres.

Site Plan highlights, which will be further addressed in Section 5.0., include:

- The eastern portion of the lake, away from the nesting activity, will be reduced in size. Note that nesting is as close as 43 feet to shoreline on the southern side of the island. The closest point on the new site plan will be

slightly greater, approximately 53 feet. The narrowness at the closest point is necessary to accommodate existing homes, not new development. Distances from the island to newly developed lots will uniformly exceed 100'.

- Two extended littoral areas will be planted to support foraging for the nesting birds in the rookery lake. Additional extended littoral areas will be created in two additional onsite lakes. The total enhanced littoral foraging area will equal 0.95 acres.
- County-mandated 20'-wide lake maintenance easement will be added on three sides of the rookery lake (north, east, and west). The south side of the lake will utilize a County approved alternate slope of 1:1. This alternate slope will allow a greater water surface from the lake shoreline (10 additional feet), and will more quickly achieve a depth that will discourage predatory animal crossings to the Island.

4.0 FWC GUIDANCE

Based on the FWC Approved Species Conservation Measures and Permitting Guidelines for the Little Blue Heron, Reddish Egret, Roseate Spoonbill, and Tricolored Heron (April 2019) the proposed activities will not adversely affect the tricolored heron. The applicant is requesting an Incidental Take Permit. The applicant has taken measures to avoid and minimize impacts on the tricolored heron by designing the footprint to avoid the need to remove the nesting habitat. This design meets the FWC guidelines.

In the guidance for measures to avoid take, it states that:

> *Project activities may be able to avoid take if similar activities already occur in comparable proximity to the nesting colony and are not resulting in take. Existing activities are "similar" if they are comparable in nature, size, duration, and intensity. Potential applicants should carefully document the existing activities on a site and whether project activities will increase the nature, size, duration, and intensity of activities beyond the existing levels to which the birds are habituated and accustomed. Potential applicants should be ready to present such information to FWC staff, if necessary, to justify how the activity is able to avoid take.*

In this case, the site plan has been developed specifically to meet this guidance. The birds chose to nest on the south side of the island closest to the existing houses and have been successful and shown no signs of disruption or impairment of essential behaviors due to mowing of the golf course, hedge trimming, mowing or other activities of nearby houses, or the home renovation on the existing lot closest to the island (12941 South Calusa Club Drive) where an addition and back patio renovation was completed in 2021. The development will be the same land use that currently surrounds the island where the birds are habituated and accustomed. Only the same limited mowing activity, which has been ongoing for years, will occur during nesting season within 100 feet. Construction activities within 330 feet of the nest during nesting season will be restricted as described below.

5.0 MITIGATION AND CONSERVATION MEASURES

Minimization of Impacts

The site plan has been amended to preserve the existing tricolored heron nest site. No land development work will be performed within 330 feet during nesting season. All new lots on which homes will be built will be over 100 feet from the island. As a result, there will be no construction activity within 100' of the island during nesting season between March 15 and August 15). Between 100 feet and 330 feet (**figure 3**), the applicant is proposing to ensure that construction noise stays below a 65-decibel standard on the island during nesting season. To ensure compliance, construction sounds will be monitored by placing two remote sound stations on the island, in the general vicinity of the 2022 active tricolor heron nest sites. These will be installed outside of the nesting season. These monitors will record at least several weeks of background noise prior to construction to document the baseline noise environment. During nesting season, the applicant will restrict construction to those activities that do not exceed 65 dBA or 10% above the background at the monitors, whichever is greater. The applicant will limit all development and construction activities to between 8 AM and 6 PM, which was previously agreed to with neighbors surrounding the community. Monitoring will be done while development and construction work is active. Any activity causing exceedances will be halted.

The new homes will be farther away from the nesting sites than the existing homes to the south. The development proposed is no different from that which the birds are already habituated and accustomed to.

Minimization Measures

- The project was redesigned from the original plans to preserve the rookery. The redesign filled a portion of the lake to the minimum extent practicable. The filled areas are furthest from, and generally the opposite side of, the island from the tricolored heron nests.
- The lake filling keeps 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.
- All new homes will be kept farther from the nest sites than existing homes.
- There will be no home construction within 100 feet of the nest.
- The 330-foot contour line include or touches 16 home sites. Construction on these home sites will be prioritized during non-nesting season.
- During nesting season, these 16 sites will have limited activities that do not create a noise disturbance. Some examples of this type of work would be laying sod, painting, interior finishing etc. This noise limitation will be ensured through the placement and monitoring of noise monitors. Activities will not exceed 65 dB or 10% above background at the nesting area monitors.
- Homeowners Associations Rules will prohibit any docks or other structure on the lake.
- Homeowners Associations Rules will prohibit any on-water use of the rookery lake during nesting season.
- Homeowners Associations Rules will prohibit any fishing on the rookery lake at all times to both avoid disturbance and prevent fishing line entanglement on and near the island.
- Homeowners Associations Rules will control access to the upland area closest to the to rookery during nesting season, especially on the south side of the lake.
- A berm will be constructed on the south side of the lake, limiting visual and noise impacts between the island and the existing homes.
- 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.
- All construction activities will be limited to the hours of 8 am to 6 pm.
- Literature will be provided to all adjacent homeowners, educating them about the rookery, the timing of the nesting season and activities to avoid to ensure the birds are not disturbed.
- All contractors and subcontractors will be provided with pre-construction training about wading bird protections.
- All construction will be done with best management practices to avoid any turbidity run-off into the lake

Mitigation Measures

The overall project will provide added benefits that should help to further the conservation and survival of the species. These include improving the foraging habitat within the lake surrounding the island and the other on-site lakes in the development. The applicant will design a robust aeration system to ensure the health and productivity of the lake prey base. The applicant will take an adaptive management approach to adjust the system over time, as needed, to account for the avian population, water levels, and climate.

Prior to proposing the on-site improvement to the foraging habitat, the design team, along with their pollution control and biological consulting experts, evaluated with appropriateness of creating foraging habitat on a former golf course in a residential neighborhood. Extensive soil, ground water and surface water testing was conducted. While the testing does show elevated levels of arsenic in the soil it was not present above clean-up target levels in the ground or surface waters. Additionally, as part of the side development. The soil is being addressed through and extensive soil management plan review, approval, and monitoring process with the County. Once completed, there is no expected degradation of the surface waters that would make them detrimental to wading bird foraging.

Another source of potential contamination is the individual property owners. We believe this risk low due the following:

- The site will be developed to ERP standards that prevent direct runoff of the first inch of rainfall/irrigation to

the surface waters.

- The lakes will have at least a 25-foot maintenance easement that will be solely controlled by the HOA and subject to HOA restriction on the use of pesticides and herbicides.
- 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.
- In the two additional lakes that will have enhances 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.

The components of the proposed habitat mitigation:

- **Protection of the active breeding site**: The rookery island and lake will be protected through and preserved as part of the County Development Approval.
- **Construction and maintenance of planted littoral zones around the lakes**. The littoral zones will be wider, planted with native vegetation, and will be maintained. The project will create 0.95 acres of enhanced littoral foraging zones. It is anticipated that these areas will provide good foraging habitat and will improve water quality, especially in the lake surrounding the island where high nutrient loads from bird guano can cause eutrophic conditions. See **Figure 5. Typical and enhanced lake cross-section examples.**
- **Interconnected lakes**. The current lake is not interconnected with other lakes. The project plan will provide for lake interconnection. The interconnection will enhance water circulation, reduce the rate of water level changes, and improve water quality.
- **Fish stocking.** Fish stocking with native prey species will support foraging
- **Aeration**. Aeration of the lake surrounding the island will improve water quality, oxygen levels, and support the prey base.
- **Littoral shelf topography**. Creation of littoral shelf topography to mimic natural dry season draw-down and concentration of prey base during the critical nesting period. This will enhance on-site foraging, reducing the distance the birds must travel to find food.
- **Managed use.** The association will manage the activities that occur in the vicinity of the island during nesting season. There will be no watercraft, drone usage, fishing or other disturbing activities within 330 feet of the island.
- **Establish public viewing areas and educational signage**. At the northern edge of the lake, at appropriate distances from the island, outside of the 330-foot contour, benches and educational signage will promote awareness and engagement by community residents.
- **Enhance other on-site lakes. Figure 6** shows the 0.95 acres of planned littoral areas in other on-site lakes that will provide additional foraging opportunities for wading birds that do not exist today. These enhanced littoral areas on the other on-site lakes are located adjacent to common areas, where the HOA has complete control of the upland activities and maintenance.
- **Maintain lakes.** HOA will provide appropriate manual vegetation control that will help to maintain the health of the lake, the native plantings, open foraging areas, and limit the potential for invasion of the island by mammalian predators.
- **Monetary contribution to the Fish and Wildlife Foundation of Florida's Imperiled Species Permitting Conservation Fund** for priority actions consistent with the objectives of the **Species Action Plan for Six Imperiled Wading Birds in the amount of $25,000.**

Without intervention, the island rookery as it exists today may not be sustainable in the long run. The narrowest part of the lake is where the tricolored herons currently nest. The lake is experiencing high nutrient loading, algae blooms, and dry season low water levels. Over the next several years, thick algal mats may allow the introduction of small mammalian predators to the island. Through the development of the project, the lake will specifically be managed to preserve and enhance the tricolored heron nesting success, thereby promoting the recovery of the overall species.

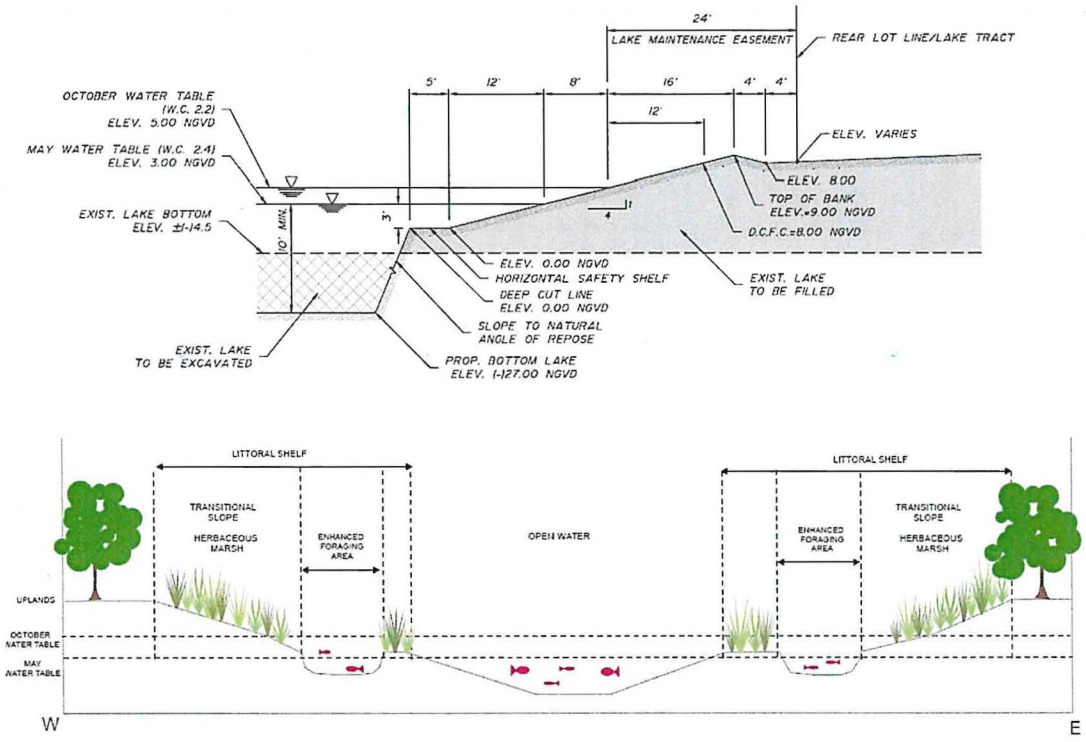

Figure 5. Typical (top) and Enhanced (bottom) examples of lake cross-sections

Figure 6. Overall site plan with enhanced littoral shelves highlighted

6.0 SUMMARY

Based on the FWC Approved Species Conservation Measures and Permitting Guidelines for the Little Blue Heron, Reddish Egret, Roseate Spoonbill, and Tricolored Heron (April, 2019), the proposed activity has been developed to avoid and minimize adverse effects to the tricolored heron to the greatest practicable extent. The applicant is requesting an agency determination if an incidental take permit is required, and if so, that the proposed mitigation is sufficient. If

incidental take were to occur, it's expected that the impact would be small and limited to three pairs of tricolored herons for a single nesting season. The applicant believes that the proposed mitigation counterbalances any potential take and provides significant additional benefits to the tricolored heron and other wading bird species.

Great effort has gone into altering the development plan and identifying multiple additional minimization measures. Following a careful review to ensure it was appropriate, plans for significant improvements to the lake and littoral feeding zone habitat, in and around the island, were developed. These features will greatly improve the existing conditions for foraging habitat, reducing the energy the birds must expend to find food, thereby improving the overall nesting success and furthering the conservation of the species.

ATTACHMENT A: Environmental Assessment Report

CALUSA COUNTRY CLUB
ENVIRONMENTAL ASSESSMENT REPORT

February 2021

Prepared For:

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Project No. 16GLH2500

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Exhibit I.	Aerial with FLUCFCS Map, Survey Transects, and Listed Species Locations	I-1

1.0 INTRODUCTION

An environmental assessment was conducted for the Calusa Country Club (Project) to document existing land uses and vegetative cover; review the site for state and federal jurisdictional wetlands; and research potential utilization by wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWCC) and the U.S. Fish and Wildlife Service (USFWS) as endangered, threatened, or species of special concern and by Miami-Dade County as endangered, threatened, rare, or special concern; and for plant species listed by the Florida Department of Agriculture and Consumer Services (FDACS) and USFWS as endangered, threatened, or commercially exploited and by Miami-Dade County as endangered, threatened, rare, or special concern. The assessment included field surveys to map vegetation communities, a survey for listed species, and an office review of agency records for documented occurrences of listed species on the property. This report summarizes the results of the environmental assessment.

The Project totals 169.27± acres and is located in Section 2, Township 55 South, Range 39 East, Miami-Dade County (Exhibit A). More specifically, the Project is south of N. 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. An aerial with boundary is included as Exhibit B.

The property currently consists of an inactive golf course that is being routinely maintained (i.e., mowed).

2.0 LAND USES AND VEGETATION ASSOCIATIONS

The vegetation mapping for the Project was conducted by Passarella & Associates, Inc. (PAI) using 2019 rectified color aerials. Groundtruthing to map the vegetative communities was conducted in December 2020 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Level III (Florida Department of Transportation 1999). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapping area, produce summaries, and generate a FLUCFCS map. An aerial photograph of the property with an overlay of the FLUCFCS is provided as Exhibit C.

A total of four land uses (i.e., FLUCFCS codes) were identified within the Project. The dominant land use on the property is Golf Course (FLUCFCS Code 182), occupying 152.03± acres (89.8 percent) of the Project site. Golf Course Support Facilities (FLUCFCS Code 180), Lakes (FLUCFCS Code 520), and Single-Family Residential (FLUCFCS Code 110) account for the remaining 17.24± acres (10.2 percent). The Project site contains no native vegetation associations and is comprised of an inactive golf course with scattered canopy- and sub-canopy-sized species. Routine maintenance is occurring at the golf course, primarily in the form of mowing. A summary of the FLUCFCS codes with acreage breakdown and description of each FLUCFCS code are provided in Exhibit D. No rare or unique uplands (e.g., xeric oak scrub, tropical hardwood hammocks, pine rocklands) were identified within the Project site.

3.0 SOILS

The soils for the property, per the Natural Resources Conservation Service, are shown on Exhibit E. A brief description for each soil type per the Soil Survey of Dade County Area, Florida (Soil Conservation Service 1996) is presented in Exhibit F.

4.0 JURISDICTIONAL WETLANDS

There are no state or federal jurisdictional wetlands on the Project site.

A U.S. Geological Survey Quadrangle Map is provided as Exhibit G.

5.0 LISTED SPECIES

5.1 Literature Review

The literature search involved an examination of available information on protected species in the Project's geographical region. The literature sources reviewed included the FWCC's Florida's Endangered and Threatened Species (FWCC 2018); Florida Atlas of Breeding Sites for Herons and Their Allies (Runde *et al.* 1991); USFWS Habitat Management Guidelines for the Bald Eagle in the Southeast Region (1987); the Landscape Conservation Strategy Map (Kautz *et al.* 2006); and the USFWS and/or the FWCC databases for locations of the bald eagle (*Haliaeetus leucocephalus*), wading bird rookeries, and Florida panther (*Puma concolor coryi*) in Miami-Dade County.

The wildlife agencies' database information is updated on a periodic basis and, depending on the species, is current through different dates. The FWCC information is current through the noted dates for the following species: bald eagle nest locations – 2017; wading bird rookeries – 1999; and Florida panther telemetry – June 2019.

The literature search did not find any documented occurrences of listed wildlife species within the Project site. The Project site is not located within the designated critical habitat areas for any listed wildlife species.

The closest documented bald eagle nest (DA901) is located approximately 5.3 miles east-northeast of the Project and was last known active in 2020 (Exhibit H). No bald eagle nests were identified within the Project limits. The bald eagle nest database is current through the 2016-2017 nesting season. The nest's distance is beyond the USFWS and the FWCC recommended 660-foot buffer protection zone for active and alternate bald eagle nests (FWCC 2008; USFWS 2007). The bald eagle is not a listed species, but it is protected under the Bald and Golden Eagle Protection Act (BGEPA) and the Migratory Bird Treaty Act (MBTA).

The Florida Atlas of Breeding Sites for Herons and Their Allies (Runde *et al.* 1991) was referenced for the location of breeding colonies of both listed and non-listed wading birds including, but not limited to, snowy egret (*Egretta thula*), roseate spoonbill (*Platalea ajaja*), little blue heron (*Egretta caerulea*), wood stork (*Mycteria americana*), tri-colored heron (*Egretta tricolor*), and reddish egret (*Egretta rufescens*). There was no reference to breeding rookeries located on the Project. The FWCC database for wading bird rookeries shows the closest wading bird location as being approximately 8.3 miles northwest of the property (Exhibit H). Additionally, the Project site contains only one land use type (i.e., lakes) that could readily be used by wading birds for nesting. Multiple wading bird species were observed on the Project during the listed species survey (Exhibit I).

The FWCC database shows no Florida panther telemetry locations on the Project site (Exhibit H). The Project site does not contain suitable Florida panther habitat, and it is surrounded by high-density single-family residential development. The Florida panther is listed as endangered by the USFWS and federally endangered by the FWCC.

Wildlife species as listed by the FWCC and the USFWS (FWCC 2018) and Element IV of the Comprehensive Development Master Plan (CDMP) for Miami-Dade County that have the potential to occur on the Project site are listed in Table 1. Plant species as listed by the FDACS (FDACS Chapter 5B-40), the USFWS, and Miami-Dade County that have the potential to occur on the Project site are listed in Table 2. Literature used in obtaining information in assessing the potential occurrence of these species included Chapter 33A of the Miami-Dade County Land Development Code (Miami-Dade County), Field Guide to the Rare Plants of Florida (Chafin 2000), Atlas of Florida Vascular Plants (Wunderlin 2004), and professional experience and knowledge of the geographic region. In addition, FWCC and USFWS records for documented listed species were reviewed for listed species on or adjacent to the property (Exhibit H).

Table 1. Listed Wildlife Species That Could Potentially Occur within the Project

Common Name	Scientific Name	Designated Status			Potential Habitats (FLUCFCS Code)
		FWCC	USFWS	Miami-Dade County	
Amphibians and Reptiles					
American alligator	*Alligator mississippiensis*	FT(S/A)	FT(S/A)	Y	742
Eastern indigo snake	*Drymarchon corais couperi*	FT	FT	Y	182
Gopher tortoise	*Gopherus polyphemus*	ST	*	Y	182
Birds					
American bittern	*Botaurus lentiginosus*	-	-	Y	742
Cooper's hawk	*Accipiter cooperii*	-	-	Y	182
Everglade snail kite	*Rostrhamus sociabilis plumbeus*	FE	FE	Y	742

Table 1. (Continued)

Common Name	Scientific Name	Designated Status			Potential Habitats (FLUCFCS Code)
		FWCC	USFWS	Miami-Dade County	
Birds (Continued)					
Florida burrowing owl	*Athene cunicularia floridana*	ST	-	Y	182
Florida sandhill crane	*Grus canadensis pratensis*	ST	-	Y	182
Great blue heron	*Ardea herodias*	-	-	Y	742
Least bittern	*Ixobrychus exilis*	-	-	Y	742
Limpkin	*Aramus guarauna*	-	-	Y	742
Little blue heron	*Egretta caerulea*	ST	-	Y	742
Northern harrier	*Circus cyaneus*	-	-	Y	742
Osprey	*Pandion haliaetus*	-	-	Y	182, 742
Painted bunting	*Passerina ciris*	-	-	Y	182
Prairie warbler	*Setophaga discolor*	-	-	Y	182
Roseate spoonbill	*Platalea ajaja*	ST	-	Y	742
Southeastern American kestrel	*Falco sparverius paulus*	ST	-	Y	182
Snowy egret	*Egretta thula*	-	-	Y	742
Tri-colored heron	*Egretta tricolor*	ST	-	Y	742
White ibis	*Eudocimus albus*	-	-	Y	742
Wood stork	*Mycteria americana*	FT	FT	Y	742
Mammals					
Big Cypress fox squirrel	*Sciurus niger avicennia*	ST	-	Y	182
Florida bonneted bat	*Eumops floridanus*	FE	FE	-	182

FWCC – Florida Fish and Wildlife Conservation Commission
USFWS – U.S. Fish and Wildlife Service
FE – Federally Endangered
FT – Federally Threatened
FT(S/A) – Federally Threatened due to similarity of appearance
SSC – Species of Special Concern
ST – State Threatened
Y – Miami-Dade County endangered, threatened, rare, or special concern fauna species as updated from previously adopted Comprehensive Master Development Plan lists, due to low population numbers or limited/localized population; impacts resulting from habitat destruction or environmental contamination; or nesting destruction/disturbance/failures.
*The gopher tortoise (*Gopherus polyphemus*) is currently listed as a candidate species by the USFWS.

American Alligator (*Alligator mississippiensis*)

Potential habitat on the Project site for American alligator includes the lakes.

Eastern Indigo Snake (*Drymarchon corais couperi*)
Potential habitat on the Project site for Eastern indigo snake includes the inactive golf course. The Eastern indigo snake is typically found in association with populations of gopher tortoise.

Gopher Tortoise (*Gopherus polyphemus*)
Potential habitat on the Project site for gopher tortoise includes the inactive golf course.

American Bittern (*Botaurus lentiginosus*)
Potential foraging habitat on the Project site for American bittern includes the lakes.

Cooper's Hawk (*Accipiter cooperii*)
Potential habitat on the Project site for Cooper's hawk includes the inactive golf course.

Everglade Snail Kite (*Rostrhamus sociabilis plumbeus*)
Potential foraging habitat on the Project site for Everglade snail kite includes the lakes.

Florida Burrowing Owl (*Athene cunicularia floridana*)
Potential habitat on the Project site for Florida burrowing owl includes the inactive golf course.

Florida Sandhill Crane (*Grus canadensis pratensis*)
Potential foraging habitat on the Project site for Florida sandhill crane includes the inactive golf course. Preferred sandhill crane habitat includes prairies and shallow marshes dominated by pickerelweed (*Pontedaria cordata*) and maidencane (*Panicum hemitomon*).

Great Blue Heron (*Ardea herodias*), Least Bittern (*Ixobrychus exilis*), Limpkin (*Aramus guarauna*), Little Blue Heron (*Egretta caerulea*), Snowy Egret (*Egretta thula*), Tri-Colored Heron (*Egretta tricolor*), Roseate Spoonbill (*Platalea ajaja*), and White Ibis (*Eudocimus albus*)
Potential foraging habitat on the Project site for state listed and Miami-Dade County listed wading birds includes the edges of the lakes.

Northern Harrier (*Circus cyaneus*)
Potential foraging habitat on the Project site for Northern harrier includes the inactive golf course.

Osprey (*Pandion haliaetus*)
Potential foraging habitat on the Project site for osprey includes the lakes.

Painted Bunting (*Passerina ciris*)
Potential habitat on the Project site for painted bunting includes the inactive golf course.

Prairie Warbler (*Setophaga discolor*)
Potential habitat on the Project site for prairie warbler includes the inactive golf course.

Southeastern American Kestrel (*Falco sparverius paulus*)
Potential foraging habitat on the Project site for Southeastern American kestrel includes the inactive golf course. Since 1980, observations of Southeastern American kestrel in Florida have occurred primarily in sandhill or sand pine scrub areas of North and Central Florida (Rodgers *et al.* 1996).

Wood Stork (*Mycteria americana*)
Potential foraging habitat on the Project site for wood stork includes the edges of the lakes. Almost any wetland depression where fish tend to become concentrated, either through local reproduction by fishes or as a consequence of area drying, may be good for feeding habitat (Rodgers *et al.* 1996).

Big Cypress Fox Squirrel (*Sciurus niger avicennia*)
Potential nesting and foraging habitat on the Project site for Big Cypress fox squirrel includes the inactive golf course.

Florida Bonneted Bat (*Eumops floridanus*)
Florida bonneted bats could potentially roost in portions of the inactive golf course and in structures associated with the golf course facilities (i.e., maintenance sheds) on the Project site and/or forage over the lakes. The current range of the Florida bonneted bat is known to include Central and South Florida, with data indicating that the core range may be located within Charlotte, Lee, Collier, Monroe, and Miami-Dade counties (Marks and Marks 2006; USFWS 2019).

The listed plant species listed in Table 2 can be found in a variety of native habitat types including, but not limited to, pine rockland, pine flatwoods, hydric pine, and mixed wetland hardwood habitats. However, the plants can also be found in disturbed habitat types such as the inactive golf course on the Project site.

Table 2. Listed Plant Species That Could Potentially Occur within the Project

Common Name	Scientific Name	Designated Status			Potential Habitats (FLUCFCS Code)
		FDACS	USFWS	Miami-Dade County	
Cardinal airplant	*Tillandsia fasciculata*	E	-	Y	182
Florida coontie	*Zamia floridana*	CE	-	Y	182
Giant airplant	*Tillandsia utriculata*	E	-	Y	182
Hand adder's tongue fern	*Ophioglossum palmatum*	E	-	Y	182
Pine-pink orchid	*Bletia purpurea*	T	-	Y	182
Satinleaf	*Chrysophyllum olivaeforme*	T	-	Y	182
Simpson's stopper	*Myrcianthes fragrans* var. *simpsonii*	T	-	Y	182
Twisted airplant	*Tillandsia flexuosa*	T	-	Y	182

Table 2. (Continued)

FDACS – Florida Department of Agriculture and Consumer Services
USFWS – U.S. Fish and Wildlife Service
CE – Commercially Exploited
E – Endangered
T – Threatened
Y – Miami-Dade County endangered, threatened, rare, or special concern flora species as updated from previously adopted Comprehensive Master Development Plan lists, due to low population numbers or limited/localized population; impacts resulting from habitat destruction or environmental contamination; or nesting destruction/disturbance/failures.

5.2 Field Survey

A listed species survey was conducted on the Project site on December 9, 2020 for wildlife species listed by the FWCC as endangered, threatened, or species of special concern; by the USFWS as endangered or threatened; and by Miami-Dade County as endangered, threatened, rare, or special concern fauna. The Project site was also surveyed for plant species listed by the USFWS and FDACS as endangered, threatened, or commercially exploited and by Miami-Dade County as endangered, threatened, rare, or special concern. Additionally, the Project site was surveyed for bald eagle and/or their nests since they are protected under Florida Administrative Code 68A-16.002, the BGEPA, and the MBTA.

The December 2020 field survey was conducted by qualified ecologists walking meandering transects spaced approximately 50 to 75 feet apart (Exhibit I). The Project site was inspected for listed plant and wildlife species as well as their sign (e.g., burrows, tracks, scat, scratches, etc.). At regular intervals, the ecologists stopped, remained quiet, and listened for wildlife vocalizations. The weather during the survey was seasonal with temperatures in the low 60s, partly cloudy skies, and winds approximately 10 miles per hour. The survey began at approximately 9:45 a.m. and ended at approximately 3:00 p.m.

Five listed species were observed during the survey and additional fieldwork conducted on the Project. The listed species documented by PAI were little blue heron, osprey, snowy egret, tri-colored heron, and white ibis (Exhibit I). No additional listed species or their sign (i.e., burrows, scat, etc.) were observed on the Project site.

A summary of the listed species observed within the Project is provided in Table 3. The locations of the observed listed species are depicted on Exhibit I.

Table 3. Listed Wildlife Species Observed within the Project

Common Name	Scientific Name	Designated Status			Observed Location (FLUCFCS Code)
		FWCC	USFWS	Miami-Dade County	
Little blue heron	*Egretta caerulea*	ST	-	Y	742
Osprey	*Panidon haliaetus*	-	-	Y	182
Snowy egret	*Egretta thula*	-	-	Y	742
Tri-colored heron	*Egretta tricolor*	ST	-	Y	742
White ibis	*Eudocimus albus*	-	-	Y	182, 742

FWCC – Florida Fish and Wildlife Conservation Commission
USFWS – U.S. Fish and Wildlife Service
ST – State Threatened
Y – Miami-Dade County endangered, threatened, rare, or special concern fauna species as updated from previously adopted Comprehensive Master Development Plan lists, due to low population numbers or limited/localized population; impacts resulting from habitat destruction or environmental contamination; or nesting destruction/disturbance/failures.

6.0 SUMMARY

The Project site consists primarily of an inactive golf course that is routinely maintained (i.e., mowed). A total of four land uses (i.e., FLUCFCS codes) were identified within the Project. The dominant land use on the property is Golf Course (FLUCFCS Code 182), occupying 152.03± acres or 89.8 percent of the site. Golf Course Support Facilities (FLUCFCS Code 180), Lakes (FLUCFCS Code 520), and Single-Family Residential (FLUCFCS Code 110) account for the remaining 17.24± acres or 10.2 percent. No rare or unique uplands were identified on the Project site. There are no state or federal jurisdictional wetlands on the Project site.

A literature search was conducted of agency records and available information on listed species within the Project's geographical region. The literature review did not find any documented occurrences of listed wildlife species on the Project site.

A listed species survey was conducted on the Project site on December 9, 2020. Five listed wildlife species were observed on the Project. The listed wildlife species included little blue heron, osprey, snowy egret, tri-colored heron, and white ibis. The little blue heron and tri-colored heron are listed as state threatened by the FWCC and are listed by the Miami-Dade County CDMP; the osprey, snowy egret, and white ibis are listed by the Miami-Dade County CDMP. No additional listed species or their sign (i.e., burrows, scat, etc.) were observed on the Project site. Additionally, no listed plant species were documented within the Project site. The locations of the observed listed species are depicted on Exhibit I.

7.0 REFERENCES

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Online Resources

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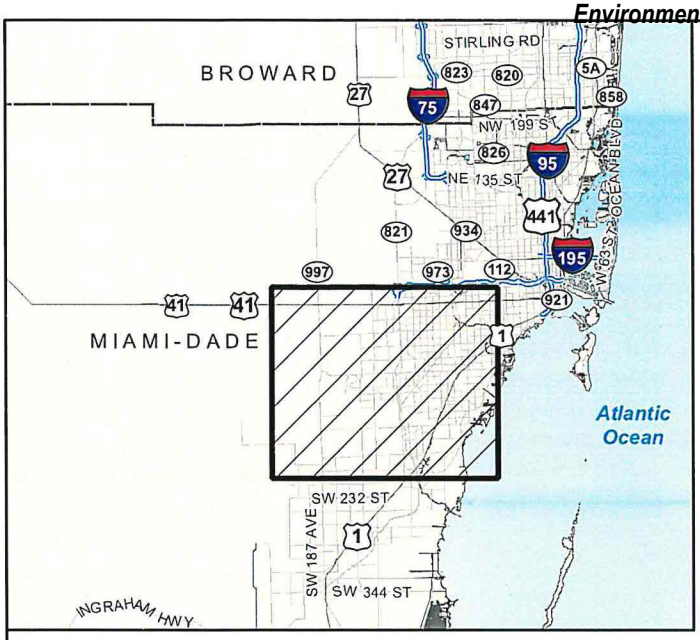
EXHIBIT A

PROJECT LOCATION MAP



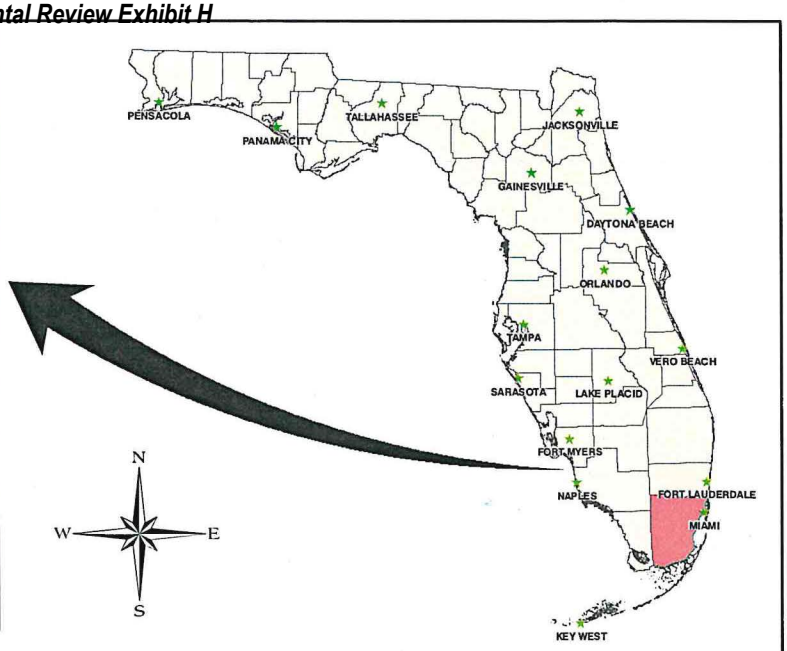


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EXHIBIT A. PROJECT LOCATION MAP
CALUSA COUNTRY CLUB

DRAWN BY	DATE
T.S.	1/26/21
REVIEWED BY	DATE
B.T.	1/26/21
REVISED	DATE

Consulting Ecologists
PASSARELLA & ASSOCIATES INC.

EXHIBIT B

AERIAL WITH BOUNDARY

Environmental Review Exhibit II

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) 12-29-2020 - (CLIENT XREF).DWG DATED JANUARY 25, 2021.

DRAWN BY: T.S.	DATE: 1/27/21
REVIEWED BY: S.J.	DATE: 1/27/21
REVISED	DATE

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

PASSARELLA & ASSOCIATES INC.
Consulting Ecologists

CALUSA COUNTRY CLUB
AERIAL WITH BOUNDARY

DRAWING No. 16GLH2500
SHEET No. EXHIBIT B

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EXHIBIT C

AERIAL WITH FLUCFCS MAP

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%
	TOTAL	169.27 Ac.±	100.0%

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) 12-29-2020 - (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).

DRAWN BY: T.S.	DATE: 1/27/21	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069	PASSARELLA & ASSOCIATES, INC. Consulting Ecologists	CALUSA COUNTRY CLUB AERIAL WITH FLUCFCS MAP	DRAWING No.: 16GLH2500
REVIEWED BY: S.J.	DATE: 1/27/21				SHEET No.: EXHIBIT C
REVISED: P.F.	DATE: 2/2/21				

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EXHIBIT D

EXISTING LAND USE AND COVER SUMMARY TABLE AND FLUCFCS DESCRIPTIONS

CALUSA COUNTRY CLUB
EXISTING LAND USE AND COVER SUMMARY TABLE
AND FLUCFCS DESCRIPTIONS

February 2021

The Florida Land Use, Cover and Forms Classification System (FLUCFCS) codes identified within Calusa Country Club (Project) are listed below (Table 1). The dominant plant species found in each of these codes are listed in the FLUCFCS descriptions that follow.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage	Percent of Total
110	Single-Family Residential	0.80	0.5
180	Golf Course Support Facilities	3.21	1.9
182	Golf Course	152.03	89.8
520	Lakes	13.23	7.8
Total		**169.27**	**100.0**

Single-Family Residential (FLUCFCS Code 110)
This land use type is comprised of single-family homes and their associated lots.

Golf Course Support Operations (FLUCFCS Code 180)
This land use type is comprised of a parking lot area and a maintenance building located within the Project site.

Golf Course (FLUCFCS Code 182)
The canopy of this land use type is primarily open with scattered West Indian mahogany (*Swietenia mahagoni*), cabbage palm (*Sabal palmetto*), Australian umbrella tree (*Schefflera actinophylla*), strangler fig (*Ficus aurea*), ficus (*Ficus* sp.), melaleuca (*Melaleuca quinquefolia*), Chinese tallow-tree (*Triadica sebifera*), bottlebrush (*Melaleuca viminalis*), queen palm (*Syagrus romanzoffiana*), royal palm (*Roystonea regia*), Australian pine (*Casuarina equisetifolia*), royal poinciana (*Delonix regia*), Norfolk Island pine (*Araucaria heterophylla*), Florida black olive (*Terminalia buceras*), avocado (*Persea americana*), Geiger tree (*Cordia sebestena*), and dwarf poinciana (*Caesalpinia pulcherrima*). The sub-canopy includes widely scattered Brazilian pepper (*Schinus terebinthifolius*), West Indian mahogany, Christmas palm (*Adonidia merrillii*), saltbush (*Baccharis halimifolia*), gumbo limbo (*Bursera simaruba*), and buttonwood (*Conocarpus erectus*). The ground cover includes St. Augustine grass (*Stenotaphrum secundatum*), beggar-ticks (*Bidens alba*), Southern sandspur (*Cenchrus echinatus*), desmodium (*Desmodium floridanum*), crowfoot grass (*Dactyloctenium aegyptium*), lantana (*Lantana canescens*), largeflower Mexican clover (*Richardia grandiflora*), Bermuda grass (*Cynodon dactylon*), Spanish needles (*Bidens bipinnata*), balsam apple (*Momordica charantia*), air-potato (*Dioscorea*

bulbifera), broomsedge bluestem (*Andropogon virginicus*), wedelia (*Sphagneticola trilobata*), giant reed (*Arundo donax*), and elephant grass (*Cenchrus purpureus*).

Lakes (FLUCFCS Code 520)
The canopy of this land use type is open. The sub-canopy is primarily open with scattered Carolina willow (*Salix caroliniana*) along the edge. The ground cover is primarily open with scattered cattail (*Typha* spp.), arrowhead (*Sagittaria lancifolia*), pickerelweed (*Pontederia cordata*), giant leather fern (*Acrostichum danaeifolium*), torpedograss (*Panicum repens*), and spikerush (*Eleocharis interstincta*) along the edge.

EXHIBIT E

SOILS MAP

LEGEND

CALUSA COUNTRY CLUB SOILS

0 200 400
Feet

Soil Unit	Description
15	URBAN LAND
42	UDORTHENTS, LIMESTONE SUBSTRATUM, 0 TO 5 PERCENT SLOPES
99	WATER

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION FLOWN IN 2019.

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

SOILS MAPPING WAS ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE OCTOBER 2007 AND CREATED BY THE NATURAL RESOURCES CONSERVATION SERVICE 1990.

J:\2016\16-GU2500\GIS\2021\ENVIRONMENTAL_DATA_REPORT\EXHIBITS\EXHIBIT_E_SOILS_MAP.MXD - 2/1/2021 @ 1:15:47 PM

EXHIBIT E. SOILS MAP
CALUSA COUNTRY CLUB

DRAWN BY	DATE
P.F./T.S.	1/27/21
REVIEWED BY	DATE
S.J.	1/27/21
REVISED	DATE

PASSARELLA & ASSOCIATES, INC. Consulting Ecologists

EXHIBIT F

SOILS SUMMARY TABLE AND DESCRIPTIONS

CALUSA COUNTRY CLUB
SOILS SUMMARY TABLE AND DESCRIPTIONS

February 2021

Table 1. Soils Listed by the Natural Resources Conservation Service on the Project

Mapping Unit	Description
15	Urban Land
42	Udorthents, Limestone Substratum, 0 to 5 Percent Slopes
99	Water

15 – Urban Land

This map unit is in areas where more than 85 percent of the surface is covered by shopping centers, parking lots, streets, sidewalks, airports, large buildings, houses, and other structures. The natural soil cannot be observed. The soils in open areas, mostly lawns, vacant lots, playgrounds, and parks, are mainly Udorthents. These soils generally have been altered by land grading and shaping or have been covered with about 18 inches of extremely stony, loamy fill material. Areas of these soils are so small that mapping them separately is impractical. No capability classification is assigned.

42 – Udorthents, Limestone Substratum, 0 to 5 Percent Slopes

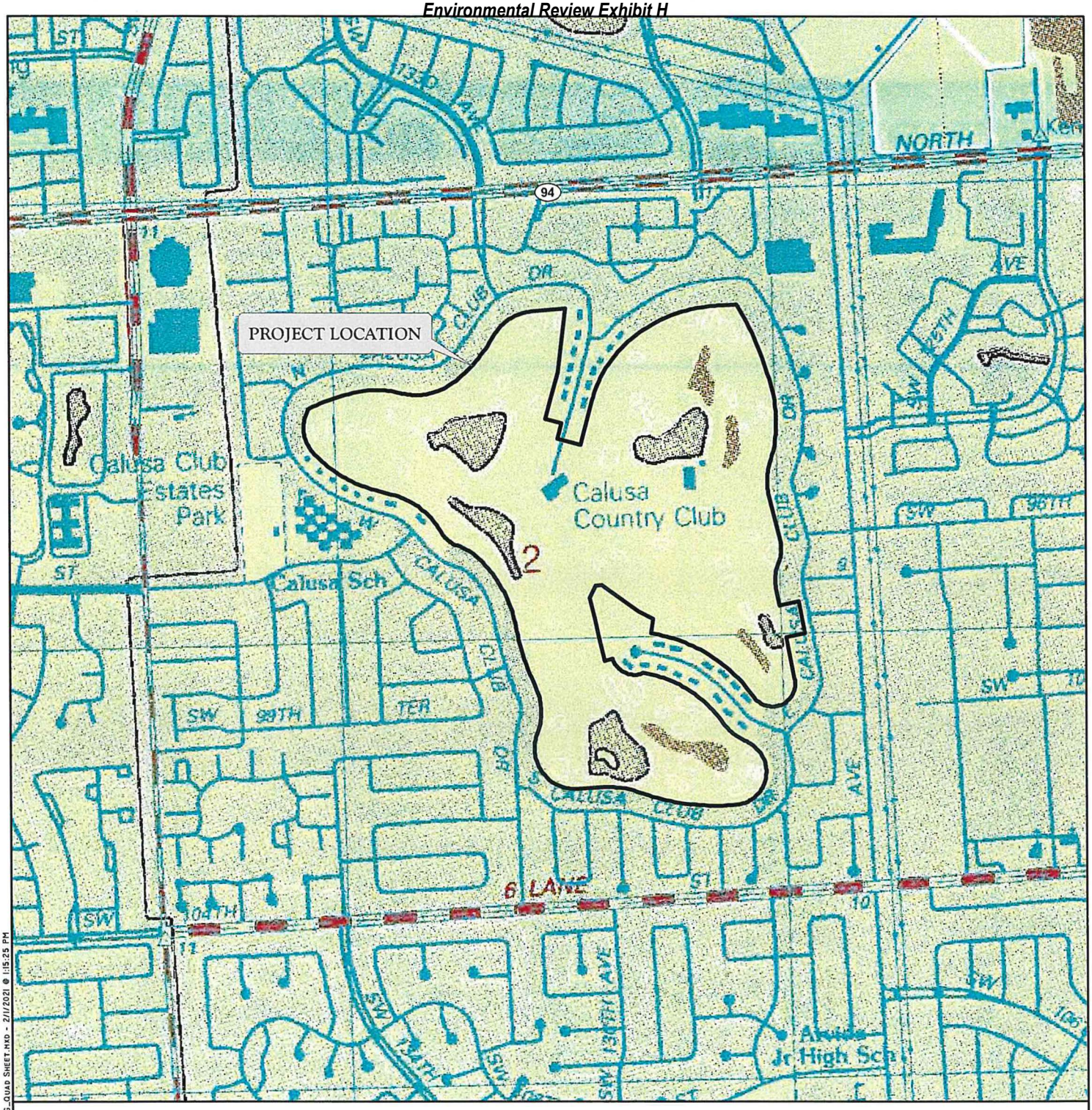
These nearly level or gently sloping, moderately well drained or well drained soils consist of thin or thick deposits of fill material. The fill material has been excavated from nearby areas and spread over the surface. It commonly is about 30 inches thick. Individual areas range from 40 to 800 acres in size. No one pedon represents these soils, but in one of the most common profiles, the soil layer is dark gray gravelly sand about 4 inches thick. Below this, to a depth of about 30 inches, are light gray, unconsolidated limestone fragments. Hard, porous limestone bedrock is at a depth of 30 inches. Included with these areas of mapping are small areas of soils that have slopes of more than 5 percent. Also included are small areas of Urban Land, which makes up 15 percent or less of the map unit. Depth to the water table in the Udorthents varies, depending on the amount of fill material and the drainage measures in a given area. In most areas the water table is below a depth of 40 inches. Permeability generally is rapid. Most areas are used as sites for golf courses. The existing vegetation consists of grasses and ornamental trees and shrubs. No capability classification is assigned.

99 – Water

This map unit denotes those areas underlying permanent water bodies.

EXHIBIT G

QUAD SHEET



LEGEND

CALUSA COUNTRY CLUB

N
W E
S

0 500 1,000
Feet

NOTES:

DIGITAL RASTER GRAPHIC USGS TOPOGRAPHIC QUADRANGLES WERE ACQUIRED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) WEBSITE JULY 2007.

EXHIBIT G. QUAD SHEET
CALUSA COUNTRY CLUB

DRAWN BY	DATE
D.B./T.S.	1/27/21
REVIEWED BY	DATE
S.J.	1/27/21
REVISED	DATE

PASSARELLA & ASSOCIATES, INC
Consulting Ecologists

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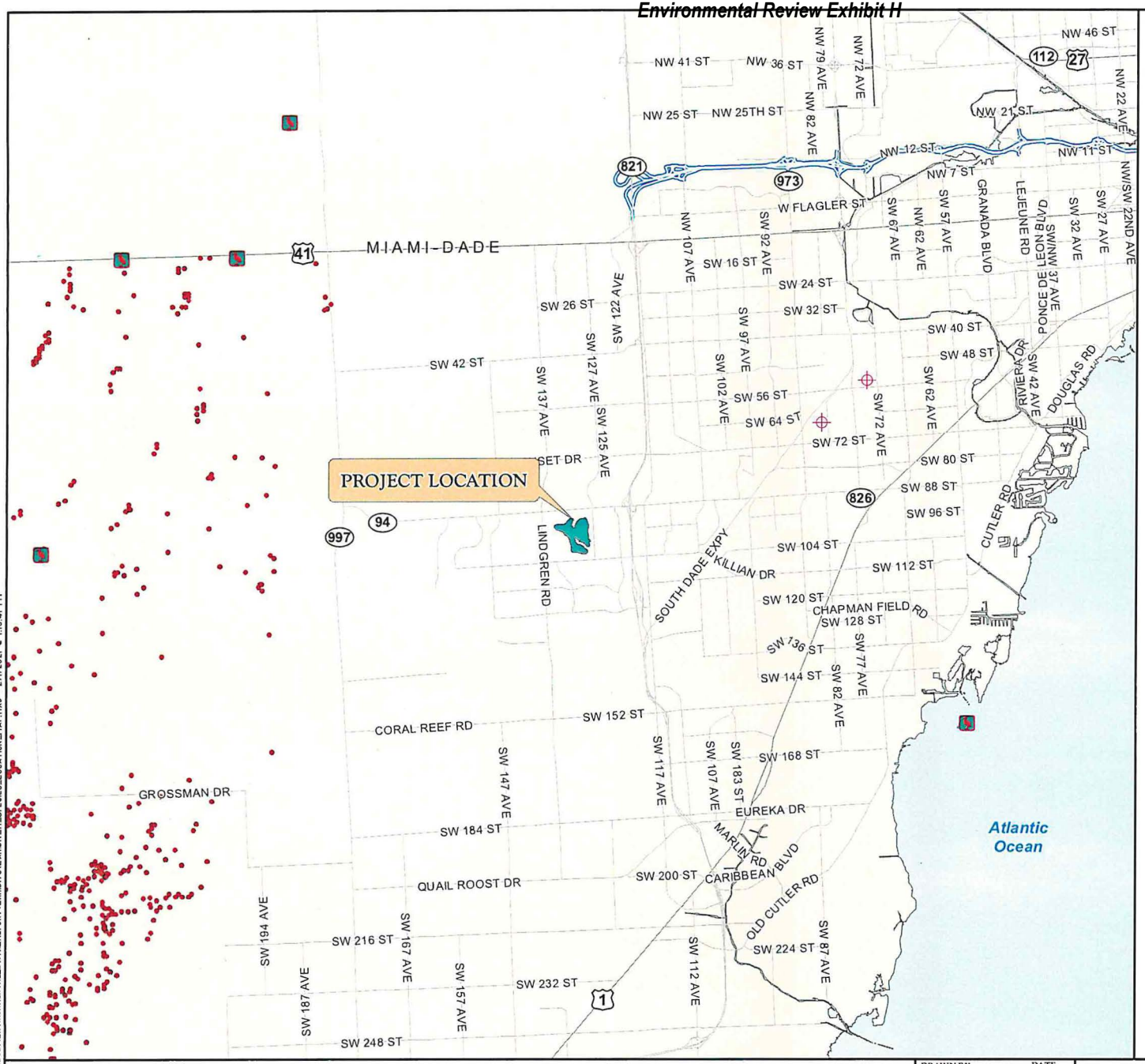
EXHIBIT H

DOCUMENTED OCCURRENCES OF LISTED SPECIES



LEGEND

- CALUSA COUNTRY CLUB
- BALD EAGLE NEST LOCATION
- FLORIDA PANTHER TELEMETRY
- WADING BIRD LOCATION

NOTES:

EAGLE NEST LOCATIONS WERE ACQUIRED FROM THE FWCC AND AUDUBON EAGLEWATCH ON NOVEMBER 2020 AND ARE CURRENT TO 2020.

PANTHER TELEMETRY WAS ACQUIRED FROM THE FWCC ON DECEMBER 2020 AND IS CURRENT TO JUNE 2020.

WADING BIRD ROOKERIES WERE ACQUIRED FROM THE FWCC DECEMBER 2020 AND ARE CURRENT TO 1999.

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EXHIBIT H. DOCUMENTED OCCURRENCES OF LISTED SPECIES
CALUSA COUNTRY CLUB

DRAWN BY	DATE
T.S.	1/27/21
REVIEWED BY	DATE
S.J.	1/27/21
REVISED	DATE

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

EXHIBIT I

AERIAL WITH FLUCFCS MAP, SURVEY TRANSECTS, AND LISTED SPECIES LOCATIONS

LEGEND:

- LAKES
- APPROXIMATE LOCATION OF WALKED TRANSECTS
- **LBHE** LITTLE BLUE HERON
- **OSPR** OSPREY
- **TRHE** TRI-COLORED HERON
- **SNEG** SNOWY EGRET
- **WHIB** WHITE IBIS

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%
	TOTAL	169.27 Ac.±	100.0%

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 5365 CALUSA CLUB ESTATES ALTA SURVEY - (COMBINED PARCELS A B C) 12-29-2020 - (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).

DRAWN BY: D.B./T.S.	DATE: 1/27/21	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069	PASSARELLA & ASSOCIATES, INC. (Consulting Ecologists)
REVIEWED BY: S.J.	DATE: 1/27/21		CALUSA COUNTRY CLUB AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND LISTED SPECIES LOCATIONS MAP
REVISED: P.F.	DATE: 2/2/21		DRAWING No.: 16GLH2500 SHEET No.: EXHIBIT I

J:\2016\16GLH2500\2021\Environmental Assessment Report\Exhibit I Aerial with FLUCFCS Transects and Species 020221.dwg Tab: IInd7 -C Feb 02, 2021 - 11:12am Plotted by: PaulF

DAVIS environmental SOLUTIONS

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

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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- 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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DATE: MAY 6 2025
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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

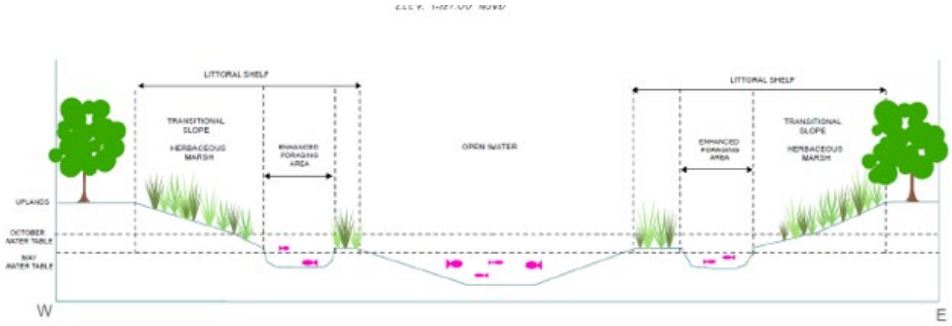

Figure 2: Conceptual example of Enhanced Littoral Shelf Design, slopes within the deeper part of the lake will vary.

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.

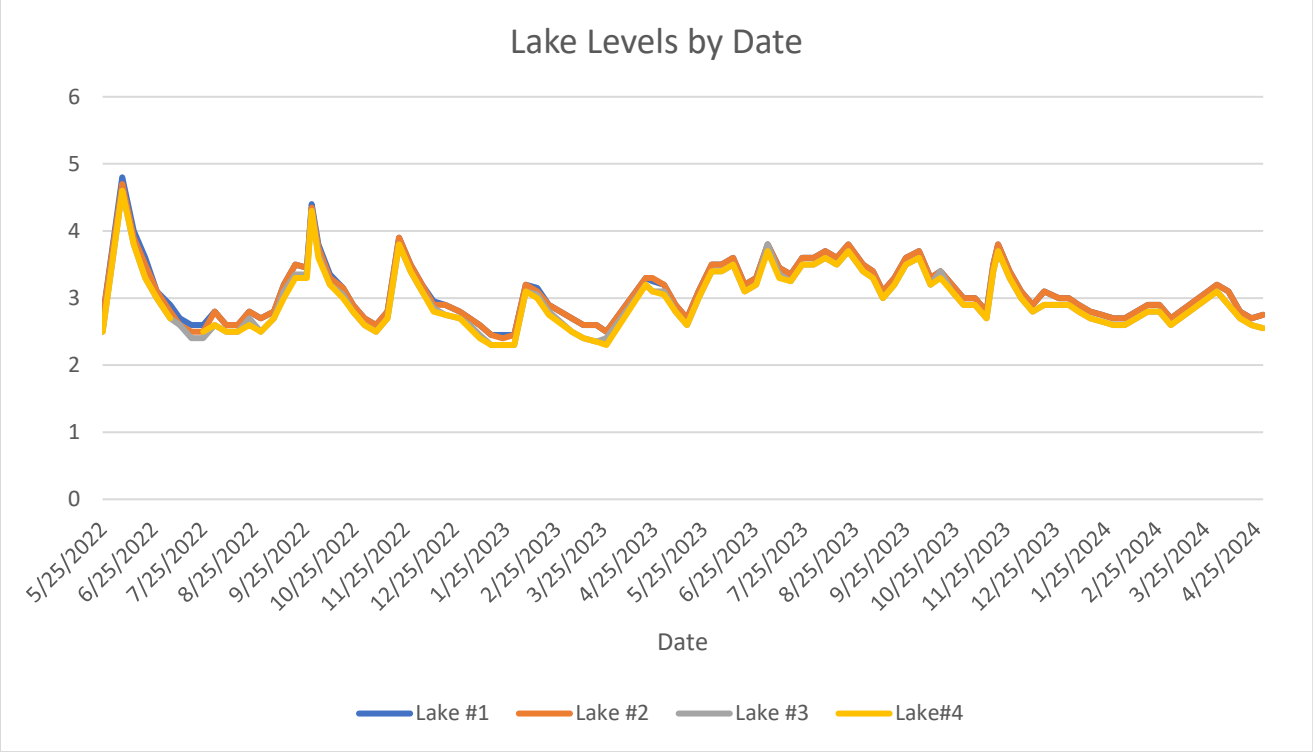

Figure 3: Water Levels over a Two-Year Period

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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PROCESS NO.: Z21-031
DATE: MAY 6 2025
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.

RECEIVED
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

RECEIVED
MIAMI-DADE COUNTY
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 – Aeriation 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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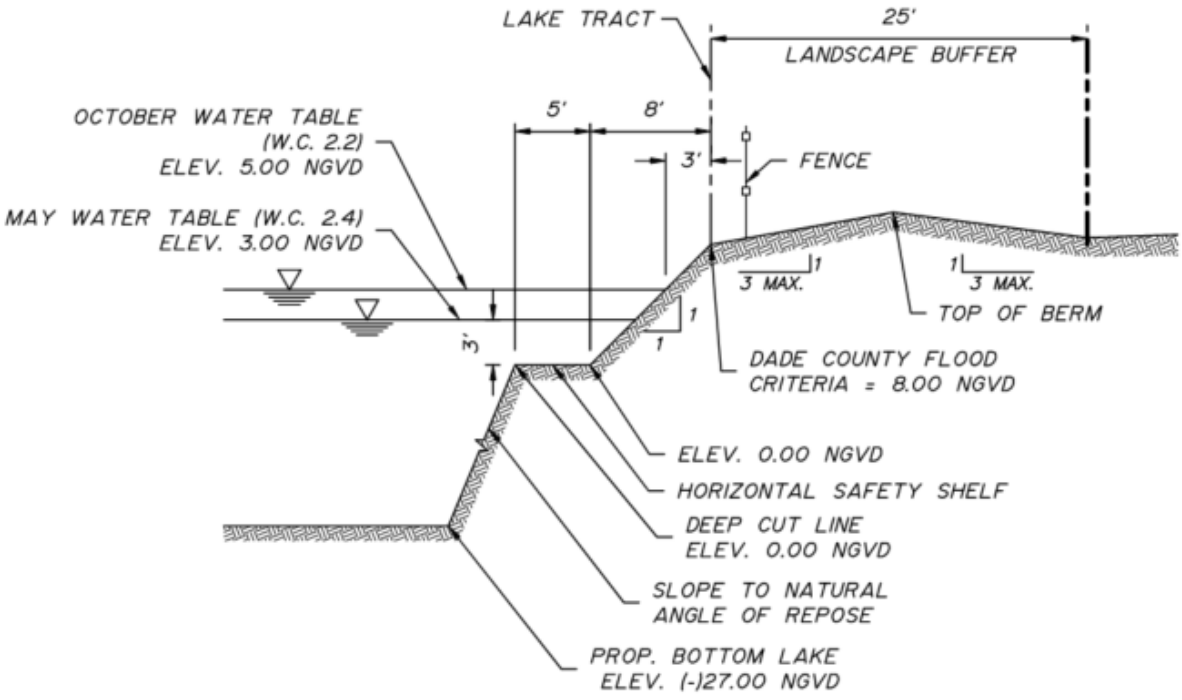
DATE: MAY 6 2025
BY: GONGOL



SECTION D-D (SOUTH SIDE LAKE #2)

SCALE: NTS

EXHIBIT 1

RECEIVED
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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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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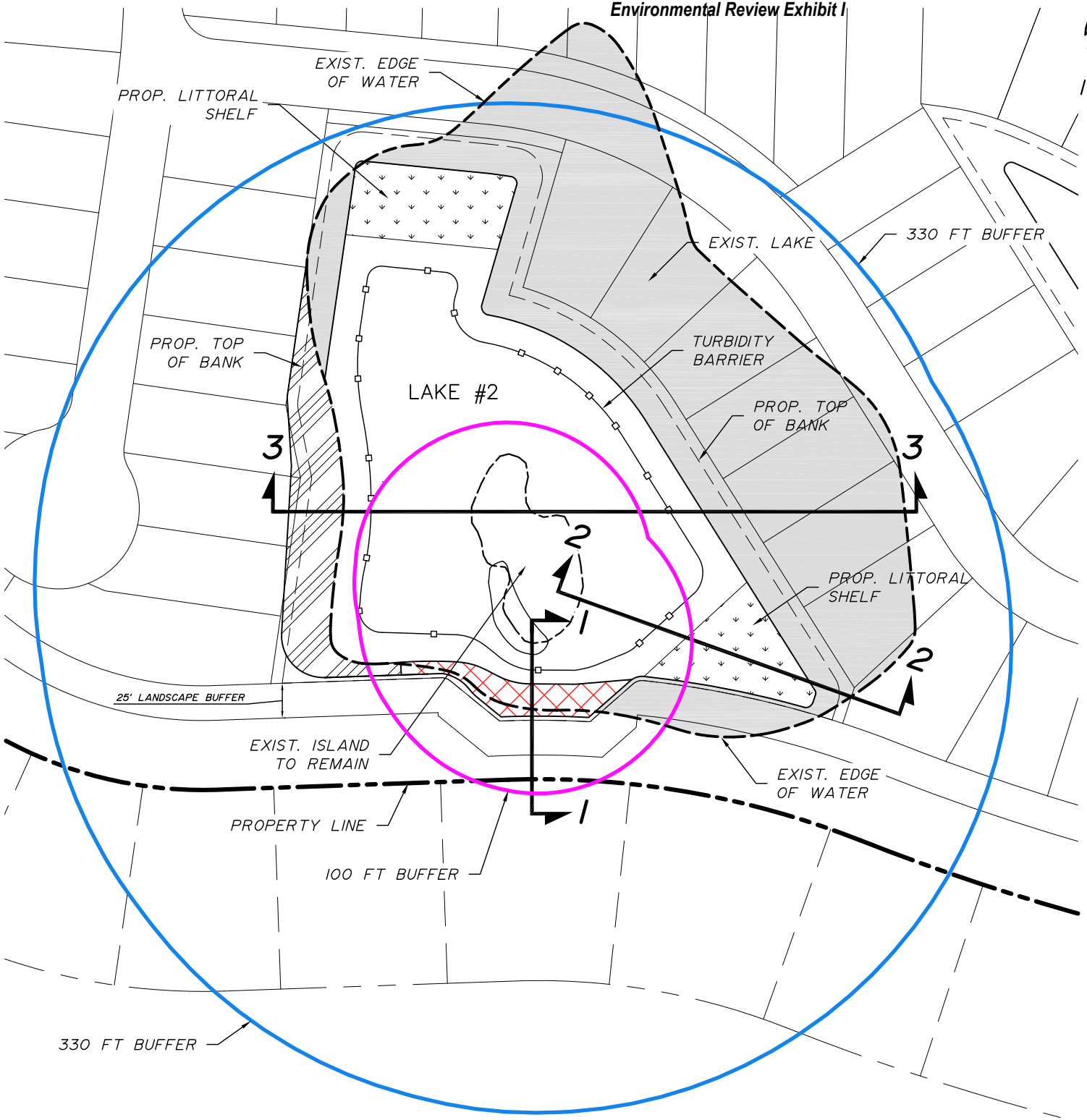
DATE: JUL 8 2025
BY: GONGOL

- 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.

Environmental Review Exhibit I



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1" = 100'

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

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.

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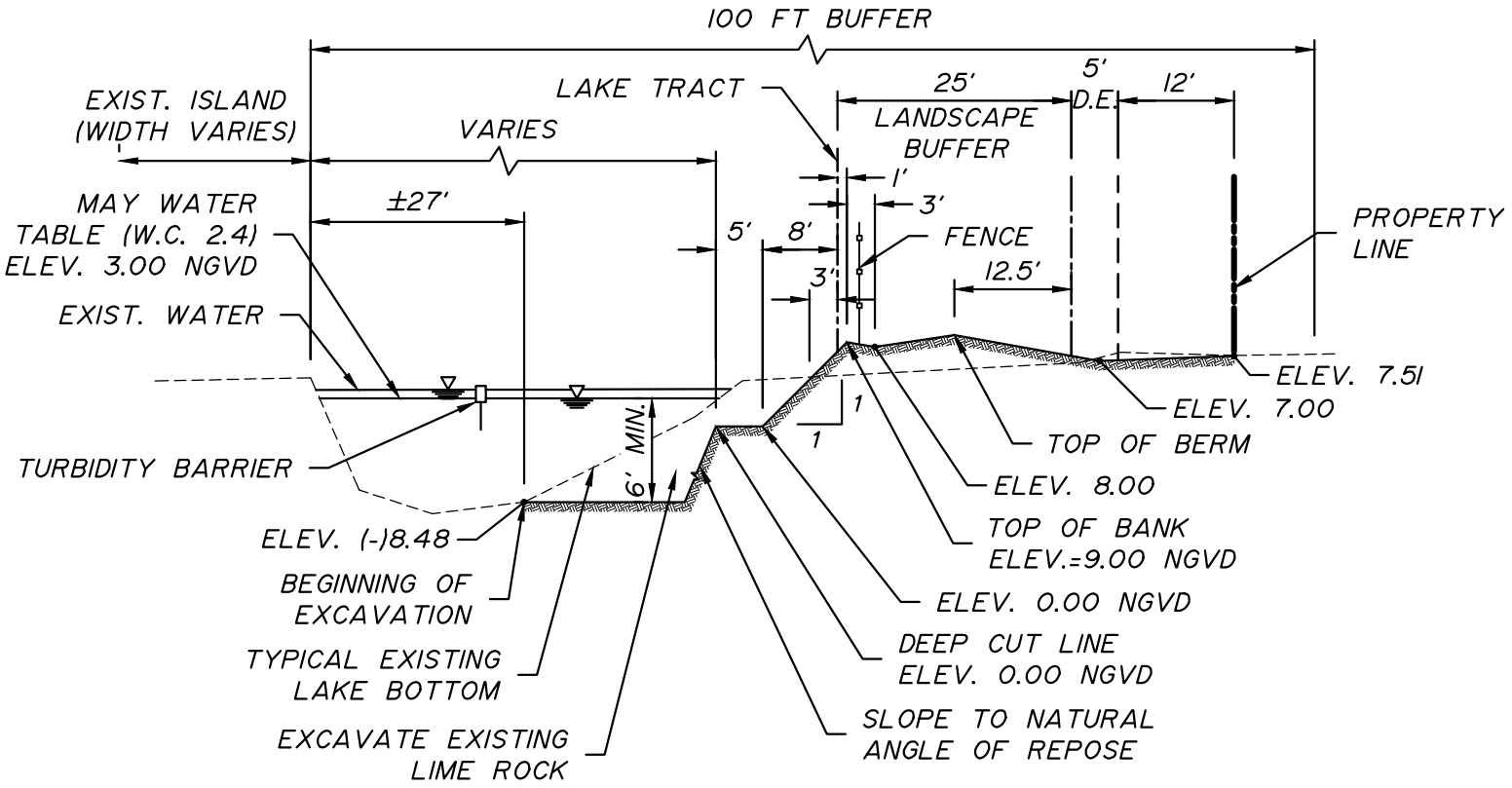

SECTION I (SOUTH SIDE)

SCALE: 1"=20'

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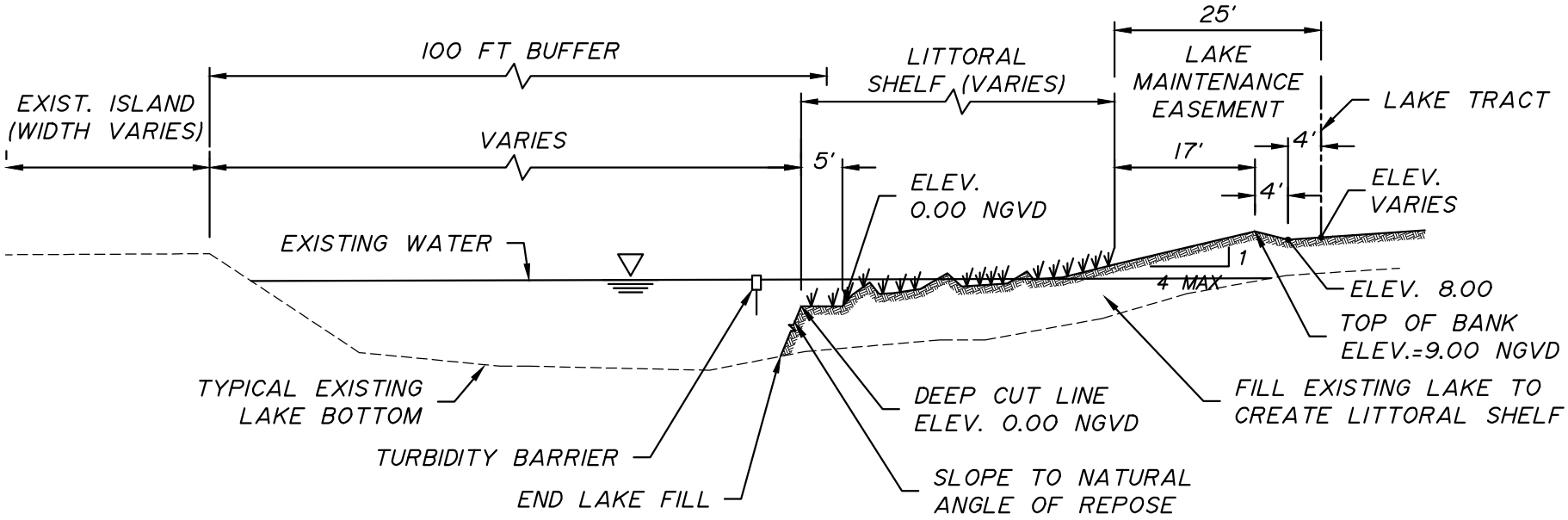
PROCESS NO.: Z21-031
DATE: JUL 8 2025
BY: GONGOL



SECTION 2 (LITTORAL SHELF)

SCALE: 1"=20'

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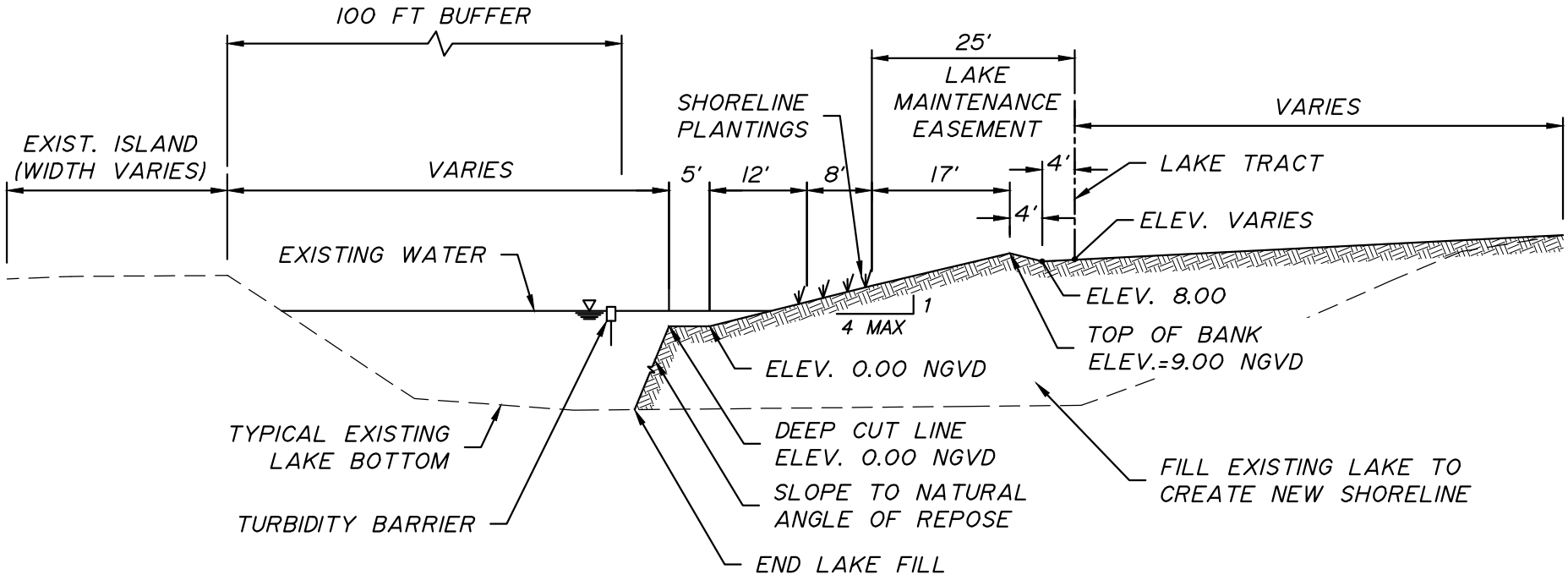
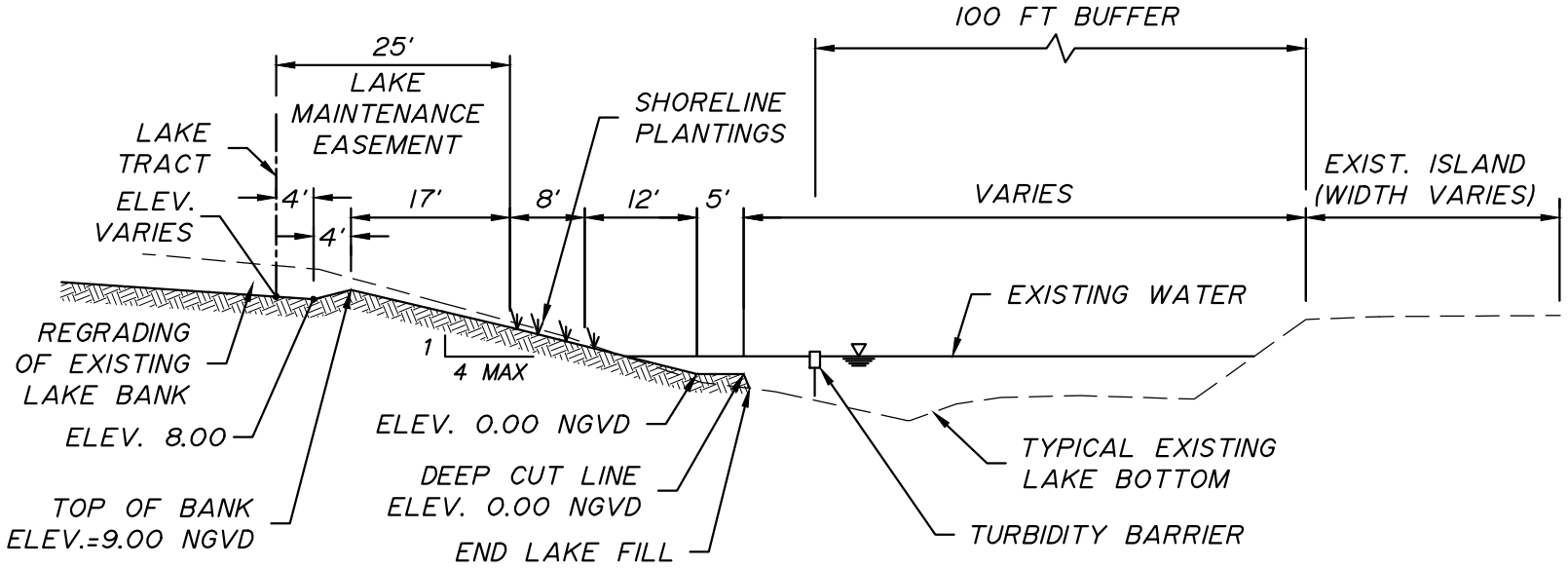
PROCESS NO.: Z21-031
DATE: JUL 8 2025
BY: GONGOL



SECTION 3 - EAST (NEW SHORELINE)

SCALE: 1"=20'

RECEIVED
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 – Aeriation 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

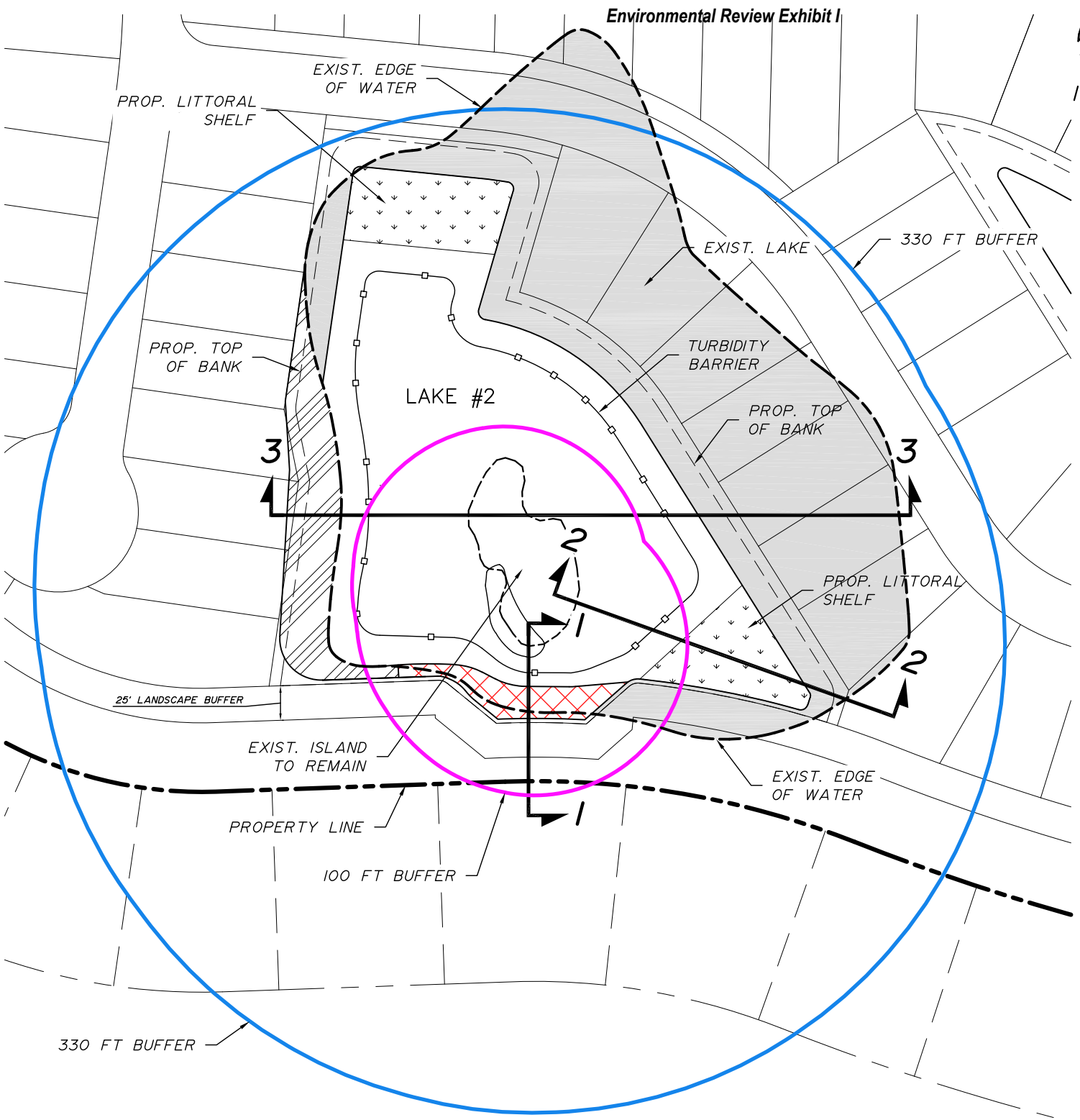
The developer will fund maintenance of lakes, including the littoral shelves and other common area improvements until such responsibilities are turned over to the homeowners' association. The association will be obligated to continue to fund maintenance consistent with the Planned Area Development Agreement 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.

Environmental Review Exhibit I



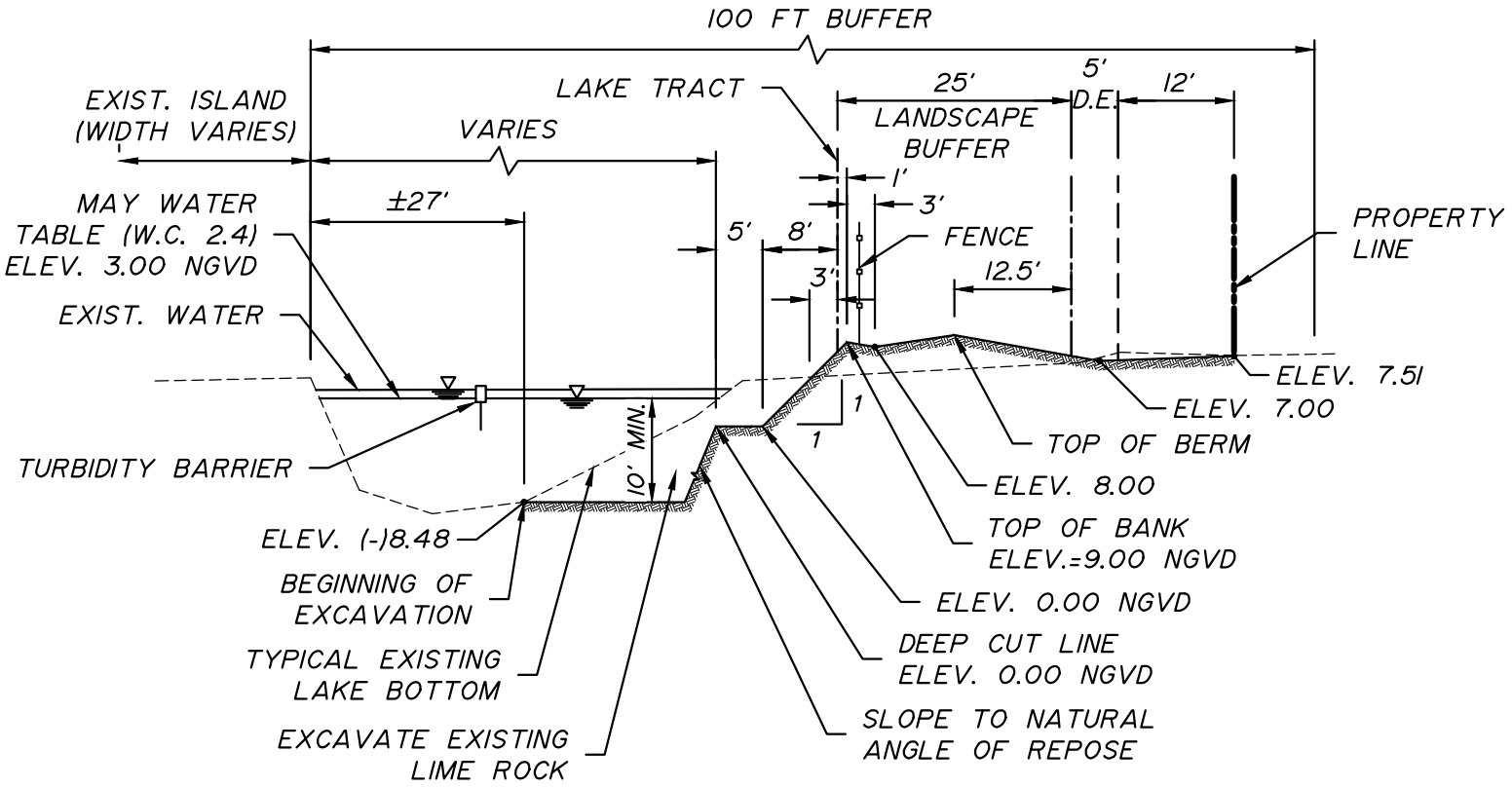
LEGEND

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

NOTES:

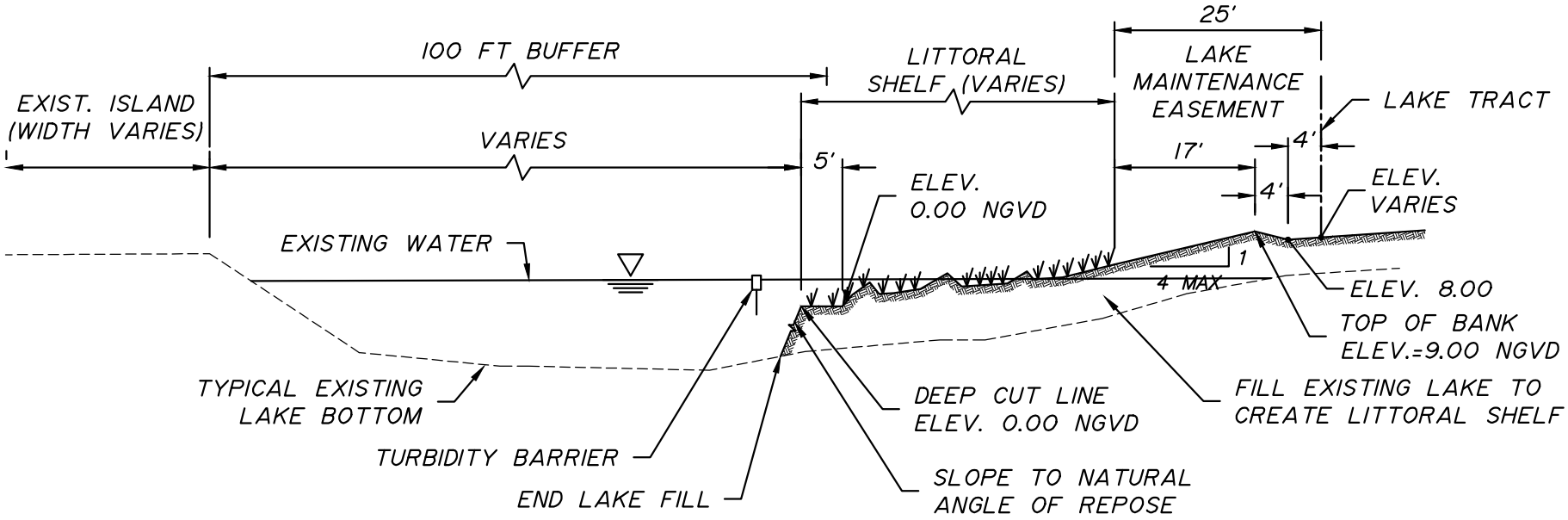
CONSTRUCTION MEASURES TO LIMIT IMPACTS INCLUDE:

- 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.



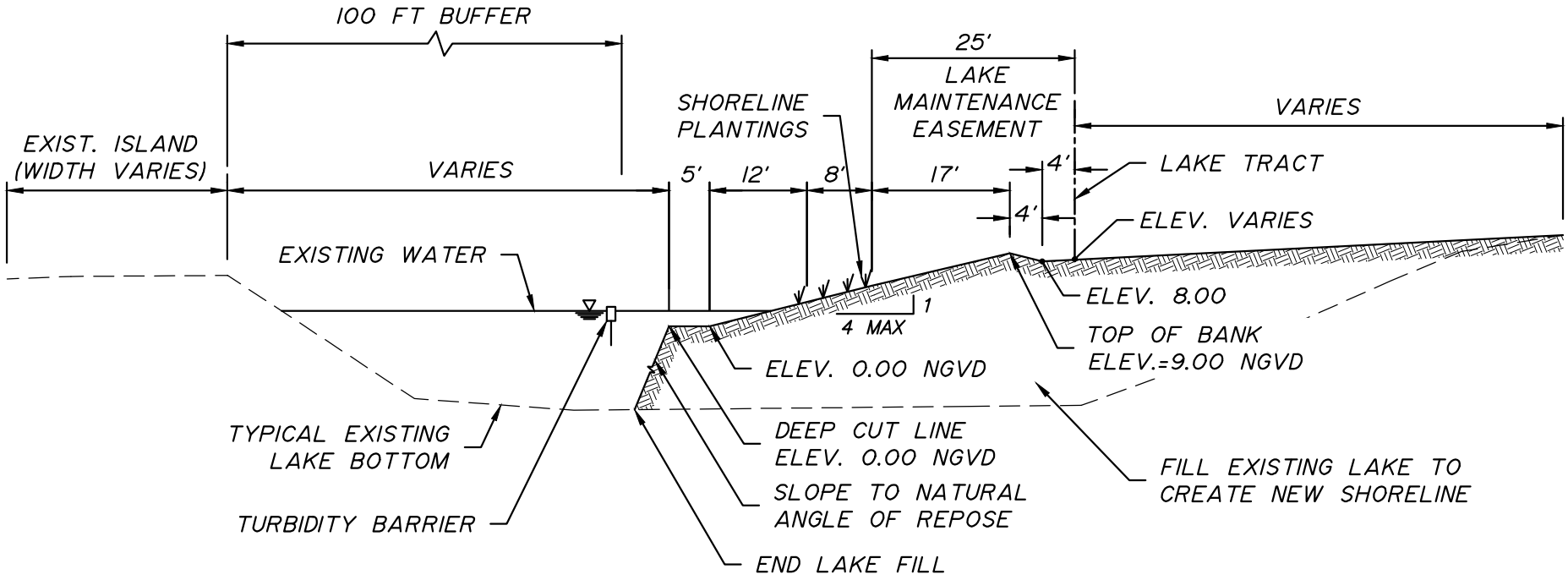
SECTION I (SOUTH SIDE)

SCALE: 1"=20'



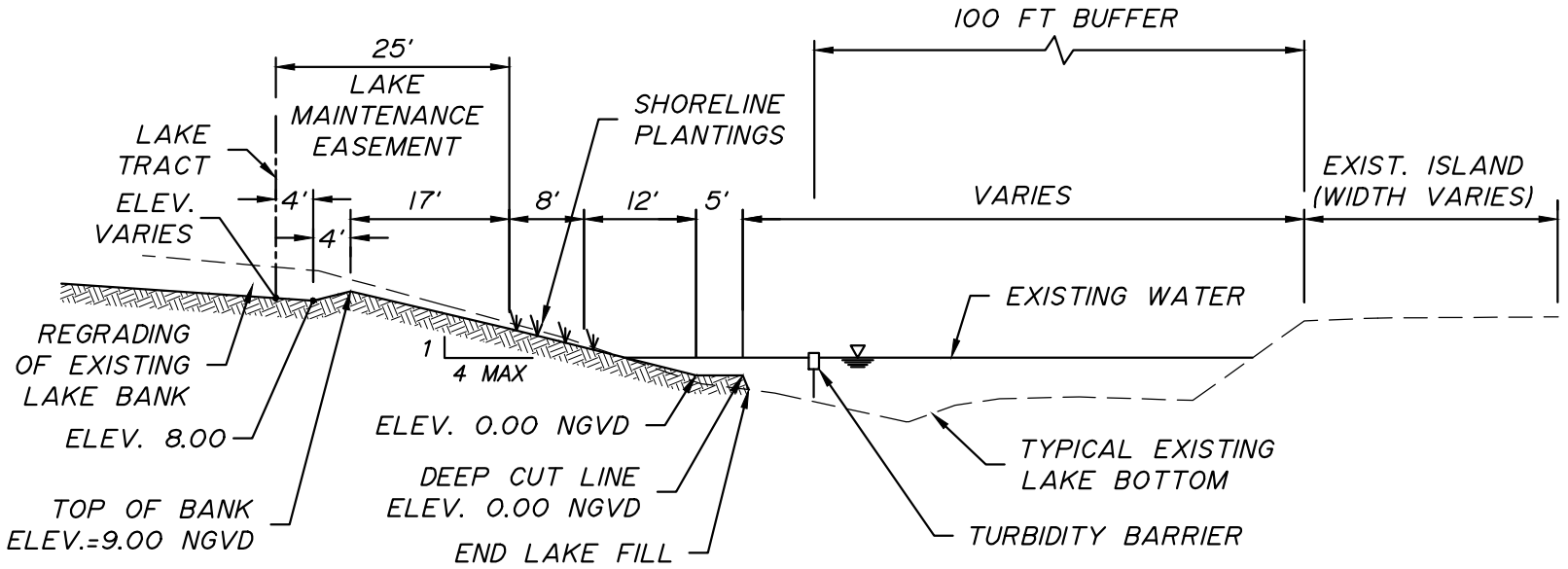
SECTION 2 (LITTORAL SHELF)

SCALE: 1"=20'



SECTION 3 - EAST (NEW SHORELINE)

SCALE: 1"=20'



SECTION 3 - WEST (NEW SHORELINE)

SCALE: 1"=20'

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694

To: Martha Garcia Lastre, Chief of Resources, Building and Environmental Permitting of the Department of Regulatory and Economic Resources

From: Rick Elsner, Kendall Associates I, LLLP

Subject: Consolidated Memorandum Regarding Proposed Changes to Calusa Lake #2

Date: March 24, 2026

This consolidated memorandum replaces the September 16, 2025 memorandum (dated stamped received September 16, 2025) in the Kendall Associates I, LLLP zoning application file number Z2021000031 (the "Zoning Application") to reflect a reduction in lake filling of the lake referenced as Calusa Lake #2 around the rookery island related to the Zoning Application. The September 16, 2025 memorandum had expanded upon the May 1, 2025 memorandum (dated stamped received May 6, 2025 in the Zoning Application file and the subsequent June 30, 2025 addendum to the memorandum (dated stamped received July 8, 2025 in the Zoning Application file) and described proposed changes and enhancements to Calusa Lake #2.

<u>Widen and Deepen the Narrowest Point</u>

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.

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MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694

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 Incidental Take Permit No. LSNR-23-00014, as renewed by Florida Fish and Wildlife Commission Incident Take Permit No. LSNR 26-00021, or as further renewed, extended or modified ("**ITP**"), existing Lake #2 will be reshaped to create littoral shelves and a new shoreline surrounding an enlarged lake as depicted in the plan view below. 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 excavation to increase the size of the lake on its west side or excavation of other lakes on the 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 25,000 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.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E13769

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 – Aeriation 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.

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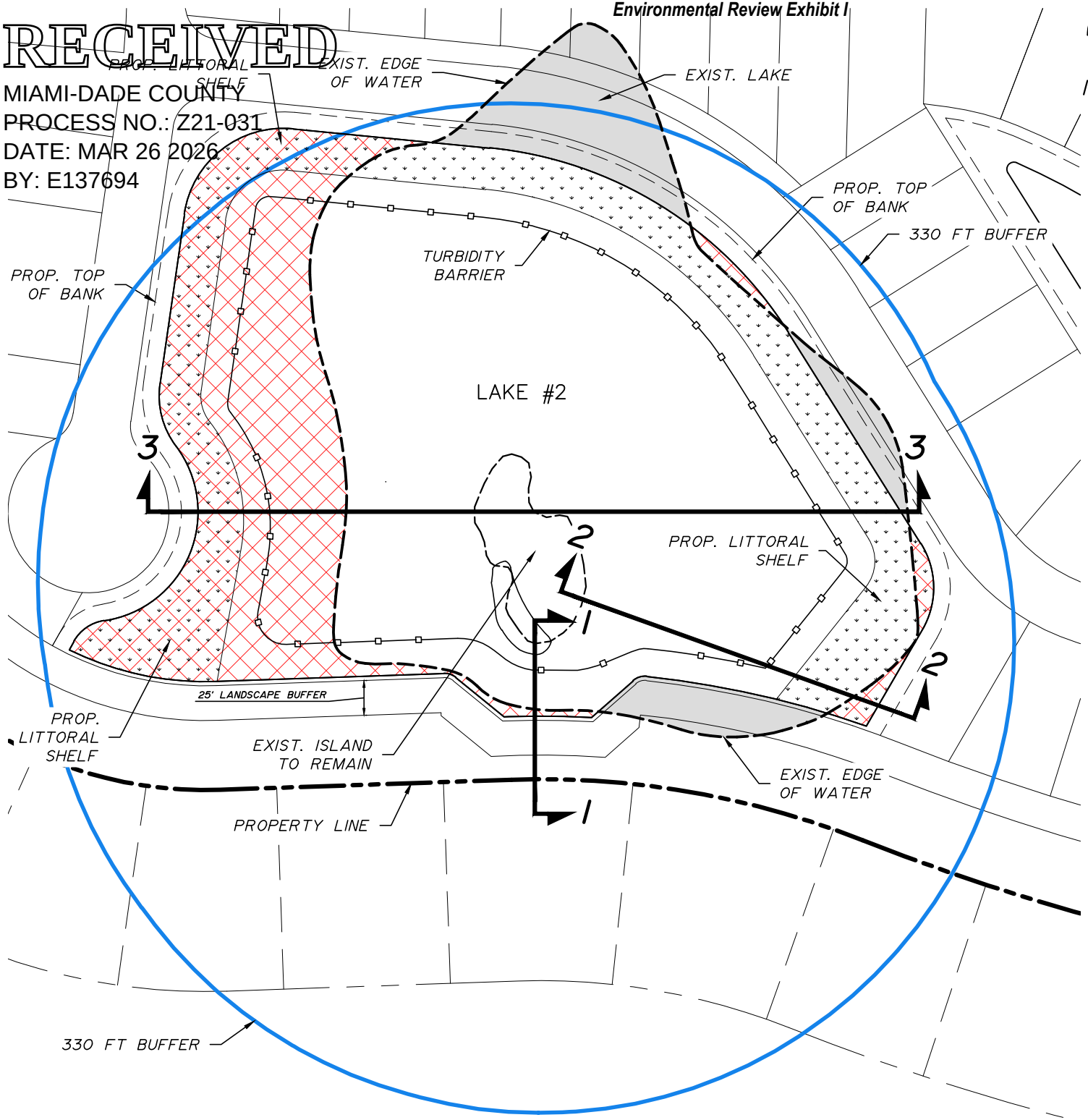
Environmental Review Exhibit I



NORTH

1" = 100'

LEGEND

PROP. LAKE EXCAVATION

EXIST. LAKE TO BE FILLED

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
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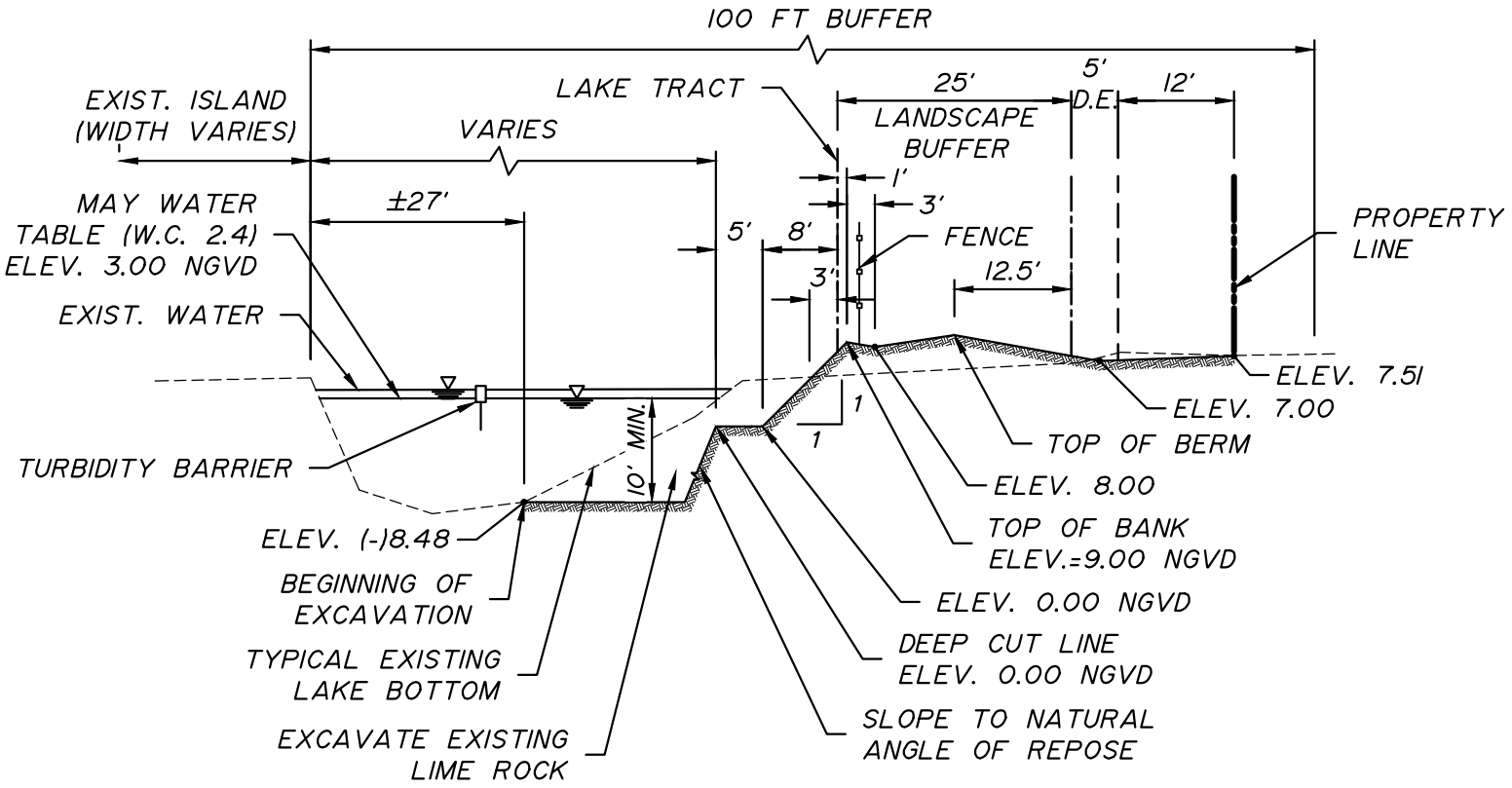

SECTION I (SOUTH SIDE)

SCALE: 1"=20'

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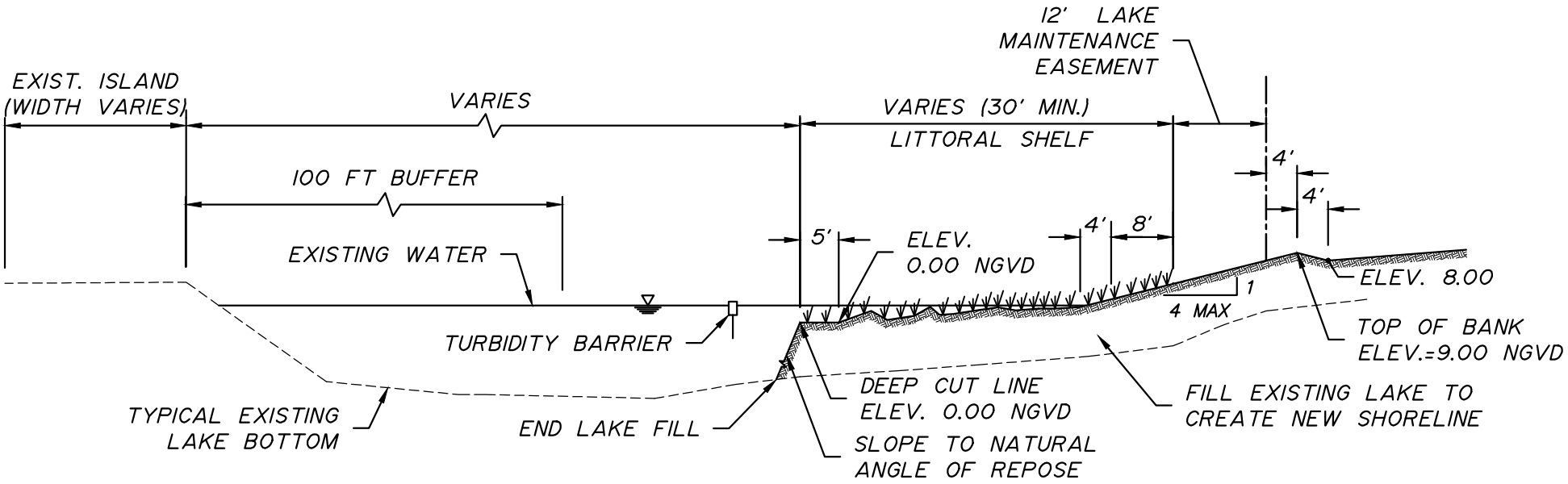

SECTION 2 (LITTORAL SHELF)

SCALE: 1"=20'

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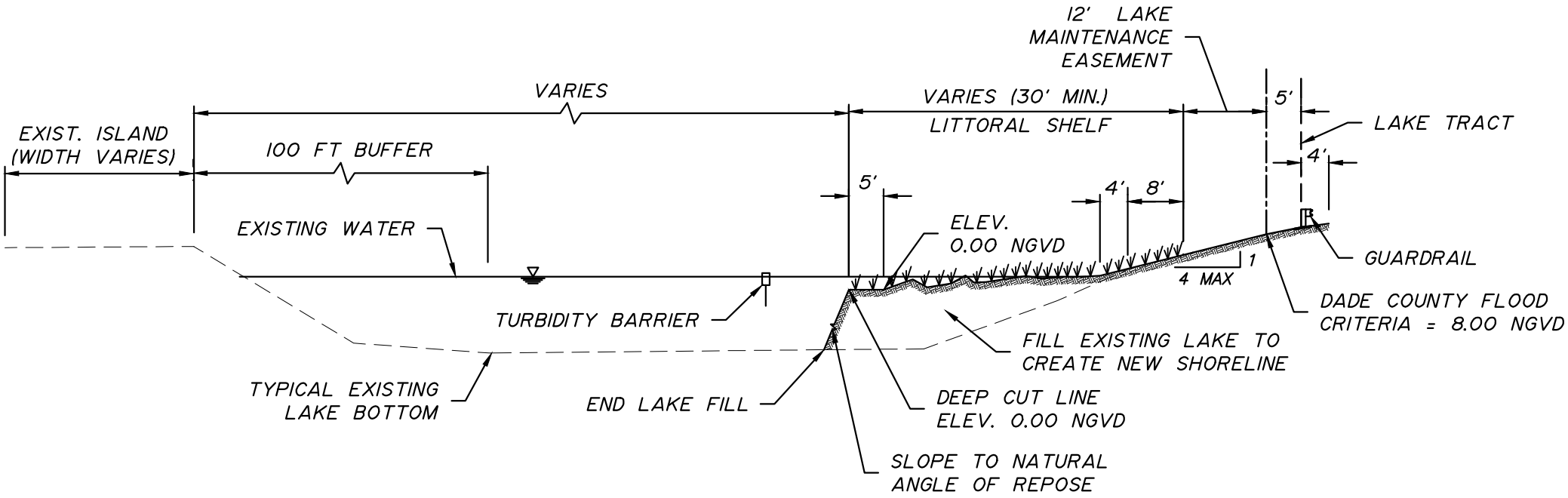

SECTION 3 - EAST (NEW SHORELINE)

SCALE: 1"=20'

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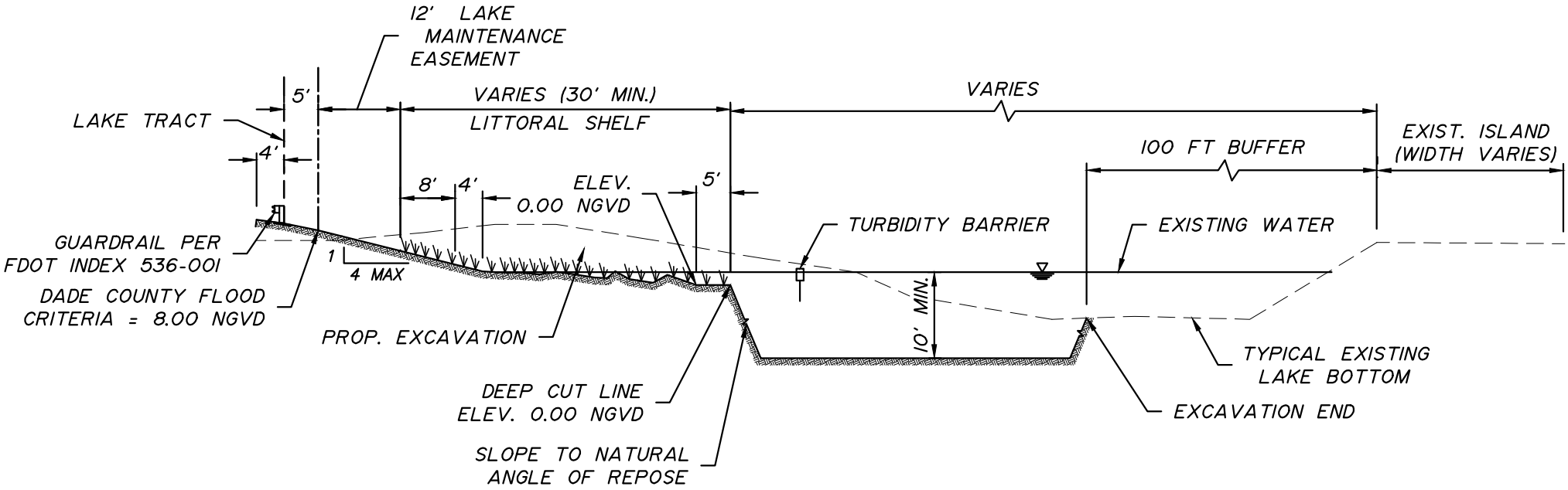

SECTION 3 - WEST (NEW SHORELINE)

SCALE: 1"=20'

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 6 2026 BY: E128863

DAVIS environmental SOLUTIONS

TECHNICAL MEMORANDUM

Date: April 2nd, 2026

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: Consolidated Lake and Littoral Zone Enhancements

This consolidated lake and littoral zone enhancement document reflects the latest proposed changes to the lake, including the littoral area and proposed plant quantities.

ENHANCEMENTS FROM REDEVELOPMENT

Minimization and Mitigation Conditions

The "Enhancements from Redevelopment" discussion references minimization and mitigation conditions outlined in the Incidental Take Permit (ITP) Permit No. LSNR-26-00021 (formerly issued as LSNR-23-00014), issued by the Florida Fish and Wildlife Commission (FWC). These conditions focus on protecting the island, buffering and protecting nesting habitat for threatened and endangered species, and minimizing impacts on endangered species.

Below is a summary of the minimization measures included in the FWC permit as they relate to the rookery. These commitments address both construction-phase measures and long-term measures to sustain the rookery going forward.

Construction measures in the minimization portion of the issued permit include:

- Limiting fill to areas furthest from and generally the opposite side of the island from tricolored heron nest locations.
- Constructing all homes further from the nest site than existing homes.
- No constructing homes within 100 feet of the nest.
- All construction will be done with best management practices to avoid any turbidity run-off into the lake.
- Performing no construction on the 16 home sites within a 330’ contour line around the nesting area during nesting season.
- Noise disturbance minimization measures during nesting season.
- Construction of a berm on the south side of the lake.
- Limiting construction activities to the hours of 8 AM to 6 PM.
- All contractors and subcontractors will be provided with pre-construction training about wading bird protections.

12864 Biscayne Boulevard, Suite 324 · North Miami, FL 33181-2007 · 305.502.1954
www.davis-environmental.com

The site plan presented in the FWC permit provides for steep sloping at the lake edge across from the rookery at the narrowest point. The increase in the lake slope to 1:1 will be discourage land-based predator access to the island. The current slope allows land mammals an easier crossing to the island.

Maintenance measures in the permit include Homeowners Association Rules providing the following:

- Prohibition of docks or other structures on the 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 lake.

The developer also committed through the permit to provide literature to all adjacent homeowners, educating them about the rookery, the timing of the nesting season, and activities they can implement to ensure that birds are not disturbed.

Subsequent to permit issuance, the developer committed to continuing lighting restrictions. See **Appendix 1.**

Technical Memo dated April 28th, 2025 (**Appendix 2**) includes a summary of mitigation measures in the FWC permit. Items i, ii, and iii address that the site will be developed to ERP standards with respect to runoff, and that the lakes will have at least 25-foot maintenance easements controlled by the HOA and subject to HOA restrictions on pesticide and herbicide use. Homeowners will also be educated about best practices and the use of herbicides, pesticides, and fertilizers.

Item iv stipulates that in the two additional lakes that will have enhanced littoral shelves for foraging, the shelves will be located next to HOA-controlled uplands instead of homes. This represents over a third of the shoreline.

In addition to the previously mentioned measures, a settlement agreement between Kendall Associates ILLP, Amanda Prieto, Save Calusa Inc, and Tropical Audubon Society is contemplated. The settlement includes additional mitigation and minimization conditions detailed in a letter to the FWC Commission (**Appendix 3**), to be sent following zoning approval.

Littoral Plantings and Irrigation

The total littoral area for the lake areas in Lake 2, 3, and 7 is 1.62 acres. The littoral area for Lake 2 will total approximately 0.94 acres. Deeper water refugia zones will be approximately 25% of that area. That leaves 0.7025 acres or 30,600 square feet of planting area. Planting is proposed on four-foot centers. This will add prey species cover and water quality benefits, while keeping some areas conducive to wading-bird foraging. Based on the preceding, a total of 3,308 plants will be installed between the three lake littoral areas. Of the total, in excess of 1,912 plants will be installed in the Lake 2 littoral area.

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 its placement based on optimal growing conditions related to the lake level.

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

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 6 2026 BY: E128863

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:

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

Mid Zone (2.7 – 3.2 ft NGVD)

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

Recommended Species:

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

Deep Zone (2.3 – 2.7 ft NGVD)

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

Recommended Species:

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

Irrigation will be in place and will be used year around when necessary to maintain moist soils. Irrigation will be triggered when water levels fall below 3.5 NGVD.

Fish Species

The stocking referred to in the previous correspondence will include:

- Eastern Mosquitofish (*Gambusia holbrooki*)
- Golden Topminnow (*Fundulus chrysotus*)
- Flagfish (*Jordanella floridae*)
- Sailfin Molly (*Poecilia latipinna*)

Bubblers

The bubblers will be in a deeper area of the lake, near the littoral zone, it will be 100 feet away from TCH nesting sites. The design will not disturb the soil and will not create a fountain effect.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 6 2026 BY: E128863

Appendix 1:

Letter: Proposed Restriction Regarding Lighting Around Rookery, 1-12-2025

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 6 2026 BY: E128863

Bilzin Sumberg

Brian S. Adler
Tel 305-350-2351
Fax 305-351-2206
badler@bilzin.com

January 21, 2025

***VIA* ELECTRONIC MAIL**

Lazaro J. Quintino, Manager
Miami-Dade County Department of Regulatory and Economic Resources
Environmental Resources Management
Tree and Forest Resources Section
701 NW 1st Court, 6th Floor
Miami, FL 33136

RE: Z21-031 – Calusa Proposed Restrictions Regarding Lighting Around Rookery

Dear Mr. Quintino:

As you know, Kendall Associates I LLLP ("Kendall Associates") has been working with DERM through modifications to the site plan to insure the preservation of the bird rookery located on a portion of a lake located at the southern portion of the above application property.

Kendall Associates prior to the 2021 hearing had made commitments restricting certain lighting around the lakes and buffer area consistent with Federal Best Management Practices. As part of the modified application removing some of the of the lots around the lake where the rookery is located, our client is reiterating its commitment and further committing to DERM that the homeowner's association documents will contain restrictions for lots adjacent to the lake surrounding the rookery. The proposed language to be included in the homeowner documents will be substantially in accordance with the following:

> EXTERIOR LIGHTING RESTRICTED ZONE. Certain Lots within the Community abut the lake where a rookery is located (i.e., Lots 87 through 94 and Lots 124 through 131, hereinafter collectively referred to as the "Exterior Lighting Restricted Zone"). Each Owner of a Home within the Exterior Lighting Restricted Zone, by acceptance of a deed or title to a Lot in the Community, acknowledges and agrees that: (i) no exterior lighting installed in the rear or side of the Home or Lot may project toward the lake; (ii) no exterior flood or spot lights shall be installed in the rear or side of the Home or Lot; (iii) all exterior rear and side light fixtures in the Home or Lot shall be low wattage, shielded, and permanently directed downward (adjustable lights are prohibited); and (iv) no Owner shall install exterior lighting in the rear or side of the Home or Lot without the prior written approval of the Committee as set forth in Article VIII of this Declaration, which such lighting must comply with (i), (ii) and (iii) above. The Committee shall not approve any exterior lighting of Homes or Lots within the Exterior Lighting Restricted Zone that do not comply with this Section ____.

Thank you for your attention to the foregoing. If you have any questions, please do not hesitate to contact me at 305-350-2351.

Very truly yours,

Brian S. Adler

MIAMI 12258536.4 82350/48495

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 6 2026 BY: E128863

Appendix 2:

Technical Memo Dated April 28, 2025

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 6 2026 BY: E128863

DAVIS environmental SOLUTIONS

TECHNICAL MEMORANDUM

Date: April 28, 2025

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

CC: Brian Alder, 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 the rookery lake, 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

ITP Mitigation Condition iv

> In the two additional lakes that will have enhances 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.

- Maintenance of littoral zones 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 onwater 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 the rookery lake to support oxygen levels

  This is not required by the permit, however the aeration will support healthy oxygen levels in the eutrophic 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.

  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.

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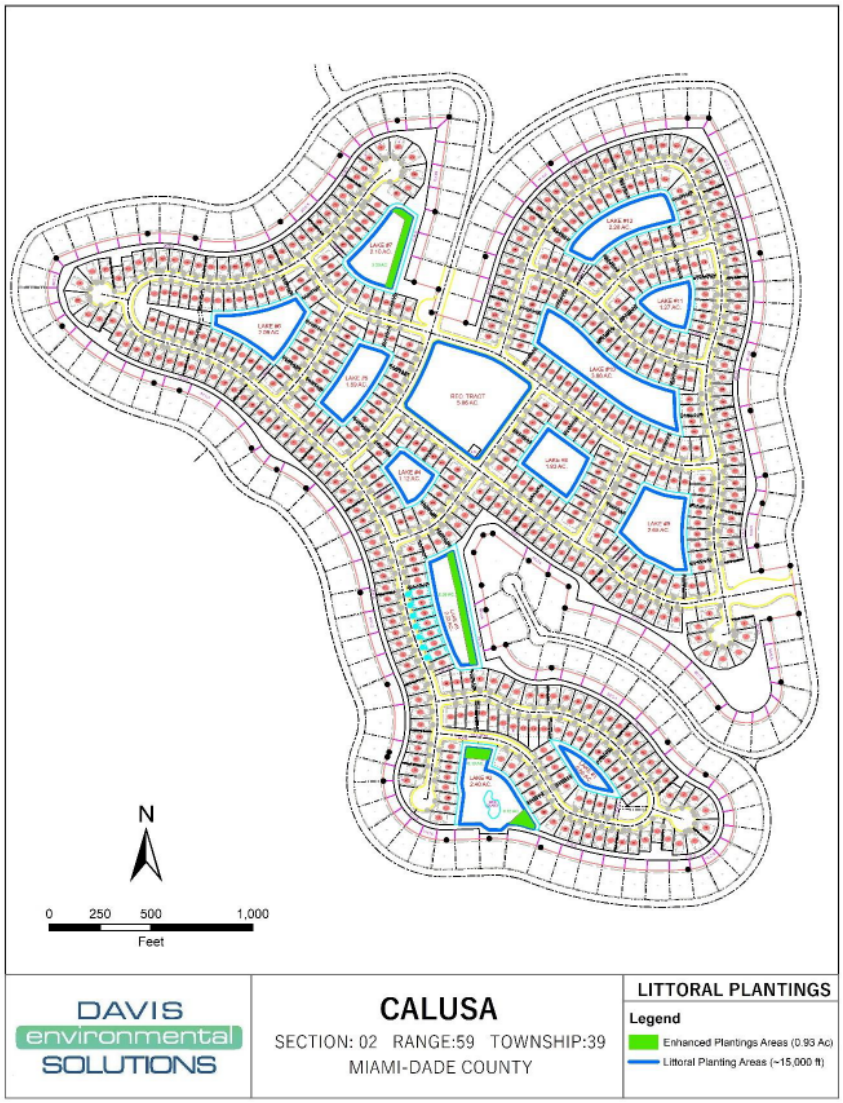

Figure 1: Lakes with enhanced littoral shelves

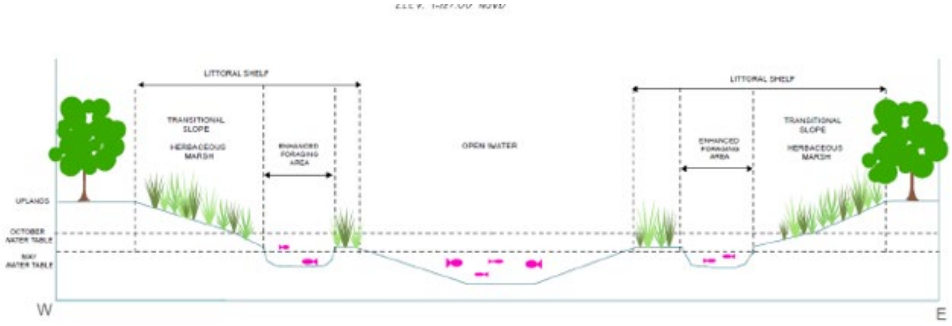

Figure 2: Conceptual example of Enhanced Littoral Shelf Design, slopes within the deeper part of the lake will vary.

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.

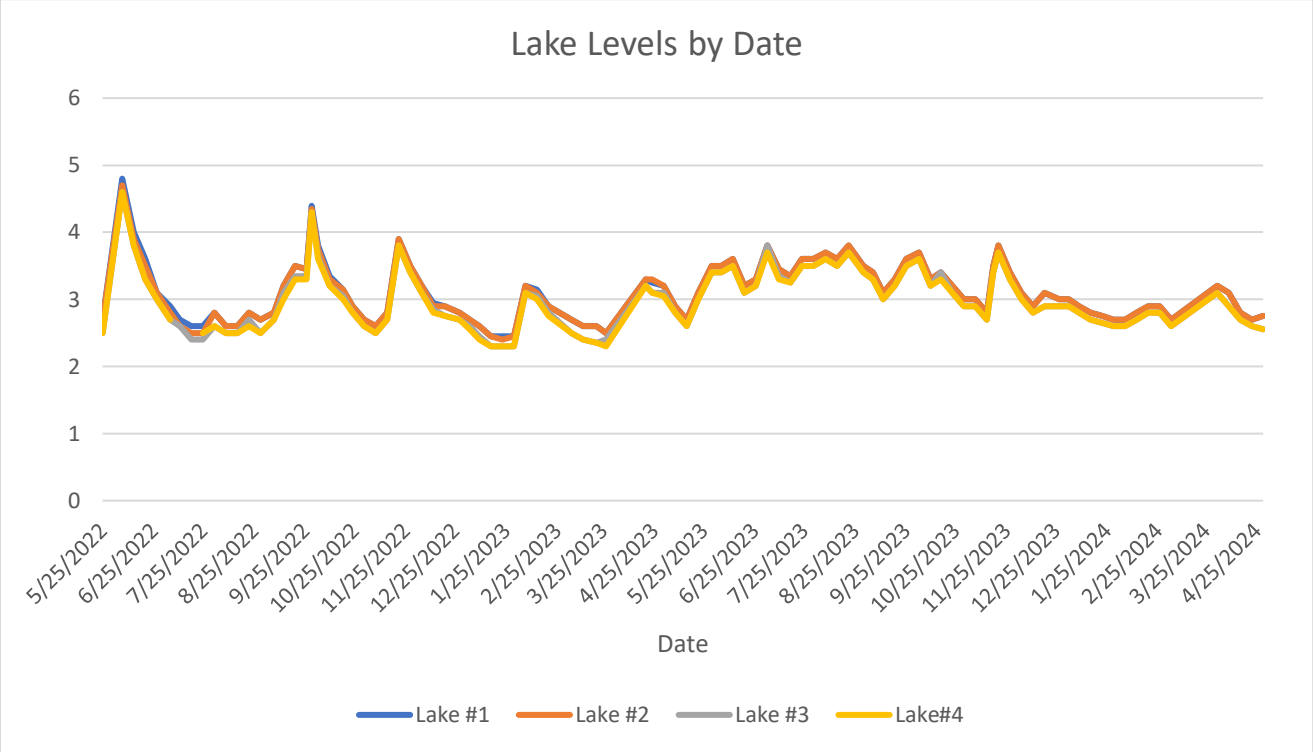

Figure 3: Water Levels over a Two-Year Period

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.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 6 2026 BY: E128863

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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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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Appendix 3:

Letter to FWC Commission

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 6 2026 BY: E128863

KENDALL ASSOCIATES I, LLLP
1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, Florida 33323

April 3, 2026

VIA FEDERAL EXPRESS

Florida Fish and Wildlife Conservation Commission
Division of Habitat and Species Conservation, Wildlife Diversity Conservation Section
620 South Meridian Street, MS 2A
Tallahassee, Florida 32399

Re: Florida Fish and Wildlife Conservation Commission Incidental Take Permit No. LSNR-23-00014 as renewed by Florida Fish and Wildlife Commission Incident Take Permit No. LSNR 26-00021 (the "Permit")

To Whom It May Concern:

As you know, Kendall Associates I, LLLP ("Developer") is the holder of the Permit. Developer, together with Save Calusa, Inc. and Tropical Audubon Society Incorporated, are writing to let you know that Developer has voluntarily agreed to certain additional restrictions with respect to the development of the property commonly referred to as the "Calusa Golf Course" located in Miami-Dade County. Specifically, Developer has agreed as follows:

1. The Rookery Lake will be modified and developed in approximately the shape, size and configuration and with the approximate littoral planting area reflected on the plans and graphics attached as Exhibit "A".
2. A native landscape buffer will be in the areas around the Rookery Lake designated as "Landscape Buffer" on Exhibit "A" substantially consistent with the plans and graphics attached as Exhibit "B".
3. Construction of the Rookery Lake and installation of the Landscape Buffer will occur as early as practicable during the first non-nesting season following zoning approval, land development approval and the issuance of all necessary permits to complete such work from the applicable governmental authorities.
4. Except as may otherwise be permitted by the Permit or Miami-Dade County Division of Environmental Resources Management or such successor department or division having jurisdiction ("DERM"), during the tricolored heron "Nesting Season" (between March 15 and August 15), there will be no development site work within the 330 feet contour line around the nesting area as shown on Exhibit "A".
5. The HOA's declaration of covenants, restrictions and easements for the Community will prohibit and enforce, among other things, the following activities by residents and their guests: (i) on-water use of the Rookery Lake (including boating) at all times, except as may be necessary for the maintenance, monitoring or servicing the Rookery Lake or Rookery Island, including the littoral shelves, lake banks, irrigation and aeration systems; (ii) any fishing in the Rookery Lake at all times; and (iii) harassment of nesting or roosting birds in the Rookery Lake.

Please note that this information is being provided for informational purposes only, and does not serve as a request to re-open, challenge or otherwise modify the Permit in any way.

Sincerely,

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

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

By:_____
Richard M. Norwalk, Vice President

SAVE CALUSA, INC., a Florida not for profit corporation

By: _____
Amanda Prieto, President

TROPICAL AUDUBON SOCIETY INCORPORATED., a Florida not for profit corporation

By: _____

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 6 2026 BY: E128863

EXHIBIT A

N

0 20 40 80 120

SCALE: 1" = 40'

LAKE #2
WATER SURFACE AREA 4.27 AC.

PROPOSED LAKE #2
TRACT 4.94 AC.

LAKE #1
0.86 AC.

PROPOSED VIEWING AREA

PROPOSED VIEWING AREA

EXISTING LAKE WATERS EDGE,
WATER SURFACE AREA 3.54 AC.

EXISTING 0.15 AC.
TREE ISLAND

TRI-COLORED HERON
NESTING AREA

0.94 AC. PROPOSED
LITTORAL PLANTING AREA

15' BUFFER

25 O.S.

50 O.S.

LANDSCAPE BUFFER
(SEE EXHIBIT B)

LANDSCAPE BUFFER
(SEE EXHIBIT B)

25 O.S.

NESTING AREA 330' BUFFER

S CALUSA CLUB DR.

LITTORAL SHELF

LANDSCAPE BUFFER

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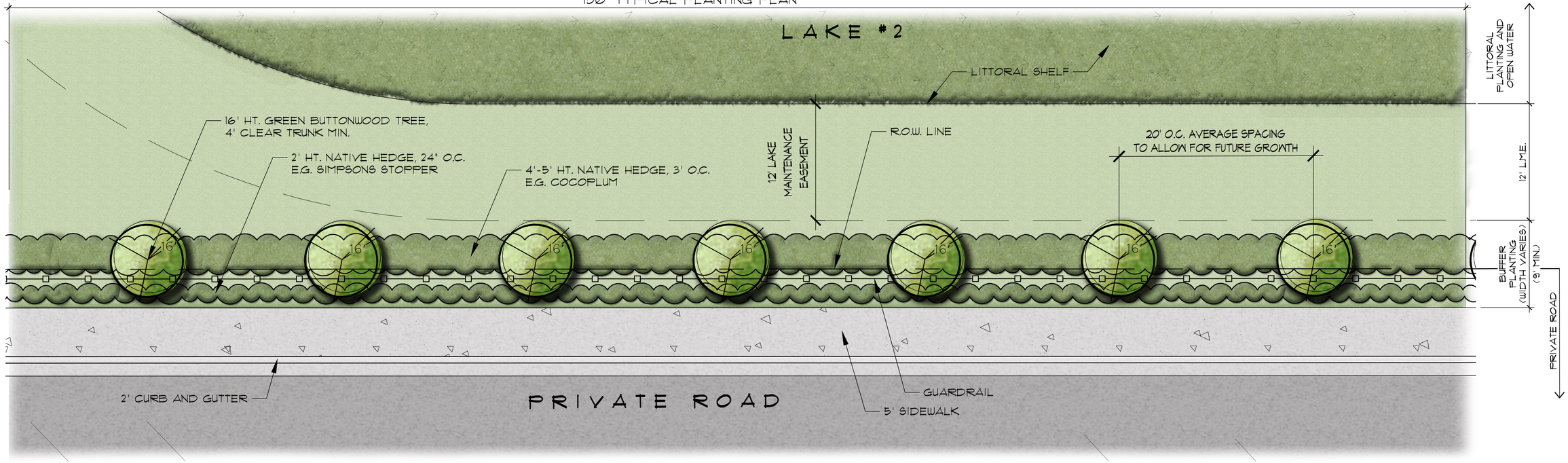
EXHIBIT B



PROPOSED ROOKERY BUFFER PLANTING

PLAN GRAPHIC

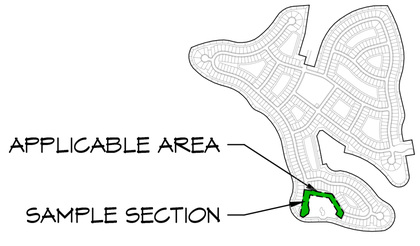
SCALE: NTS

ELEV VIEW

PROPOSED ROOKERY BUFFER PLANTING

ELEVATION GRAPHIC - VIEW FROM PRIVATE RD LOOKING EAST

SCALE: NTS



SITE MAP

NOTE: PROPOSED PLANTINGS ARE SHOWN WITH AN ESTIMATED CANOPY SIZE AT THE TIME OF INSTALLATION. GRAPHICS HEREON ARE AN ARTISTS REPRESENTATION ONLY. ACTUAL PLANT LOCATIONS AND SIZES MAY VARY.

CALUSA
Proposed Rookery Buffer Typical

3.02.26

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 14 2026 BY: E137694

Environmental Review Exhibit J

This instrument was prepared by:
Brian S. Adler
Bilzin Sumberg
1450 Brickell Avenue, Suite 2300
Miami, FL 33131

Folio Numbers:
30-5902-000-0010
30-5902-002-0350
30-5902-002-0360

(Space reserved for Clerk)

PLANNED AREA DEVELOPMENT AGREEMENT

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

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

WHEREAS, the Owner filed Application No. Z2021000031 (the "**Application**") with Miami-Dade County (the "**County**") for a district boundary change (and other related requests) on the Property to the Planned Area Development ("**PAD**") district, pursuant to Article XXXIIID of the Code of Miami-Dade County (the "**Code**") on the Property 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 entitled "Calusa," prepared by Ballbe & Associates, Inc., consisting of a total of thirty-six (36) sheets, with twenty-one (21) site plan sheets date-stamped received March 30, 2026; eight (8) site plan sheets date-stamped received March 26, 2026; and seven (7) site plan sheets date-stamped received November 26, 2024; as well as floor plans and elevation sheets prepared by Kendall Associates I, LLLP, consisting of thirty-four (34) sheets date-stamped received November 26, 2024; and landscape plans prepared by Parker & Yannette Design Group, consisting of twenty-six (26) sheets date-stamped received March 26, 2026; 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 15 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 or such

successor department or division having jurisdiction over such approval ("**DERM**"). 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 DERM.

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 524 single-family detached residential dwelling units, or 3.091 +/- units per gross acre or 3.10 +/-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.

Environmental Review Exhibit J

4. Additional Development Information.

(a) Total Number of Bedrooms. The maximum total number of bedrooms on the Property shall not exceed 2,625.

(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 a minimum of 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.[1] 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 square feet to a maximum of 13,000 square feet, and a guard house of up to 520 square feet, along

[1] The calculations for common open space used in this Agreement are governed by article XXXIIID of chapter 33 of the Code of Miami-Dade County, Florida (Planned Area Development (PAD) District). Approval of the Application separately includes acceptance of a voluntarily proffered Declaration of Restrictions that contains 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.

with entrance features. The total nonresidential construction not including the entrance features shall not exceed 13,520 square feet.[2]

(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 1,703 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[3] and is initially anticipated to include the following[4]:

(a)	Maximum Number of residential lots:	524
(b)	Models:	8
(i)	Plan 501	
	Stories:	1
	Bedrooms:	2 with den or 3
	Bathrooms:	2
	Square Footage:	1,911 under air

[2] This square footage does not include minor structures at the recreation pod, such as standalone party pavilions, standalone bathroom/vending structures and mail kiosks.

[3] The unit sizes provided reflect the amount of space under air conditioning.

[4] 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.

Environmental Review Exhibit J

Lot Coverage[5] (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 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

(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 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

(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
Side Setback (Minimum, 55 foot lot)	7.5 feet

[5] 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 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, the Rookery and Rookery Lake as defined below in Paragraph 9(a), 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, as renewed by Florida Fish and Wildlife Commission Incidental Take Permit No. LSNR 26-00021, or as further renewed, extended or modified ("**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 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, during the

tricolored heron "Nesting Season" (which is hereby defined as between March 15 and August 15), there shall be no development site work within the 330 feet contour line around the nesting area as depicted in the ITP, and construction activities shall be limited to the hours of 8 AM to 6 PM.

(b) Owner shall be responsible for maintenance of the Rookery and Rookery Lake 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. Recognizing the intent that the HOA or ensuing or controlling entity would be responsible for the maintenance of the Rookery, nothing herein shall be interpreted to limit the County's ability to enforce the obligations related to the Rookery or Rookery Lake against the owners of the Development Property.

(c) Maintenance responsibilities will include those stipulated in the Consolidated Memorandum Regarding Proposed Changes to Calusa Lake # 2 dated April 2, 2026 from Rick Elsner, Kendall Associates I, LLLP to Martha Garcia Lastre, Chief of Natural Resources, Building and Environmental Permitting of the Department of Regulatory and Economic Resources; and Consolidated Lake and Littoral Zone Enhancements Remediation Work Supplemental Information, dated April 2, 2026, 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: (a) prohibition of docks or other structures on the Rookery Lake; (b) prohibition and enforcement of on-water use (including boating) of the Rookery Lake at all times (except as may be necessary for the maintenance, monitoring or servicing the Rookery Lake or Rookery, including the littoral shelves, lake banks, irrigation and aeration systems); (c) prohibition and enforcement of fishing on the Rookery Lake or on Lakes 3

and 7 identified on the Site Plan at all times; and (d) 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.

(d) 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 final "Covenant Running with the Land in Favor of Miami-Dade County, Florida Providing for the Protection and Management of a Bird Rookery Located in Miami-Dade County, Florida," (the "**Rookery Covenant**") a draft of which has been submitted to DERM as part of the Application, guaranteeing the perpetual preservation and maintenance of the Rookery and adjacent surrounding waters in the Rookery Lake**.** The final executed Rookery Covenant shall be submitted to DERM within 30 days of final sign off of by DERM of the excavation, which covenant shall have as-built drawings of the Rookery Lake. The Rookery Covenant details, as noted in paragraph 9(a) above, that the HOA shall be responsible for the future maintenance of the Rookery and adjacent surrounding waters of the Rookery Lake.

(e) 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 DERM, 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 provide 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, environmental 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**]

Environmental Review Exhibit J

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]

Environmental Review Exhibit J

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]

Environmental Review Exhibit J

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

Environmental Review Exhibit J

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

_____
Print Name:_____
Address: _____
_____

By:_____
Catherine H. Lorié, Manager

_____
Print Name:_____
Address: _____
_____

NORTHEASTERN GOLF LLC, a Florida limited liability company

_____
Print Name:_____
Address: _____
_____

By:_____
Catherine H. Lorié, Manager

_____
Print Name:_____
Address: _____
_____

[Notarial Acknowledgments Appear on Following Page]

Environmental Review Exhibit J

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

Environmental Review Exhibit J

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 revere 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.

Environmental Review Exhibit J

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.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 13 2026 BY: E307493

Environmental Exhibit K

DRAFT

This instrument was prepared by:
Howard E. Nelson, Esquire
Bilzin Sumberg
1450 Brickell Avenue, Suite 2300
Miami, FL 33131

Folio Numbers:
30-5902-000-0010

(Space reserved for Clerk)

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA PROVIDING FOR THE PROTECTION AND MANAGEMENT OF A ROOKERY AND ROOKERY LAKE LOCATED IN MIAMI-DADE COUNTY, FLORIDA

WHEREAS, the undersigned owners, Kendall Associates I, LLLP, a Florida limited liability limited partnership (the "**Owner**") holds the fee simple title to the land in Miami-Dade County, Florida, which a portion of 9400 SW 130th Avenue, Miami, FL (the "**Property**") which contains a bird rookery on an island (the "**Rookery**") in a lake referred to as Lake #2 on the southern portion of the Property (the "**Rookery Lake**"), and such Rookery and Rookery Lake collectively hereinafter referred to as the "**Preserve**,", as described on Exhibit A"; and

WHEREAS, this Covenant Running with the Land in Favor of Miami-Dade County, Florida Providing for the Protection and Management of a Rookery and Rookery Lake Located in Miami-Dade County, Florida ("**Restrictive Covenant**") is proffered for acceptance by Miami-Dade County (the "**County"**) as part of, or as a condition of, approval of the as-built certification of Lake #2 consistent with the unusual use approval for lake excavation under Miami-Dade County Zoning Hearing Application Number Z2021000031 (the "**Application**"); and

IN ORDER TO ASSURE the County that representations made by the Owner during consideration of this covenant will be abided by the Owner freely, voluntarily and without duress, makes the following Restrictive Covenant covering and running with the land:

1. The Owner shall preserve and maintain the Preserve in its current condition for the duration of this Restrictive Covenant.

2. The Owner shall manage the Preserve in accordance with the requirements of the Planned Area Development Agreement ("**PAD**") submitted in connection with the Application, as may be amended, and recorded on the Preserve:

    a. Owner shall be responsible for maintenance of the Preserve until such responsibilities are turned over to a Homeowners' Association or similar entity ("**HOA**"), after which such HOA or ensuing owning or controlling entity shall be responsible for the maintenance of the Preserve and this obligation of maintenance shall run with the land. The HOA documents for the Property shall provide for the maintenance of the Preserve at the HOA' expense.

b. Maintenance responsibilities will include those stipulated in the Consolidated Memorandum Regarding Proposed Changes to Calusa Lake # 2 dated April 2, 2026 from Rick Elsner, Kendall Associates I, LLLP to Martha Garcia Lastre, Chief of Natural Resources, Building and Environmental Permitting of the Department of Regulatory and Economic Resources; and the Technical Memorandum regarding Lake and Littoral Zone Enhancements Remediation Work Supplemental Information, dated April 2, 2026, prepared by Matthew Davis, Davis Environmental Solutions, LLC, both of which may be modified from time to time, and approved by Division of Environmental Resources Management or such successor department or division having jurisdiction over such approval ("**DERM**") for use at the Preserve, copies of which are available in DERM public records under Case No. TREE-11713. Such maintenance responsibilities include: prohibition of docks or other structures within the boundaries of the Preserve,; prohibition of on-water use within the Preserve; prohibition of any fishing, boating or other activity within the preserve, at all times, except as may be necessary for the maintenance, monitoring or servicing the Preserve, including the littoral shelves, lake banks, irrigation and aeration systems; and controlling access to the upland area closest to the Preserve during nesting season, especially on the south side of the Preserve. All maintenance within the Preserve 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.

c. Prior to, during, and post-development of the Preserve, 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 Preserve.

d. 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.

e. 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.

3. Management techniques not listed or referenced in Paragraph 2 herein shall be approved by the Director DERM, or the Director's designee.

4. The Owner shall notify the County in writing at least thirty (30) days prior to any conveyance, sale, grant or transfer of the Preserve or any portion thereof, to any heirs, successors, assigns or grantees. The Owner shall also notify the heirs, successors, assigns or grantees in writing of this Restrictive Covenant and its requirement and provide DERM, or its successor, with a copy of this written notification. Unless otherwise approved by DERM or its successor, the Owner shall only convey, sell, grant or transfer the Preserve or any portion thereof to a Homeowners' Association or similar entity.

5. The Owner shall prohibit and use commercially reasonable efforts to prevent unauthorized access to the Preserve.

6. This Restrictive Covenant shall be a covenant running with the land and shall be recorded by the in the public records of Miami-Dade County by the County at the expense of the Owners.

7. Approval of this Restrictive Covenant neither authorizes nor constitutes a permit of any kind for work in the Preserve.

8. DERM shall have the right to inspect the Preserve at reasonable times to determine whether the Preserve is being used and maintained in the manner promised by the Owner in this Restrictive Covenant. If the Director of DERM or his designee determines after such an inspection that some curative action(s) on the Preserve is necessary in order to preserve the terms of this Restrictive Covenant, DERM shall notify the Owner in writing by certified mail, return receipt requested, at the address provided to DERM by the Owner of the particular curative action(s) to be taken by the Owner of the Preserve and the reasons therefore. The Owner shall take such curative action(s) within a reasonable time, provided however, the Owner shall have the right to appeal such proposed curative action(s) to the Miami-Dade County Environmental Quality Control Board by filing a written appeal within fifteen (15) days after receipt of written notification of said proposed curative action and the reasons therefore.

9. This Restrictive Covenant and the provisions contained herein prohibit the Owner from permitting, allowing, letting, causing or suffering any violation of the terms of this Restrictive Covenant, and this Restrictive Covenant may be enforced by DERM or its successor, by temporary, permanent, prohibitory, and mandatory injunctive relief as well as otherwise provided by law or ordinance and also may include an action for and to recover civil penalties, damages, costs and expenses, and reasonable attorney's fees in favor of the County against said person(s) as authorized by law or ordinance. All of the remedies provided herein shall be deemed to be independent and cumulative and shall be deemed to be supplemental to any remedies provided by law or ordinance.

10. Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Preserve, or any portion thereof, by a written instrument executed by the then owner(s) of the Preserve, if any, 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 Preserve 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. 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 Preserve is annexed to an existing municipality or the Preserve 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.

11. This Restrictive Covenant 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 after the date this Restrictive Covenant is recorded,

after which time it shall be extended automatically for successive periods of ten (10) years each, unless the Restrictive Covenant is modified or released by the County.

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

[EXECUTION PAGES TO FOLLOW]

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 13 2026 BY: E307493

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

_____
_____
Adress

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)

CONSENT AND JOINDER OF MORTGAGEE TO COVENANT RUNNING WITH THE LAND

The undersigned Mortgagee does hereby join in and consent to the execution of the foregoing Covenant Running with the Land in Favor of Miami-Dade County, Florida Providing for the Protection and Management of a Rookery and Rookery Lake Located in Miami-Dade County, Florida ("Covenant"), 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.

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:

_____
Print Name:_____

Address: _____
_____

_____
Print Name:_____
Address: _____
_____

_____
Print Name:_____

Address: _____
_____

_____
Print Name:_____
Address: _____
_____

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
Address:

NORTHEASTERN GOLF LLC, a Florida limited liability company

By:_____
Catherine H. Lorié, Manager
Address:

[Notarial Acknowledgments Appear on Following Page]

STATE OF FLORIDA

COUNTY OF _____

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 _____

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

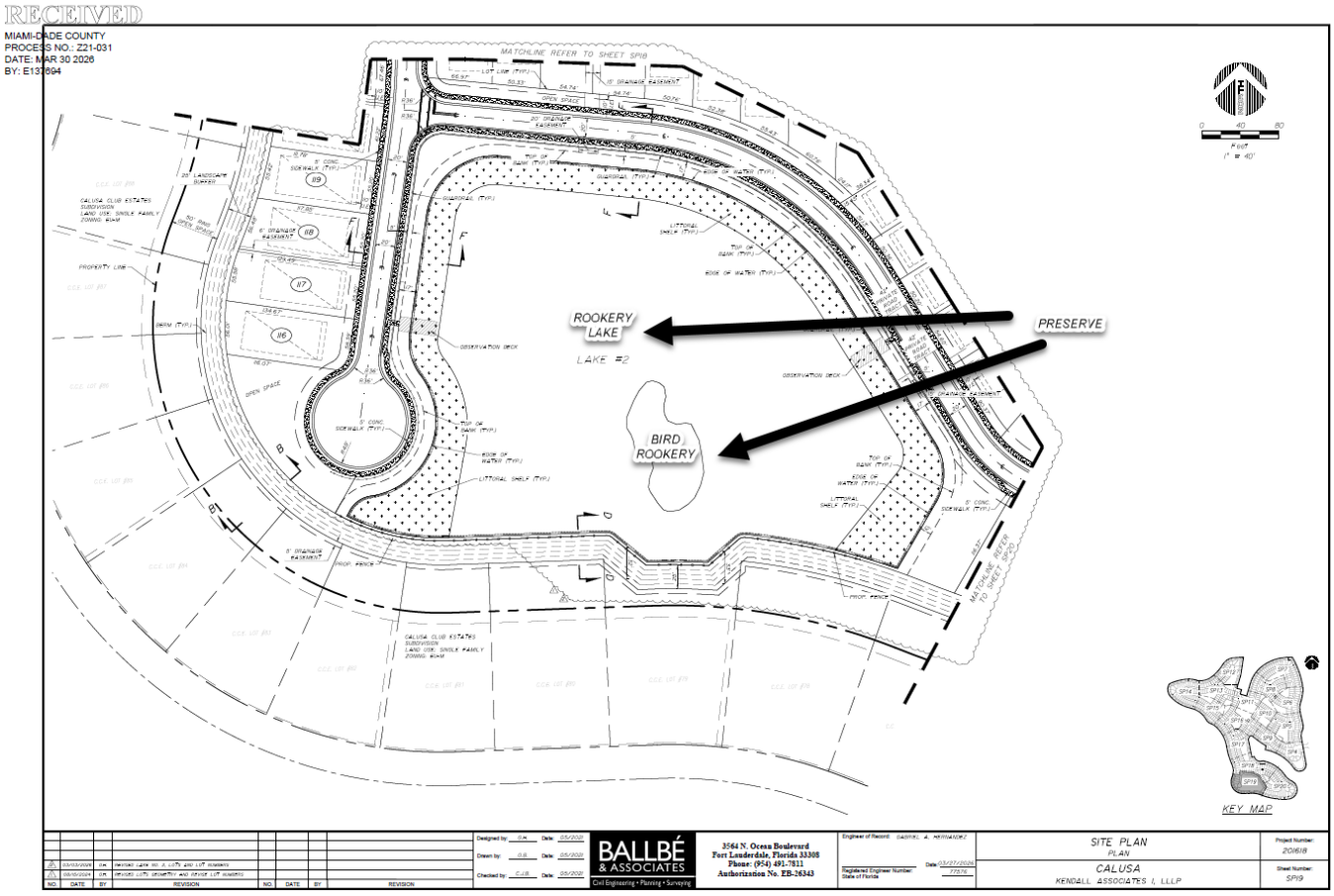
Environmental Exhibit K

DRAFT

EXHIBIT "A"

Preserve Legal Description

The below drawing indicates the approximate area of the Preserve and is included as a placeholder, to be substituted before execution and recording with a sketch and legal description that more precisely reflects the Preserve area, based on as-builts and the lake slope areas.



Memorandum

MIAMI-DADE COUNTY

Date: March 31, 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)

Subject: Zoning Application Comments - Kendall Associates I, LLP
Application No. Z2021000031 - Revision # 4 - (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 130th Avenue with Folio No. 30-5902-000-0010, in unincorporated Miami-Dade County. The project also includes Folio Nos. 30-5902-002-0350 and 30-5902-002-0360 referred to as the "Frontage Property". The existing homes on the "Frontage Property" would be demolished and replaced with extensive landscaping and an entry feature to serve the proposed development as the "primary entrance" to the community off of SW 97th Street, with a guard gate structure house offset from the entry and internal to the Property. The "secondary entrance" to the property is proposed off of North Calusa Club Drive at the location of the former golf course entrance and clubhouse area.

Proposed Development: The Applicant is requesting a district boundary change to rezone the property, including the Frontage property, to Planned Area Development (PAD), along with certain incorporated non-use variances. The proposed development consists of a residential community of 524 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 03/27/2026, there will be 300 units between 3,001 - 5,000 sq. ft., and 224 units under 3,001 sq. ft.

The estimated total water demand for the proposed project will be 140,100 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 and update the proposed development to be consistent with this Zoning Application.

Per said POC, the developer may connect to an existing 8-inch water main (EU536-1) in East Calusa Club Drive at SW 97th 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 130th 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 97th 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 130th 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 127th Avenue and SW 97th Street and extend an 8-inch force

main westerly in SW 97th Street to the eastern boundary of the property, and then, westerly in dedicated public R/W or WASD easement within the property, to a point as required to provide service to the proposed Public Pump Station.

Please be advised that the new Public 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, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

Memorandum

MIAMI-DADE COUNTY

Date: April 2, 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

I. PROJECT LOCATION:

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

II. APPLICATION REQUEST:

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

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

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

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

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

493 PM Peak Hour trips are generated by the proposed 524 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 **"E+20%"** of **8,652** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **4,827** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 0060** with its PHP and assigned vehicles is at LOS **"C"**. The **16** vehicle trips generated by this development when combined with the **4,827** and those previously approved through Development Orders, **0**, equal **4,843** 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 **252** vehicle trips generated by this development when combined with the **1,471** and those previously approved through Development Orders, **0**, equal **1,723** 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 **"E+20%"** of **8,652** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **5,981** vehicles and **25** 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 **38** vehicle trips generated by this development when combined with the **5,981** and those previously approved through Development Orders, **25**, equal **6,044** 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 **"E+20%"** 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 **82** vehicle trips generated by this development when combined with the **4,123** and those previously approved through Development Orders, **4**, equal **4,209** 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 **46** vehicle trips generated by this development when combined with the **1,101** and those previously approved through Development Orders, **111**, equal **1,258** 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 **"E+20%"** 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 **29** vehicle trips generated by this development when combined with the **3,179** and those previously approved through Development Orders, **56**, equal **3,264** 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: April 02, 2026

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2021000031

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to "EnerGov" on 03/30/2026.

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 Statue 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 or call 305-775-3357.

Memorandum

MIAMI-DADE COUNTY

DATE: April 1, 2026

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

FROM: Brandon Fennell
Senior 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

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. <u>Transportation Planning and Policy Division:</u>

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 subject property is also served by Metrobus Route 204 at a local bus stop located at SW 104th Street and SW 137th Ave approximately 0.7 miles away (16-minute walk). The subject property is also served by Metrobus Route 288 at a local bus stop located at SW 88th St and SW 133rd Ave approximately 0.5 miles away (10-minute walk).

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
204	20	20	N/A	N/A	N/A	N/A	L/F
288	30	30	N/A	N/A	N/A	N/A	L/F

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

- Extend the existing northbound turning lanes at the intersection of SW 88 Street and SW 133 Avenue.

- Construct a turbo lane on the eastbound approach of the intersection of SW 104 Street and SW 132 Avenue.

- Extend the existing eastbound left-turn lane at the intersection of SW 104 Street and SW 127 Avenue.

- Extend the existing eastbound left-turn lane at the intersection of SW 104 Street and SW 122 Avenue.

- Install a traffic signal at the intersection of SW 97 Street and SW 127 Avenue.

- Contribute towards an adaptive signal program for SW 104 Street between SW 137 Avenue and SW 127 Avenue once MDC implements this system.

- Perform signal timing adjustments as per the traffic study at the intersections of SW 88 Street with SW 122 Avenue and SW 127 Avenue, SW 96 Street with SW 137 Avenue and SW 127 Avenue, SW 104 Street with SW 132 Avenue, SW 127 Avenue and SW 122 Avenue.

- Any traffic calming improvements warranted by the abovementioned study shall be constructed prior to the issuance of the 31st 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 Traffic Engineering review comments, or wish to discuss this matter further, please contact Miguel Soria at Miguel.Soria@miamidade.gov

c: Lisa Colmenares, DPA, AICP, Chief Planning Officer, DTPW
Paola Baez, P.E., Chief, Transportation Planning and Policy, DTPW
Eric Zahn, Manager, 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:	PH3025041500201	Local Government (LG):	Miami-Dade
Date Application Received:	4/15/2025 4:13:15 PM	LG Application Number:	Z2021000031rev
Type of Application:	Public Hearing	Sub Type:	Land Use

Applicant's Name:	Kendall Associates 1, LLLP, ET Al
Address/Location:	9400 SW 130 Avenue, 9800 & 9810 E Calusa Club Dr
Master Folio Number:	3059020000010
Additional Folio Number(s):	*3059020020360, 3059020020350,*

PROPOSED # OF UNITS	550
SINGLE-FAMILY DETACHED UNITS:	550
SINGLE-FAMILY ATTACHED UNITS:	0
MULTIFAMILY UNITS:	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 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

MIAMI-DADE COUNTY

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

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Applicant Name: Kendall Associates I, LLLP.

Project Location: The property consists of ±168.93 acres and it is located on Calusa Club Drive, South of SW 88th Street, North of SW 104th Street; likewise, located East of SW 137th Avenue, and West of SW 127th Avenue in unincorporated Miami-Dade County (Folios: 30-5902-000-0010, 30-5902-002-0350, and 30-5902-002-0360). The zoning is made up of mostly Interim District Use (GU), and a minor portion, Estates ModifiedUse (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 108th Street	Neighborhood Park	7.55	Local
Bent Tree Park	13850 SW 47th Street	Neighborhood Park	5.68	Local
Bird Lakes Park	14365 SW 48th Lane	Community Park	8.86	Local
Calusa Club Estates Park	13464 SW 96th Street	Neighborhood Park	6.99	Local
Deerwood BonitaLakes Park	14445 SW 122nd Avenue	Community Park	11.03	Local
Devon Aire Park	10400 SW 122nd Avenue	Community Park	12.43	Local
Forest Lakes Park	16351 SW 99th Street	Neighborhood Park	5.67	Local
Hammocks Community Park	9885 Hammocks Boulevard	Community Park	21.51	Local
Kendale Lakes Park	7850 SW 142nd Avenue	Community Park	15.53	Local
Kendale Lakes SP Tax Dist Lot 38	7421 SW 142nd Avenue	Mini-Park	0.44	Local
Kendale Lakes SP Tax Dist Tract A3a	8211 SW 142nd Avenue	Mini-Park	0.46	Local
Kendale Park	9250 Kendale Boulevard	Neighborhood Park	3.86	Local
Kendall Green Park	14975 SW 80th Street	Neighborhood Park	25.89	Local

Kendall Soccer Park	8011 SW 127th Avenue	Single Purpose Park	43.14	Local
Kings Meadow Park	9900 SW 142nd Avenue	Neighborhood Park	5.44	Local
Lago Mar Park	8165 SW 162nd Avenue	Neighborhood Park	11.07	Local
McMillan Park	6125 SW 133rd Avenue	Single Purpose Park	20.83	Local
Millers Pond Park	13350 SW 47th Street	Community Park	12.85	Local
Olympic Park	8601 SW 152nd Avenue	Neighborhood Park	7.08	Local
Rock Ridge Park	10810 SW 117th Avenue	Neighborhood Park	4.54	Local
Royale Green Park	13000 SW 45th Lane	Neighborhood Park	3.38	Local
Sabal Chase Park	10940 SW 113th Place	Neighborhood Park	4.43	Local
Sandpiper Park	11100 SW 157th Avenue	Neighborhood Park	4.74	Local
Sgt. Joseph Delancy Park	14450 Boggs Drive	Community Park	10.46	Local
Snapper Creek Park	10280 SW 80th Street	Neighborhood Park	5.62	Local
Sugarwood Park	14551 SW 100th Street	Neighborhood Park	7.82	Local
Three Lakes Park	13375 SW 136th 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 152nd Avenue	Community park	20.75	Local
Westwind Lakes SP TX Dist TR A	6411 SW 157th Avenue	Neighborhood park	9.2	Local
Westwind LakesSP TX Dist TR FP2	6400 SW 148th Avenue	Neighborhood park	2.7	Local
Westwind Lakes SP TX Dist TR G	6300 SW 152nd Avenue	Neighborhood park	5.04	Local
Westwind LakesSP TX Dist TRGP1 &	6800 SW 152nd Avenue	Neighborhood park	5.12	Local
Westwood Park	11350 SW 53rd 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 88th Street for 10.6 miles before connecting to the recently constructed Krome Path. The proposed Kendall Indian Hammocks - Soccer Park Link is a 3.5 mile path which will connect users to the Kendall Indian Hammocks Soccer Park.

Recommendation: PROS recommends the following:

- 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

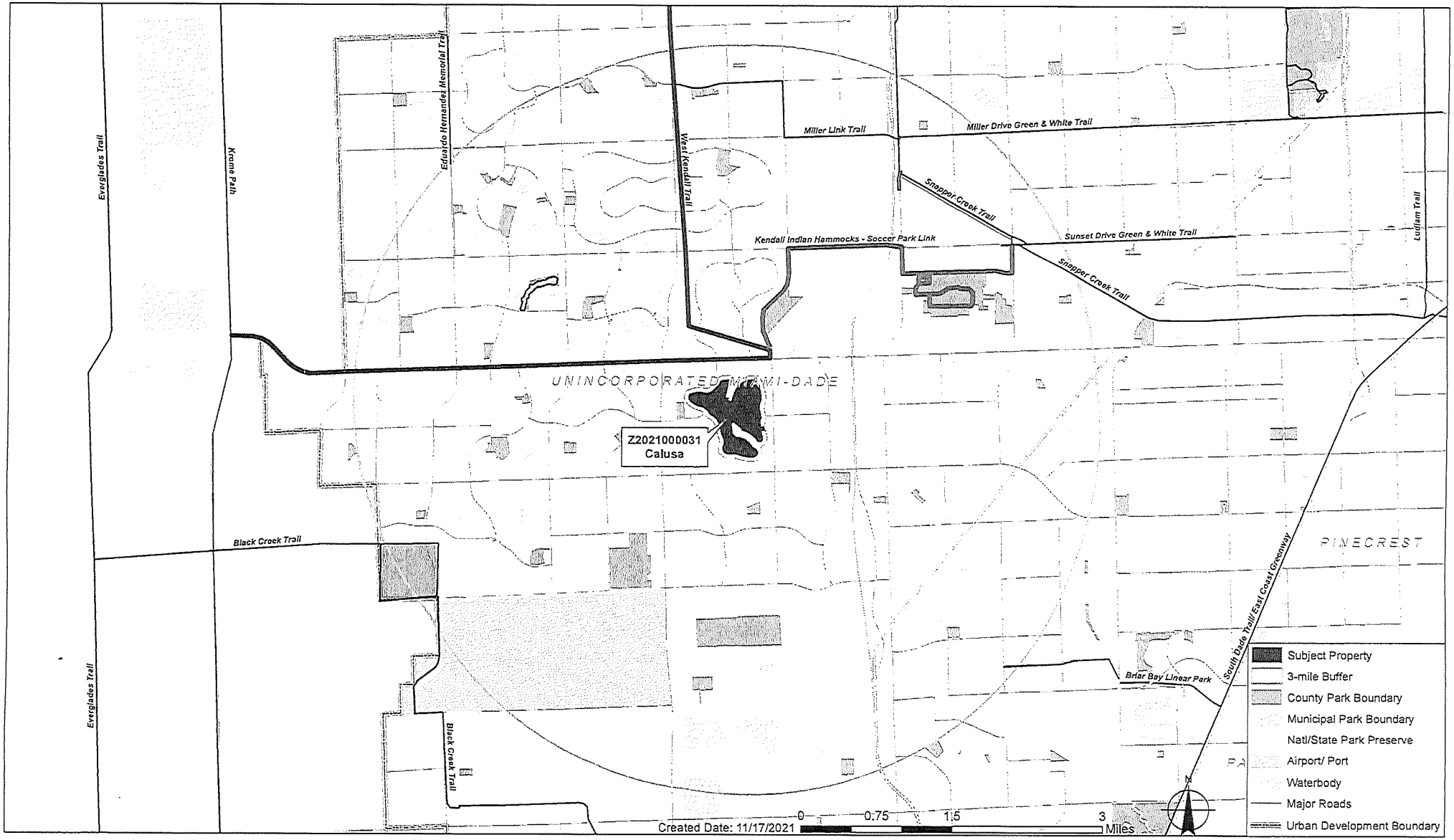
AZ: rk cl

Attachment

MIAMI-DADE COUNTY

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)**

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.

RCS/jhb

Memorandum

MIAMI-DADE COUNTY

Date: December 9, 2025

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

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

Subject: (Z2021-000031) Revised Request V2 UPDATE

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

Date: December 15, 2025

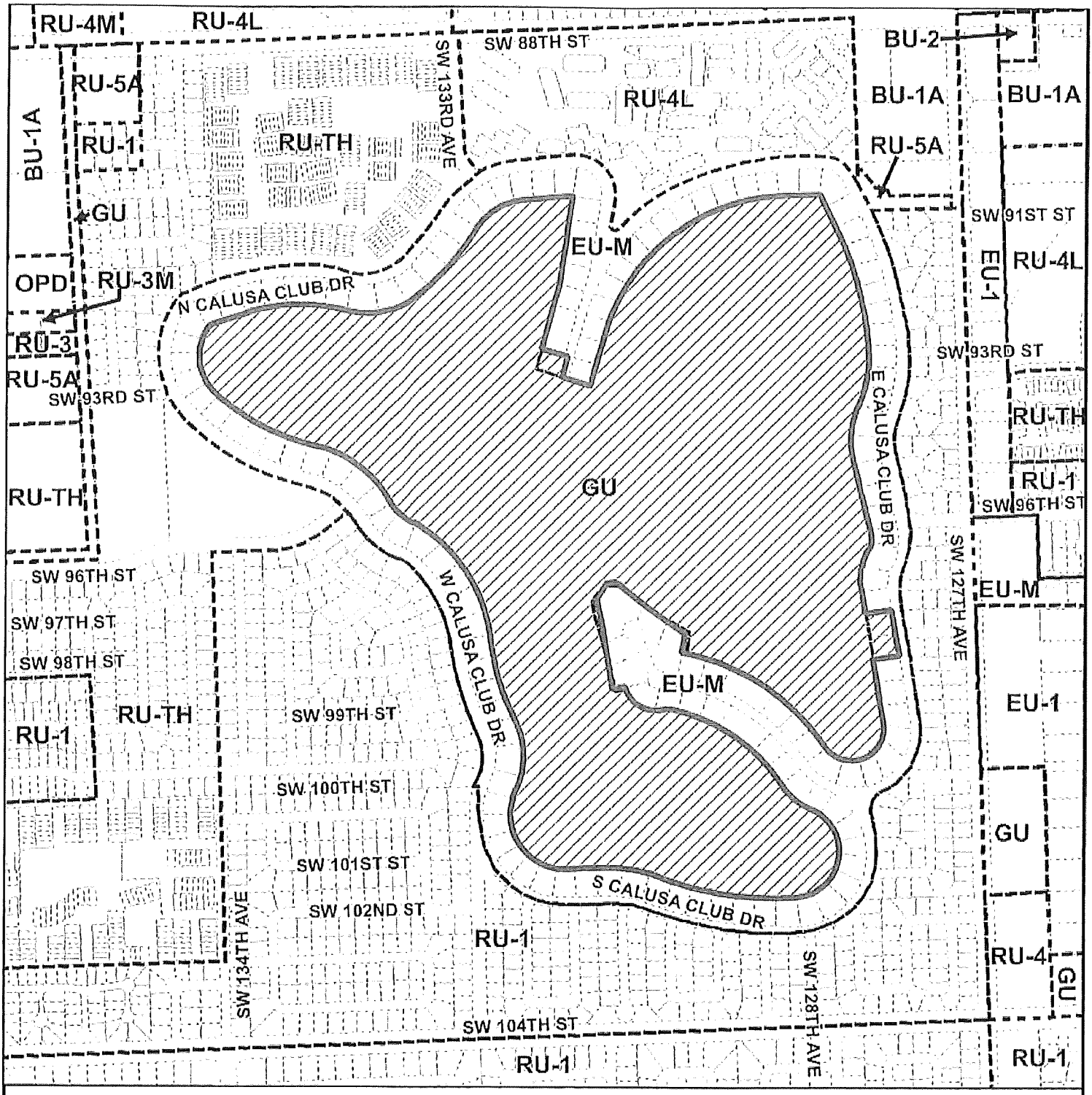
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

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

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.



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

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, October 27, 2021

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2021

Process Number

Z2021000031

Legend

Subject Property

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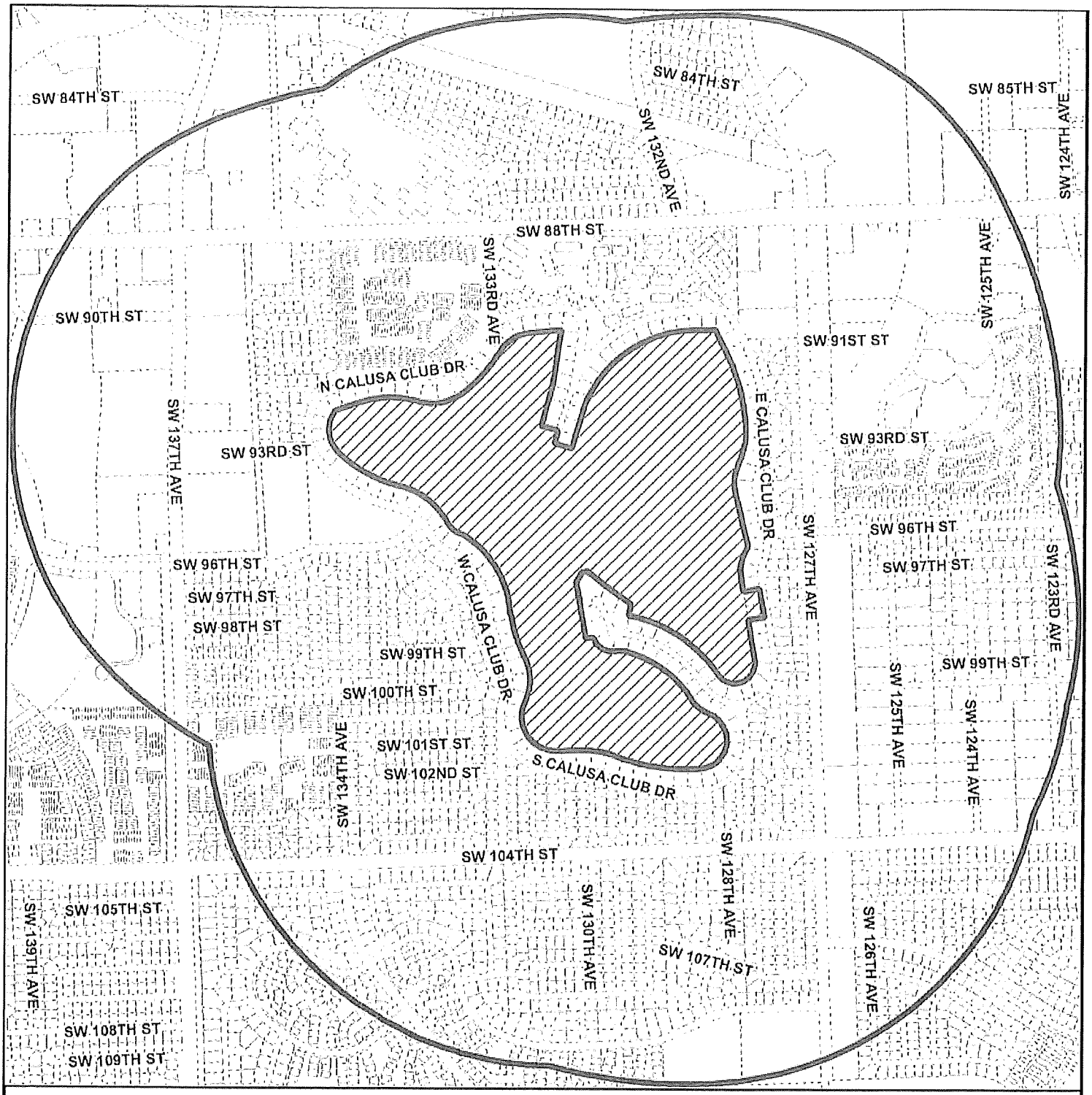
Section: 02 Township: 55 Range: 39
Applicant: Kendall Associates I, LLLP, ET AL
Zoning Board: Board of County Commissioners
Commission District: 7
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

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

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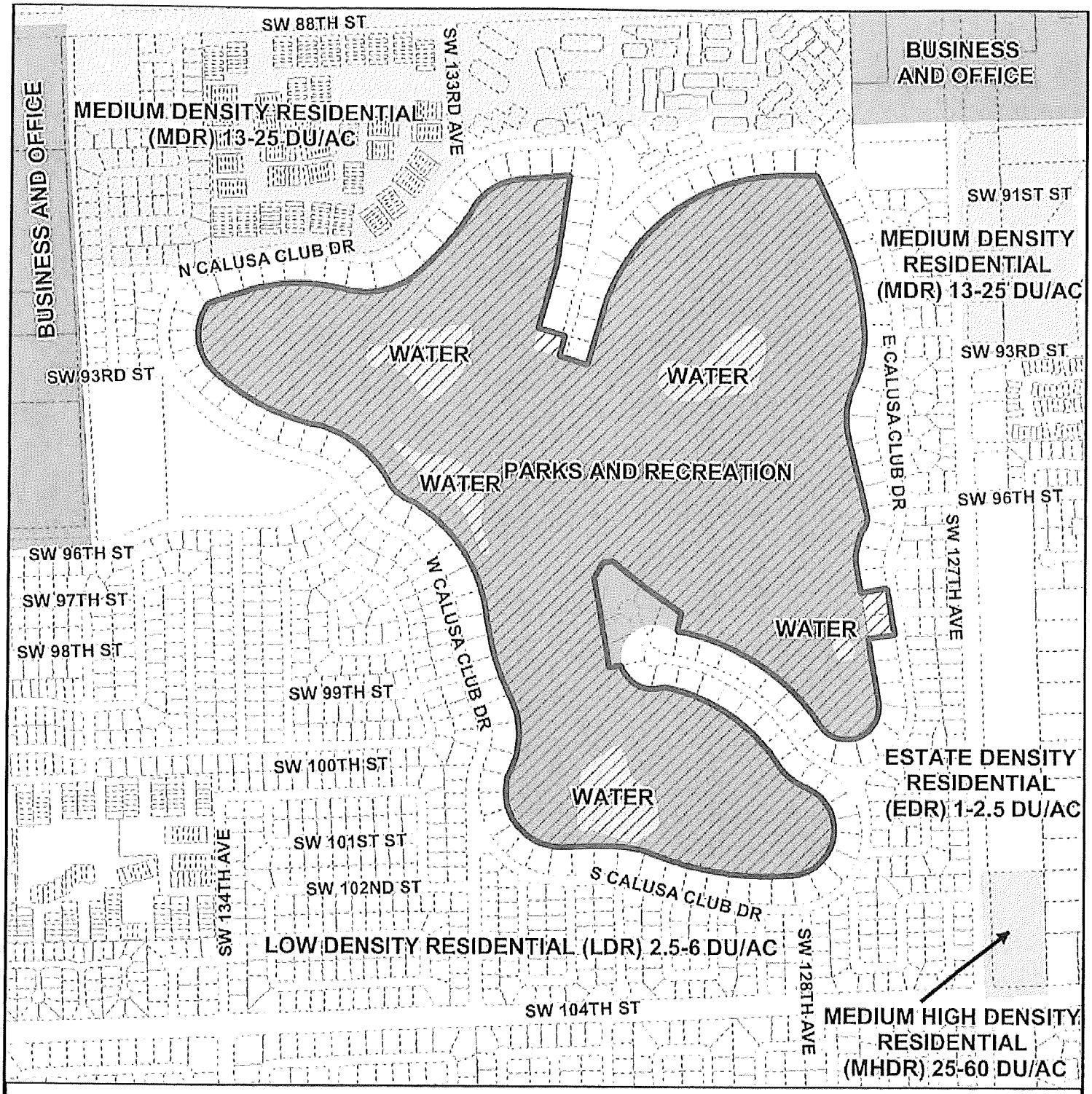
MIAMI-DADE COUNTY

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

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MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, October 27, 2021

REVISION	DATE	BY

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA

ZONING HEARING PLANS REVIEW

X PLANS WITHIN THE SCOPE OF THE AD
PLANS NOT WITHIN THE SCOPE OF THE AD

REVIEWED BY: Elizabeth C Alvarez

ON: 3/31/2026

CALUSA

KENDALL ASSOCIATES I, LLLP

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

DEVELOPMENT TEAM:

DEVELOPER:
KENDALL ASSOCIATES I, LLLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FL 33323

ARCHITECT:
KENDALL ASSOCIATES I, LLLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FL 33323

CIVIL ENGINEER:
BALLBE & ASSOCIATES, INC
2737 N.E. 30TH PLACE
FORT LAUDERDALE, FL 33306
PH: 954-491-7811

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

SURVEYOR:
SCHWEBKE-SHISKIN & ASSOCIATES, INC.
3240 CORPORATE WAY
MIRAMAR, FL 33025
PH: 954-435-7010

PROJECT LOCATION
SW 88th Terrace
SW 88th St
SW 90th St
SW 91st Terrace
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SW 92nd Terrace
SW 94th St
SW 95th Ct
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RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 30 2026
BY: E137694

NORTH

0 200 400
Feet
1" = 200'

ZONING HEARING PLANS REVIEW

X PLANS WITHIN THE SCOPE OF THE AD
PLANS NOT WITHIN THE SCOPE OF THE AD

REVIEWED BY: Elizabeth C Alvarez

ON: 3/31/2026

SITE DATA TABLE	
NAME OF PROJECT:	CALUSA
APPLICATION NUMBER:	Z21-031 (2)
PROPOSED USE:	RESIDENTIAL
EXISTING ZONING DISTRICT:	GU AND EU-M
PROPOSED ZONING DISTRICT:	PAD
SECTION TOWNSHIP RANGE:	2-55-39
FOLIO NUMBERS:	30-5902-000-0010
	30-5902-002-0360
	30-5902-002-0350
TOTAL GROSS AREA:	169.54
TOTAL NET ACRES:	169.27
PROPOSED DENSITY:	3.10 +/-UNITS/ NET ACRE
PROPOSED UNITS:	524 (2)

PROJECT TABULAR (2)	ACRES	%
TOTAL NET ACRES	169.27	100.00%
RECREATION POD	5.06	2.99%
LAKES (WATER BODY)	19.05	11.25% (2)
LAKES (OPEN SPACE)	7.90	4.67% (2)
BIRD ISLAND	0.15	0.09%
RING LOTS (OPEN SPACE)	19.02	11.24%
REMAINDER OF PERIMETER BUFFER	13.18	7.79%
TOTAL PRIVATE ROAD	21.32	12.60%
RESIDENTIAL AREA	83.59	49.37%
TOTAL NET ACRES	169.27	100.00%

PAD CRITERIA	ACRES	%
TOTAL NET ACREAGE	169.27	100.00% (2)
COVERAGE BUILDING AT GROUND LEVEL (NOTE 2)	33.56	19.83% (2) (3)
PRIVATE ROADS AND PARKING AREA	21.32	12.60%
COMMON OPEN SPACE	55.89	33.02%
PRIVATE OPEN SPACE (NOTE 3)	36.12	21.34%
WATER BODIES	19.05	11.25%
PUBLIC FACILITIES	0.07	0.04%
PUBLIC ROADS	0.00	0.00%

PAD CRITERIA NOTES: (2) (3)
1) CHART DOES NOT ADD UP TO 100% DUE TO MISSING RESIDENTIAL LOT AREA AND 19.05 ACRES OF LAKE INCLUDED IN COMMON OS AND WATER BODIES.
2) BUILDING COVERAGE DETERMINED BY TAKING LARGEST MODEL (1ST FLOOR UNDER ROOF) PLAN 508 MULTIPLIED BY # 50' LOTS (301 LOTS) AND # 55' (223 LOTS) TOGETHER WITH 13,000 SF CLUBHOUSE & 520 SF GUARDHOUSE (2) (3)
(2) 3) PRIVATE OS DETERMINED BY TAKING LARGEST MODEL (UNIT) PLAN 508 (PRIVATE OS PROVIDED FOR 50' LOTS (2,768 SF) MULTIPLIED BY # 50' LOTS (301 LOTS) AND (PRIVATE OS PROVIDED FOR #55' LOTS (3,320 SF) MULTIPLIED BY # OF 55' LOTS (223 LOTS) (2) (3)

SITE PLAN NOTES:

1. PROJECT ACCESS POINTS FINAL ENGINEERING AND LOCATIONS WILL BE FINALIZED AT THE TIME OF PLAT APPROVALS.
2. THIS MASTER PLAN IS INTENDED TO SATISFY THE PAD "TOTAL DEVELOPMENT PLAN" REQUIREMENTS.
3. THE SITE PLAN IS DESIGNED TO AFFORD FLEXIBILITY IN THE MODELS AND LOTS SELECTED BY THE ULTIMATE HOMEOWNERS. THE VARIANCES REQUESTED ARE BASED ON THE LARGEST HOME ON THE SMALLEST LOT, HOWEVER THE SPECIFIC MODELS ARE INTERCHANGEABLE ON EACH OF THE LOTS. ADDITIONAL MODELS MAY BE ADDED THAT ARE CONSISTENT IN CHARACTER AND SCALE WITH THE MODEL HOMES SUBMITTED IN THIS APPLICATION.
4. UP TO THE ENTIRETY OF THE 50 FOOT PERIMETER RING OPEN SPACE BUFFER MAY BE CONVEYED SEPARATELY VIA EASEMENT OR DEED TO ABUTTING PROPERTY AS RESTRICTED OPEN SPACE.
5. THE WATER UTILITY FOR THE DEVELOPMENT IS MIAMI-DADE WATER AND SEWER DEPARTMENT.
6. THE SEWER UTILITY FOR THE DEVELOPMENT IS MIAMI-DADE WATER AND SEWER DEPARTMENT.

NO.	DATE	BY	REVISION
3	03/03/2026	G.H.	REVISED DATA TABLES, SITE PLAN & LOT NUMBERS
2	08/15/2024	G.H.	REVISED DATA TABLES AND LOT NUMBERS
1	07/26/2021	G.H.	REVISED LOT NUMBERS

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
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3564 N. Ocean Boulevard
Fort Lauderdale, Florida 33308
Phone: (954) 491-7811
Authorization No. EB-26343

Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/27/2026

OVERALL SITE PLAN AND DATA TABLE

CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: SP1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 30 2026
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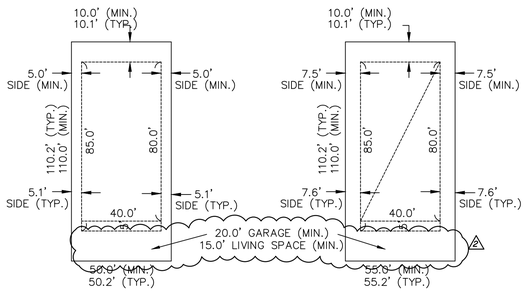
SETBACKS & CRITERIA	PAD		
	REQUIRED	INTERIOR LOT PROVIDED	PERIMETER LOT PROVIDED
MINIMUM LOT WIDTH	N/A	50'	55'
MINIMUM LOT AREA	N/A	5,532 SF	6,083 SF
MAXIMUM LOT COVERAGE	N/A	55%	55%
MINIMUM BUILDING SIZE (CF)	N/A	8,500+	8,500+
FRONT (LIVING SPACE)	N/A	15'	15'
FRONT (GARAGE)	N/A	20'	20'
REAR	N/A	10'	10'
SIDE INTERIOR	N/A	5'	7.5'
SIDE STREET	N/A	10'	10'
SWIMMING POOL			
FRONT	N/A	MORE THAN 75'	MORE THAN 75'
REAR	N/A	4'	4'
SIDE INTERIOR	N/A	8'	8'
SIDE STREET	N/A	10'	10'
SCREENED ENCLOSURE			
FRONT	N/A	N/A	N/A
REAR	N/A	6'	6'
SIDE INTERIOR	N/A	5'	5'
SIDE STREET	N/A	10'	10'
PARKING	(2 SPACES/UNIT) 1,080 SPACES	2 CAR GARAGE * 301 + 2 DRIVEWAY SPACES * 301 = 1,204 SPACES	2 CAR GARAGE * 223 + 2 DRIVEWAY SPACES * 223 = 892 SPACES
PERIMETER FENCES, WALLS, AND HEDGES	6 FEET	6 FEET	6 FEET

TYPICAL LOT DETAIL:



50' X 110'
SINGLE FAMILY

SETBACKS

FRONT (GARAGE)	20.0'
FRONT (HOUSE)	15.0'
REAR	10.0'
SIDE	5.0'
SIDE CORNER	10.0'

55' X 110'
SINGLE FAMILY

SETBACKS

FRONT (GARAGE)	20.0'
FRONT (HOUSE)	15.0'
REAR	10.0'
SIDE	7.5'
SIDE CORNER	10.0'

LOT SIZE	TOTAL	%
50'X110'	301	57%
55'X110'	223	43%
TOTAL	524	

COMMON OPEN SPACE (COS)	TOTAL ACRES	SF	COS FOR PAD	MAX. LAWN AREA PROVIDED
RECREATION POD	5.06	220,315.03	5.06	1.81
PERIMETER BUFFER (TOTAL = 33.2 AC.)				
* (50 FOOT TRACT) 19.02 ACRES	19.02	828,548.24		
REMAINDER OF PERIMETER BUFFER	13.18	574,232.30	13.18	13.18
LAKE (WATER BODY)	19.05	829,757.50	19.05	
LAKE (LME)	7.90	344,040.92	7.90	7.90
BIRD ISLAND	0.15	6,416.49	0.15	
OS WITHIN MAIN ENTRANCE	0.32	13,934.49	0.32	0.32
MISC. OS	1.93	84,162.44	1.93	1.93
OS WITHIN 42' PRIVATE ROAD (SWALE AREA & INTERIOR CUL-DE-SAC)	3.65	158,948.29	3.65	
5' PEDESTRIAN WALKWAY WITHIN PRIVATE ROAD	4.65	202,600.02	4.65	
TOTAL	74.91	3,262,955.72	55.89	25.10
REQUIRED COMMON OPEN SPACE ACREAGE	50.78		50.78	
% OPEN SPACE PROVIDED	44.3%		33.0%	
% COMMON OPEN SPACE REQUIRED	30%		30%	
MAXIMUM LAWN AREA				
MAX. LAWN AREA ALLOWED 40% OF REQ. COS (IN ACRES)	20.31			
MAX. LAWN AREA PROVIDED AS % OF REQUIRED COS	40%			49.4%
MAX. LAWN AREA PROVIDED AS % OF PROVIDED COS				44.9%

*NOTE: UP TO THE ENTIRETY OF THE 50 FOOT PERIMETER RING OPEN SPACE MAY BE CONVEYED SEPARATELY VIA EASEMENT OR DEED TO ABUTTING PROPERTY OWNER AS RESTRICTED OPEN SPACE.

LAKE AREAS	LAKE TRACT		WATER BODY AREA		OPEN SPACE	
LAKE #1	37,388.61 SF	0.86 AC.	17,200.60 SF	0.39 AC.	20,188.01 SF	0.46 AC.
LAKE #2	215,180.09 SF	4.94 AC.	177,604.20 SF	4.08 AC.	31,159.40 SF	0.72 AC.
LAKE #3	96,415.45 SF	2.21 AC.	63,026.56 SF	1.45 AC.	33,388.89 SF	0.77 AC.
LAKE #4	48,782.08 SF	1.12 AC.	30,114.90 SF	0.69 AC.	18,667.18 SF	0.43 AC.
LAKE #5	81,594.69 SF	1.87 AC.	54,888.19 SF	1.26 AC.	26,706.50 SF	0.61 AC.
LAKE #6	91,151.23 SF	2.09 AC.	61,605.43 SF	1.41 AC.	29,545.80 SF	0.68 AC.
LAKE #7	91,529.73 SF	2.10 AC.	63,863.90 SF	1.47 AC.	27,665.83 SF	0.64 AC.
LAKE #8	79,629.93 SF	1.83 AC.	54,922.04 SF	1.26 AC.	24,707.89 SF	0.57 AC.
LAKE #9	115,722.94 SF	2.66 AC.	84,745.94 SF	1.95 AC.	30,977.00 SF	0.71 AC.
LAKE #10	168,223.46 SF	3.86 AC.	119,594.61 SF	2.74 AC.	48,673.85 SF	1.12 AC.
LAKE #11	55,278.69 SF	1.27 AC.	35,264.66 SF	0.81 AC.	20,014.03 SF	0.46 AC.
LAKE #12	99,318.01 SF	2.28 AC.	66,971.47 SF	1.54 AC.	32,346.54 SF	0.74 AC.
TOTAL	1,180,214.91 SF	27.09 AC.	829,757.50 SF	19.05 AC.	344,040.92 SF	7.90 AC.

PAD CRITERIA (PER PLAN)									
(50 FOOT WIDE LOTS)	REQUIRED	PROVIDED							
		PLAN 501	PLAN 502	PLAN 503	PLAN 504	PLAN 505	PLAN 506	PLAN 507	PLAN 508
		1 STORY PLANS			2 STORY PLANS				
TOTAL SF (UNDER ROOF)		2664 SF	2754 SF	3042 SF	3646 SF	3724 SF	4676 SF	4611 SF	5114 SF
1ST FLOOR (UNDER ROOF)		2664	2754	3042	2057	2763	2576	2496	2764
MINIMUM LOT WIDTH	N/A	50.2'	50.2'	50.2'	50.2'	50.2'	50.2'	50.2'	50.2'
MINIMUM LOT AREA	N/A	5532 SF	5532 SF	5532 SF	5532 SF	5532 SF	5532 SF	5532 SF	5532 SF
MAXIMUM LOT COVERAGE	N/A	48.16%	49.78%	54.99%	37.18%	49.95%	46.57%	45.12%	49.96%
MINIMUM BUILDING SIZE (CF)	N/A	8500+	8500+	8500+	8500+	8500+	8500+	8500+	8500+

PAD CRITERIA (PER PLAN)									
(55 FOOT WIDE LOTS)	REQUIRED	PROVIDED							
		PLAN 501	PLAN 502	PLAN 503	PLAN 504	PLAN 505	PLAN 506	PLAN 507	PLAN 508
		1 STORY PLANS			2 STORY PLANS				
TOTAL SF (UNDER ROOF)		2664 SF	2754 SF	3042 SF	3646 SF	3724 SF	4676 SF	4611 SF	5114 SF
1ST FLOOR (UNDER ROOF)		2664	2754	3042	2057	2763	2576	2496	2764
MINIMUM LOT WIDTH	N/A	55.2'	55.2'	55.2'	55.2'	55.2'	55.2'	55.2'	55.2'
MINIMUM LOT AREA	N/A	6083 SF	6083 SF	6083 SF	6083 SF	6083 SF	6083 SF	6083 SF	6083 SF
MAXIMUM LOT COVERAGE	N/A	43.79%	45.27%	50.01%	33.82%	45.42%	42.35%	41.03%	45.44%
MINIMUM BUILDING SIZE (CF)	N/A	8500+	8500+	8500+	8500+	8500+	8500+	8500+	8500+

PRIVATE OPEN SPACE – 50.2' X 110.2' LOTS (TYPICAL)

PLAN	LOT SIZE = 5532 SF	TOTAL 1ST FLOOR UNDER ROOF (SF)	REQUIRED: TOTAL 1ST FLOOR UNDER ROOF SF X 125%	PROVIDED (LOT SIZE (5532 SF) MINUS TOTAL 1ST FLOOR UNDER ROOF SF)	PERCENTAGE PROVIDED:	TOTAL A/C 1ST FLOOR LIVING AREA (SF)	REQUIRED: TOTAL 1ST FLOOR A/C SF X 125%	PROVIDED (LOT SIZE (5532 SF) MINUS TOTAL 1ST FLOOR A/C SF)	PERCENTAGE PROVIDED:
501	1 STORY	2664	3330.00	2868	108%	1911	2388.75	3621	189%
502	1 STORY	2754	3442.50	2778	101%	2067	2583.75	3465	168%
503	1 STORY	3042	3802.50	2490	82%	2350	2937.50	3182	135%
504	2 STORY	2057	2571.25	3475	169%	1333	1666.25	4199	315%
505	2 STORY	2763	3453.75	2769	100%	1987	2483.75	3545	178%
506	2 STORY	2576	3220.00	2956	115%	1568	1960.00	3964	253%
507	2 STORY	2496	3120.00	3036	122%	1750	2187.50	3782	216%
508	2 STORY	2764	3455.00	2768	100%	2051	2563.75	3481	170%

PRIVATE OPEN SPACE – 55.2' X 110.2' LOTS (TYPICAL)

PLAN	LOT SIZE = 6083 SF	TOTAL 1ST FLOOR UNDER ROOF (SF)	REQUIRED: TOTAL 1ST FLOOR UNDER ROOF SF X 125%	PROVIDED (LOT SIZE (6083 SF) MINUS TOTAL 1ST FLOOR UNDER ROOF SF)	PERCENTAGE PROVIDED:	TOTAL A/C 1ST FLOOR LIVING AREA (SF)	REQUIRED: TOTAL 1ST FLOOR A/C SF X 125%	PROVIDED (LOT SIZE (6083 SF) MINUS TOTAL 1ST FLOOR A/C SF)	PERCENTAGE PROVIDED:
501	1 STORY	2664	3330.00	3419	128%	1911	2388.75	4172	218%
502	1 STORY	2754	3442.50	3329	121%	2067	2583.75	4016	194%
503	1 STORY	3042	3802.50	3041	100%	2350	2937.50	3733	159%
504	2 STORY	2057	2571.25	4026	196%	1333	1666.25	4750	356%
505	2 STORY	2763	3453.75	3320	120%	1987	2483.75	4096	206%
506	2 STORY	2576	3220.00	3507	136%	1568	1960.00	4515	288%
507	2 STORY	2496	3120.00	3587	144%	1750	2187.50	4333	248%
508	2 STORY	2764	3455.00	3319	120%	2051	2563.75	4032	197%

NO.	DATE	BY	REVISION
3	03/03/2026	G.H.	REVISED DATA TABLES
2	08/15/2024	G.H.	REVISED PER DATA TABLES
1	06/07/2021	G.H.	REVISED PER MIAMI-DADE COUNTY COMMENTS

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying
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Fort Lauderdale, Florida 33308
Phone: (954) 491-7811
Authorization No. EB-26343

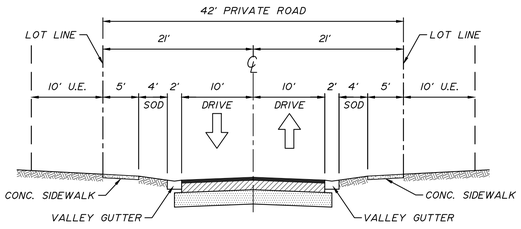
Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/27/2026

SITE DATA TABLES

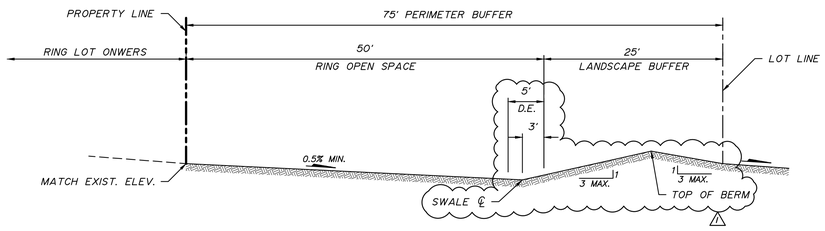
CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: SP2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 30 2026
BY: E137694



SECTION A-A (TYPICAL PRIVATE ROAD SECTION)
SCALE: NTS



SECTION B-B (TYPICAL RING LOT BUFFER SECTION)
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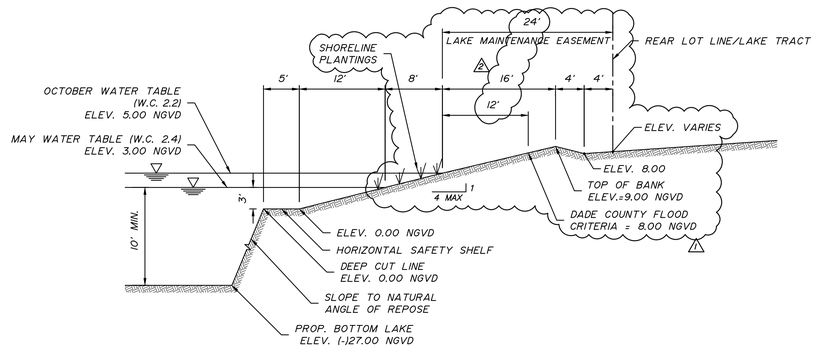

SECTION C-C (TYPICAL LAKE SECTION)
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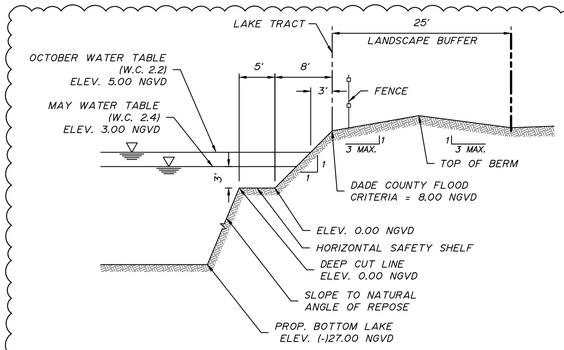
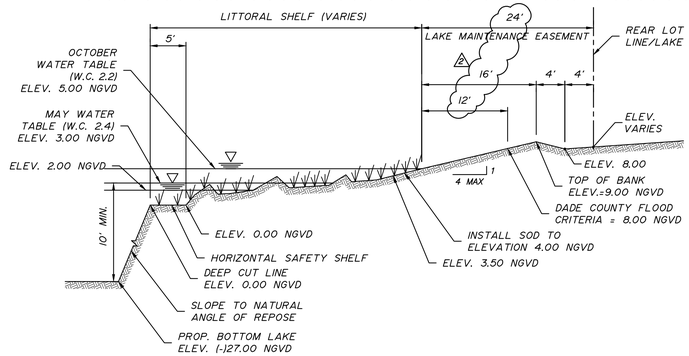
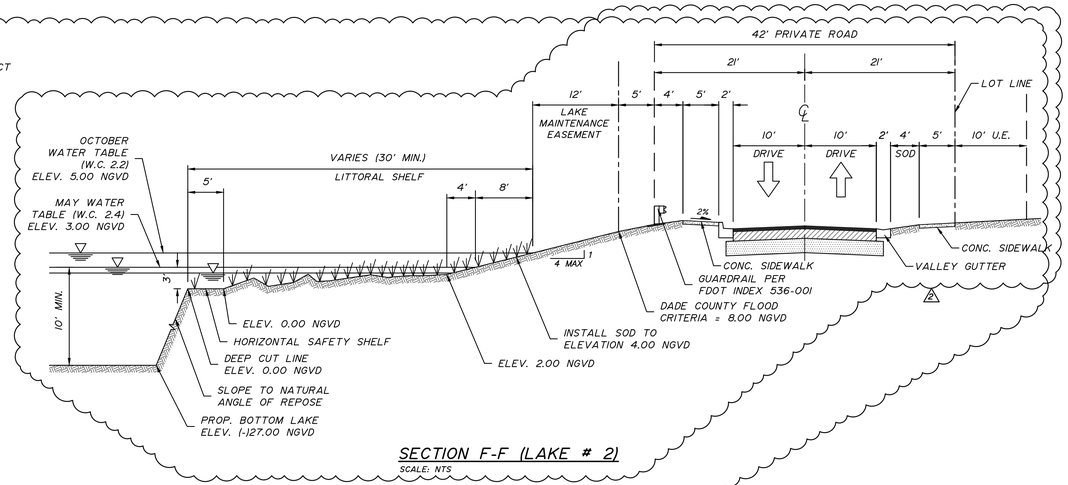


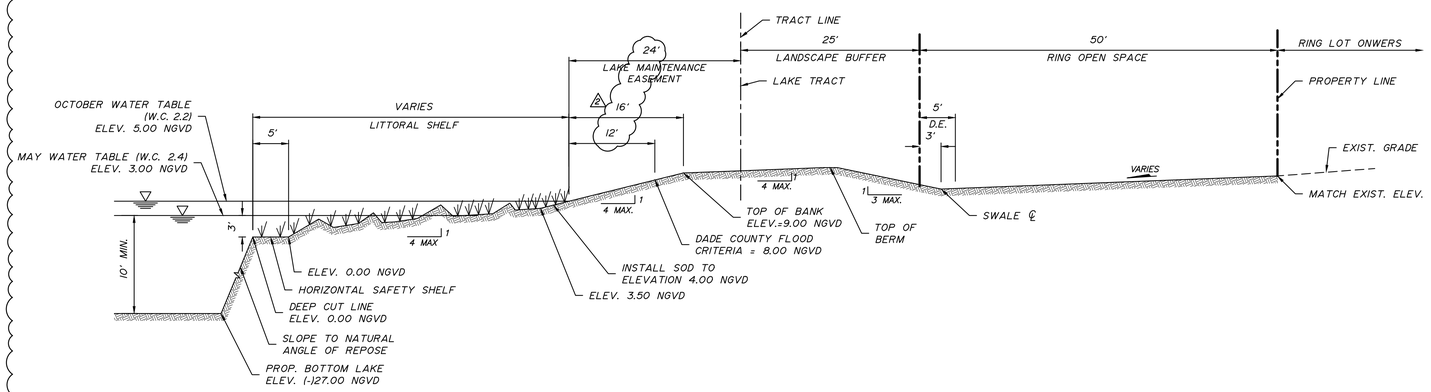
SECTION D-D (SOUTH SIDE LAKE #2)
SCALE: NTS



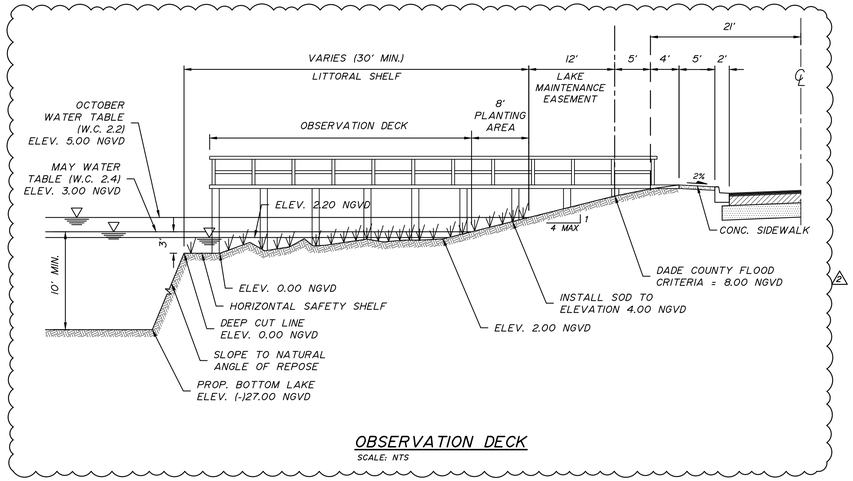
SECTION E-E (TYPICAL LITTORAL SHELF)
SCALE: NTS



SECTION F-F (LAKE # 2)
SCALE: NTS



SECTION G-G (LAKE #3 AND LAKE #7 LITTORAL SHELF)
SCALE: NTS



OBSERVATION DECK
SCALE: NTS

NO.	DATE	BY	REVISION
2	03/03/2026	G.H.	REVISED LME AND ADDED SECTION
1	08/15/2024	G.H.	REVISED AND ADDED SECTIONS

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

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Fort Lauderdale, Florida 33308
Phone: (954) 491-7811
Authorization No. EB-26343

Engineer of Record: GABRIEL O SA J. HERNANDEZ
Registered Engineer Number: 74576
State of Florida
Date: 03/27/2026

SITE PLAN
TYPICAL SECTIONS

CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: SP3

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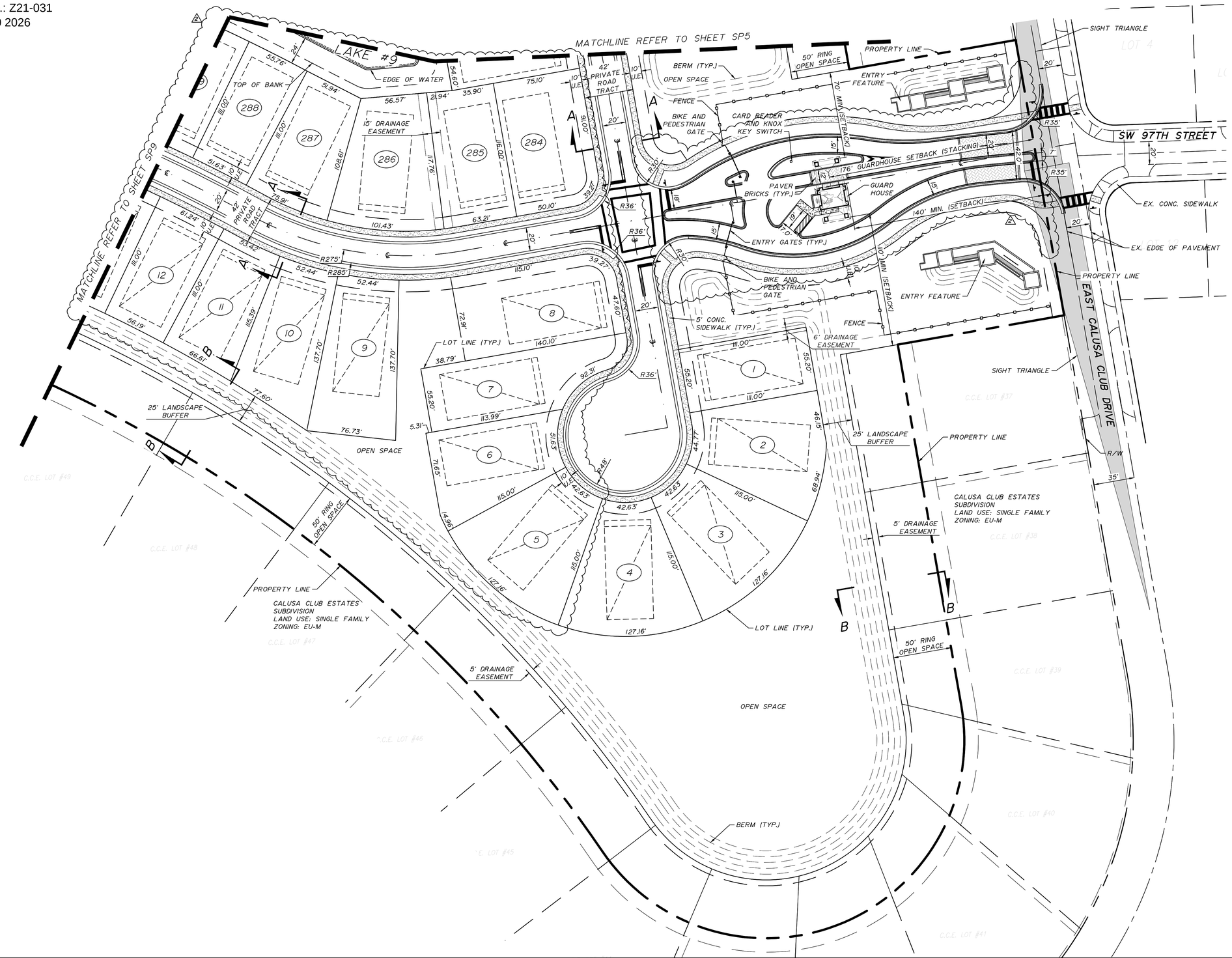
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 30 2026
BY: E137694



NORTH

0 40 80

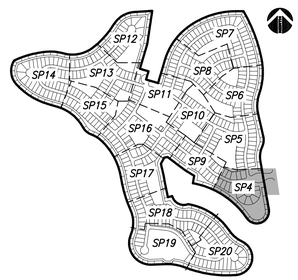
Feet
1" = 40'

NOTES:

1. UP TO THE ENTIRETY OF THE 50 FOOT PERIMETER RING OPEN SPACE BUFFER MAY BE CONVEYED SEPARATELY VIA EASEMENT OR DEED TO ABUTTING PROPERTY AS RESTRICTED OPEN SPACE.
2. ALL DRAINAGE FEATURES, INCLUSIVE OF LAKES, ARE CONCEPTUAL AND SUBJECT TO A FUTURE REVIEW AND APPROVAL OF PAVING AND DRAINAGE PLANS BY THE MIAMI-DADE COUNTY DIVISION OF ENVIRONMENTAL RESOURCES MANAGEMENT (DERM).
3. ENTRANCE FEATURE WILL BE SUBJECT TO SEPARATE APPLICATION.

LEGEND

- STOP SIGN
- 24" STOP BAR
- CONCRETE SIDEWALK
- CHAIN LINK FENCE
- (1) LOT NUMBERS
- U.E. UTILITY EASEMENT



KEY MAP

NO.	DATE	BY	REVISION
3	03/03/2025	G.H.	REVISED LOT NUMBERS
2	08/15/2024	G.H.	REVISED LOTS GEOMETRY AND REVISE LOT NUMBERS
2	04/08/2021	G.H.	REVISED PER MIAMI-DADE COUNTY COMMENTS
1	03/29/2021	G.H.	REVISED PER MIAMI-DADE COUNTY COMMENTS

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying
3564 N. Ocean Boulevard
Fort Lauderdale, Florida 33308
Phone: (954) 491-7811
Authorization No. EB-26343

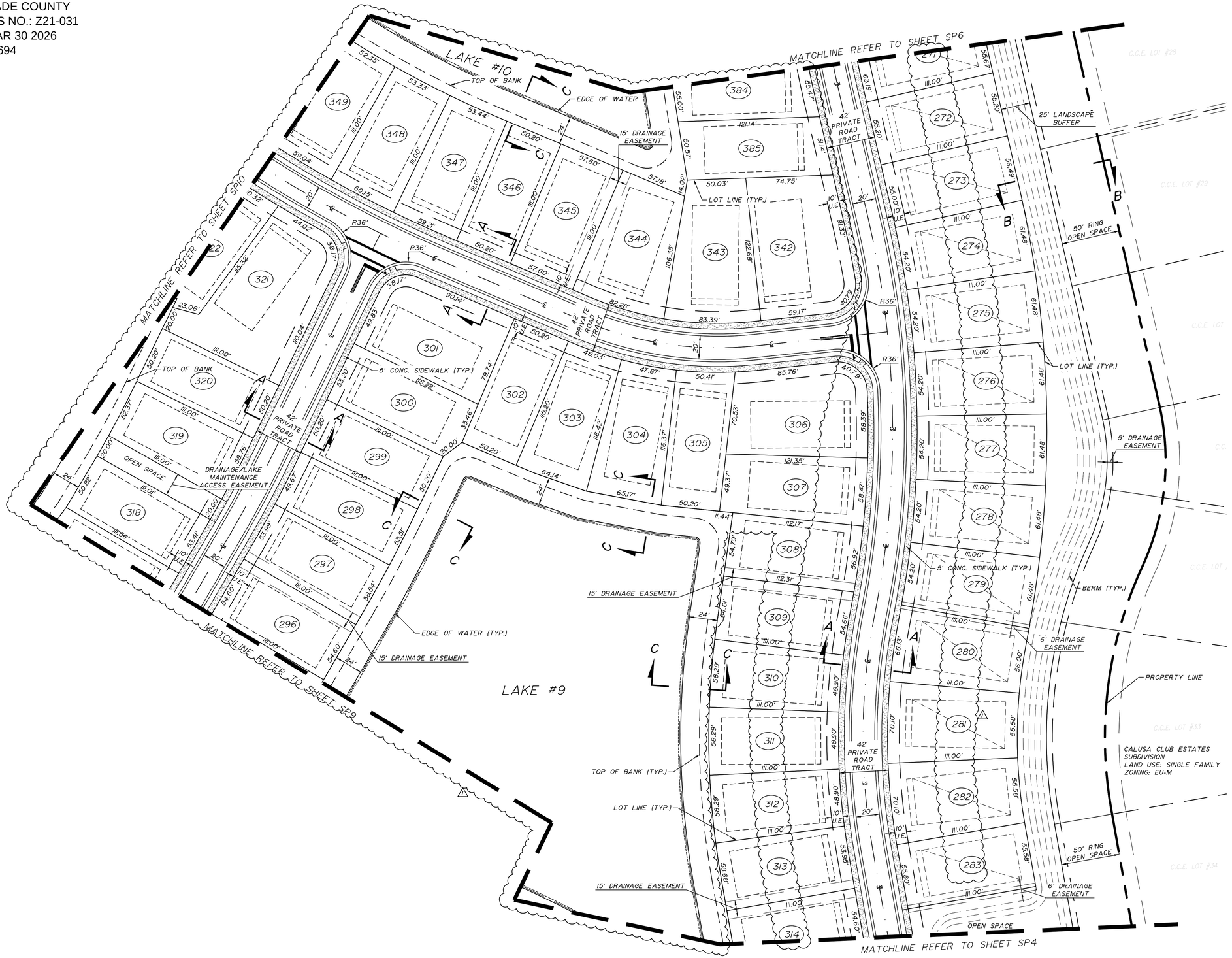
Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/27/2026

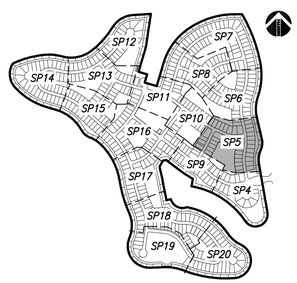
SITE PLAN
PLAN
CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: SP4

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 30 2026
BY: E137694





KEY MAP

NO.	DATE	BY	REVISION
2	03/03/2025	G.H.	REVISED LOT NUMBERS
1	08/15/2024	G.H.	REVISED LOTS GEOMETRY AND REVISE LOT NUMBERS

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

3564 N. Ocean Boulevard
Fort Lauderdale, Florida 33308
Phone: (954) 491-7811
Authorization No. EB-26343

Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/27/2026

SITE PLAN
PLAN

CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: SP5

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MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 30 2026
BY: E137694

NORTH

0 40 80
Feet
1" = 40'

MATCHLINE REFER TO SHEET SP7

MATCHLINE REFER TO SHEET SP8

MATCHLINE REFER TO SHEET SP10

MATCHLINE REFER TO SHEET SP5

LAKE #11

LAKE #10

LOT LINE (TYP.)

TOP OF BANK (TYP.)

EDGE OF WATER (TYP.)

DRAINAGE/LAKE MAINTENANCE ACCESS EASEMENT

42' PRIVATE ROAD TRACT

5' CONC. SIDEWALK (TYP.)

OPEN SPACE

6' DRAINAGE EASEMENT

25' LANDSCAPE BUFFER

50' RING OPEN SPACE

5' DRAINAGE EASEMENT

PROPERTY LINE

BERM (TYP.)

15' DRAINAGE EASEMENT

CALUSA CLUB ESTATES
SUBDIVISION
LAND USE: SINGLE FAMILY
ZONING: EU-M

KEY MAP

NO.	DATE	BY	REVISION
2	03/03/2025	G.H.	REVISED LOT NUMBERS
1	08/15/2024	G.H.	REVISED LOTS GEOMETRY AND REVISE LOT NUMBERS

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

3564 N. Ocean Boulevard
Fort Lauderdale, Florida 33308
Phone: (954) 491-7811
Authorization No. EB-26343

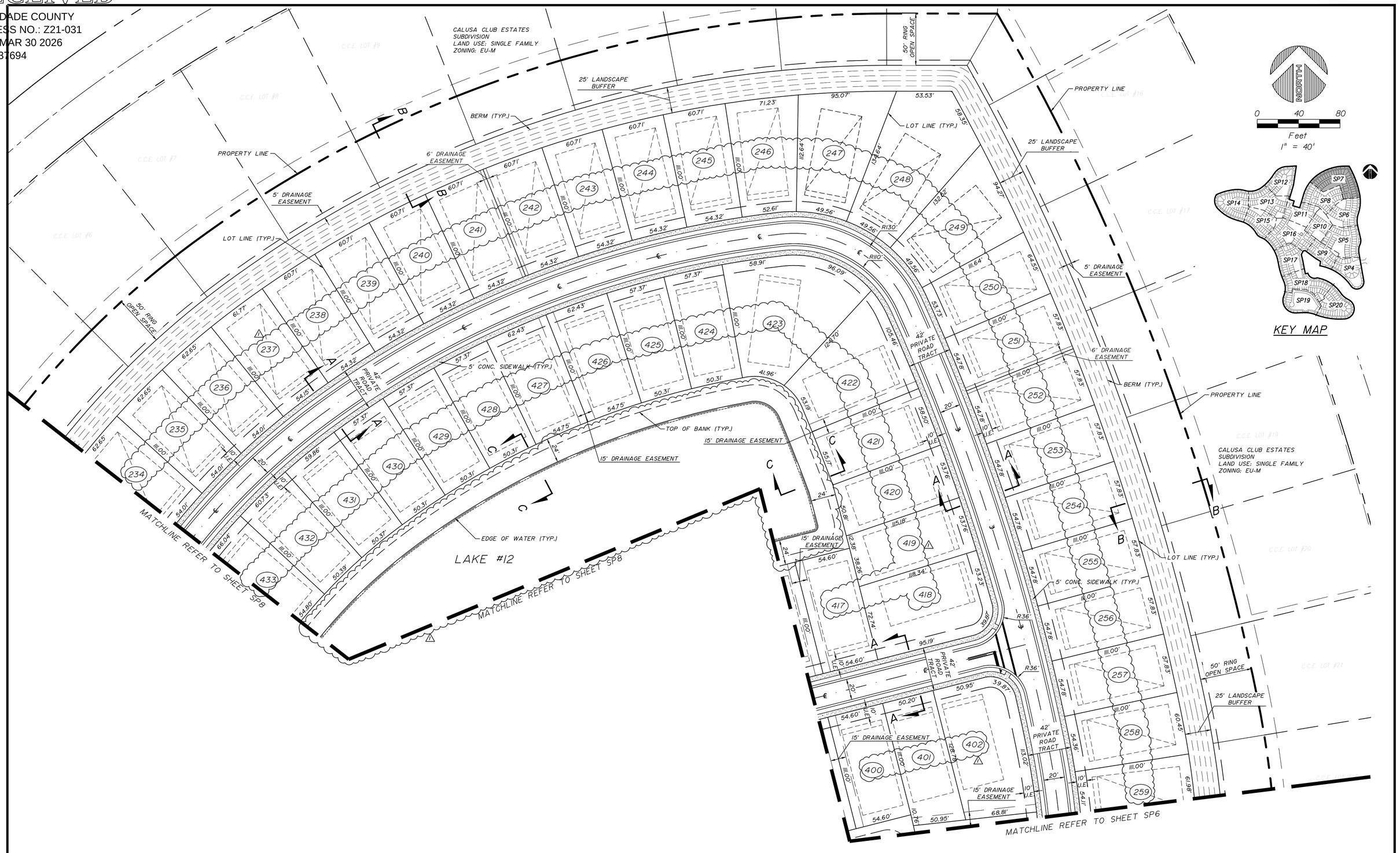
Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/27/2026

SITE PLAN
PLAN

CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: SP6

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 30 2026
BY: E137694



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
2	03/03/2025	G.H.	REVISED LOT NUMBERS				
1	08/15/2024	G.H.	REVISED LOTS GEOMETRY AND REVISE LOT NUMBERS				

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
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Fort Lauderdale, Florida 33308
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Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/27/2026

SITE PLAN
PLAN

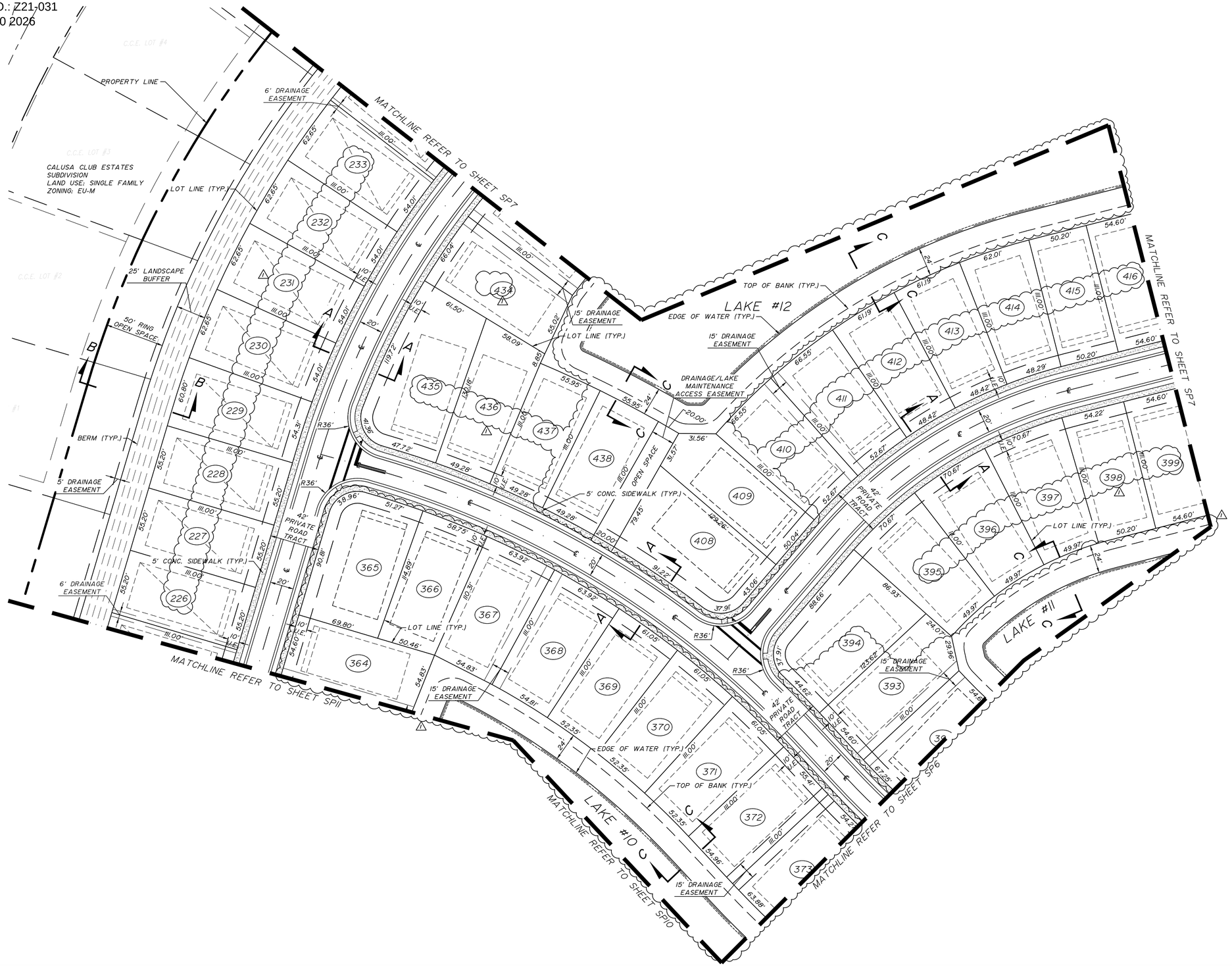
CALUSA
KENDALL ASSOCIATES I, LLLP

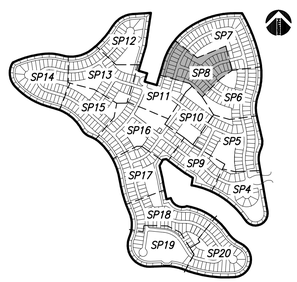
Project Number: 201618
Sheet Number: SP7

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 30 2026
BY: E137694

NORTH

0 40 80
Feet
1" = 40'





KEY MAP

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
2	03/03/2025	G.H.	REVISED LOT NUMBERS				
1	08/15/2024	G.H.	REVISED LOTS GEOMETRY AND REVISE LOT NUMBERS				

Designed by: G.H. Date: 05/2021
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Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

3564 N. Ocean Boulevard
Fort Lauderdale, Florida 33308
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Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/27/2026

SITE PLAN
PLAN

CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: SP8

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MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 30 2026
BY: E137694

KEY MAP

NO.	DATE	BY	REVISION
2	03/03/2025	G.H.	REVISED LOT NUMBERS
1	08/15/2024	G.H.	REVISED LOTS GEOMETRY AND REVISE LOT NUMBERS

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

3564 N. Ocean Boulevard
Fort Lauderdale, Florida 33308
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Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/27/2026

SITE PLAN
PLAN

CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: SP9

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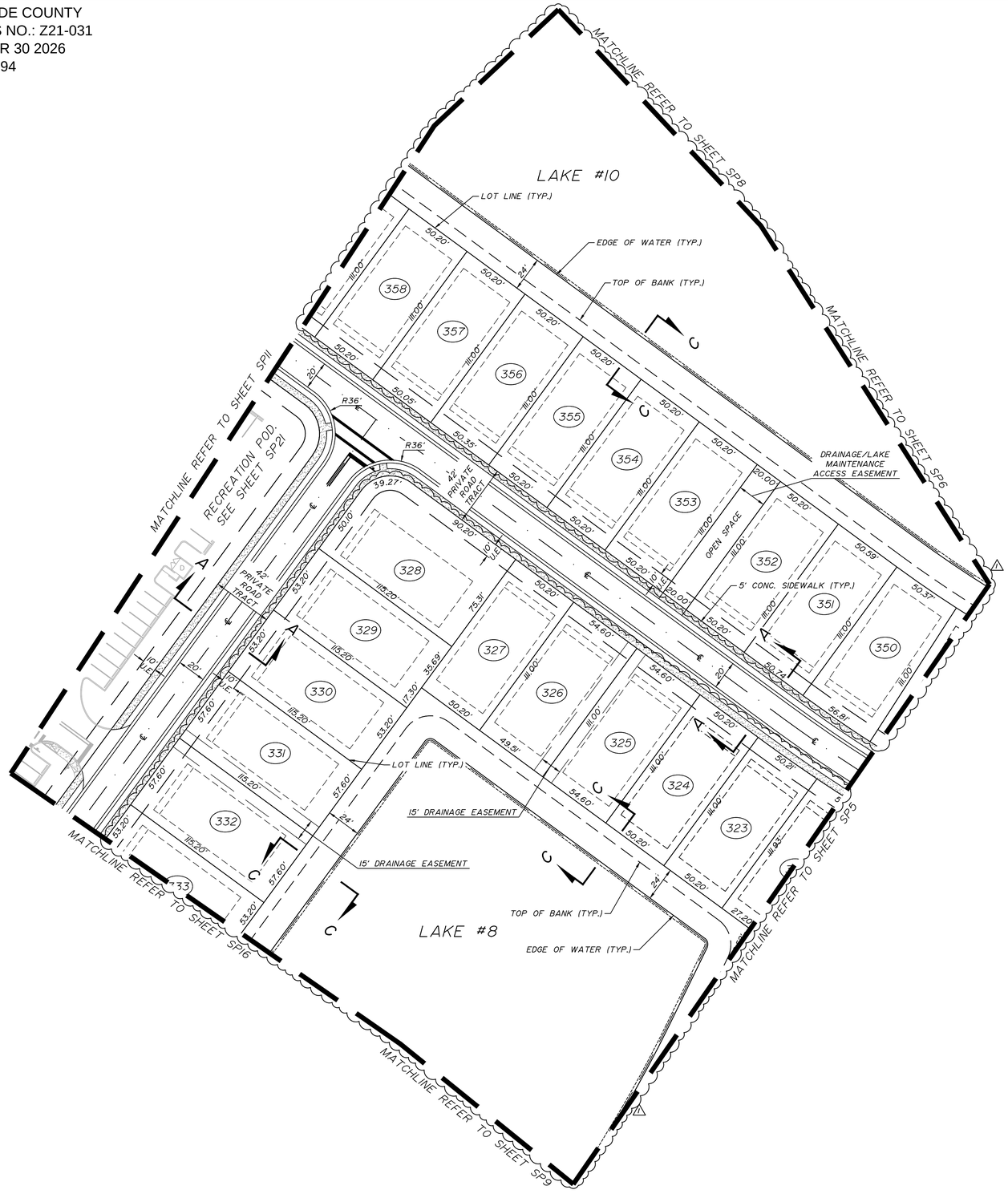
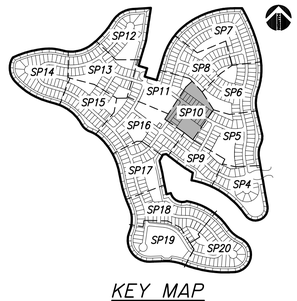
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 30 2026
BY: E137694





KEY MAP

NO.	DATE	BY	REVISION
2	03/03/2025	G.H.	REVISED LOT NUMBERS
1	08/15/2024	G.H.	REVISED LOTS GEOMETRY AND REVISE LOT NUMBERS

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
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BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

3564 N. Ocean Boulevard
Fort Lauderdale, Florida 33308
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Authorization No. EB-26343

Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/27/2026

SITE PLAN
PLAN

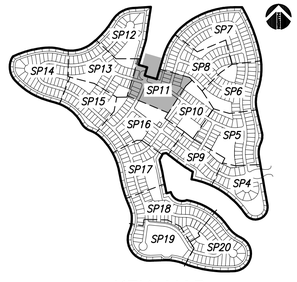
CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: SP10

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 30 2026
BY: E137694

NOTES:

1. THE RESIDENTS' ONLY ACCESS TO THE DEVELOPMENT SHALL BE PERMITTED TO BE GATED.
2. THE VEHICLE TURNAROUND PRIOR TO THE RESIDENTS' ONLY ENTRANCE GATE SHALL NOT BE GATED AND SHALL REMAIN ACCESSIBLE TO THE PUBLIC AT ALL TIMES.



KEY MAP

NO.	DATE	BY	REVISION
4	03/03/2025	G.H.	REVISED LOT NUMBERS
3	08/15/2024	G.H.	REVISED LOTS GEOMETRY AND REVISE LOT NUMBERS
2	05/11/2021	G.H.	REVISED PER MIAMI-DADE COUNTY COMMENTS
1	03/29/2021	G.H.	REVISED PER MIAMI-DADE COUNTY COMMENTS

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
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Fort Lauderdale, Florida 33308
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Authorization No. EB-26343

Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/27/2026

SITE PLAN
PLAN
CALUSA
KENDALL ASSOCIATES I, LLLP

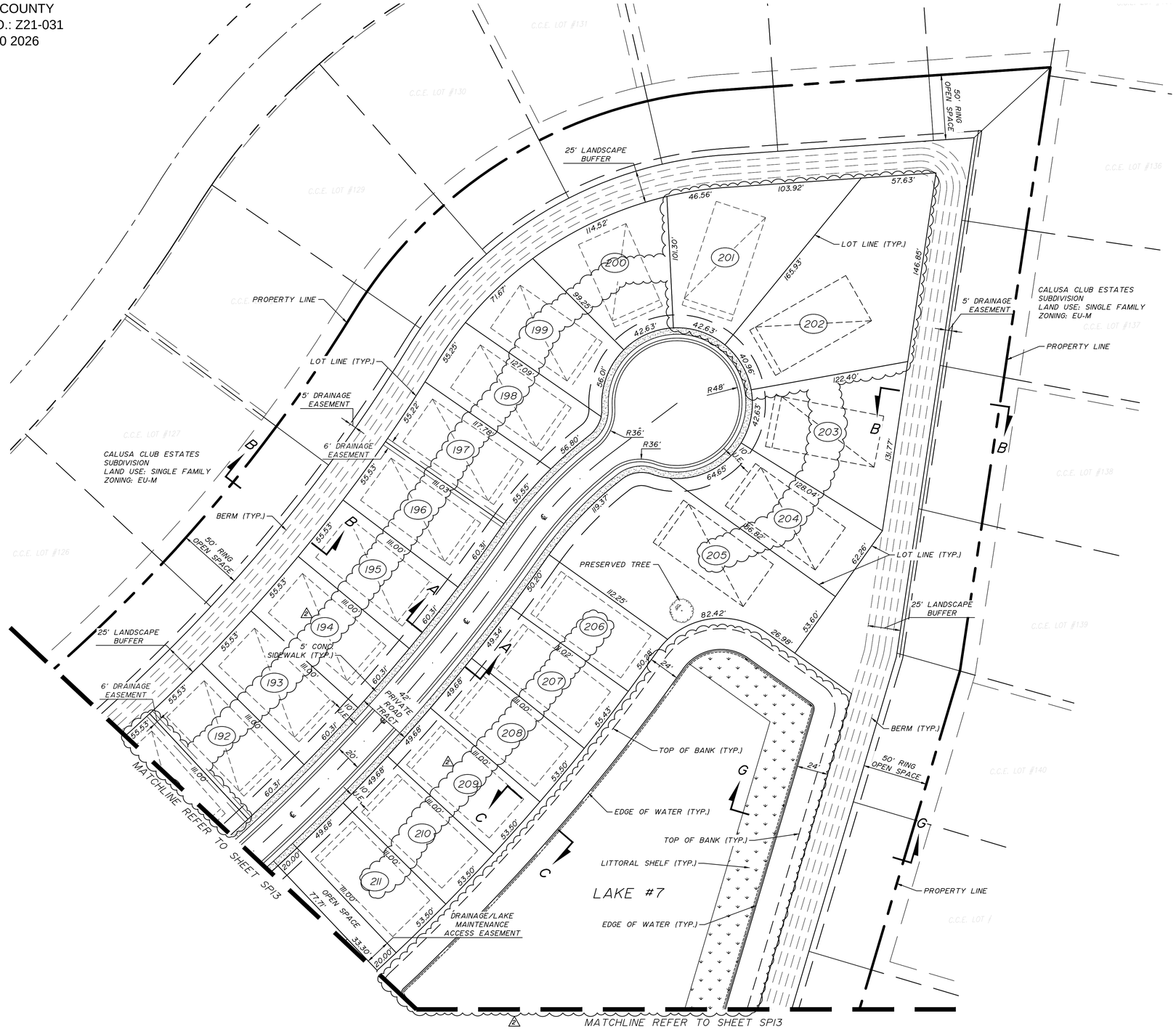
Project Number: 201618
Sheet Number: SPII

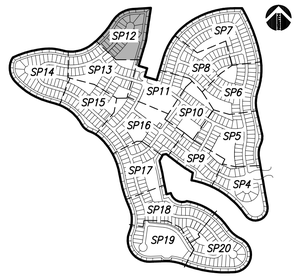
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 30 2026
BY: E137694

NORTH

0 40 80
Feet
1" = 40'





KEY MAP

NO.	DATE	BY	REVISION
3	03/03/2025	G.H.	REVISED LOT NUMBERS
2	08/15/2024	G.H.	REVISED LOTS GEOMETRY AND REVISE LOT NUMBERS
1	07/26/2021	G.H.	REVISED LOTS GEOMETRY

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

3564 N. Ocean Boulevard
Fort Lauderdale, Florida 33308
Phone: (954) 491-7811
Authorization No. EB-26343

Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/27/2026

SITE PLAN
PLAN

CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: SPI2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 30 2026
BY: E137694

NORTH

0 40 80
Feet
1" = 40'

CALUSA CLUB ESTATES SUBDIVISION
LAND USE: SINGLE FAMILY
ZONING: EU-M

C.C.E. LOT #125
C.C.E. LOT #124
C.C.E. LOT #123

BERM (TYP.)
50' RING OPEN SPACE
PROPERTY LINE
LOT LINE (TYP.)
6' DRAINAGE EASEMENT
5' DRAINAGE EASEMENT
25' LANDSCAPE BUFFER
5' CONC. SIDEWALK (TYP.)
42' PRIVATE ROAD TRACT
15' DRAINAGE EASEMENT

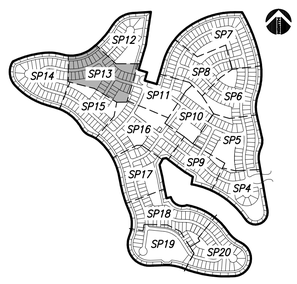
MATCHLINE REFER TO SHEET SP12
MATCHLINE REFER TO SHEET SP14
MATCHLINE REFER TO SHEET SP11
MATCHLINE REFER TO SHEET SP15

LAKE #7
TOP OF BANK (TYP.)
EDGE OF WATER (TYP.)
BERM (TYP.)
LITTORAL SHELF (TYP.)
50' RING OPEN SPACE
OPEN SPACE

LAKE #6
TOP OF BANK (TYP.)
EDGE OF WATER (TYP.)

LAKE #5
TOP OF BANK (TYP.)
EDGE OF WATER (TYP.)

Lots: 183, 184, 185, 186, 187, 188, 189, 190, 191, 212, 213, 214, 215, 216, 217, 218, 219, 220, 473, 474, 475, 476, 477, 478, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506



KEY MAP

NO.	DATE	BY	REVISION
2	03/03/2025	G.H.	REVISED LOT NUMBERS
1	08/15/2024	G.H.	REVISED LOTS GEOMETRY AND REVISE LOT NUMBERS

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
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BALLBÉ & ASSOCIATES
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Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/27/2026

SITE PLAN
PLAN

CALUSA
KENDALL ASSOCIATES I, LLLP

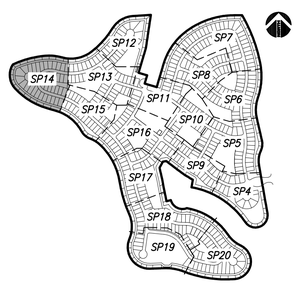
Project Number: 201618
Sheet Number: SP13

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 30 2026
BY: E137694

NORTH

0 40 80
Feet
1" = 40'

PROPERTY LINE
CALUSA CLUB ESTATES
SUBDIVISION
LAND USE: SINGLE FAMILY
ZONING: EU-M
25' LANDSCAPE BUFFER
5' DRAINAGE EASEMENT
BERM (TYP.)
50' RING OPEN SPACE
LOT LINE (TYP.)
6' DRAINAGE EASEMENT
5' CONC. SIDEWALK (TYP.)
42' PRIVATE ROAD TRACT
10' U.E.
20' U.E.
OPEN SPACE
15' DRAINAGE EASEMENT
MATCHLINE REFER TO SHEET SP13
MATCHLINE REFER TO SHEET SP15
LAKE #6
C.C.E. LOT #117
C.C.E. LOT #116
C.C.E. LOT #115
C.C.E. LOT #112
C.C.E. LOT #111
C.C.E. LOT #110
C.C.E. LOT #109
C.C.E. LOT #108
C.C.E. LOT #107



KEY MAP

NO.	DATE	BY	REVISION
2	03/03/2025	G.H.	REVISED LOT NUMBERS
1	08/15/2024	G.H.	REVISED LOTS GEOMETRY AND REVISE LOT NUMBERS

Designed by: G.H. Date: 05/2021
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BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

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Fort Lauderdale, Florida 33308
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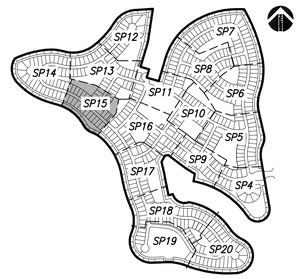
Registered Engineer Number: 77576
State of Florida
Date: 03/27/2026

SITE PLAN
PLAN
CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: SP14

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 30 2026
BY: E137694



KEY MAP

NO.	DATE	BY	REVISION
3	03/03/2025	G.H.	REVISED LOT NUMBERS
2	08/15/2024	G.H.	REVISED LOTS GEOMETRY AND REVISE LOT NUMBERS
1	07/06/2021	G.H.	REVISED CORNER LOT RADIUS

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying
3564 N. Ocean Boulevard
Fort Lauderdale, Florida 33308
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Authorization No. EB-26343

Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/27/2026

SITE PLAN
PLAN

CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: SP15

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 30 2026
BY: E137694

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
4	03/03/2025	G.H.	REVISED LOT NUMBERS				
3	08/15/2024	G.H.	REVISED LOTS GEOMETRY AND REVISE LOT NUMBERS				
2	07/26/2021	G.H.	REVISED LOTS GEOMETRY AND NUMBERS				
1	07/06/2021	G.H.	REVISED CORNER LOT RADIUS				

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

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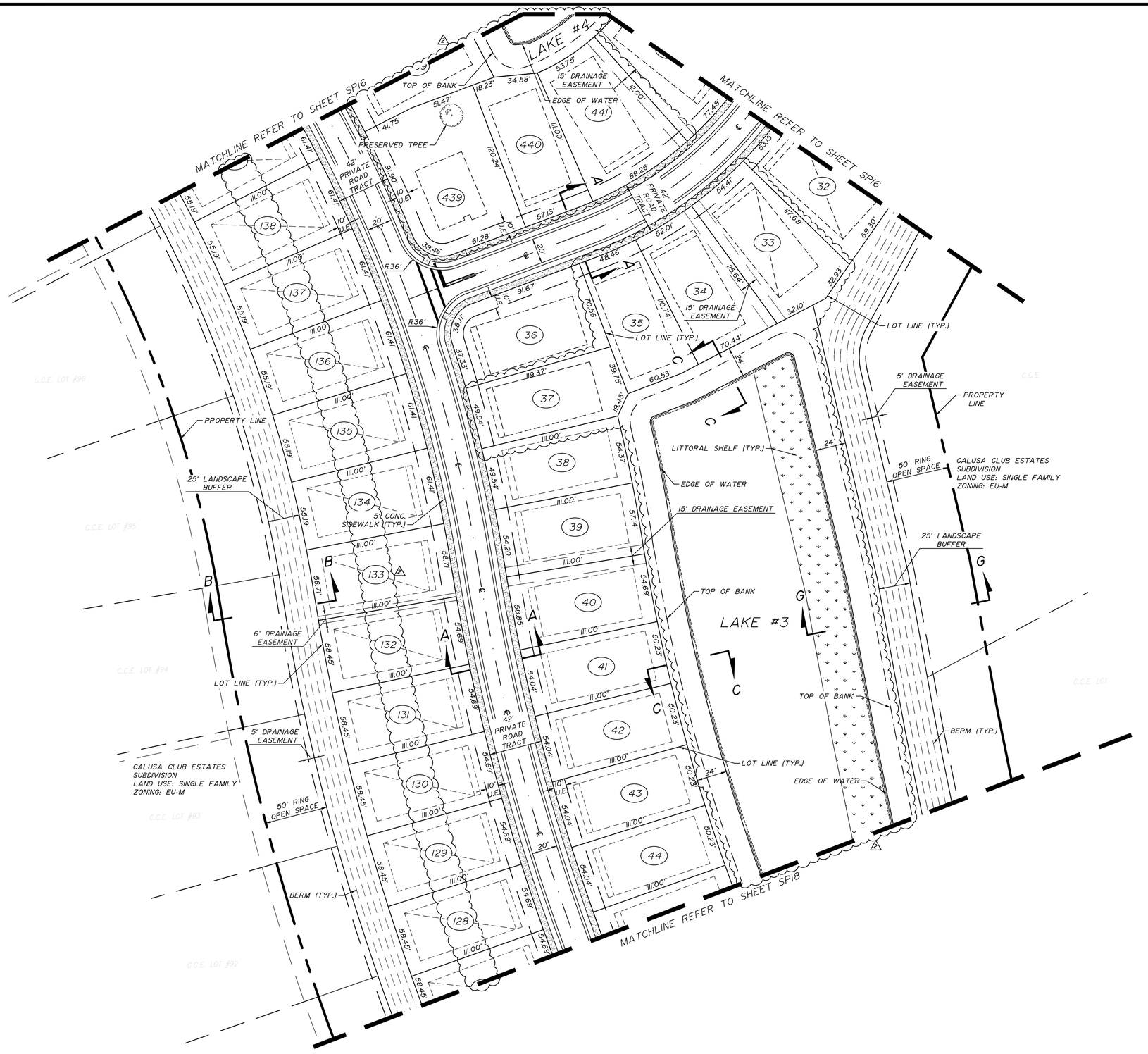
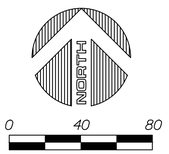
Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/27/2026

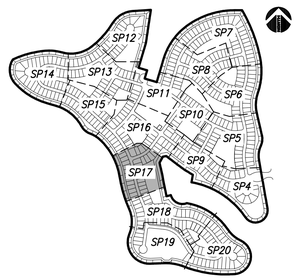
SITE PLAN
PLAN
CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: SP16

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 30 2026
BY: E137694







KEY MAP

NO.	DATE	BY	REVISION
3	03/03/2025	G.H.	REVISED LOT NUMBERS
2	08/15/2024	G.H.	REVISED LOTS GEOMETRY AND REVISE LOT NUMBERS
1	07/26/2021	G.H.	REVISED LOTS GEOMETRY

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

3564 N. Ocean Boulevard
Fort Lauderdale, Florida 33308
Phone: (954) 491-7811
Authorization No. EB-26343

Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/27/2026

SITE PLAN
PLAN

CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: SP17

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 30 2026
BY: E137694

HILLSBORO

0 40 80
Feet
1" = 40'

MATCHLINE REFER TO SHEET SP17

LAKE #3

EDGE OF WATER (TYP.)

DRAINAGE/LAKE MAINTENANCE ACCESS EASEMENT

TOP OF BANK (TYP.)

LITTORAL SHELF (TYP.)

25' LANDSCAPE BUFFER

CALUSA CLUB ESTATES
SUBDIVISION
LAND USE: SINGLE FAMILY
ZONING: EU-M

50' RING OPEN SPACE

PROPERTY INE

5' DRAINAGE EASEMENT

BERM (TYP.)

6' DRAINAGE EASEMENT

LOT LINE (TYP.)

5' CONC. SIDEWALK (TYP.)

OPEN SPACE

15' DRAINAGE EASEMENT

42' PRIVATE ROAD TRACT

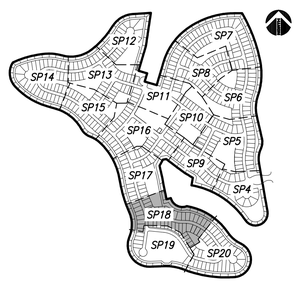
PROPERTY LINE

MATCHLINE REFER TO SHEET SP19

MATCHLINE REFER TO SHEET SP20

LAKE #1

KEY MAP



NO.	DATE	BY	REVISION
3	03/03/2025	G.H.	REVISED LOT NUMBERS
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1	07/26/2021	G.H.	REVISED LOTS GEOMETRY

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SITE PLAN
PLAN

CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: SP18

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MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 30 2026
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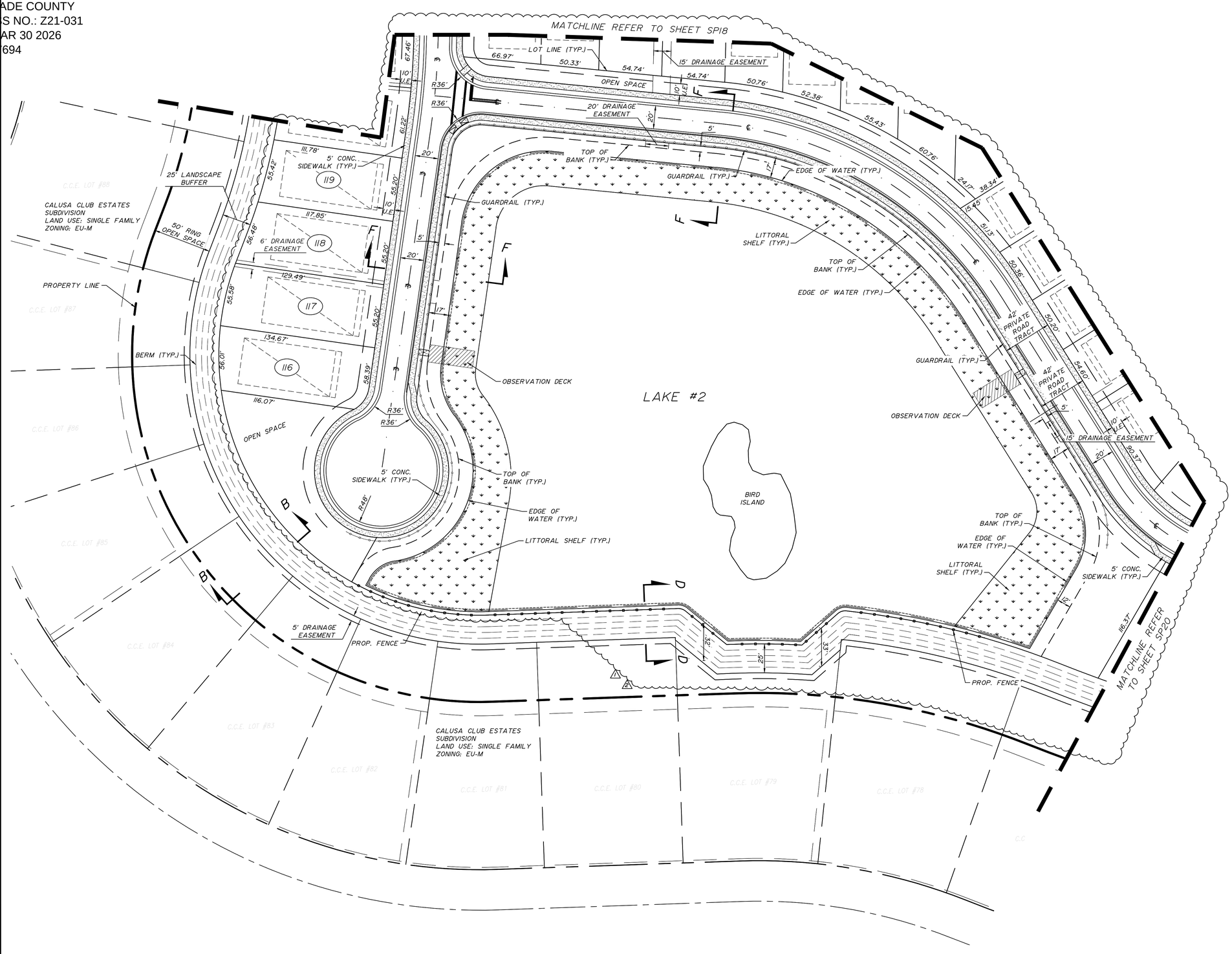

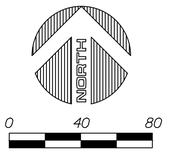

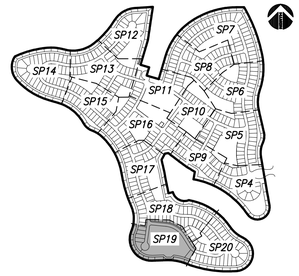

KEY MAP

NO.	DATE	BY	REVISION
2	03/03/2026	G.H.	REVISED LAKE NO. 2, LOTS AND LOT NUMBERS
1	08/15/2024	G.H.	REVISED LOTS GEOMETRY AND REVISE LOT NUMBERS

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

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State of Florida
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SITE PLAN
PLAN

CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: SP19

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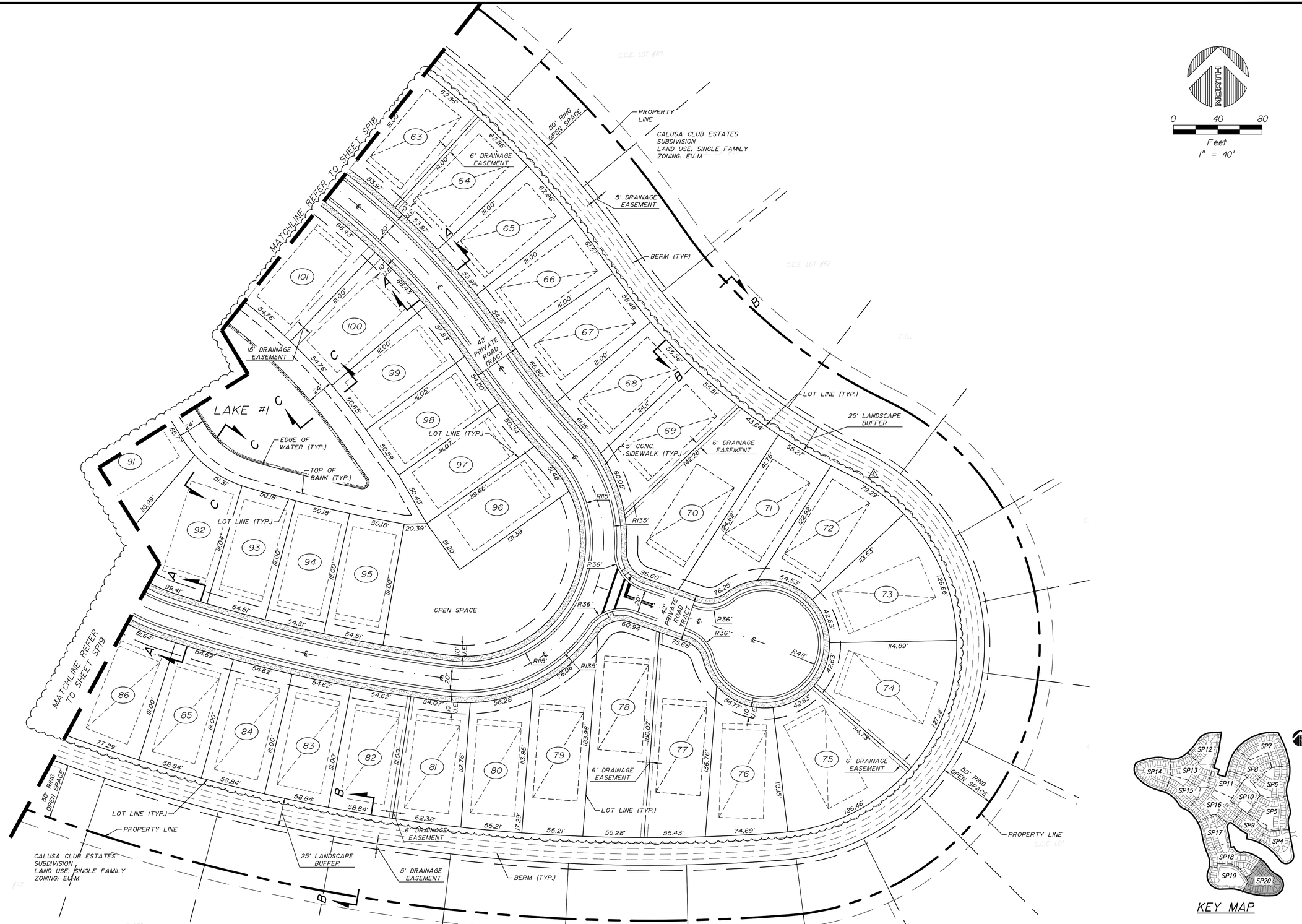
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 30 2026
BY: E137694



NO.	DATE	BY	REVISION
2	03/03/2025	G.H.	REVISED LOT NUMBERS
1	08/15/2024	G.H.	REVISED LOTS GEOMETRY AND REVISE LOT NUMBERS

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Civil Engineering • Planning • Surveying

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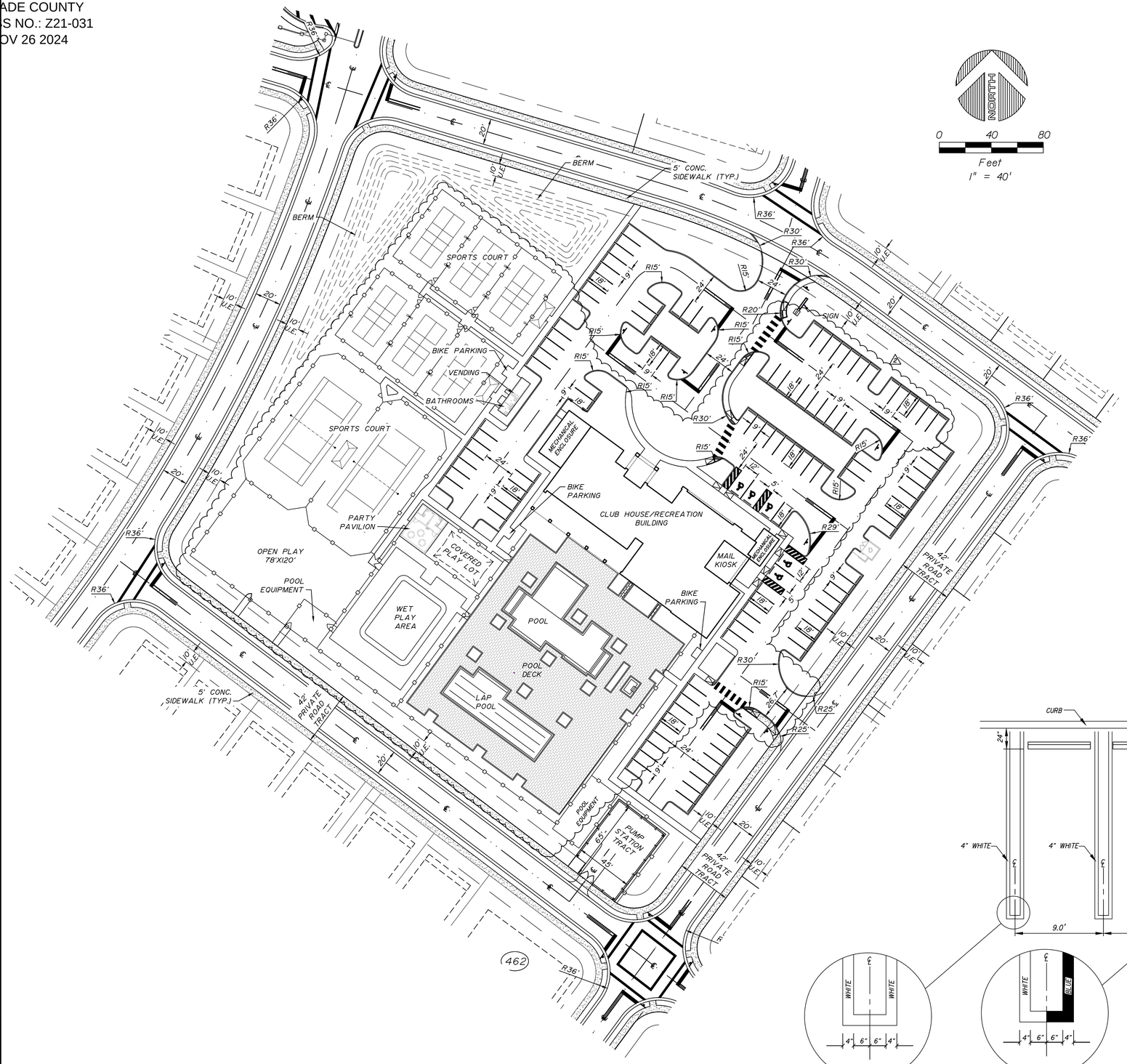
Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/27/2026

SITE PLAN
PLAN

CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: SP20

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA



SITE DATA	
Application Name	Calusa
Application Number	Z21-031
Zoning District	PAD
Folio Number(s)	30-5902-000-0010
	30-5902-002-0360
	30-5902-002-0350
Existing Uses	Vacant
Proposed Uses	Recreation
Gross Site Area (Ac.)	5.06
Pump Station Dedication (Ac.)	0.07
Net Site Area (Ac.)	4.99

Site Area Tabulation	SF
Cluhouse AC Area	10,148
Clubhouse (non AC Area)	2,654
Mechanical Enclosure	1,175
Restroom Building Courts	258
Pool Area	5,385
Pool Deck	18,251
Wet Play Area	5,840
Sport Court Area	28,678
Pavilion	746
Covered Play Lot	1,598
Pool Equipment	1,950
Parking Lot	53,530
Sidewalk	8,164
Play Area	8,279
Green	70,734
Total	217,390

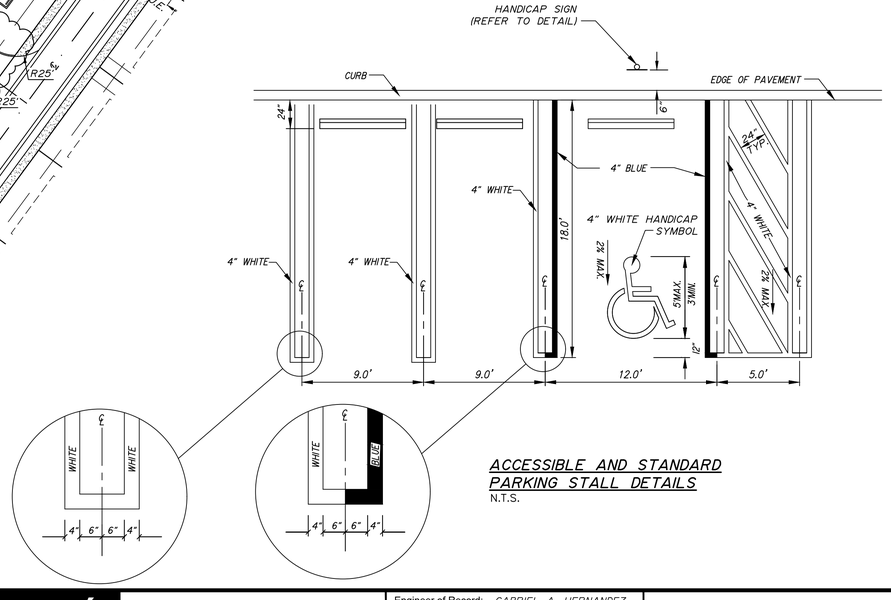
Pervious	79,013	36%
Impervious	138,377	64%
Total Area Net Area	217,390	100%

Parking Tabular	Area in SF	Parkings Calculations Based on	Provided
Clubhouse Under AC	10,148 SF	1/300 SF	34
Play Courts	8 Courts	1.5/Court	12
Pools	5,385 SF	1/200 SF	27
Miscellaneous	N/A	N/A	44
Parkings Spaces			117 REQ
Total Handicap Spaces			5
Total Parking Spaces			121 PROV

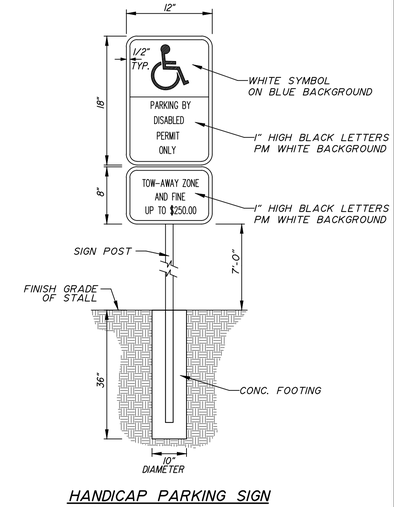
PROPERTY DEVELOPMENT REGULATIONS						
Zoning District PAD (Recreation Facility)	Height	FAR	Setbacks			
			Front (North)	Side (West)	Side (East)	Rear (South)
Required	N/A	N/A	N/A	N/A	N/A	N/A
Provided						
Clubhouse	35'	4% (10152/220414)	183'	239'	89'	191'
Tennis Courts	N/A	N/A	16.3'	16'	242'	124'
Swimming Pools	N/A	N/A	303'	251'	108'	58'
BasketBall Court	N/A	N/A	294'	16'	400'	24'

RECREATIONAL POD NOTE:

THE SITE PLAN FOR THE RECREATION TRACT, INCLUDING THE RANGE OF AMENITIES AND SQUARE FOOTAGE OF THE CLUBHOUSE/RECREATION BUILDING REPRESENTED ON THIS PLAN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THEY ARE USED FOR ILLUSTRATIVE PURPOSES AND REPRESENT THE MAXIMUM SQUARE FOOTAGE OF THE STRUCTURE. THE SIZE OF THE ACTUAL STRUCTURE AND THE TYPE OF AMENITIES TO BE PROVIDED WILL BE FINALIZED PRIOR TO FINAL APPROVAL AND/OR BUILDING PERMIT, HOWEVER, THE CLUBHOUSE/RECREATION BUILDING MAY BE REDUCED BUT NOT BE LESS THAN 8,000 SQUARE FEET OR EXCEED 13,000 SQUARE FEET.



ACCESSIBLE AND STANDARD PARKING STALL DETAILS
N.T.S.



HANDICAP PARKING SIGN
N.T.S.

NO.	DATE	BY	REVISION
2	08/15/2022	G.H.	REVISED PER CLUBHOUSE, SPORTS COURTS AND POOL
1	03/29/2021	G.H.	REVISED PER MIAMI-DADE COUNTY COMMENTS

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying
2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 11/20/2024

RECREATIONAL POD
PLAN

CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: SP2I

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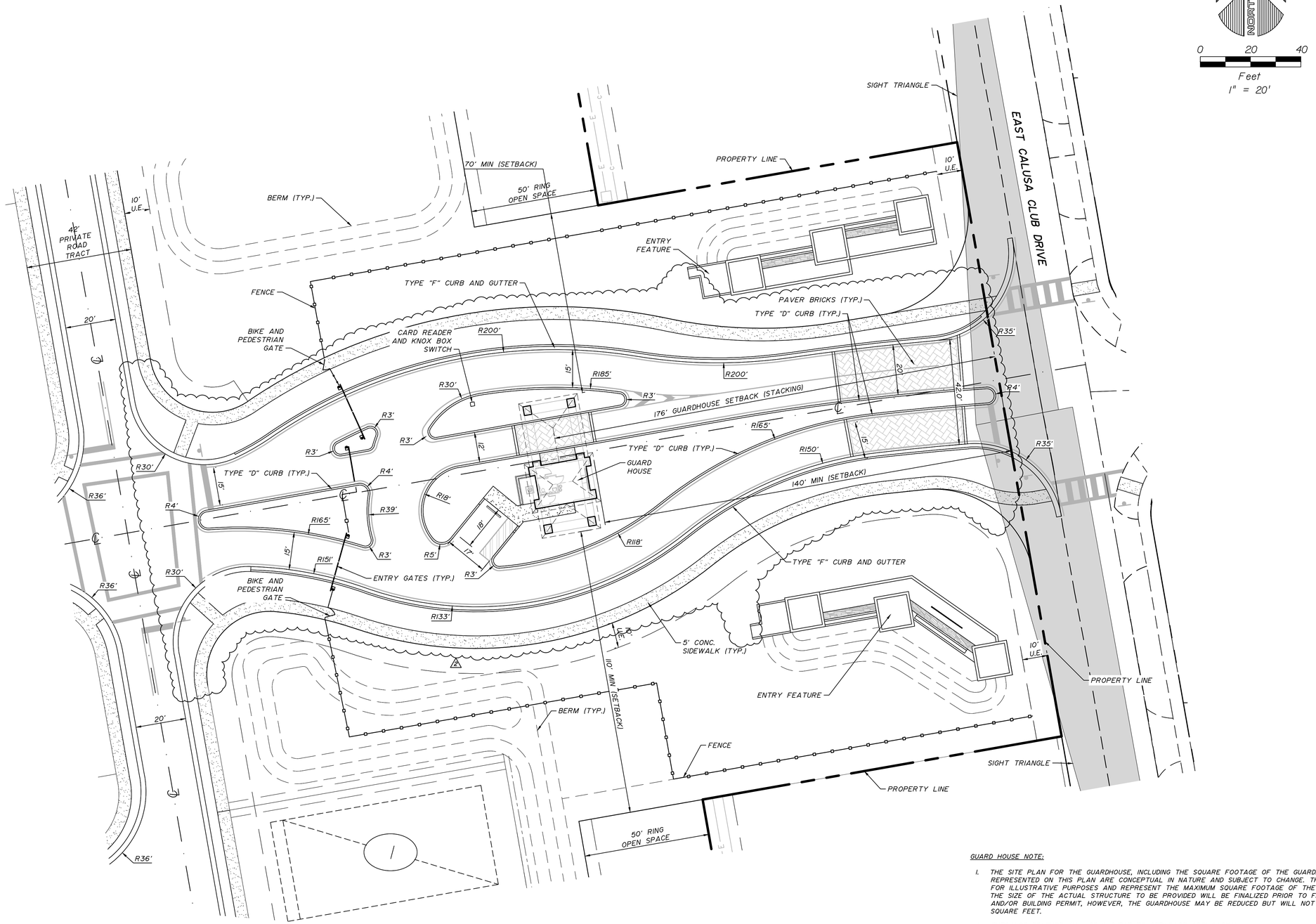
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA



GUARD HOUSE NOTE:

1. THE SITE PLAN FOR THE GUARDHOUSE, INCLUDING THE SQUARE FOOTAGE OF THE GUARDHOUSE BUILDING REPRESENTED ON THIS PLAN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THEY ARE USED FOR ILLUSTRATIVE PURPOSES AND REPRESENT THE MAXIMUM SQUARE FOOTAGE OF THE STRUCTURE. THE SIZE OF THE ACTUAL STRUCTURE TO BE PROVIDED WILL BE FINALIZED PRIOR TO FINAL APPROVAL AND/OR BUILDING PERMIT, HOWEVER, THE GUARDHOUSE MAY BE REDUCED BUT WILL NOT EXCEED 520 SQUARE FEET.
2. ENTRANCE FEATURE WILL BE SUBJECT TO SEPARATE APPLICATION.

NO.	DATE	BY	REVISION
2	08/15/2024	G.H.	REVISED MAIN ENTRANCE GEOMETRY
1	03/29/2021	G.H.	REVISED PER MIAMI-DADE COUNTY COMMENTS

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying
2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

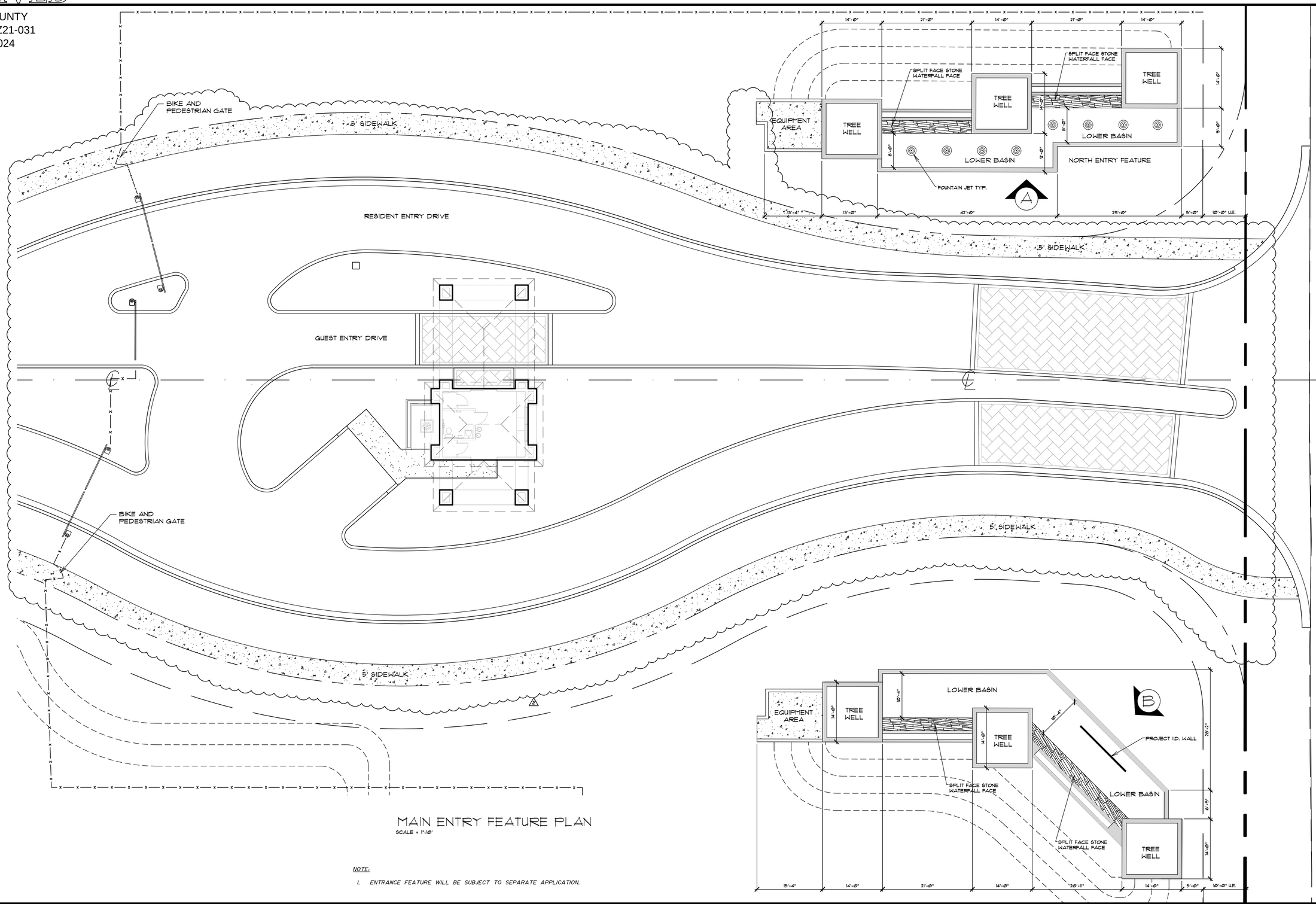
Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 11/20/2024

MAIN ENTRANCE
DETAIL
CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: SP22

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA



MAIN ENTRY FEATURE PLAN

SCALE = 1"=10'

NOTE:

1. ENTRANCE FEATURE WILL BE SUBJECT TO SEPARATE APPLICATION.

NO.	DATE	BY	REVISION
2	08/15/2024	G.H.	REVISED MAIN ENTRANCE GEOMETRY
1	03/29/2021	G.H.	REVISED PER MIAMI-DADE COUNTY COMMENTS

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BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

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Fort Lauderdale, Florida 33306
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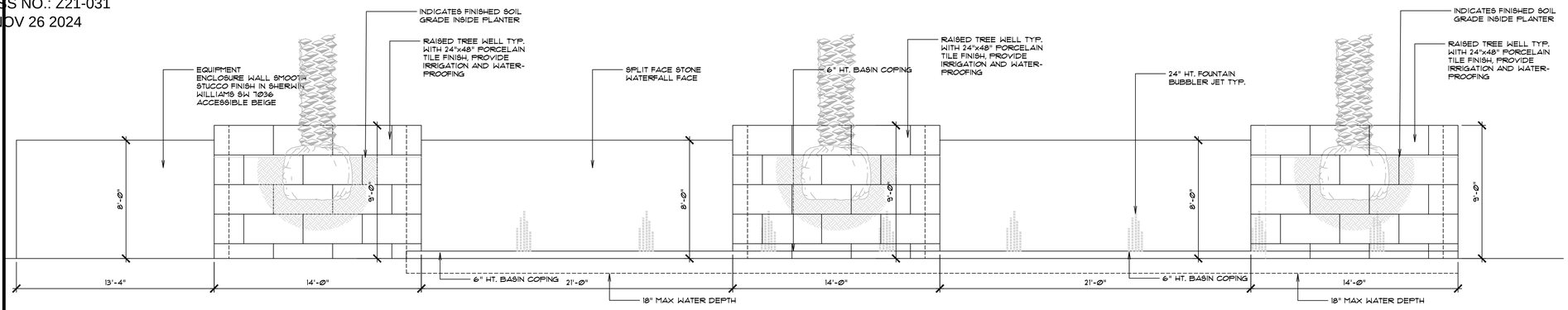
Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 11/20/2024

MAIN ENTRY FEATURE
PLAN

CALUSA
KENDALL ASSOCIATES I, LLLP

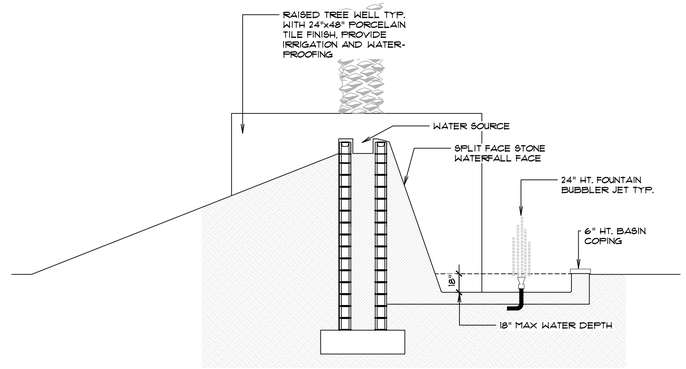
Project Number: 201618
Sheet Number: SP23

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA



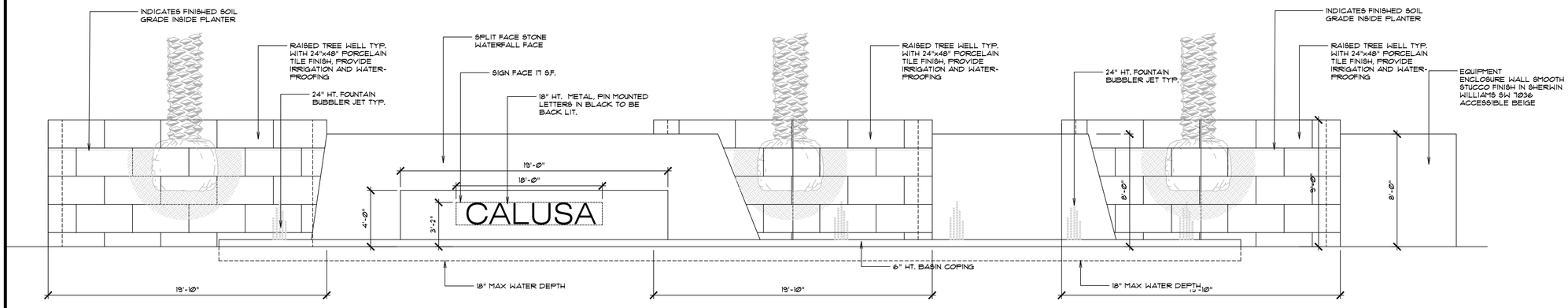
A NORTH ENTRY ELEVATION

N.T.S.



WATER FEATURE SECTION

N.T.S.



B SOUTH ENTRY ELEVATION

N.T.S.

NOTE:

1. ENTRANCE FEATURE WILL BE SUBJECT TO SEPARATE APPLICATION.
2. PROJECT NAME IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. PROJECT NAME WILL CHANGE IN THE FUTURE.

NO.	DATE	BY	REVISION
1	03/29/2021	G.H.	REVISED PER MIAMI-DADE COUNTY COMMENTS

Designed by: G.H. Date: 05/2021
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Registered Engineer Number: 77576
State of Florida
Date: 11/20/2024

MAIN ENTRY FEATURE
ELEVATION

CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: SP24

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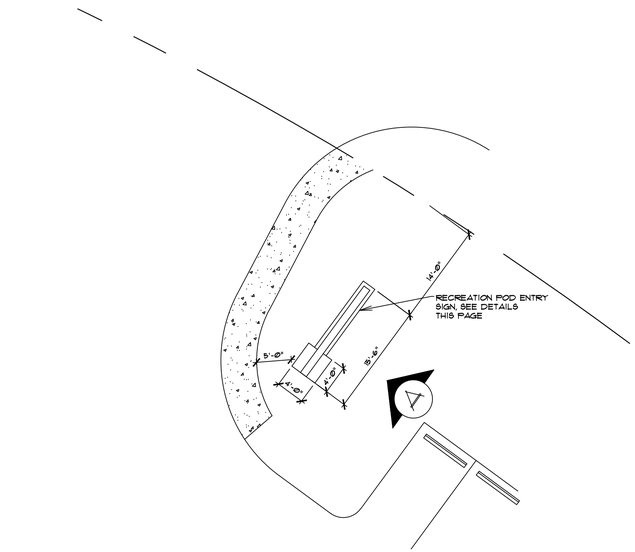
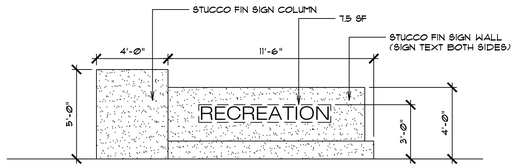
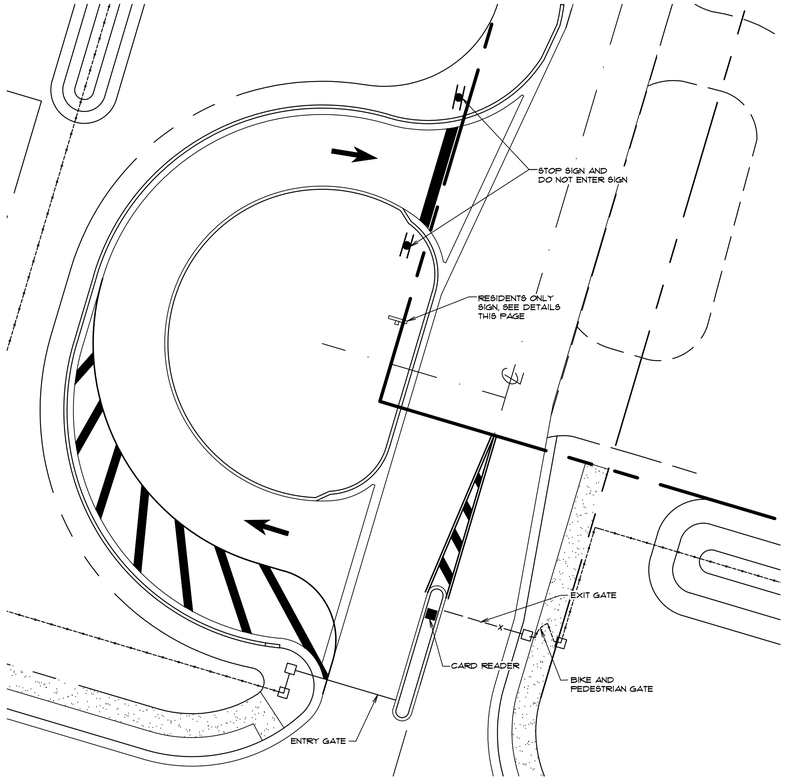
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA



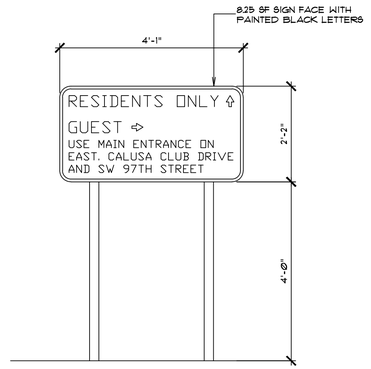
RECREATION POD ENTRY SIGN



A RECREATION POD SIGN ELEVATION



SECONDARY ENTRY, RESIDENTS ONLY SIGN



RESIDENTS ONLY SIGN ELEVATION

NO.	DATE	BY	REVISION
1	07/26/2021	G.H.	REVISED PER MIAMI-DADE COUNTY COMMENTS

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State of Florida
Date: 11/20/2024

RECREATION POD SIGN
PLAN AND DETAIL

CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: SP25

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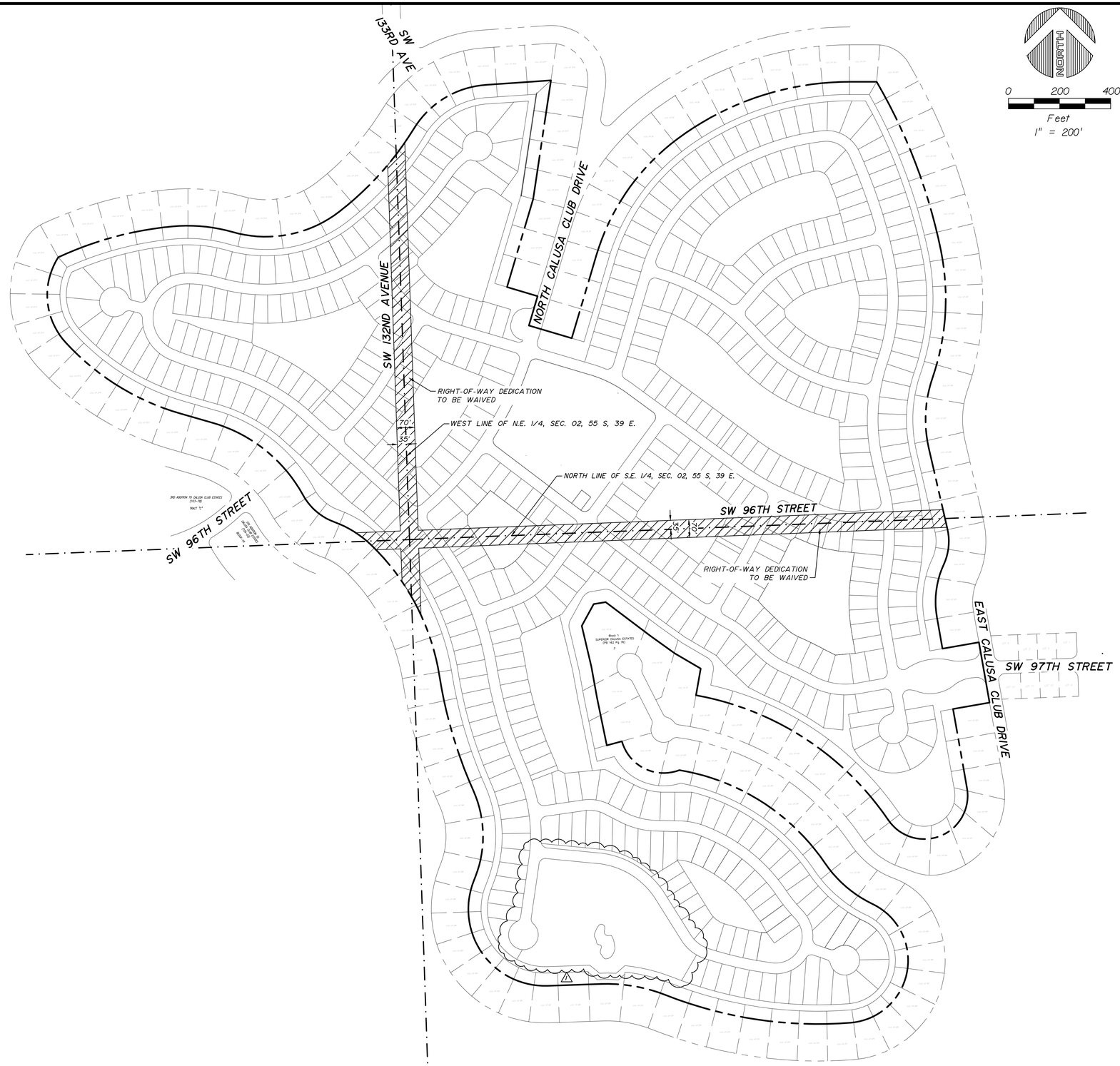
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 30 2026
BY: E137694



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	03/03/2026	G.H.	REVISED SITE PLAN				

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

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Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/27/2026

RIGHT-OF-WAY DEDICATION WAIVER EHXIBIT

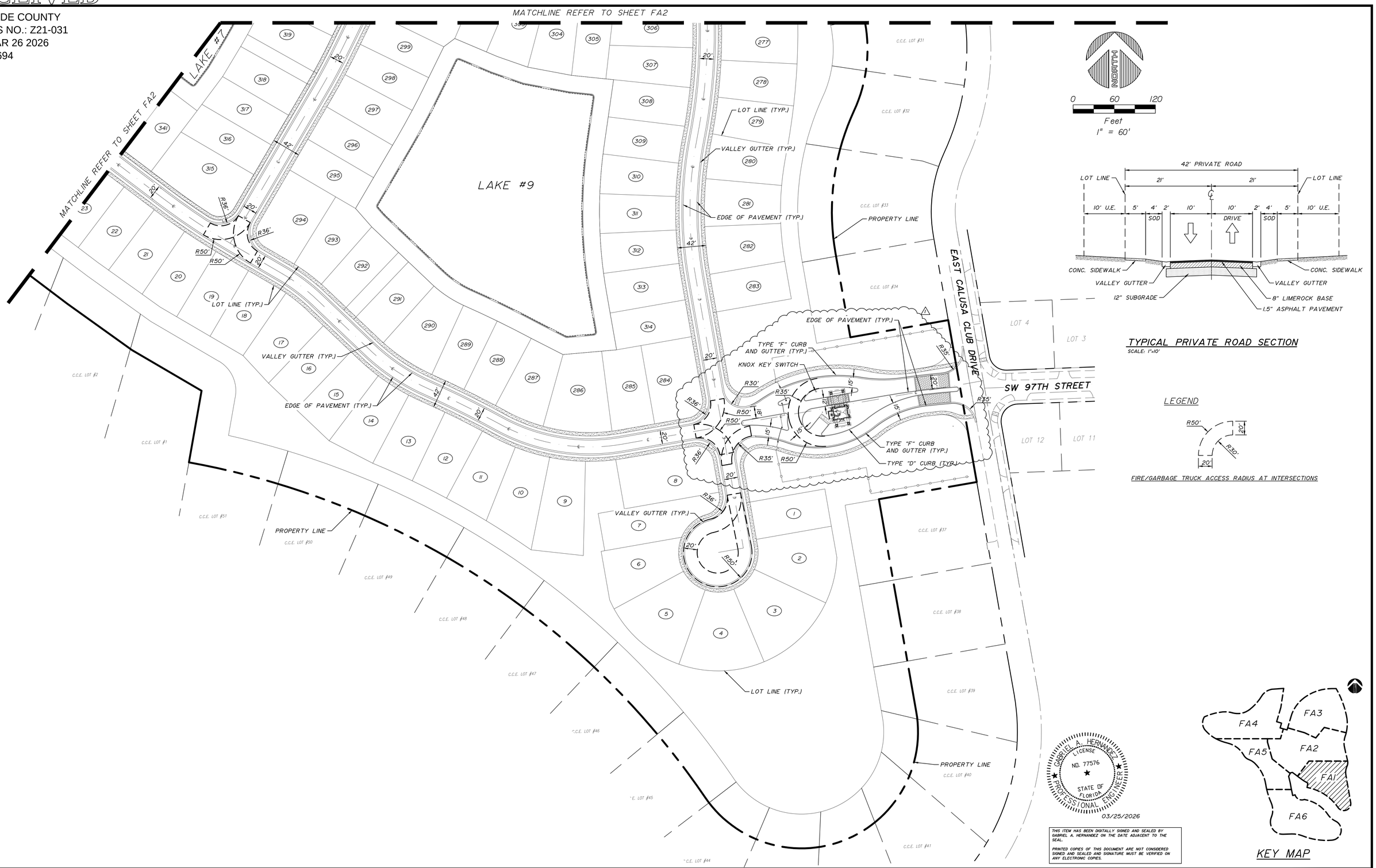
CALUSA

KENDALL ASSOCIATES I, LLLP

Project Number: 201618

Sheet Number: SP26

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694



NORTH

0 60 120
Feet
1" = 60'

TYPICAL PRIVATE ROAD SECTION
SCALE: 1"=10'

LEGEND

FIRE/GARBAGE TRUCK ACCESS RADIUS AT INTERSECTIONS

GABRIEL A. HERNANDEZ LICENSE NO. 77576 STATE OF FLORIDA PROFESSIONAL ENGINEER

03/25/2026

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GABRIEL A. HERNANDEZ ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

KEY MAP

NO.	DATE	BY	REVISION
2	03/03/2026	G.H.	REVISED LOT NUMBERS
1	08/15/2024	G.H.	REVISED LOTS GEOMETRY, LOT NUMBERS AND MAIN ENTRY

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
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Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/25/2026

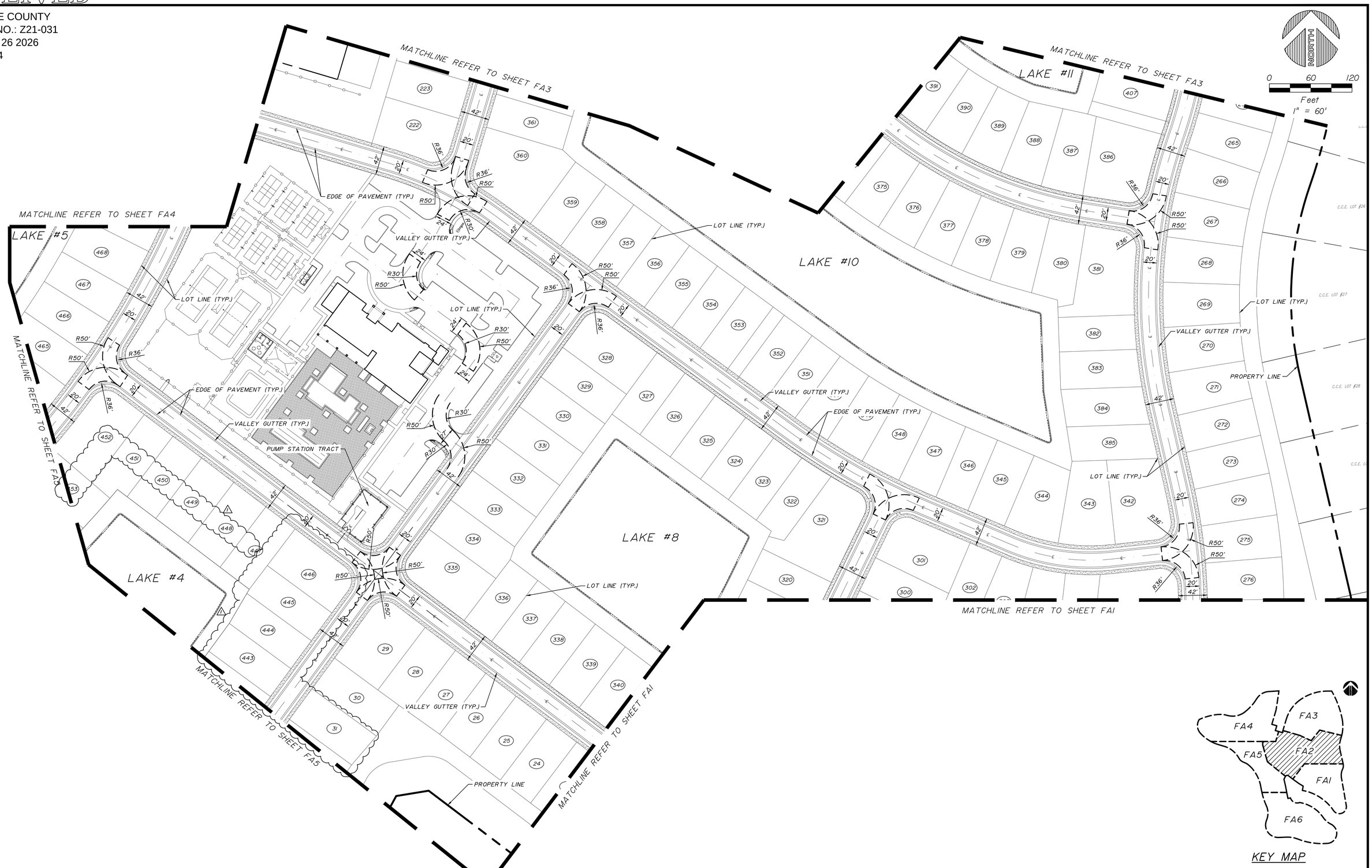
FIRE/GARBAGE TRUCK ACCESS PLAN

CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: FA1

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694



NO.	DATE	BY	REVISION
3	03/03/2026	G.H.	REVISED LOT NUMBERS
2	11/14/2024	G.H.	REVISED LOTS GEOMETRY AND LOT NUMBERS
1	07/26/2021	G.H.	REVISED LOTS GEOMETRY AND NUMBERS

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying
3564 N. Ocean Boulevard
Fort Lauderdale, Florida 33308
Phone: (954) 491-7811
Authorization No. EB-26343

Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/25/2026

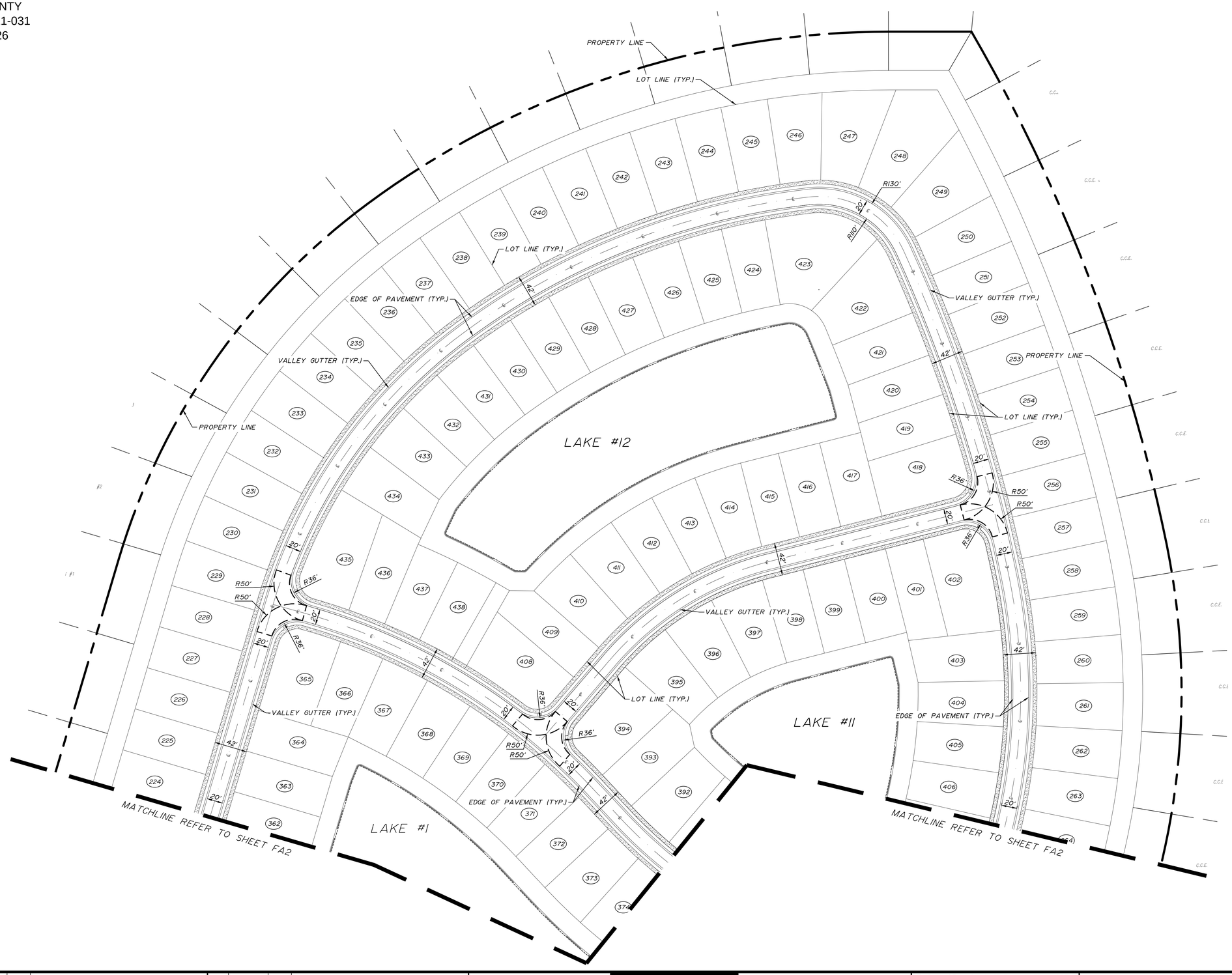
FIRE/GARBAGE TRUCK ACCESS PLAN

CALUSA

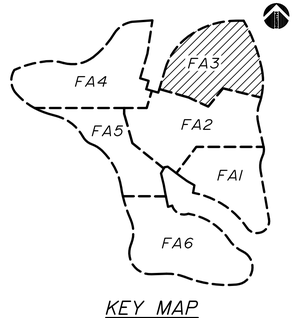
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: FA2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694



NORTH
0 60 120
Feet
1" = 60'



KEY MAP

NO.	DATE	BY	REVISION
2	03/03/2026	G.H.	REVISED LOT NUMBERS
1	11/14/2024	G.H.	REVISED LOTS GEOMETRY AND LOT NUMBERS

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

3564 N. Ocean Boulevard
Fort Lauderdale, Florida 33308
Phone: (954) 491-7811
Authorization No. EB-26343

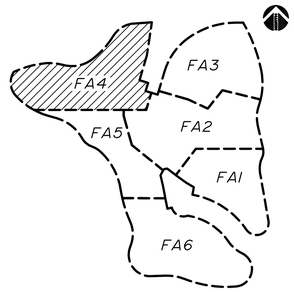
Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/25/2026

FIRE/GARBAGE TRUCK ACCESS
PLAN

CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: FA3

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694



KEY MAP

NORTH

0 60 120

Feet

1" = 60'

PROPERTY LINE

LOT LINE (TYP.)

EDGE OF PAVEMENT (TYP.)

VALLEY GUTTER (TYP.)

LAKE #6

LAKE #7

LAKE #5

NORTH CALUSA CLUB DR.

EXIST. EDGE OF PAVEMENT

TYPE "D" CURB

FENCE

KNOX KEY SWITCH

GATES

MATCHLINE REFER TO SHEET FA5

MATCHLINE REFER TO SHEET FA2

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
4	03/03/2026	G.H.	REVISED LOT NUMBERS				
3	11/14/2024	G.H.	REVISED LOTS GEOMETRY AND LOT NUMBERS				
2	07/26/2021	G.H.	REVISED LOTS GEOMETRY				
1	03/29/2021	G.H.	REVISED PER MIAMI-DADE COUNTY COMMENTS				

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

3564 N. Ocean Boulevard
Fort Lauderdale, Florida 33308
Phone: (954) 491-7811
Authorization No. EB-26343

Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/25/2026

FIRE/GARBAGE TRUCK ACCESS PLAN

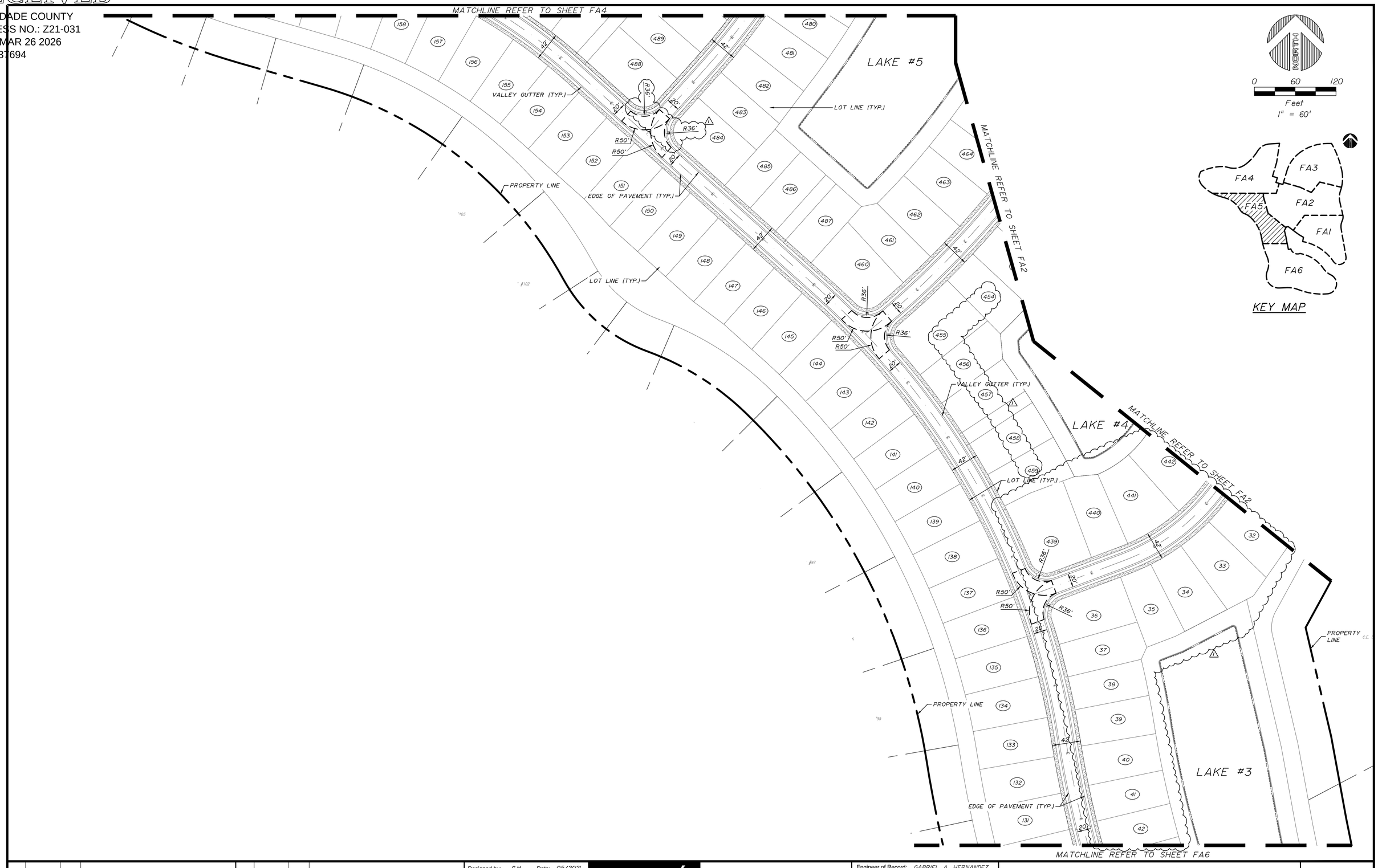
CALUSA

KENDALL ASSOCIATES I, LLLP

Project Number: 201618

Sheet Number: FA4

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694



NO.	DATE	BY	REVISION
3	03/03/2026	G.H.	REVISED LOT NUMBERS
2	11/14/2024	G.H.	REVISED LOTS GEOMETRY AND LOT NUMBERS
1	07/26/2021	G.H.	REVISED LOTS GEOMETRY AND NUMBERS

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

3564 N. Ocean Boulevard
Fort Lauderdale, Florida 33308
Phone: (954) 491-7811
Authorization No. EB-26343

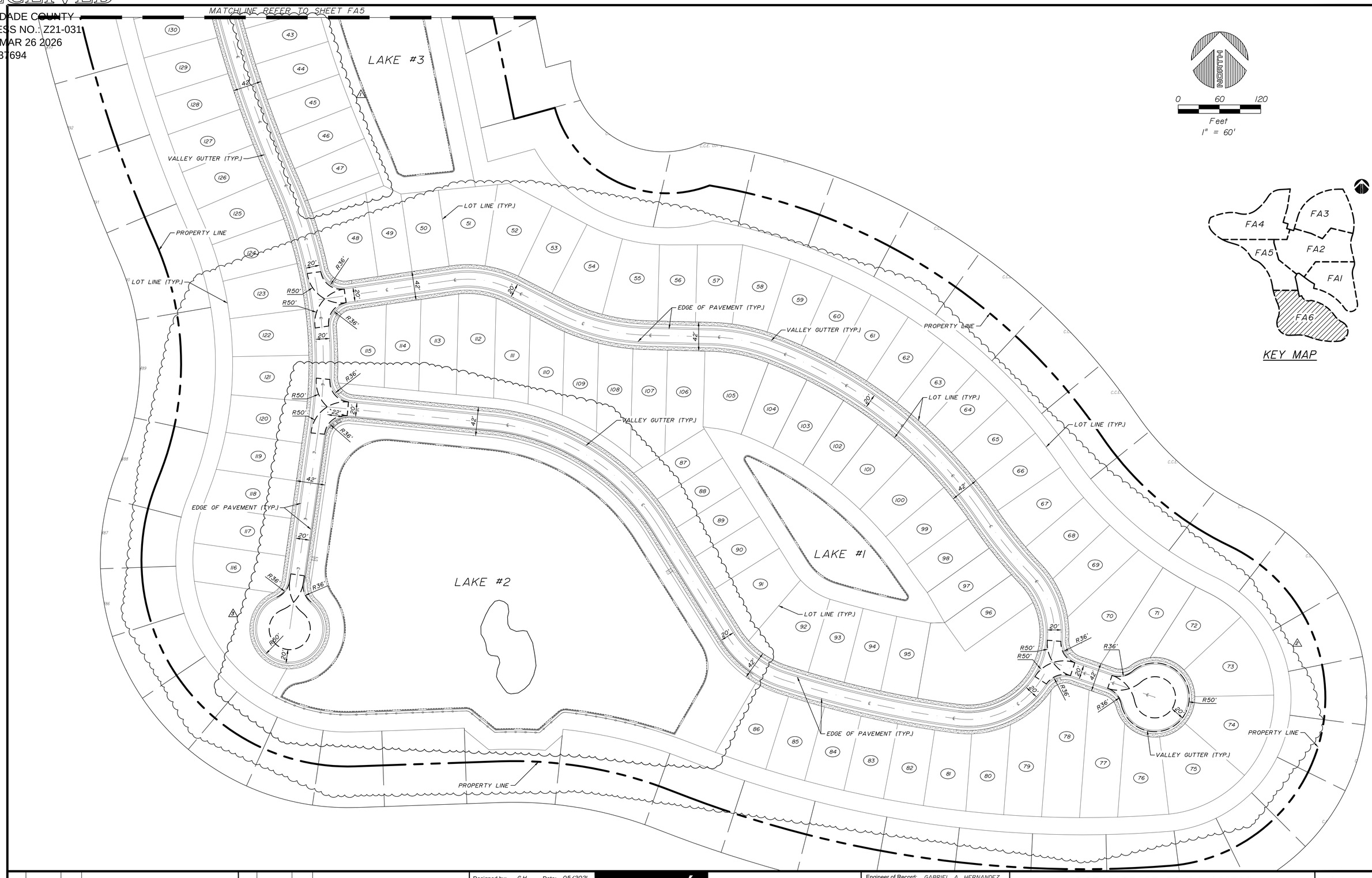
Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/25/2026

FIRE/GARBAGE TRUCK ACCESS
PLAN

CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: FA5

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694



NO.	DATE	BY	REVISION
3	03/03/2026	G.H.	REVISED LAKE NO. 2, LOTS AND LOT NUMBERS
2	11/14/2024	G.H.	REVISED LOTS GEOMETRY AND LOT NUMBERS
1	07/26/2021	G.H.	REVISED LOTS GEOMETRY

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying
3564 N. Ocean Boulevard
Fort Lauderdale, Florida 33308
Phone: (954) 491-7811
Authorization No. EB-26343

Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/25/2026

FIRE/GARBAGE TRUCK ACCESS PLAN

CALUSA

KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: FA6

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA

CALUSA

KENDALL ASSOCIATES I, LLLP

9800 E. CALUSA DRIVE, MIAMI FLORIDA 33186

PROJECT LOCATION
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SW 88th Terrace
SW 89th Terrace
SW 90th Terrace
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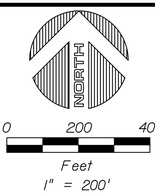
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694



EXISTING LAKES AREAS

LAKE No.	AREA
Lake A	3.539 ac.
Lake B	2.247 ac.
Lake C	2.353 ac.
Lake D	3.554 ac.
Lake E	0.498 ac.
TOTAL	12.191 ac.

PROPOSED LAKES AREAS

LAKE No.	AREA
Lake #1	0.39 ac.
Lake #2	4.08 ac.
Lake #3	1.45 ac.
Lake #4	0.69 ac.
Lake #5	1.26 ac.
Lake #6	1.41 ac.
Lake #7	1.47 ac.
Lake #8	1.26 ac.
Lake #9	1.95 ac.
Lake #10	2.74 ac.
Lake #11	0.81 ac.
Lake #12	1.54 ac.
TOTAL	19.05 ac.

LEGEND

- PROP. LAKE EXCAVATION
- EXIST. LAKE TO BE FILLED
- EXIST. LAKE TO REMAIN
- PROP. LITTORAL SHELF

NOTES:

1. ALL DRAINAGE FEATURES, INCLUSIVE OF LAKES, ARE CONCEPTUAL AND SUBJECT TO A FUTURE REVIEW AND APPROVAL OF PAVING AND DRAINAGE PLANS BY THE MIAMI-DADE COUNTY DIVISION OF ENVIRONMENTAL RESOURCES MANAGEMENT (DERM).
2. PROPOSED LAKE LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL SITE GEOMETRY, GRADING AND STORMWATER DESIGN.

GABRIEL A. HERNANDEZ LICENSE NO. 77576 STATE OF FLORIDA PROFESSIONAL ENGINEER
03/25/2026

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GABRIEL A. HERNANDEZ ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO.	DATE	BY	REVISION
4	03/03/2026	G.H.	REVISED LAKES PER REVISED SITE PLAN LAYOUT
3	11/13/2024	G.H.	REVISED LAKES PER REVISED SITE PLAN LAYOUT
2	06/30/2021	G.H.	ADDED SHEET PER MIAMI-DADE COUNTY COMMENTS
1	03/29/2021	G.H.	ADDED SHEET PER MIAMI-DADE COUNTY COMMENTS

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying
3564 N. Ocean Boulevard
Fort Lauderdale, Florida 33308
Phone: (954) 491-7811
Authorization No. EB-26343

Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/25/2026

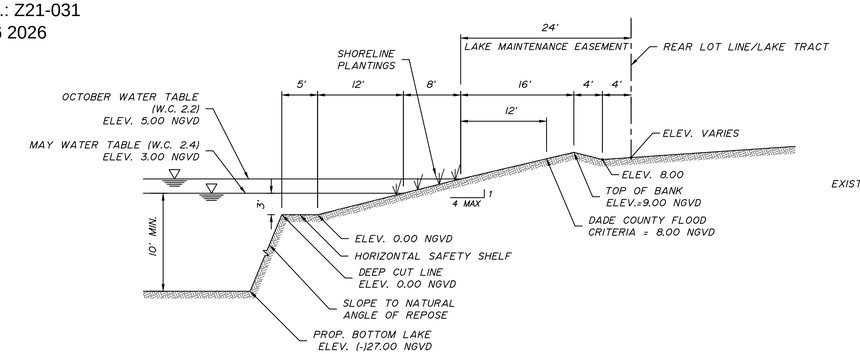
LAKE FILL/EXCAVATION PLAN

CALUSA

KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: EX2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694



SECTION L1-L1
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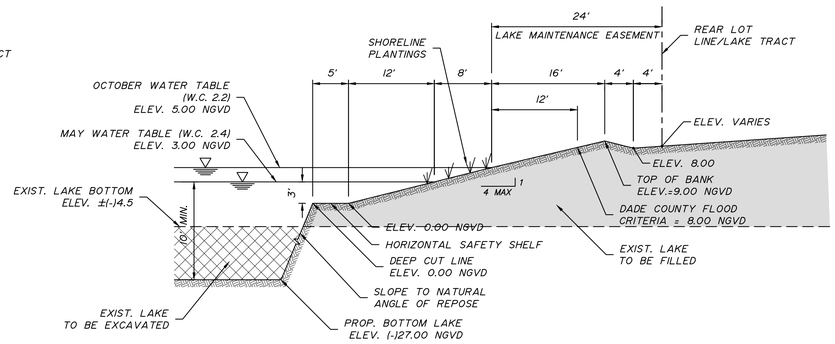

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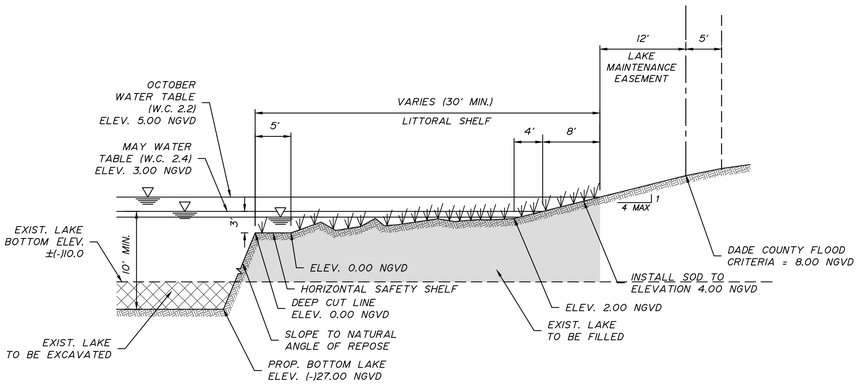
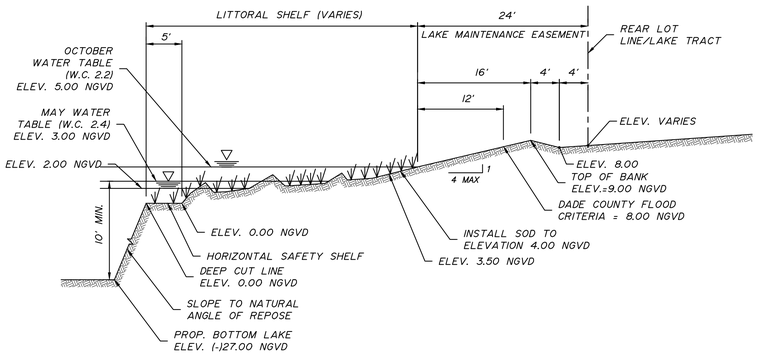


SECTION L3-L3
SCALE: NTS



SECTION L4-L4
SCALE: NTS

GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES:

A. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT, DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT, SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 OR LATEST EDITION, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

C. ALL ELEVATIONS SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON NATIONAL GEODETICAL VERTICAL DATUM OF 1929, (N.G.V.D.), UNLESS OTHERWISE NOTED.

D. CENTERLINE GEOMETRY AND DIMENSIONS SHOWN ON THESE PLANS ARE INTENDED FOR LOCATING HIGH AND LOW POINTS AND ARE NOT TO BE USED FOR SITE LAYOUT.

E. EXISTING TOPOGRAPHIC AND CADASTRAL INFORMATION SHOWN ON THESE DRAWINGS ARE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY SCHWEBKE-SHISKIN & ASSOCIATES, INC. DATED 12/29/2021.

II. PRECONSTRUCTION RESPONSIBILITIES:

A. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

B. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

C. THE CONTRACTOR SHALL CONTACT "SUNSHINE ONE-CALL OF FLORIDA" BY CALLING 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATION OR CONSTRUCTION IN ORDER TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

D. THE CONTRACTORS SHALL COORDINATE WITH UTILITIES TO ARRANGE FOR RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

E. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT.

F. THE CONTRACTOR SHALL SECURE ALL UTILITY EASEMENTS (IF REQUIRED) TO BE SECURED PRIOR TO CONSTRUCTION.

G. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AS SHOWN ON THE DRAWINGS WERE OBTAINED FROM THE BEST INFORMATION AVAILABLE AT THE TIME PLANS WERE PREPARED BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THERE MAY BE OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE INSTALLED AND CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE FACILITIES SHOWN OR FOR ANY FACILITIES NOT SHOWN. THE CONTRACTOR SHALL VERIFY, PRIOR TO CONSTRUCTION, THE LOCATIONS, ELEVATIONS AND DIMENSIONS OF ALL EXISTING FACILITIES, STRUCTURES AND OTHER FEATURES (WHETHER SHOWN ON THE PLANS OR NOT) AFFECTING THE WORK.

H. IF AT PROJECT INITIATION EXISTING CONDITIONS ARE FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE PROBLEM.

III. TEMPORARY FACILITIES:

A. TEMPORARY FACILITIES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION (AS REQUIRED).

2. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

B. TRAFFIC REGULATION:

1. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAGPERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH THE M.U.T.C.D., AND MIAMI DADE COUNTY PUBLIC WORKS.

IV. CONSTRUCTION SEQUENCE AND TECHNIQUES:

1. TURBIDITY SHALL BE CONTROLLED THROUGH THE USE OF TURBIDITY CURTAINS OR OTHER METHODS APPROVED BY THE ENGINEER OF RECORD.

2. THE PERIMETER BERM SHALL BE CONSTRUCTED FIRST TO PREVENT STORM WATER RUNOFF TO ADJACENT PROPERTIES.

3. FILL TO BE DEPOSITED IN THE LAKE SHALL BE FILL GENERATED FROM ON SITE OR VIRGIN FILL FROM A ROCK QUARRY. NO OTHER FILL WILL BE ACCEPTED AT THE SITE OR PERMITTED FOR LAKE FILLING.

4. THE FILLING OF THE LAKE SHALL PROCEED IN A MANNER THAT WILL MINIMIZE NOISE, VIBRATION AND DUST.

GABRIEL A. HERNANDEZ LICENSE NO. 77576 STATE OF FLORIDA PROFESSIONAL ENGINEER
03/25/2026

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GABRIEL A. HERNANDEZ ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO.	DATE	BY	REVISION
1	03/03/2026	G.H.	REVISED SECTIONS PER REVISED SITE PLAN LAYOUT

Designed by: G.H. Date: 05/2021
Drawn by: O.B. Date: 05/2021
Checked by: C.J.B. Date: 05/2021

BALLBÉ & ASSOCIATES
Civil Engineering • Planning • Surveying

3564 N. Ocean Boulevard
Fort Lauderdale, Florida 33308
Phone: (954) 491-7811
Authorization No. EB-26343

Engineer of Record: GABRIEL A. HERNANDEZ
Registered Engineer Number: 77576
State of Florida
Date: 03/25/2026

LAKE FILL/EXCAVATION
TYPICAL SECTIONS AND NOTES
CALUSA
KENDALL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: EX3

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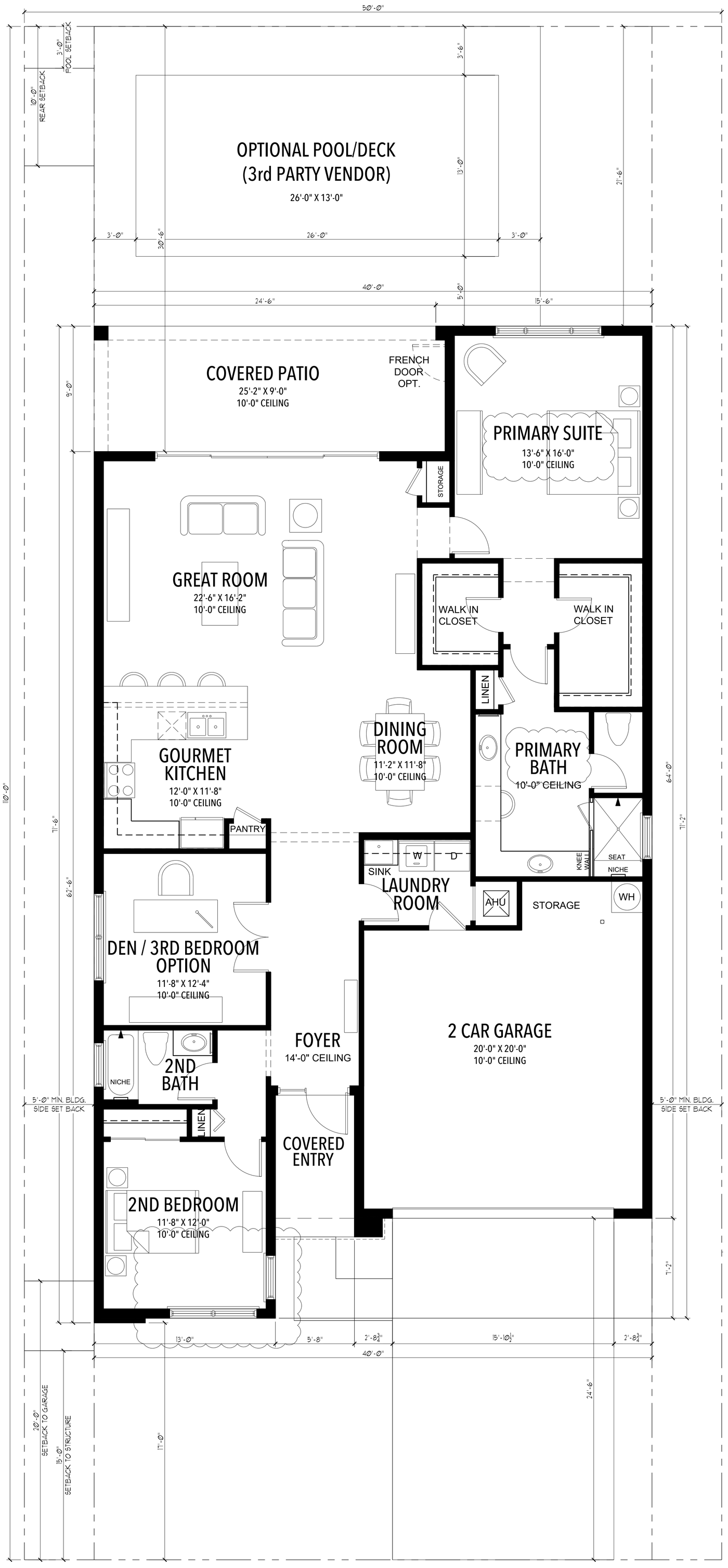

AREA CALCULATIONS	
LOT AREA	5,532 S.F.
LIVING AREA	1,911 S.F.
UNDER ROOF AREA	2,664 S.F.
LOT COVERAGE	48.16%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	420 S.F.
TOTAL IMPERVIOUS	3,084 S.F.
IMPERVIOUS PERCENTAGE	55.75%

PROJECT:
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

MODEL INFO:
PLAN 501

REVISIONS:

DRAWING:
50' LOT
1ST FLOOR PLAN
SCALE: $\frac{1}{4}$" = 1'-0"

A1

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MIAMI-DADE COUNTY
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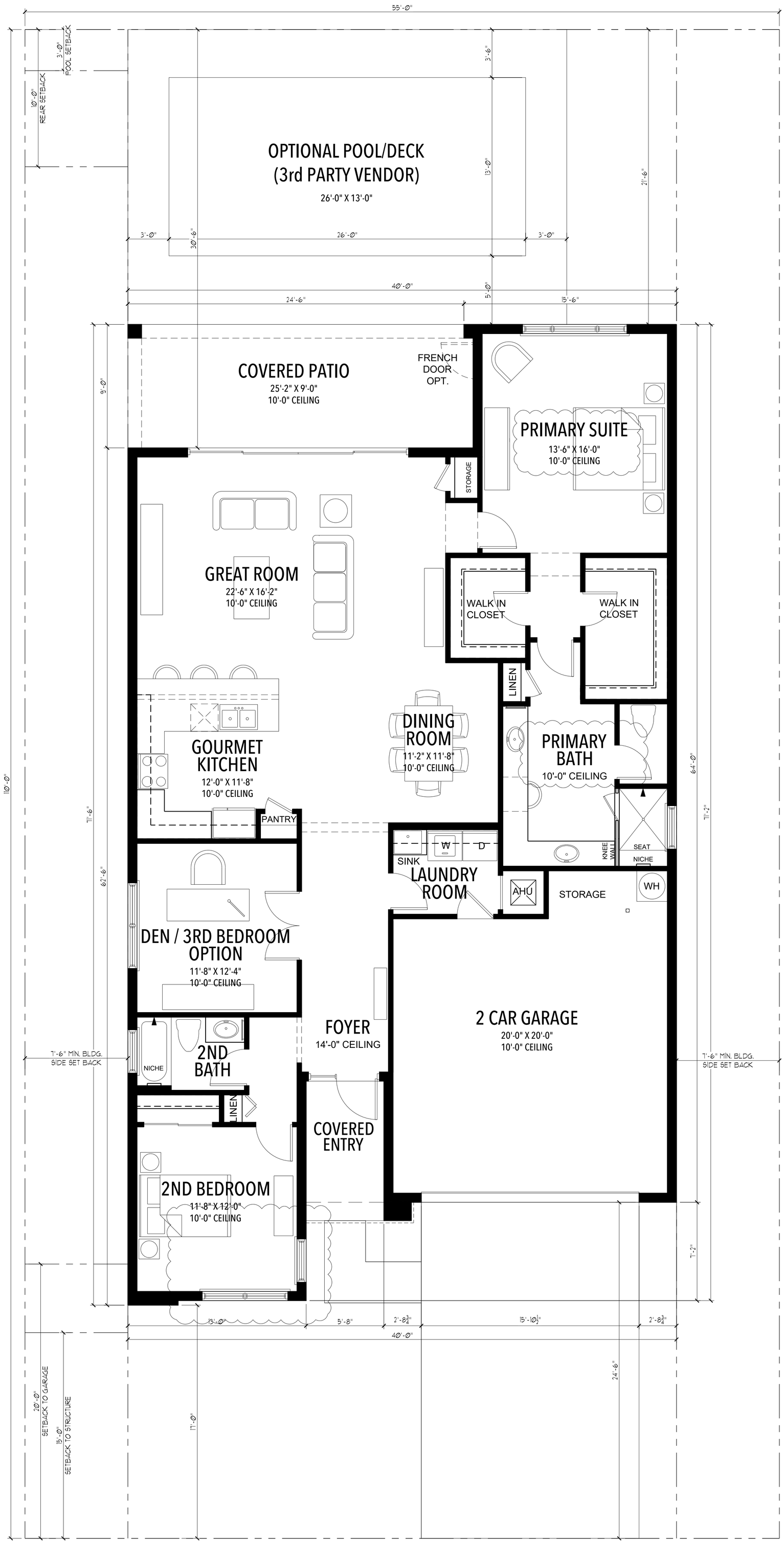

AREA CALCULATIONS	
LOT AREA	6,083 S.F.
LIVING AREA	1,911 S.F.
UNDER ROOF AREA	2,664 S.F.
LOT COVERAGE	43.79%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	420 S.F.
TOTAL IMPERVIOUS	3,084 S.F.
IMPERVIOUS PERCENTAGE	50.70%

PROJECT:
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

MODEL INFO:
PLAN 501

REVISIONS:

DRAWING:
55' LOT
1ST FL PLAN
SCALE: 1/4" = 1'-0"

A1.1

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MIAMI-DADE COUNTY
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DATE: NOV 26 2024
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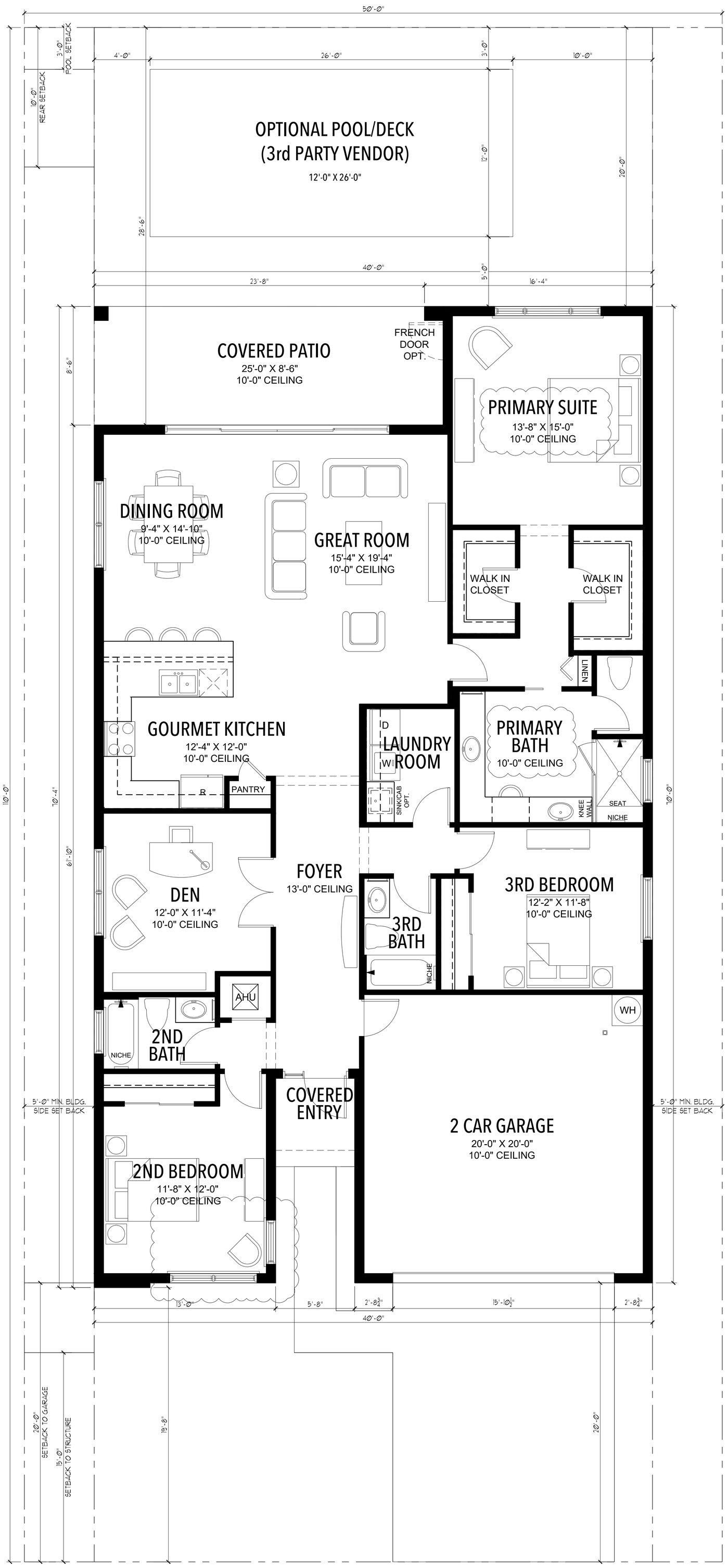

AREA CALCULATIONS	
LOT AREA	5,532 S.F.
LIVING AREA	2,067 S.F.
UNDER ROOF AREA	2,754 S.F.
LOT COVERAGE	49.78%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	370 S.F.
TOTAL IMPERVIOUS	3,124 S.F.
IMPERVIOUS PERCENTAGE	56.47%

PROJECT:

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

MODEL INFO:

PLAN 502

REVISIONS:

DRAWING:

50' LOT
1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

A1

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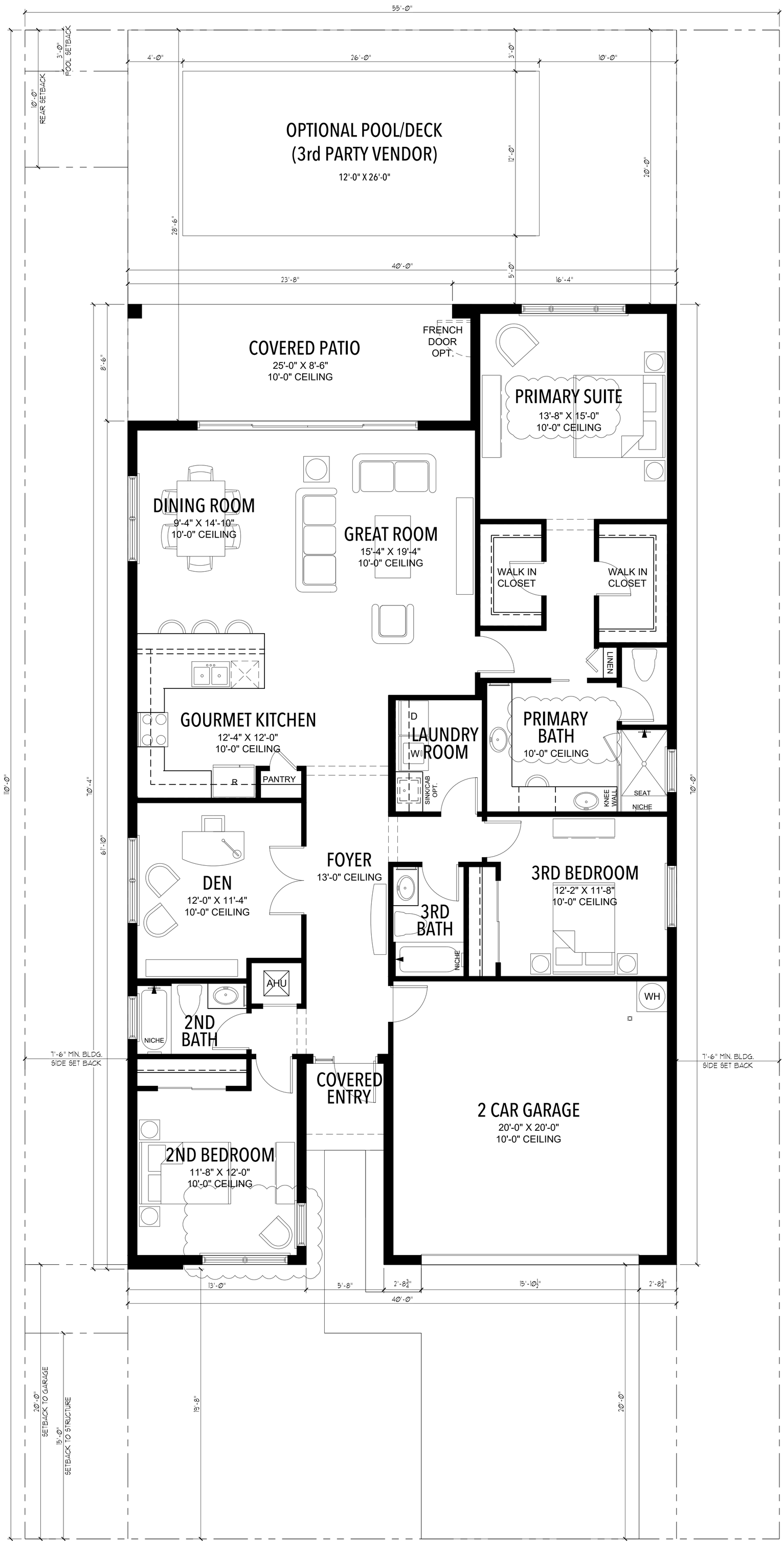

AREA CALCULATIONS	
LOT AREA	6,083 S.F.
LIVING AREA	2,067 S.F.
UNDER ROOF AREA	2,754 S.F.
LOT COVERAGE	45.27%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	370 S.F.
TOTAL IMPERVIOUS	3,124 S.F.
IMPERVIOUS PERCENTAGE	51.36%

PROJECT:
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

MODEL INFO:
PLAN 502

REVISIONS:

DRAWING:
55' LOT
1ST FL PLAN
SCALE: 1/4" = 1'-0"

A1.1

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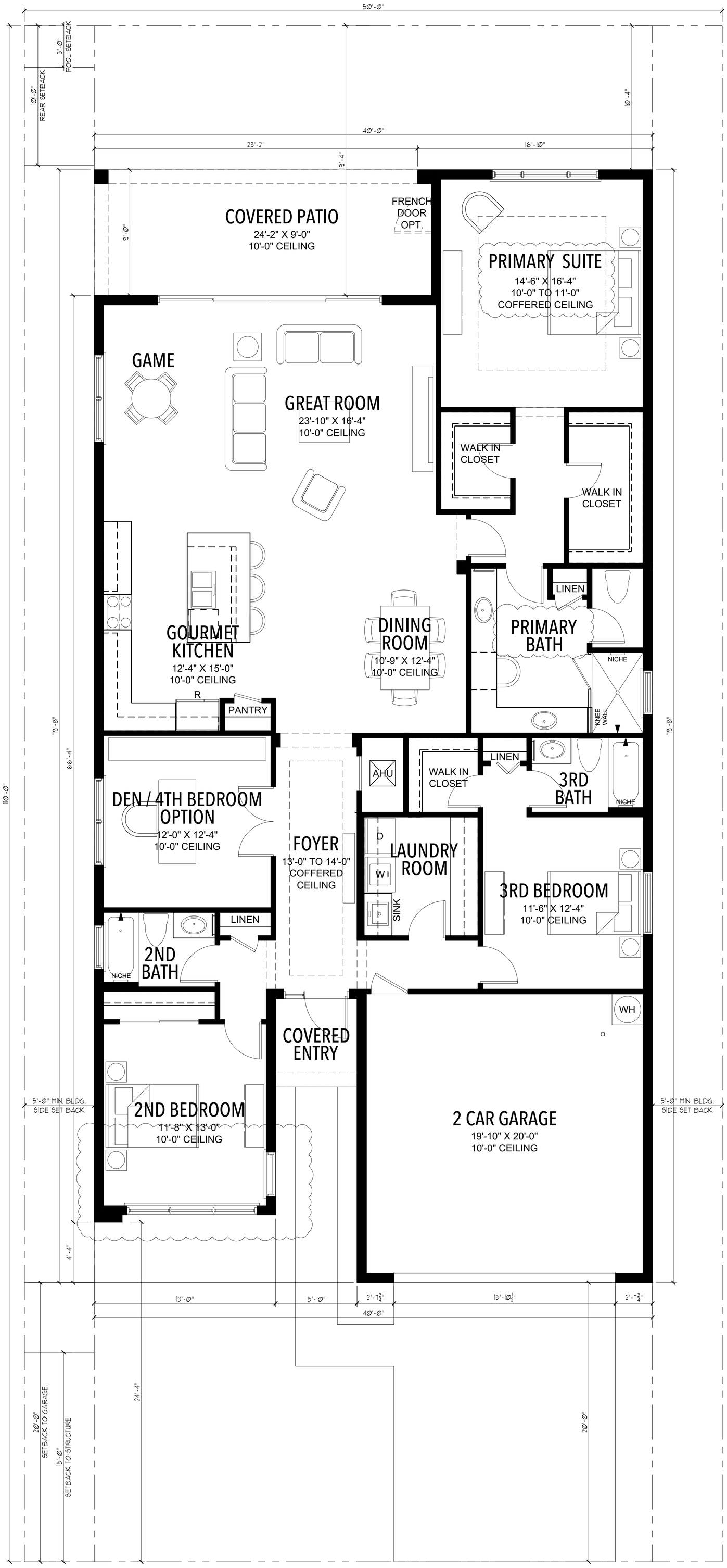

AREA CALCULATIONS	
LOT AREA	5,532 S.F.
LIVING AREA	2,350 S.F.
UNDER ROOF AREA	3,042 S.F.
LOT COVERAGE	54.99%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	391 S.F.
TOTAL IMPERVIOUS	3,433 S.F.
IMPERVIOUS PERCENTAGE	62.06%

PROJECT:
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

MODEL INFO:
PLAN 503

REVISIONS:

DRAWING:
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	6,083 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	56.44%

PROJECT:
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

MODEL INFO:
PLAN 503

REVISIONS:

DRAWING:
55' LOT
1ST FL PLAN
SCALE: 1/4" = 1'-0"

A1.1

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MIAMI-DADE COUNTY
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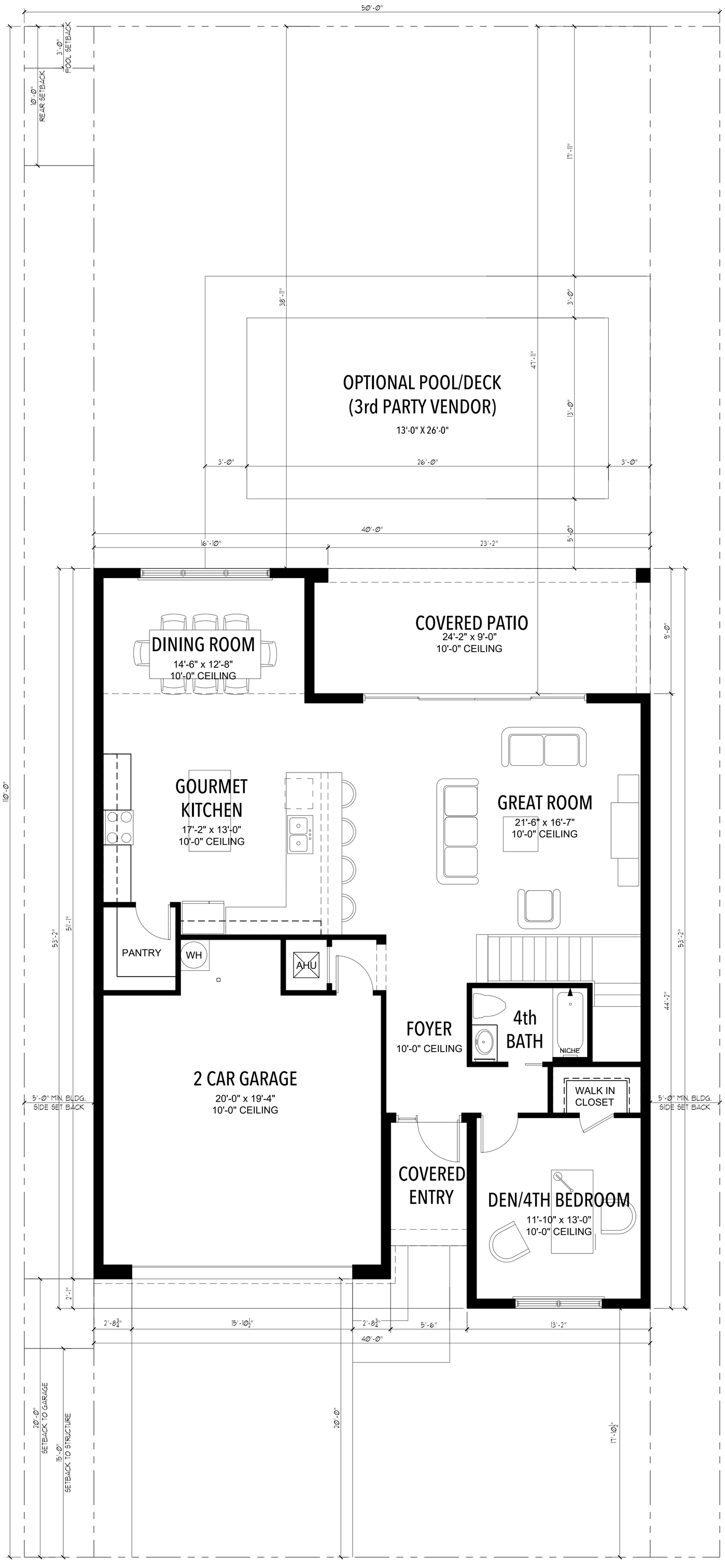

AREA CALCULATIONS	
LOT AREA	5,532 S.F.
1ST FLOOR LIVING AREA	1,333 S.F.
2ND FLOOR LIVING AREA	1,589 S.F.
TOTAL LIVING AREA	2,922 S.F.
1ST FLOOR U/R AREA	2,057 S.F.
2ND FLOOR U/R AREA	1,589 S.F.
TOTAL UNDER ROOF AREA	3,646 S.F.
LOT COVERAGE	37.18%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	355 S.F.
TOTAL IMPERVIOUS	2,412 S.F.
IMPERVIOUS PERCENTAGE	43.60%

PROJECT:
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

MODEL INFO:
PLAN 504

REVISIONS:

DRAWING:
50' LOT
1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

A1

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MIAMI-DADE COUNTY
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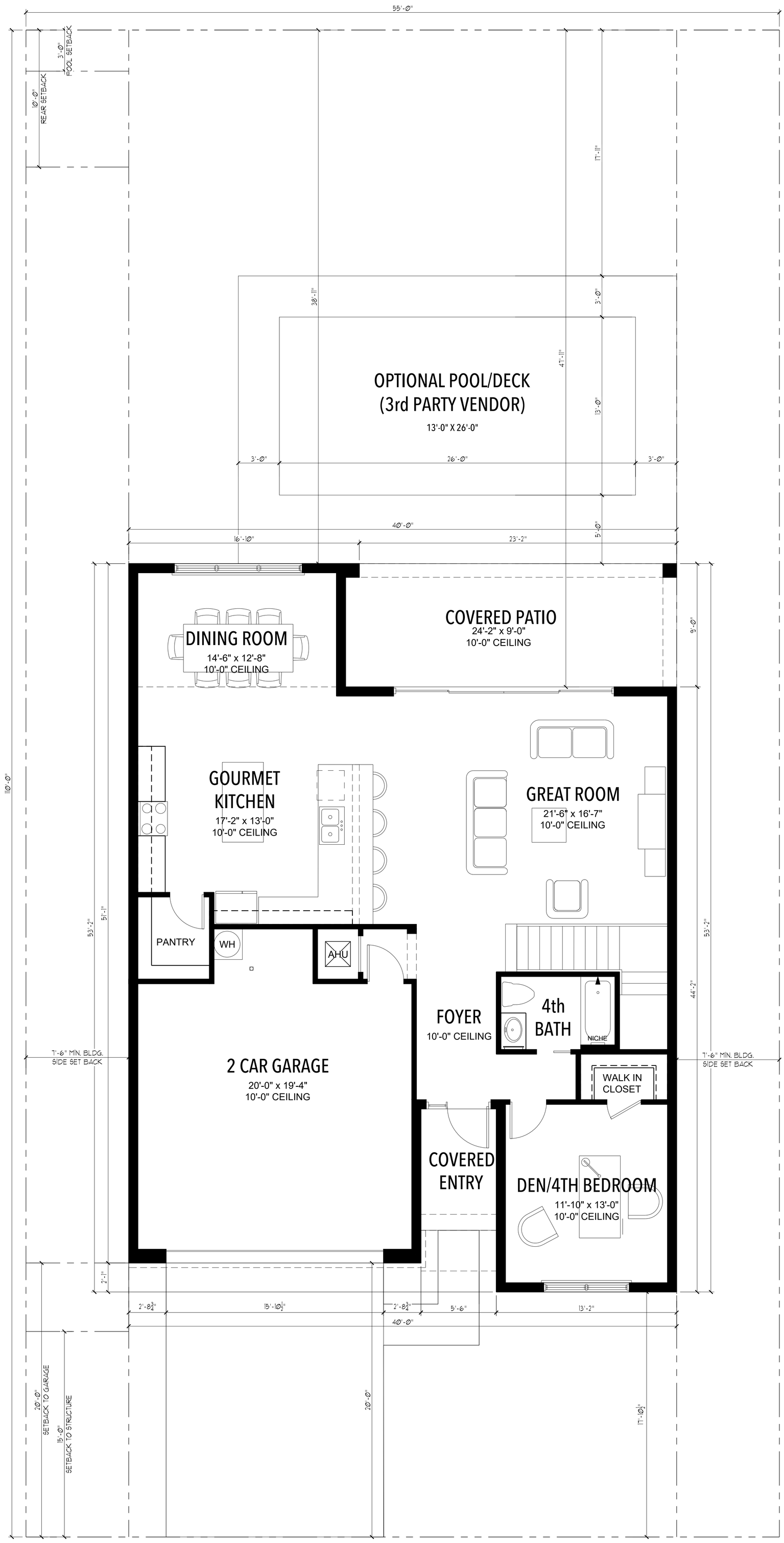

AREA CALCULATIONS	
LOT AREA	6,083 S.F.
1ST FLOOR LIVING AREA	1,333 S.F.
2ND FLOOR LIVING AREA	1,589 S.F.
TOTAL LIVING AREA	2,922 S.F.
1ST FLOOR U/R AREA	2,057 S.F.
2ND FLOOR U/R AREA	1,589 S.F.
TOTAL UNDER ROOF AREA	3,646 S.F.
LOT COVERAGE	33.82%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	355 S.F.
TOTAL IMPERVIOUS	2,412 S.F.
IMPERVIOUS PERCENTAGE	39.65%

PROJECT:
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

MODEL INFO:
PLAN 504

REVISIONS:

DRAWING:
55' LOT
1ST FL PLAN
SCALE: ¼" = 1'-0"

A1.1

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MIAMI-DADE COUNTY
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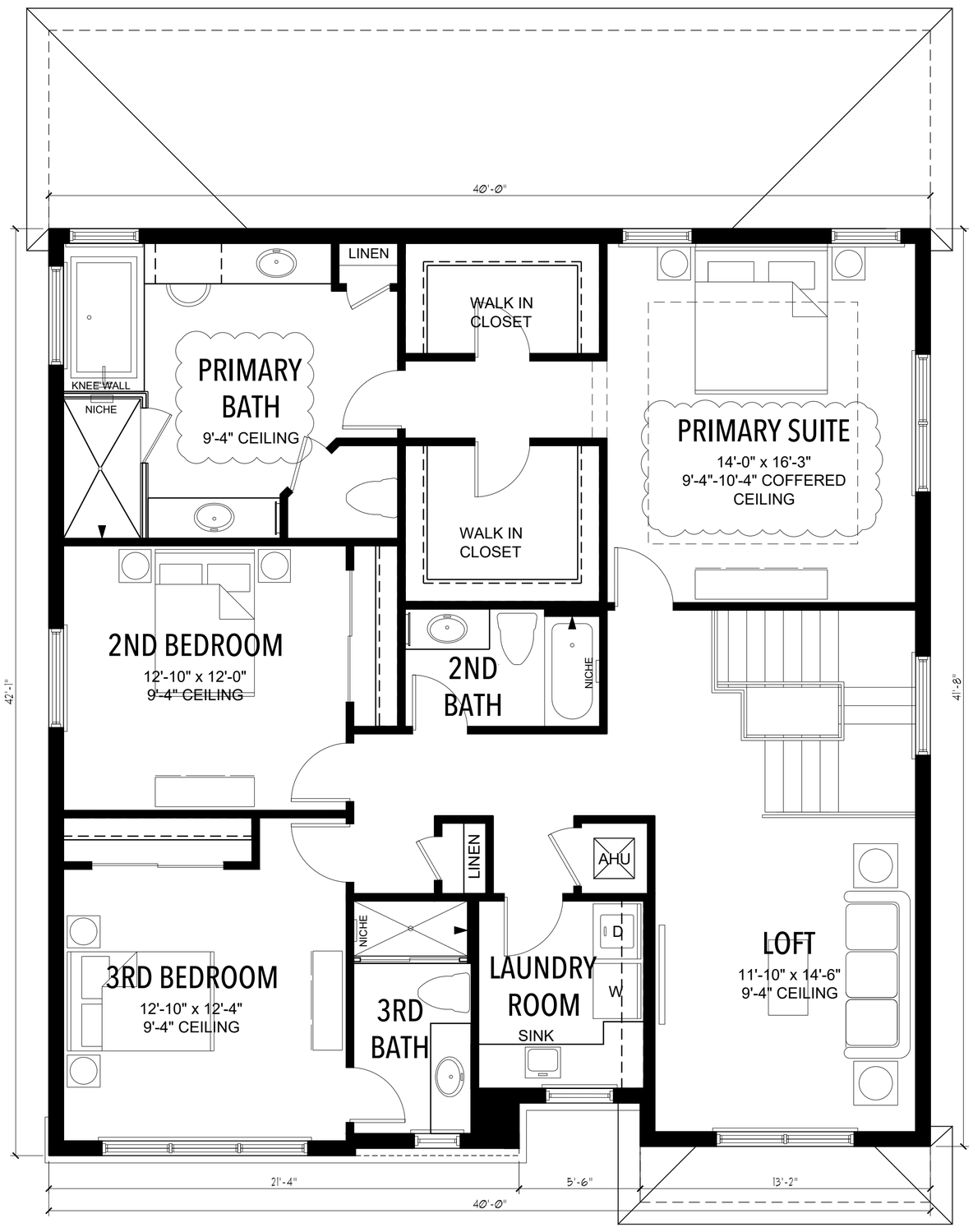


PROJECT:
CALUSA
SINGLE FAMILY RESIDENCE
MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
FAX: (954) 753-4509

MODEL INFO:
PLAN 504

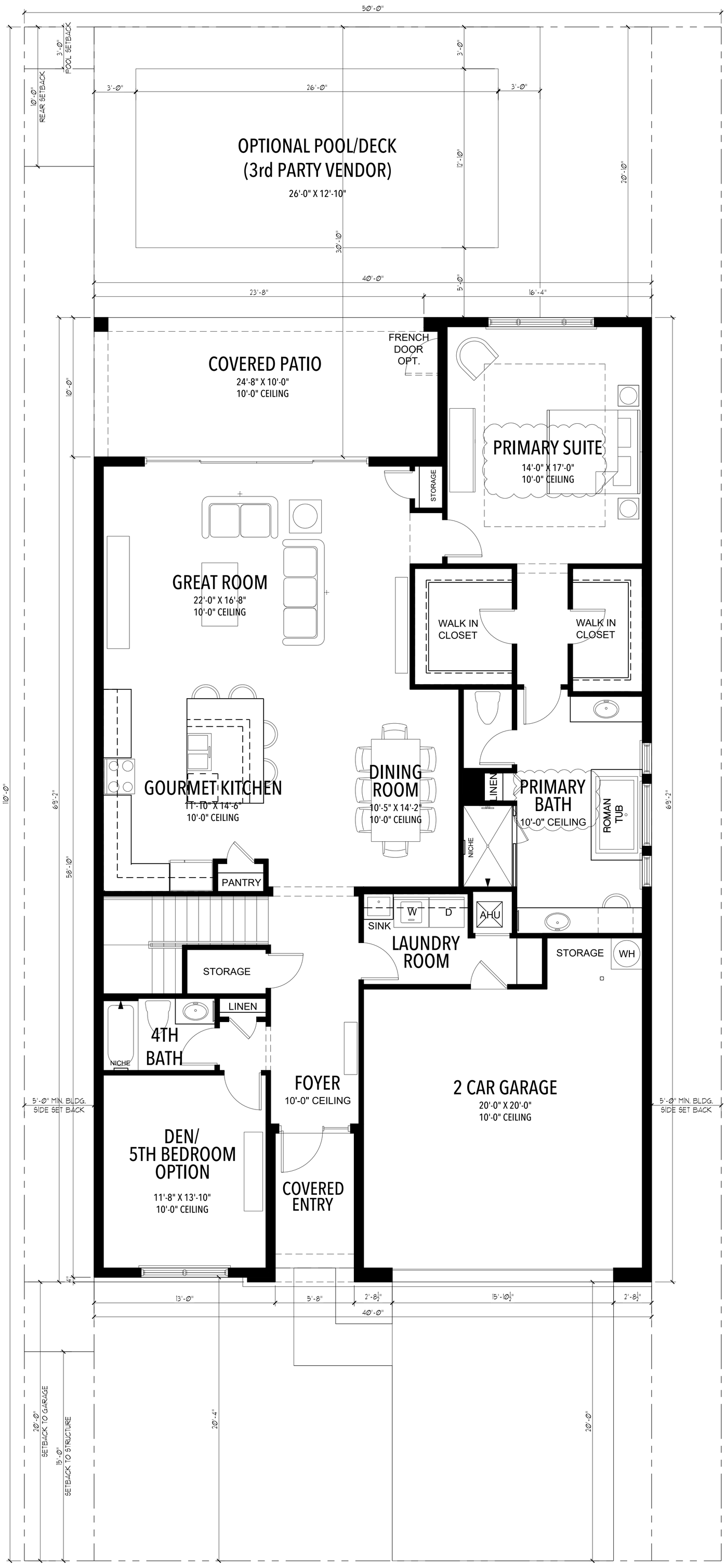
REVISIONS:

DRAWING:
2ND FL PLAN
SCALE: 1/4" = 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 U/R AREA	2,763 S.F.
2ND FLOOR U/R AREA	961 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	3,111 S.F.
IMPERVIOUS PERCENTAGE	56.24%

PROJECT:
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

MODEL INFO:
PLAN 505

REVISIONS:

DRAWING:
50' LOT
1ST FLOOR PLAN
SCALE: ¼" = 1'-0"

A1

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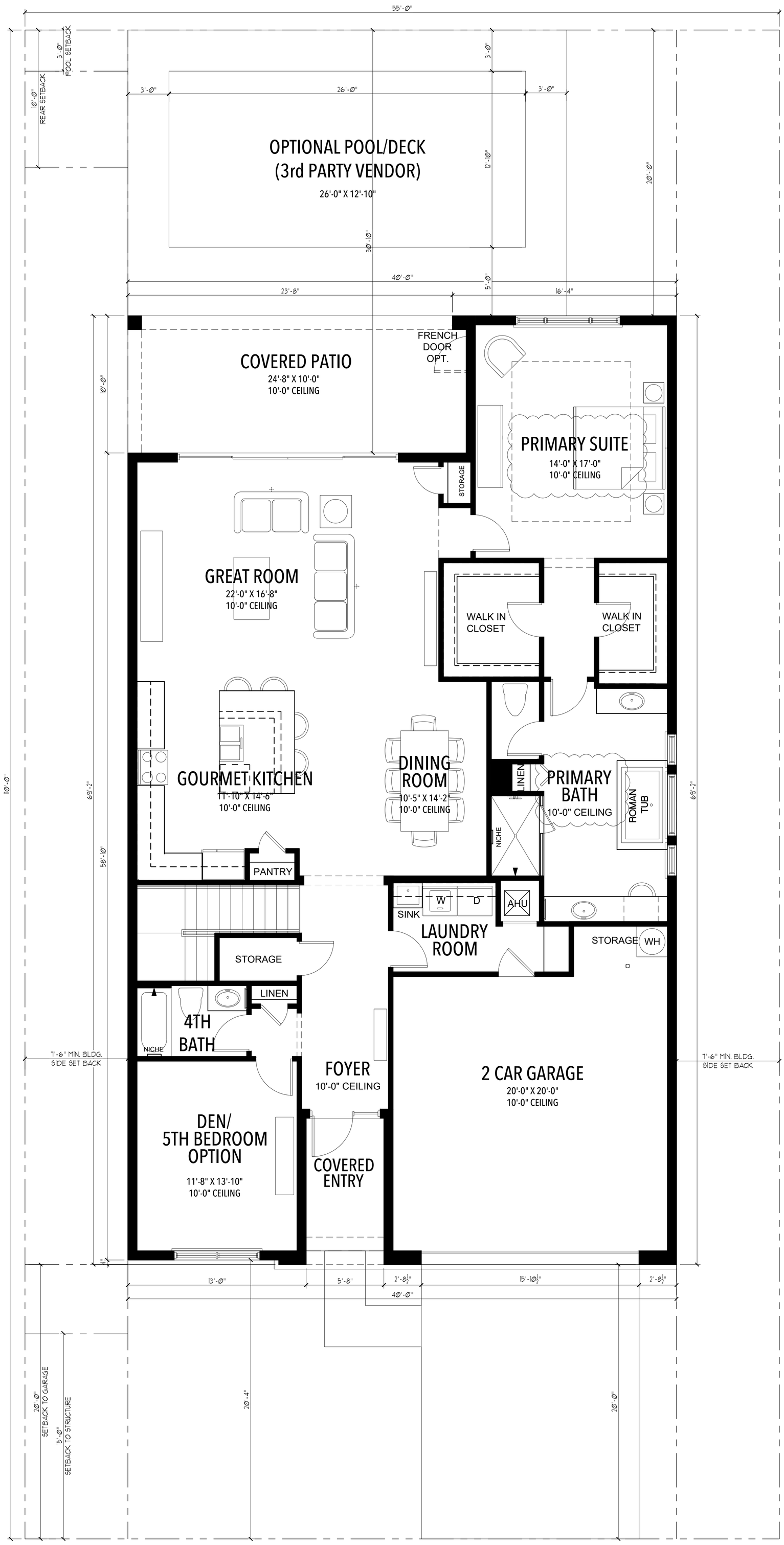
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA



AREA CALCULATIONS	
LOT AREA	6,083 S.F.
1ST FLOOR LIVING AREA	1,987 S.F.
2ND FLOOR LIVING AREA	961 S.F.
TOTAL LIVING AREA	2,949 S.F.
1ST FLOOR U/R AREA	2,763 S.F.
2ND FLOOR U/R AREA	961 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%

PROJECT:
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

MODEL INFO:
PLAN 505

REVISIONS:

DRAWING:
55' LOT
1ST FL PLAN
SCALE: 1/4" = 1'-0"

A1.1

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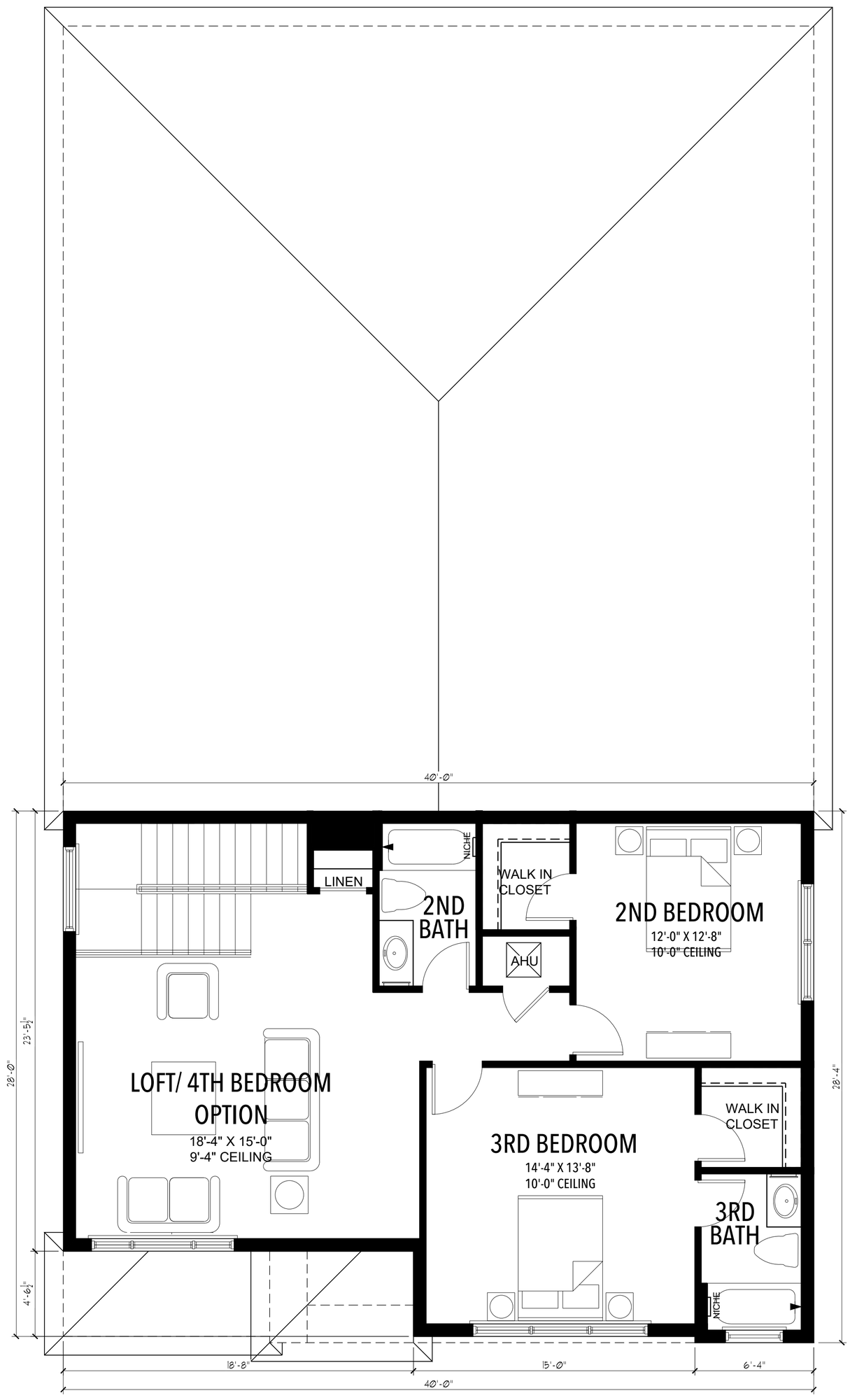


PROJECT:
CALUSA
SINGLE FAMILY RESIDENCE
MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
FAX: (954) 753-4509

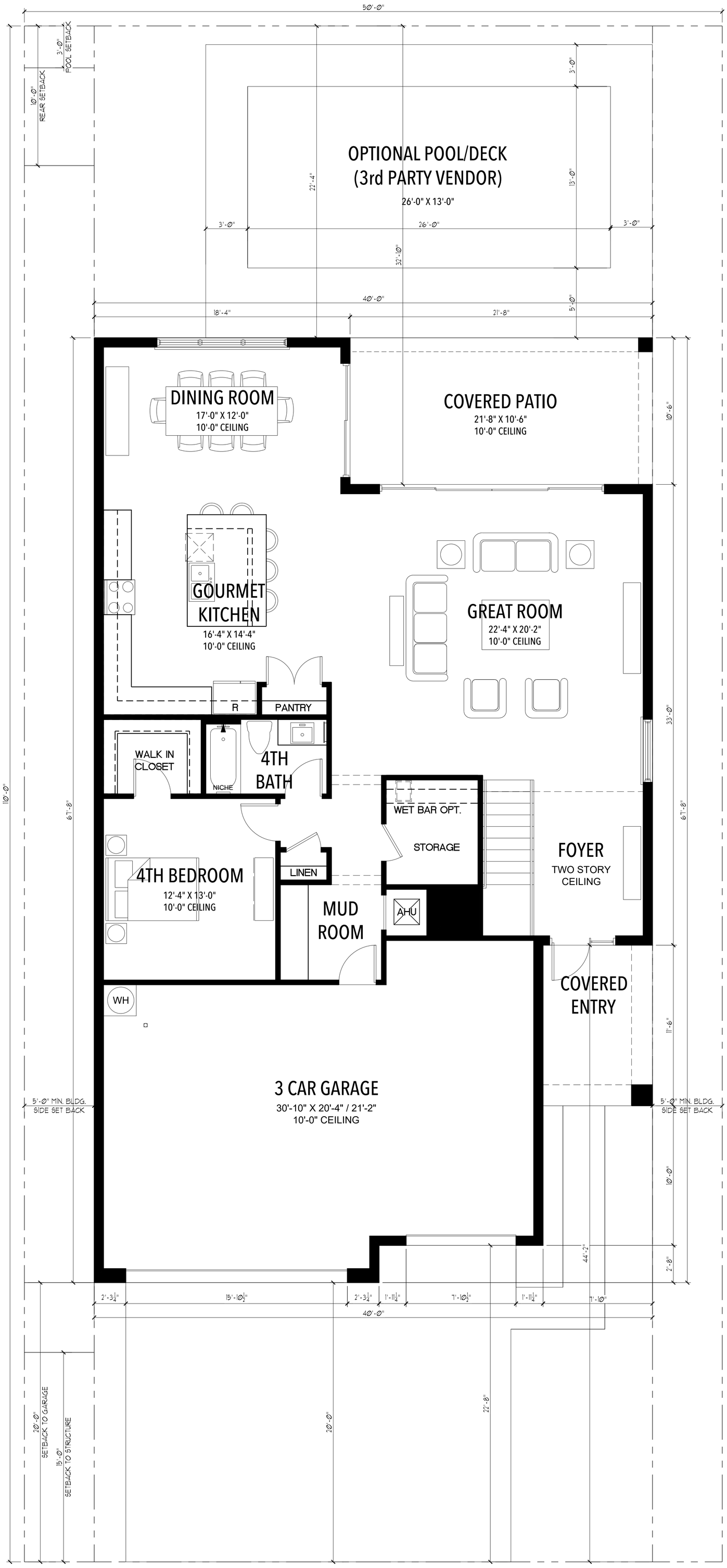
MODEL INFO:
PLAN 505

REVISIONS:

DRAWING:
2ND FL PLAN
SCALE: 1/4" = 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	1,568 S.F.
2ND FLOOR LIVING AREA	2,100 S.F.
TOTAL LIVING AREA	3,668 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	46.57%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	637 S.F.
TOTAL IMPERVIOUS	3,213 S.F.
IMPERVIOUS PERCENTAGE	58.08%

PROJECT:
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

MODEL INFO:
PLAN 506

REVISIONS:

DRAWING:
50' LOT
1ST FLOOR PLAN
SCALE: ¼" = 1'-0"

A1

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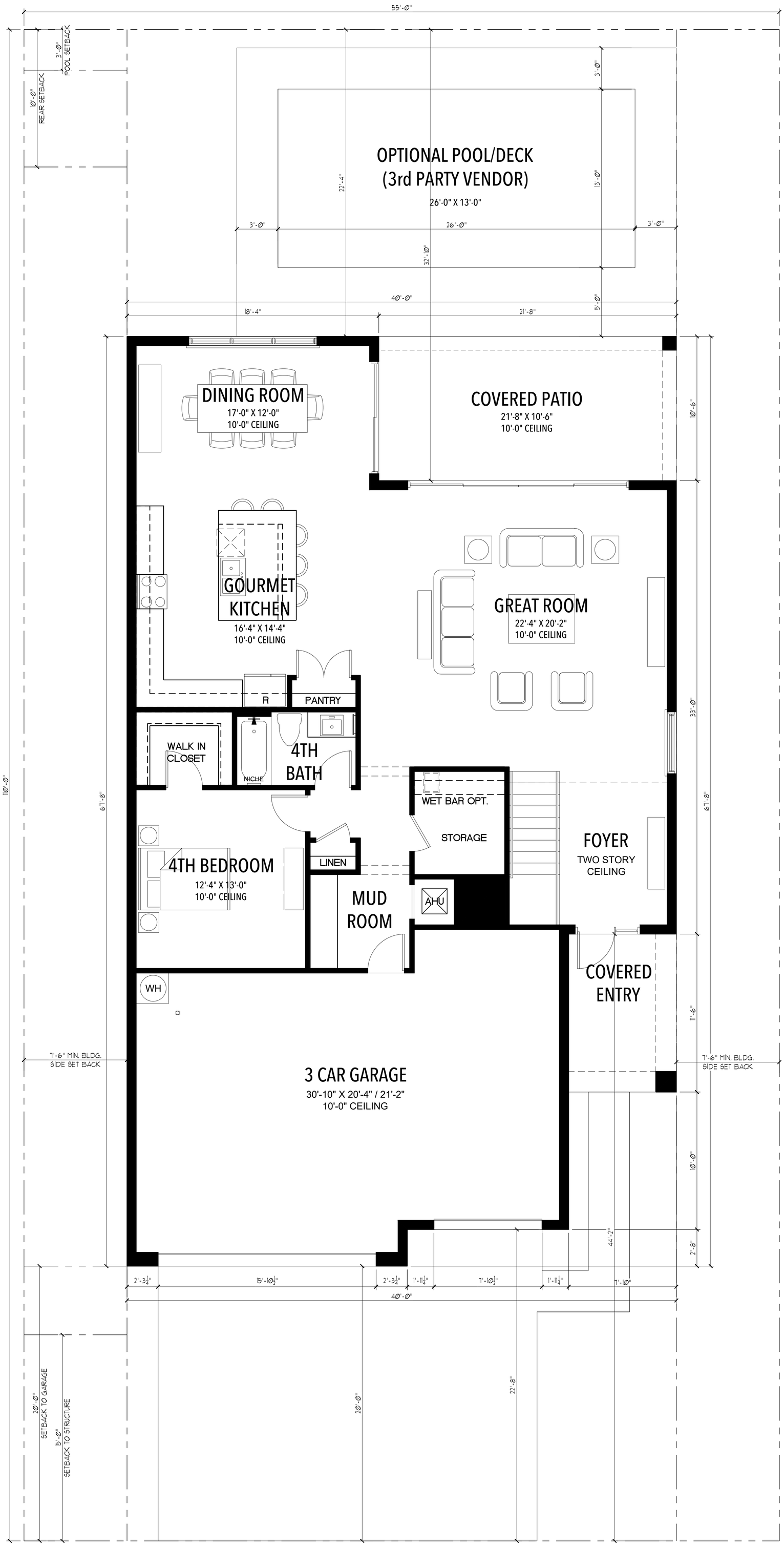
BY: ISA



AREA CALCULATIONS	
LOT AREA	6,083 S.F.
1ST FLOOR LIVING AREA	1,568 S.F.
2ND FLOOR LIVING AREA	2,100 S.F.
TOTAL LIVING AREA	3,668 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	637 S.F.
TOTAL IMPERVIOUS	3,213 S.F.
IMPERVIOUS PERCENTAGE	52.82%

PROJECT:
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

MODEL INFO:
PLAN 506

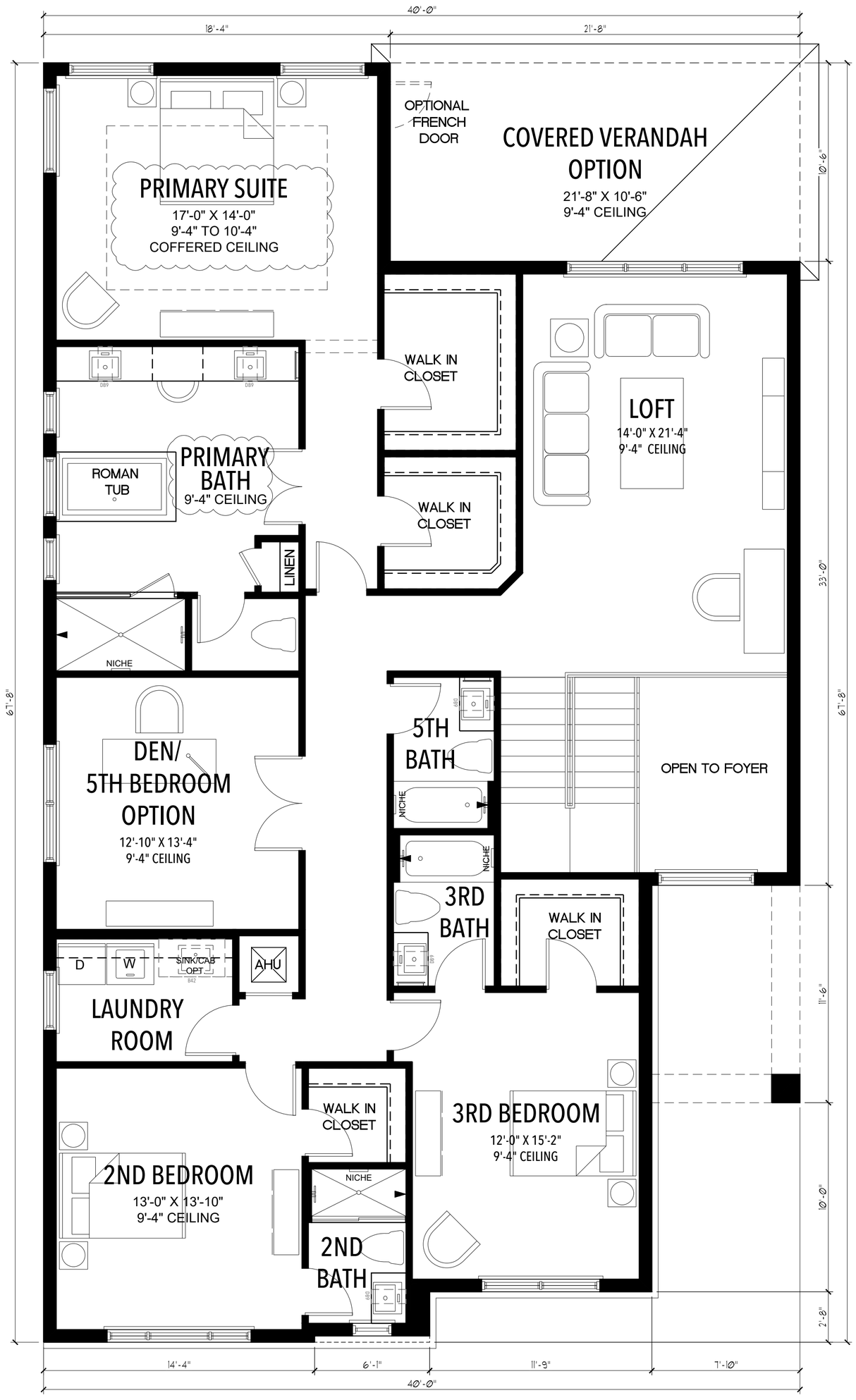
REVISIONS:

DRAWING:
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



PROJECT:

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

MODEL INFO:

PLAN 506

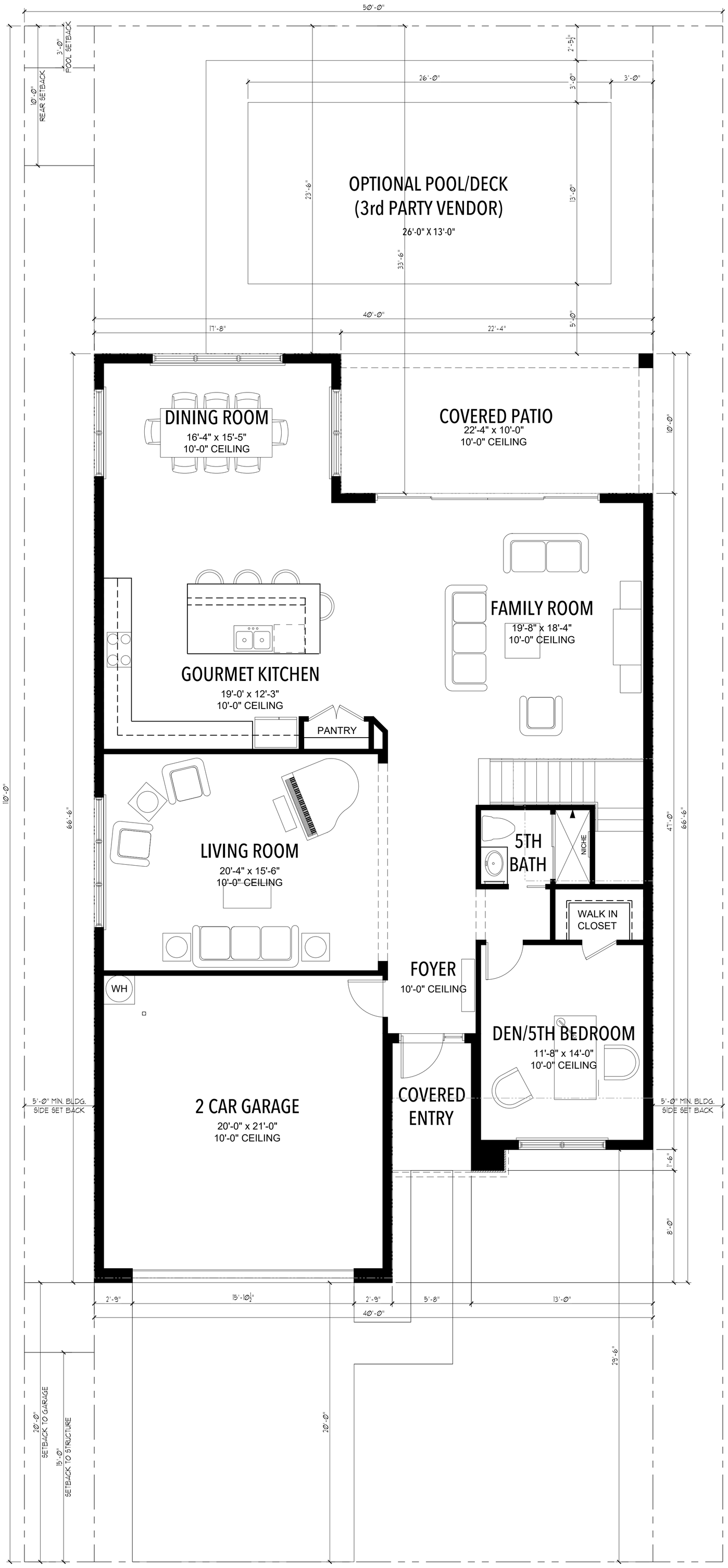
REVISIONS:

DRAWING: 2ND FL PLAN
SCALE: 1/4" = 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	1,750 S.F.
2ND FLOOR LIVING AREA	2,115 S.F.
TOTAL LIVING AREA	3,865 S.F.
1ST FLOOR U/R AREA	2,496 S.F.
2ND FLOOR U/R AREA	2,115 S.F.
TOTAL UNDER ROOF AREA	4,611 S.F.
LOT COVERAGE	45.12%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	371 S.F.
TOTAL IMPERVIOUS	2,867 S.F.
IMPERVIOUS PERCENTAGE	51.83%

PROJECT:
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

MODEL INFO:
PLAN 507

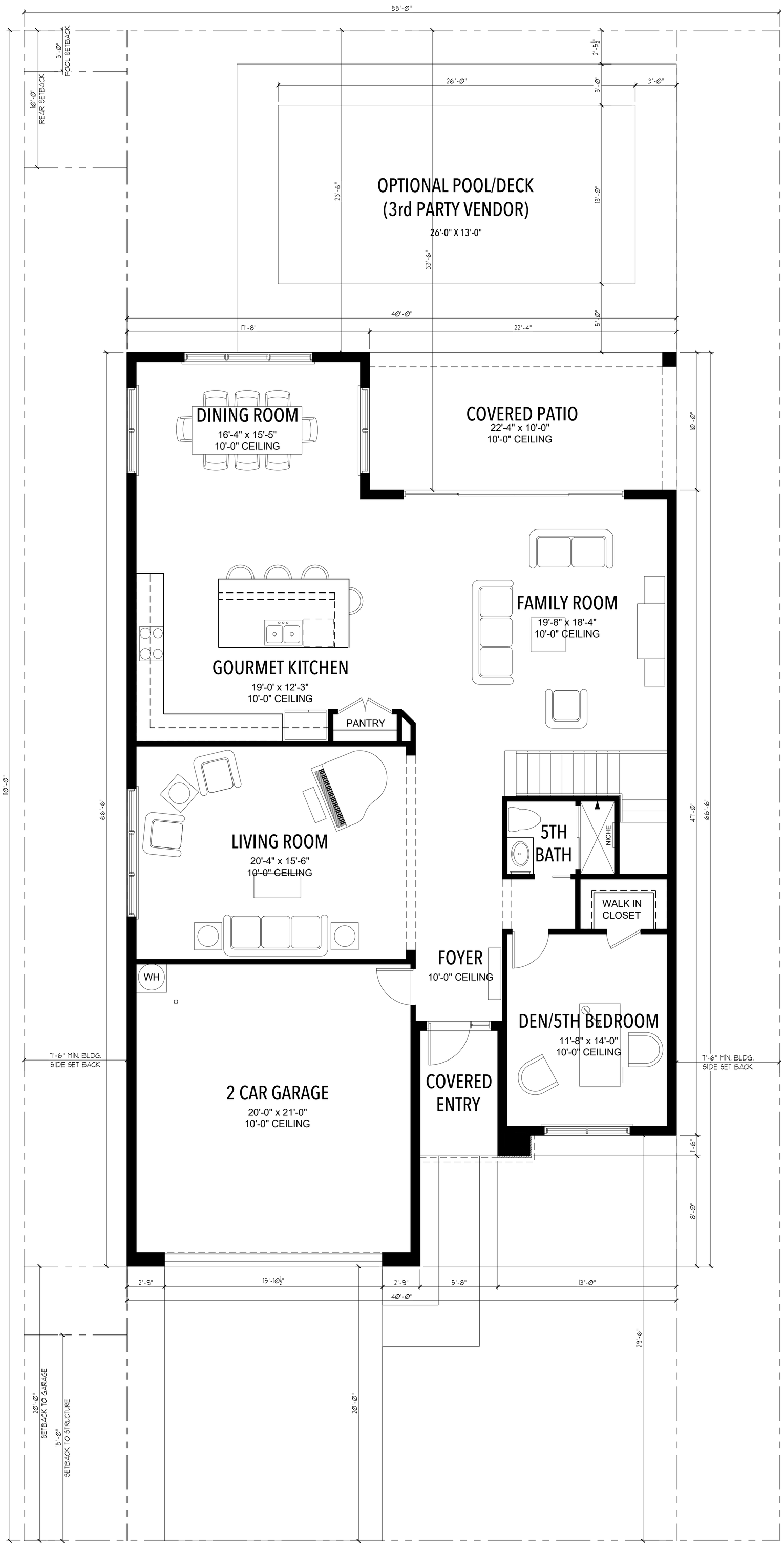
REVISIONS:

DRAWING:
50' LOT
1ST FLOOR PLAN
SCALE: ¼" = 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	1,750 S.F.
2ND FLOOR LIVING AREA	2,115 S.F.
TOTAL LIVING AREA	3,865 S.F.
1ST FLOOR U/R AREA	2,496 S.F.
2ND FLOOR U/R AREA	2,115 S.F.
TOTAL UNDER ROOF AREA	4,611 S.F.
LOT COVERAGE	41.03%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	371 S.F.
TOTAL IMPERVIOUS	2,867 S.F.
IMPERVIOUS PERCENTAGE	47.13%

PROJECT:
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

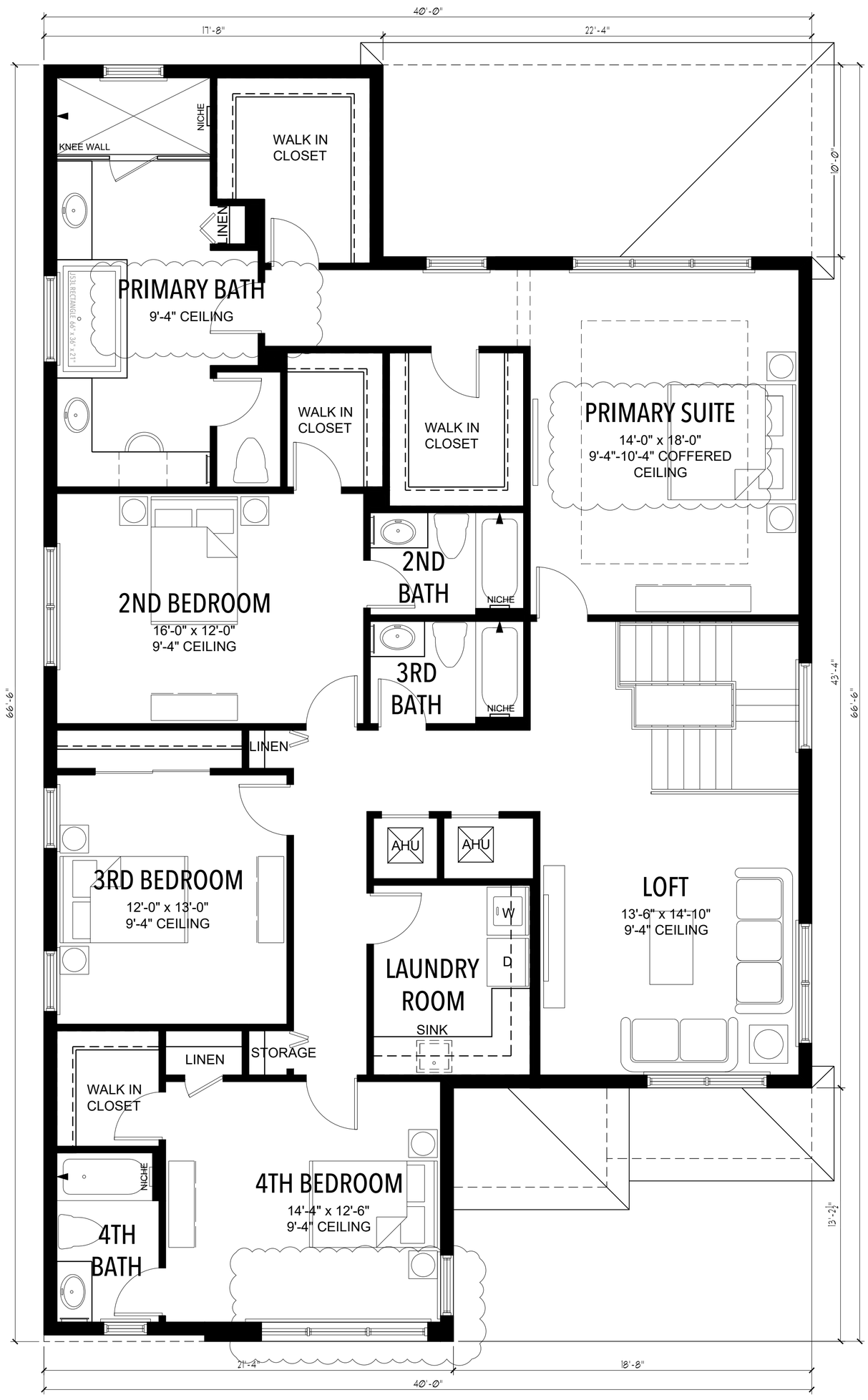
MODEL INFO:
PLAN 507

REVISIONS:

DRAWING:
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



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

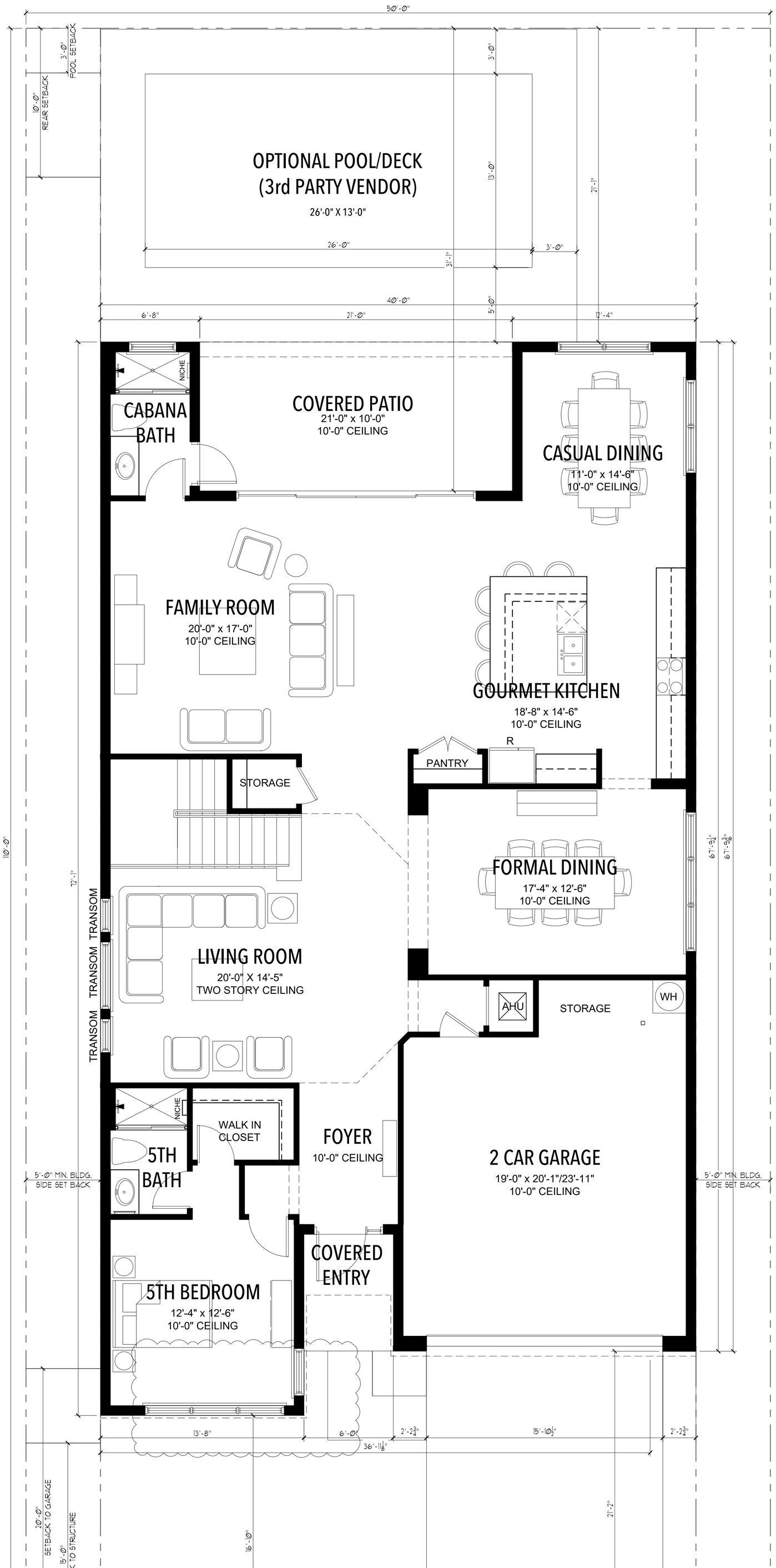
KENDALL ASSOCIATES I, LLLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
FAX: (954) 753-4509

MODEL INFO:
PLAN 507

REVISIONS:

DRAWING:
2ND FL PLAN
SCALE: 1/4" = 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	2,051 S.F.
2ND FLOOR LIVING AREA	2,350 S.F.
TOTAL LIVING AREA	4,401 S.F.
1ST FLOOR U/R AREA	2,764 S.F.
2ND FLOOR U/R AREA	2,350 S.F.
TOTAL UNDER ROOF AREA	5,114 S.F.
LOT COVERAGE	49.96%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	370 S.F.
TOTAL IMPERVIOUS	3,134 S.F.
IMPERVIOUS PERCENTAGE	56.65%

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

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SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
FAX: (954) 753-4509

MODEL INFO:
PLAN 508

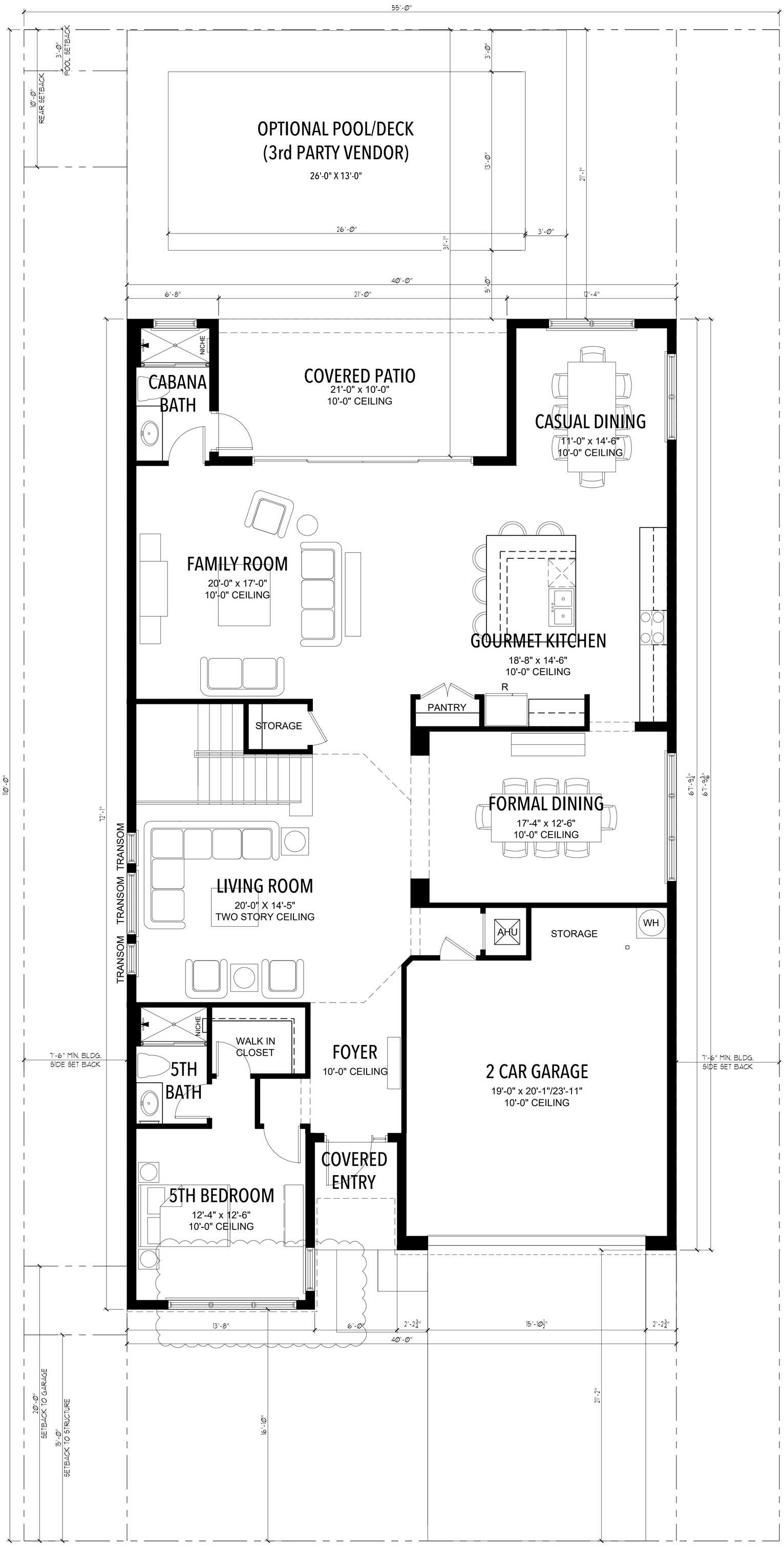
REVISIONS:

DRAWING:
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	2,051 S.F.
2ND FLOOR LIVING AREA	2,350 S.F.
TOTAL LIVING AREA	4,401 S.F.
1ST FLOOR U/R AREA	2,764 S.F.
2ND FLOOR U/R AREA	2,350 S.F.
TOTAL UNDER ROOF AREA	5,114 S.F.
LOT COVERAGE	45.44%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	370 S.F.
TOTAL IMPERVIOUS	3,134 S.F.
IMPERVIOUS PERCENTAGE	51.52%

PROJECT:
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

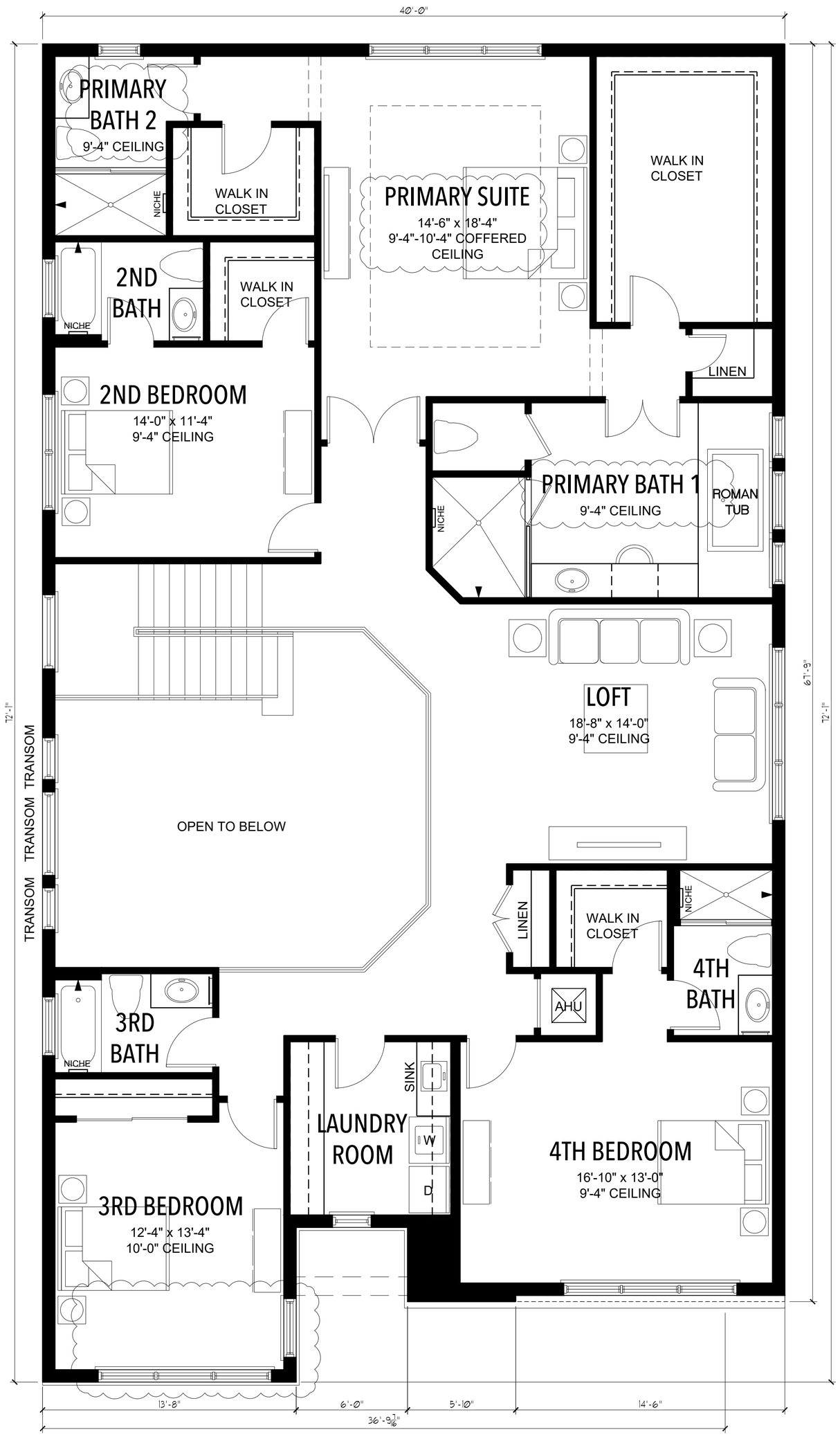
MODEL INFO:
PLAN 508

REVISIONS:

DRAWING:
55' LOT
1ST FL PLAN
SCALE: ¼" = 1'-0"

A1.1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA



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

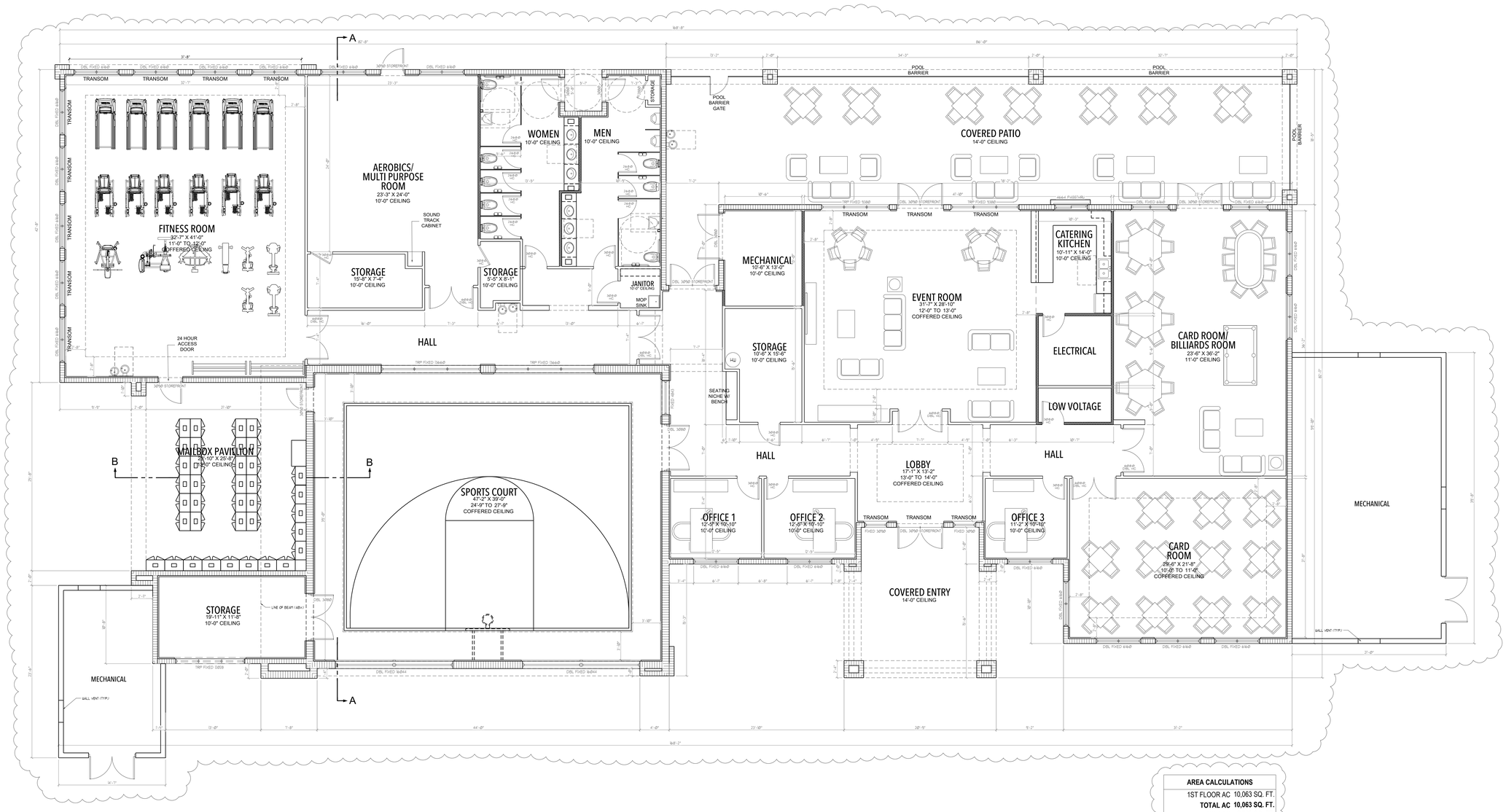
KENDALL ASSOCIATES I, LLLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
FAX: (954) 753-4509

MODEL INFO:
PLAN 508

REVISIONS:

DRAWING:
2ND FL PLAN
SCALE: 1/4" = 1'-0"
A1.2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA



AREA CALCULATIONS	
1ST FLOOR AC	10,063 SQ. FT.
TOTAL AC	**10,063 SQ. FT.**
NON AC	2,702 SQ. FT.
TOTAL UNDER ROOF	**12,765 SQ. FT.**

FLOOR PLAN - CALUSA CLUBHOUSE
3/16"=1'-0"

PROJECT: **CALUSA**
RECREATIONAL FACILITY CLUBHOUSE
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

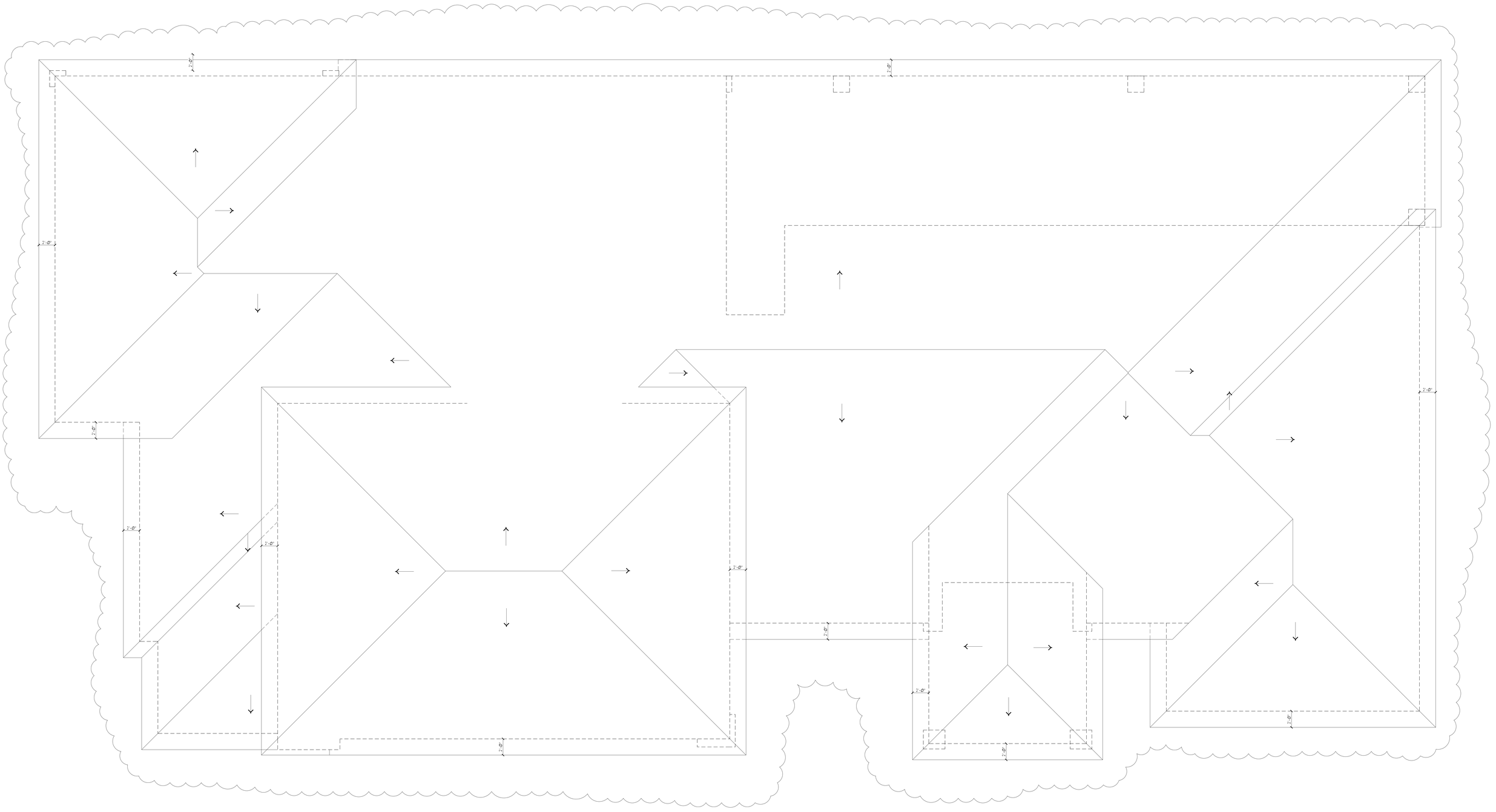
MODEL INFO: **CLUBHOUSE**
RECREATIONAL FACILITY

REVISIONS:

DRAWING: FLOOR PLAN
SCALE: 1 /4" = 1'-0"

A1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA



PROJECT:
CALUSA
RECREATIONAL FACILITY CLUBHOUSE
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

MODEL INFO:
CLUBHOUSE
RECREATIONAL FACILITY

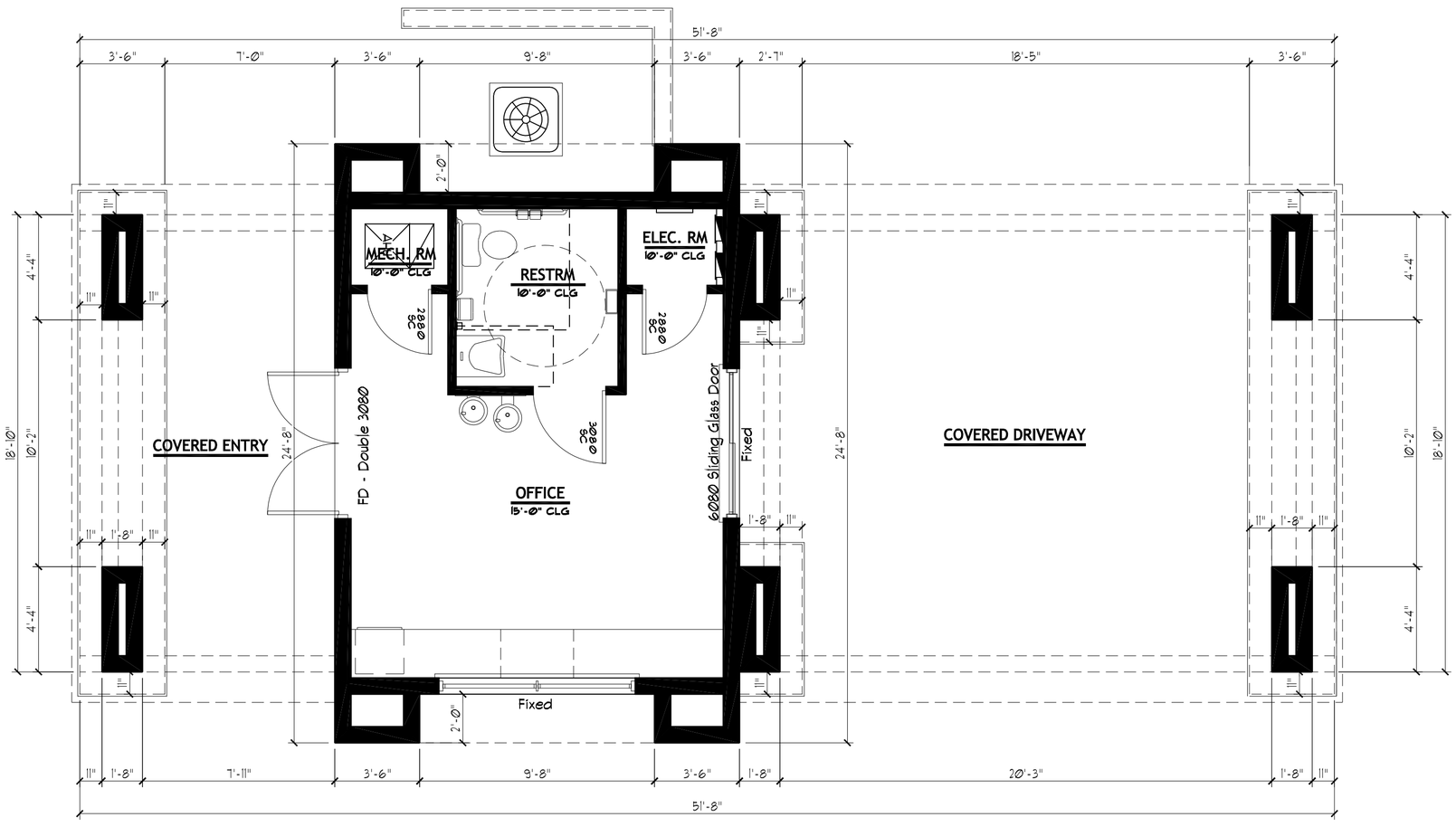
REVISIONS:
Revision 10/15/24

DRAWING:
ROOF PLAN
SCALE: 1/4" = 1'-0"

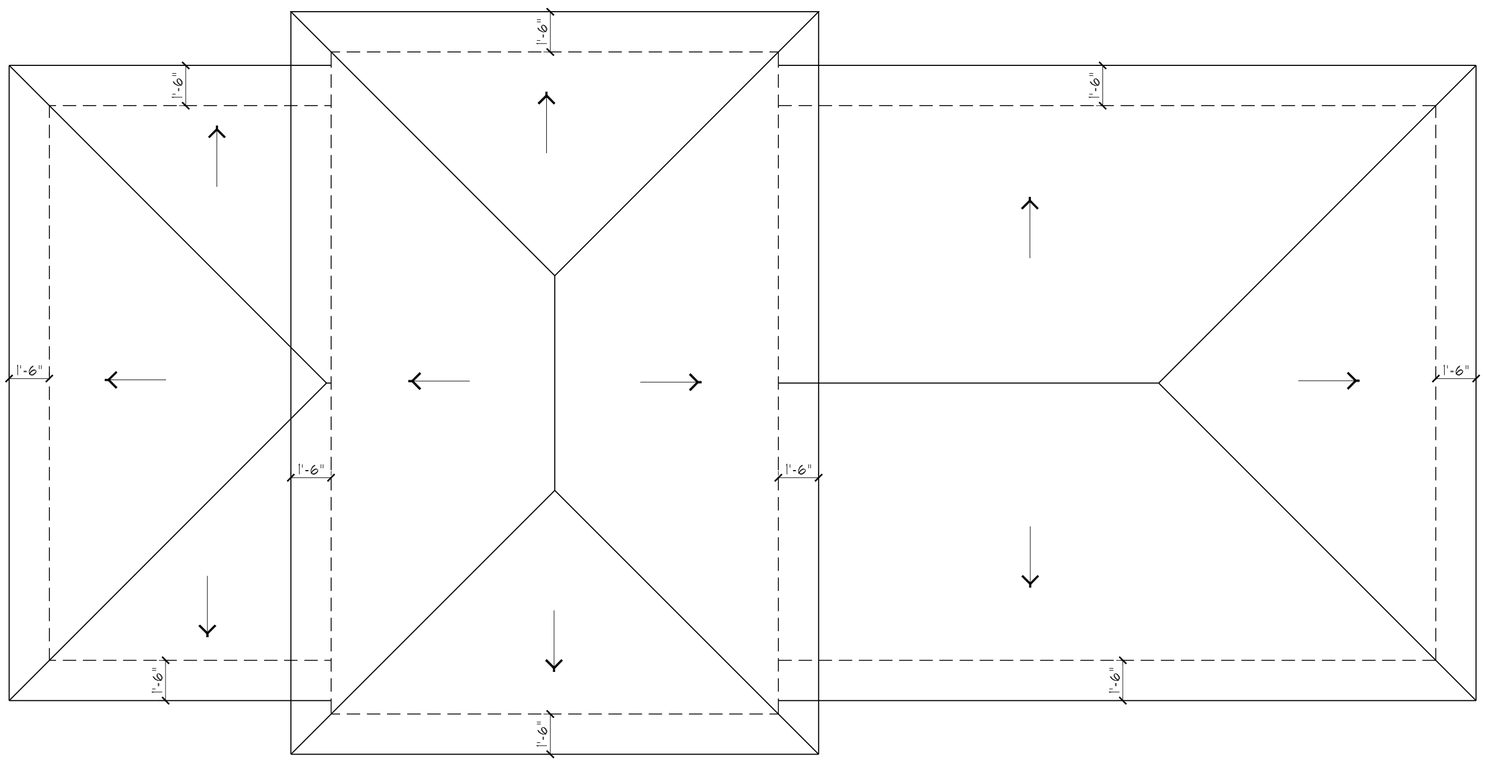
A3

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA



FLOOR PLAN
1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"

PROJECT:
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

MODEL INFO:
GUARDHOUSE

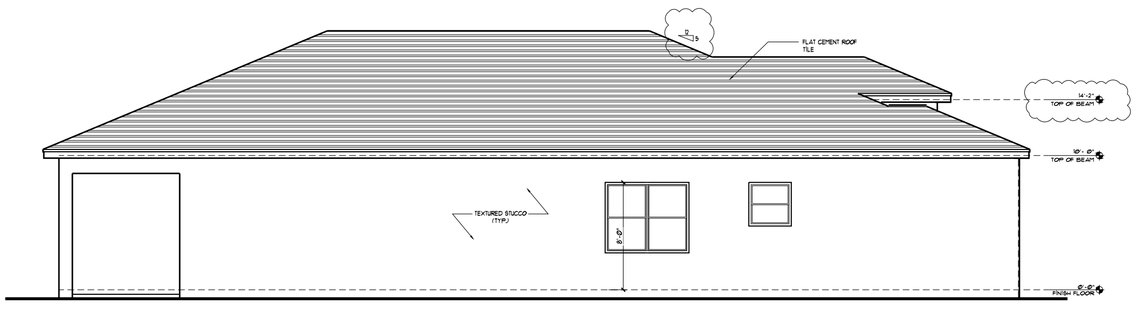
REVISIONS:

DRAWING:
PLANS
SCALE: 1/4" = 1'-0"

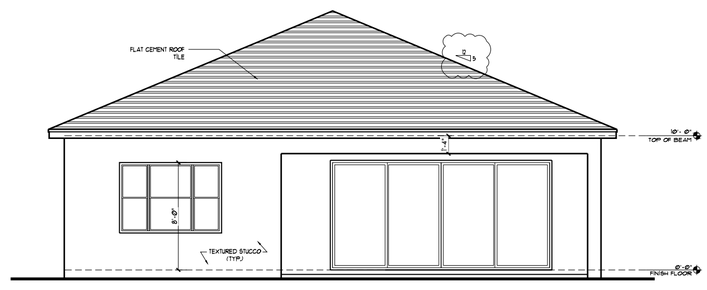
A1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA

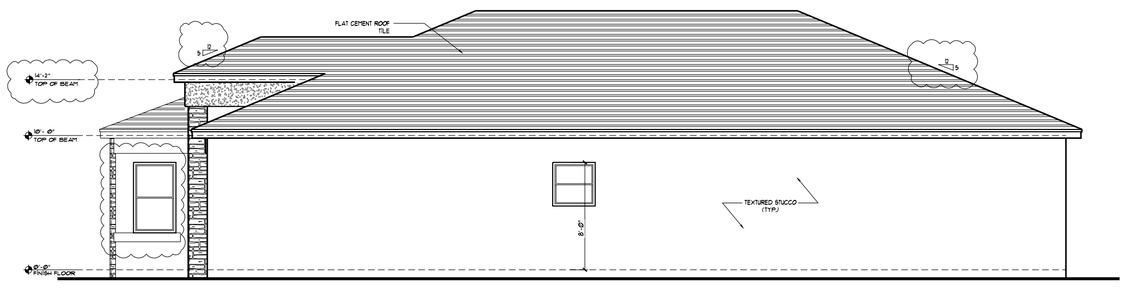
FRONT ELEVATION
1/4" = 1'-0"



LEFT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"

PROJECT:
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

MODEL INFO:
PLAN 501

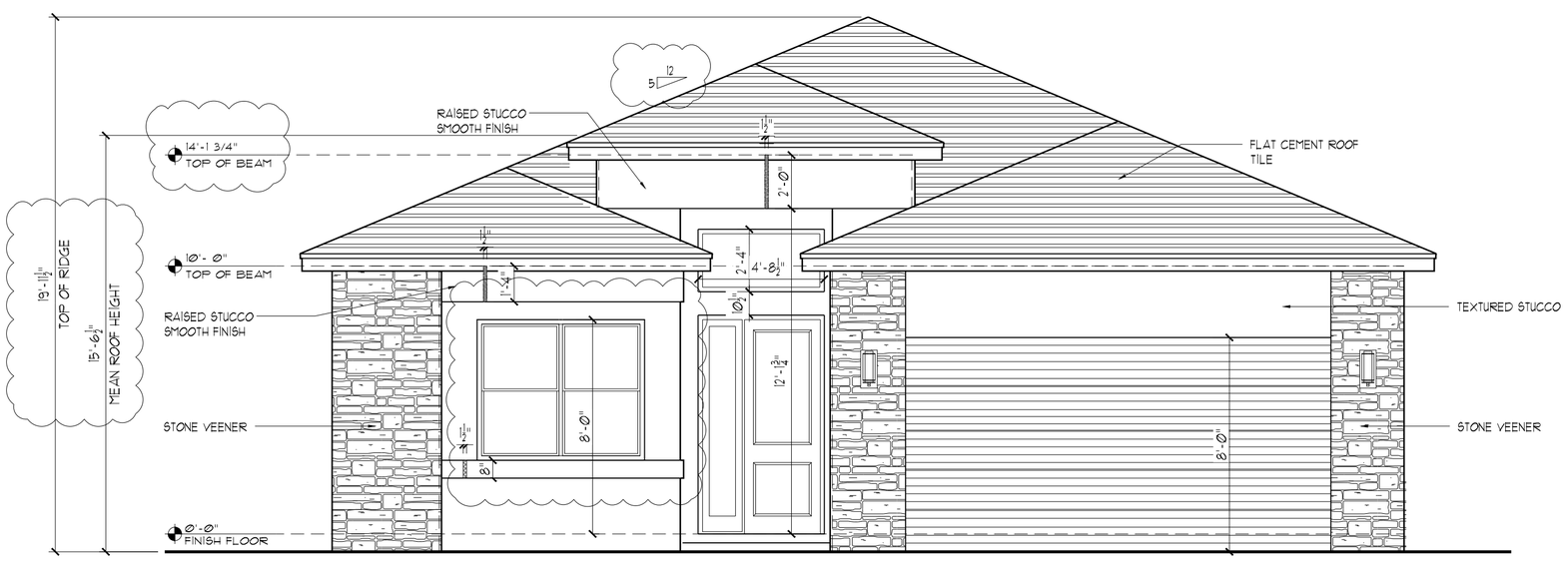
REVISIONS:

DRAWING:
ELEVATIONS
SCALE: AS NOTED

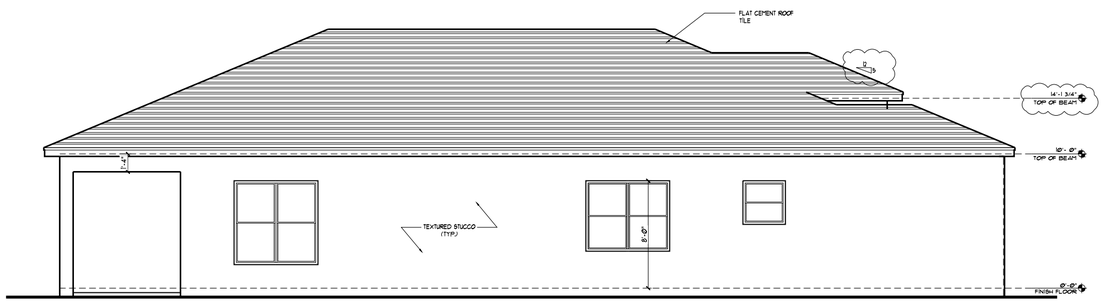
A2

RECEIVED

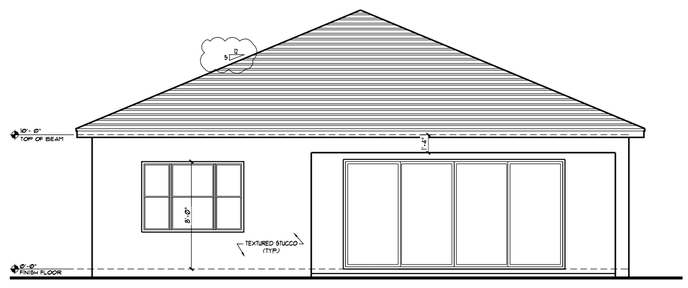
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA



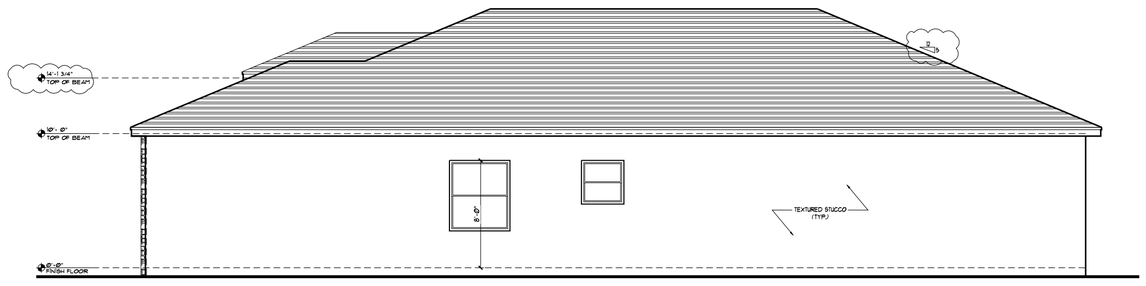
FRONT ELEVATION
1/4" = 1'-0"



LEFT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"

PROJECT:
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

MODEL INFO:
PLAN 502

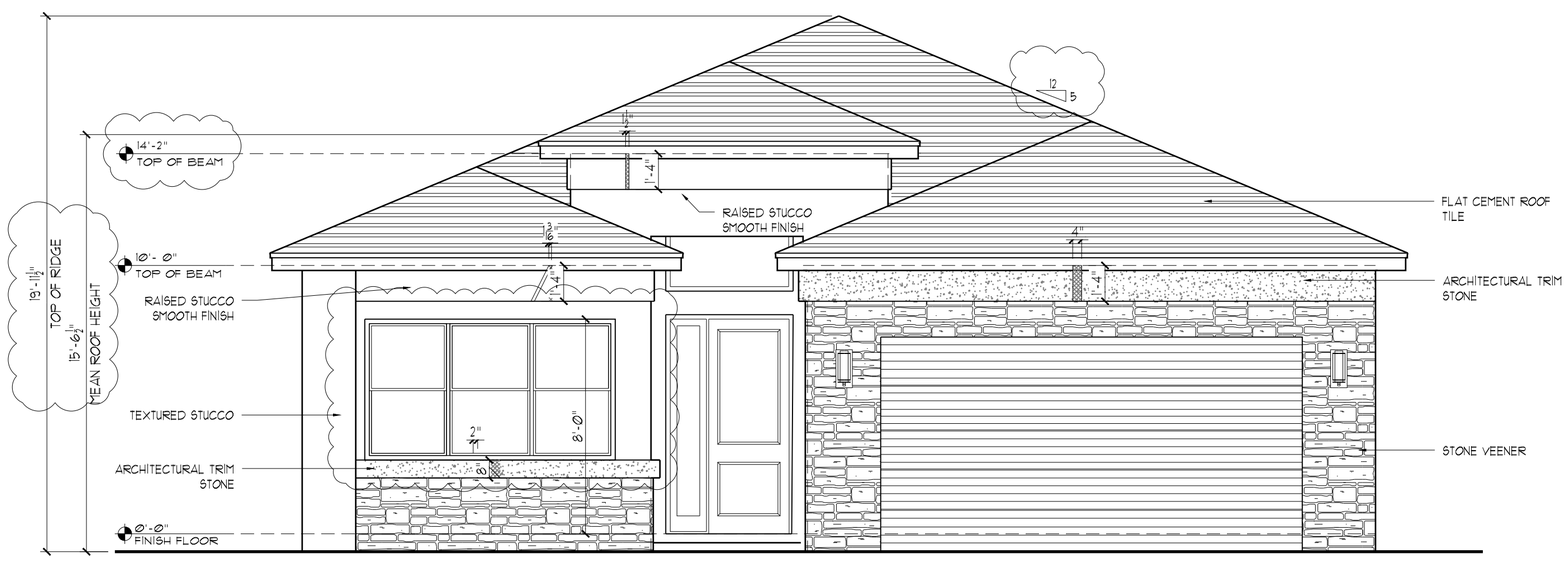
REVISIONS:

DRAWING:
ELEVATIONS
SCALE: AS NOTED

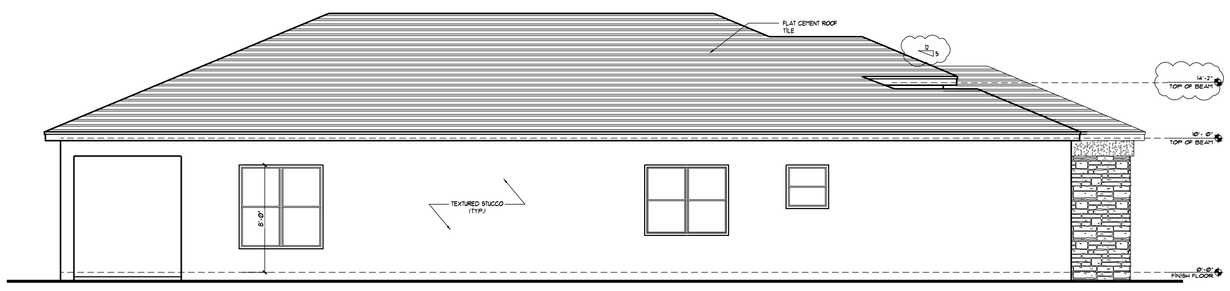
A2

RECEIVED

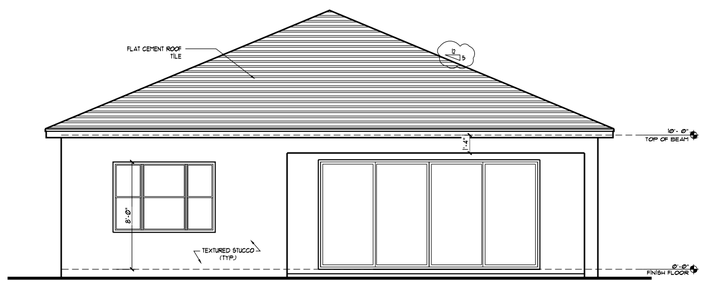
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA



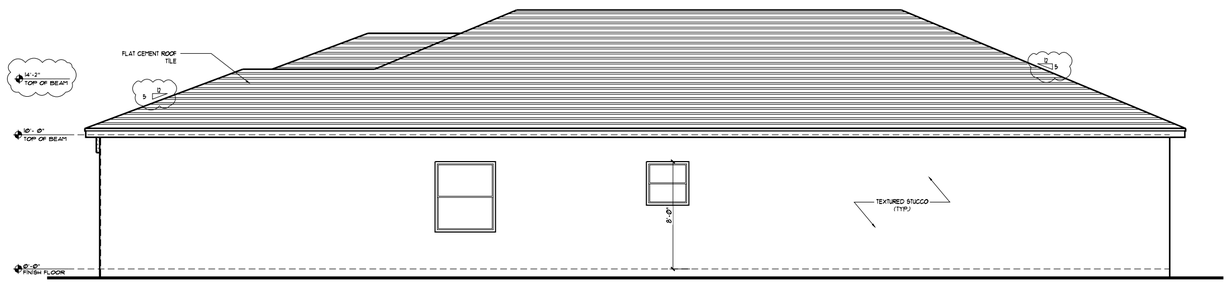
FRONT ELEVATION
1/4" = 1'-0"



LEFT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"

PROJECT:

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

MODEL INFO:

PLAN 503

REVISIONS:

DRAWING:

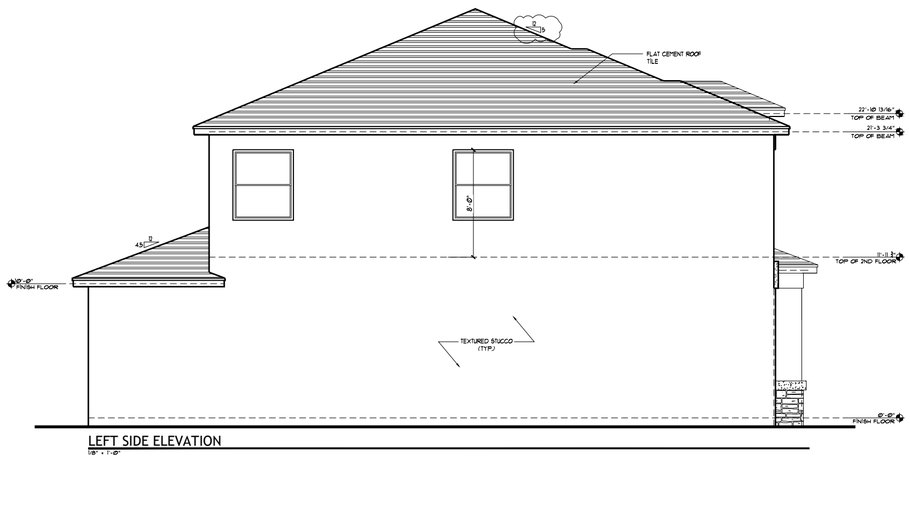
ELEVATIONS
SCALE: AS NOTED

A2

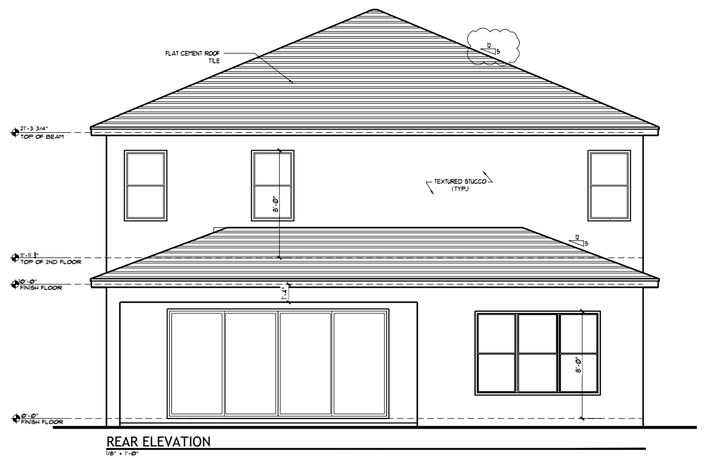
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA

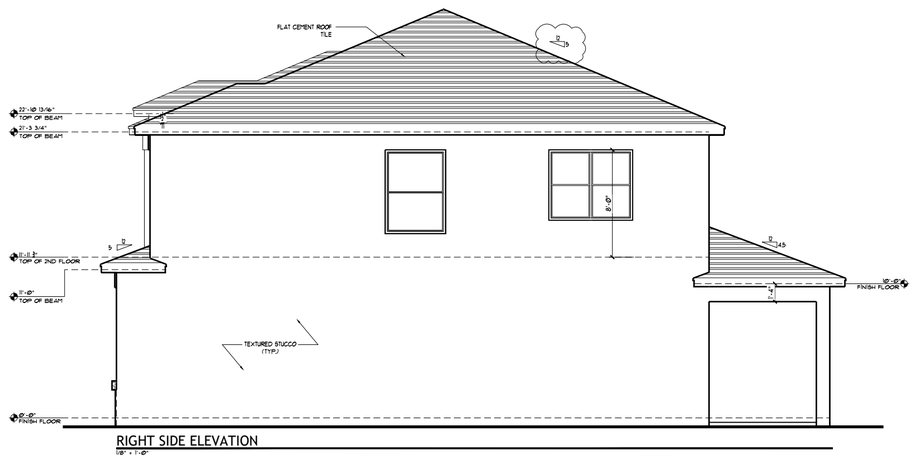
FRONT ELEVATION
1/4" = 1'-0"



LEFT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"

PROJECT:
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

MODEL INFO:
PLAN 504

REVISIONS:

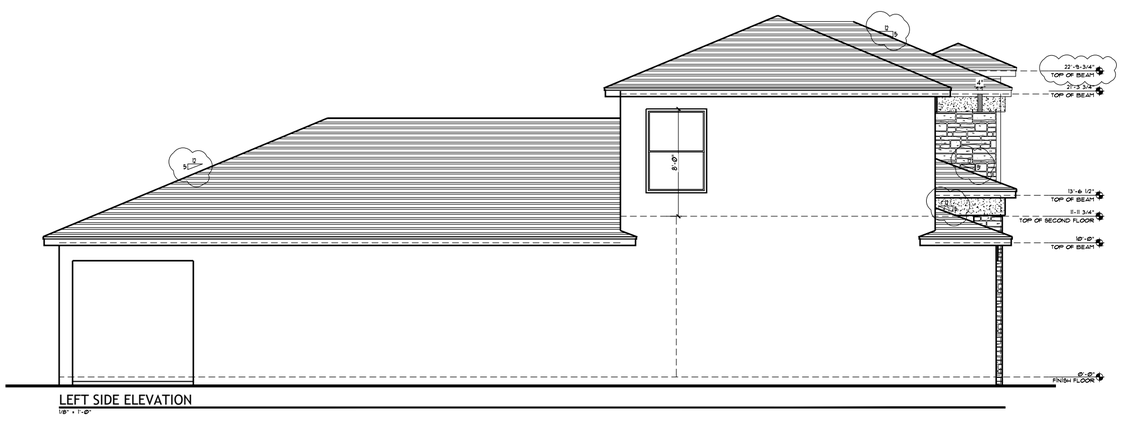
DRAWING:
ELEVATIONS
SCALE: AS NOTED

A2

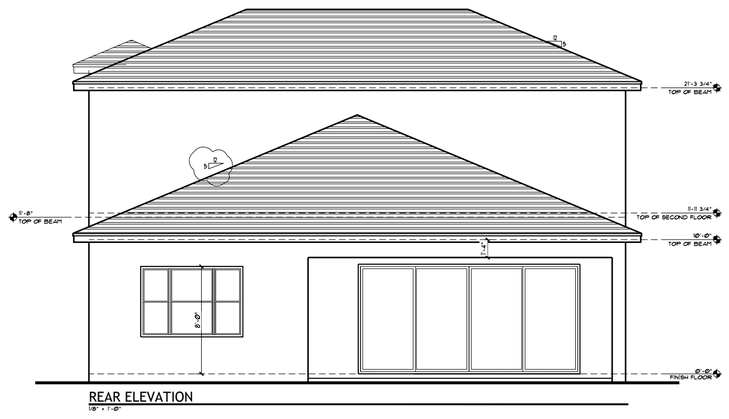
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA

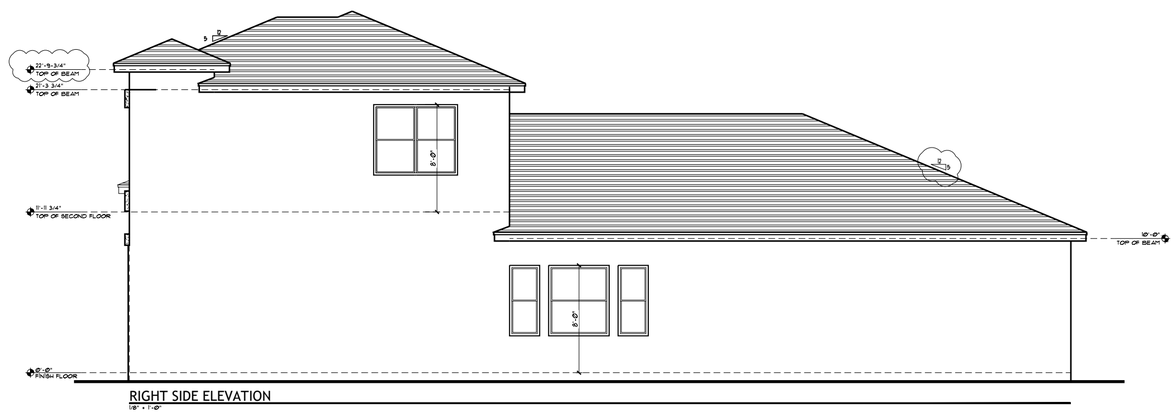
FRONT ELEVATION
1/4" = 1'-0"



LEFT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"

PROJECT:
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

MODEL INFO:
PLAN 505

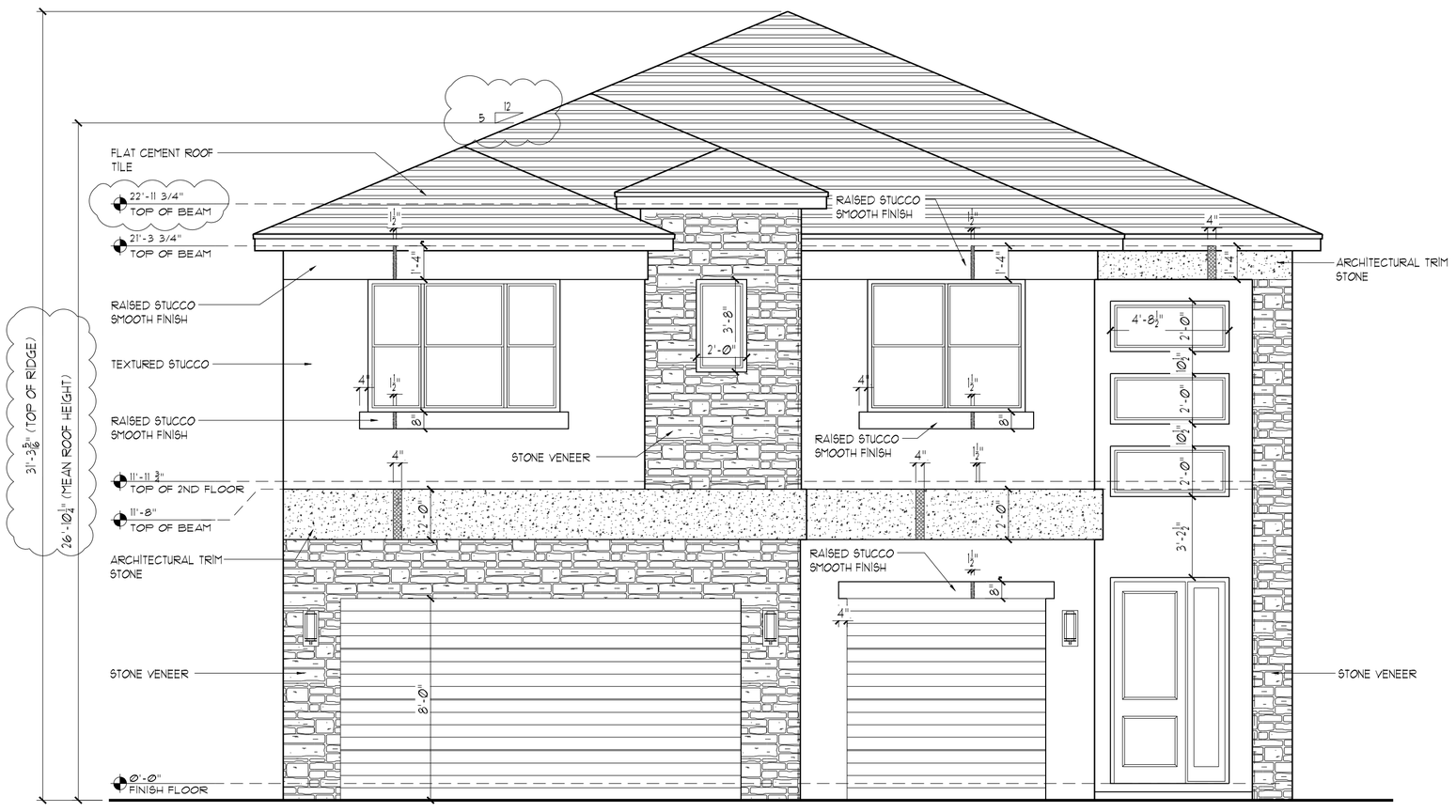
REVISIONS:

DRAWING:
ELEVATIONS
SCALE: AS NOTED

A2

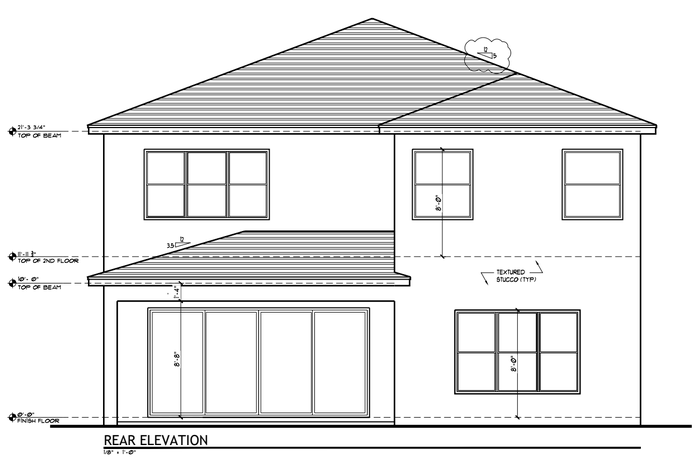
RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA

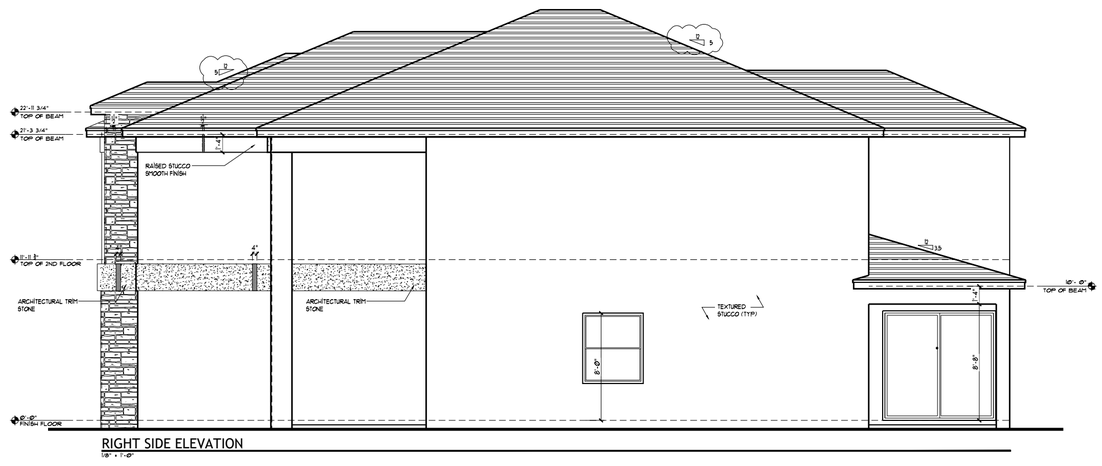


FRONT ELEVATION
1/4" = 1'-0"

LEFT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"

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

MODEL INFO:

PLAN 506

REVISIONS:

DRAWING:

ELEVATIONS
SCALE: AS NOTED

A2

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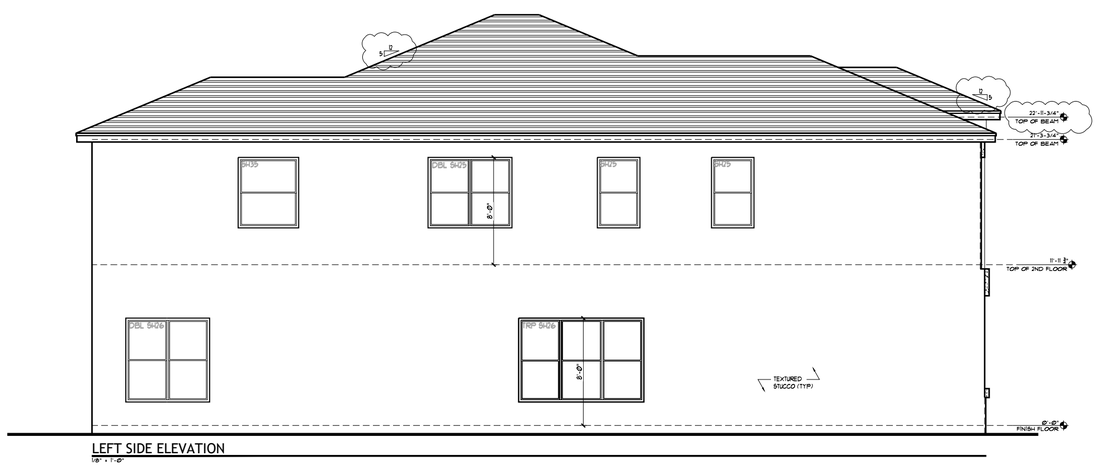
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA

FRONT ELEVATION
1/4" = 1'-0"



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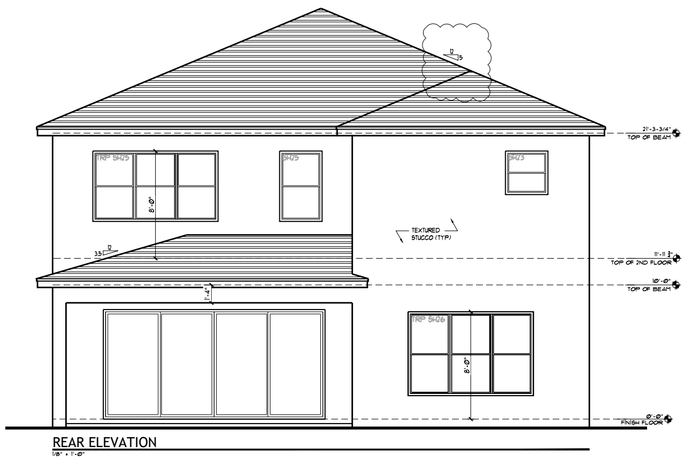
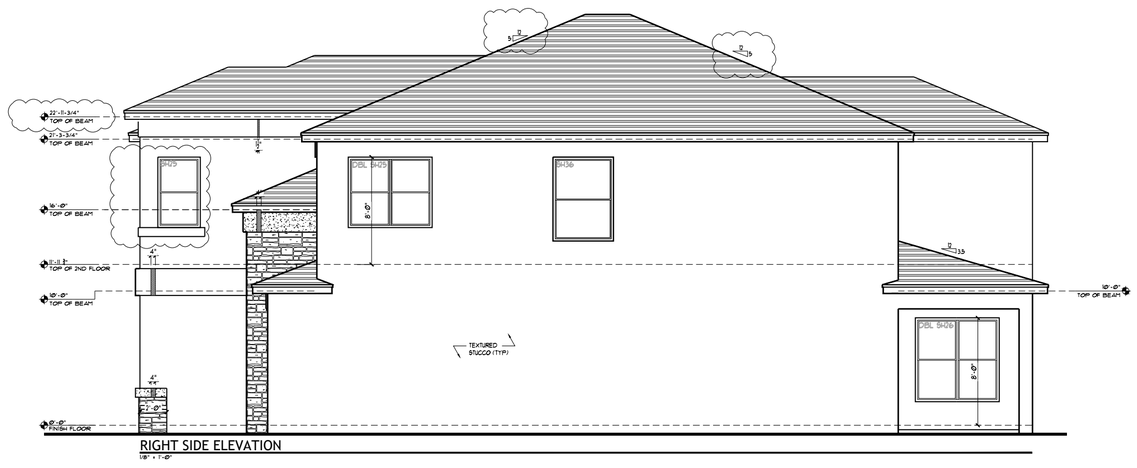
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"

PROJECT:

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

MODEL INFO:

PLAN 507

REVISIONS:

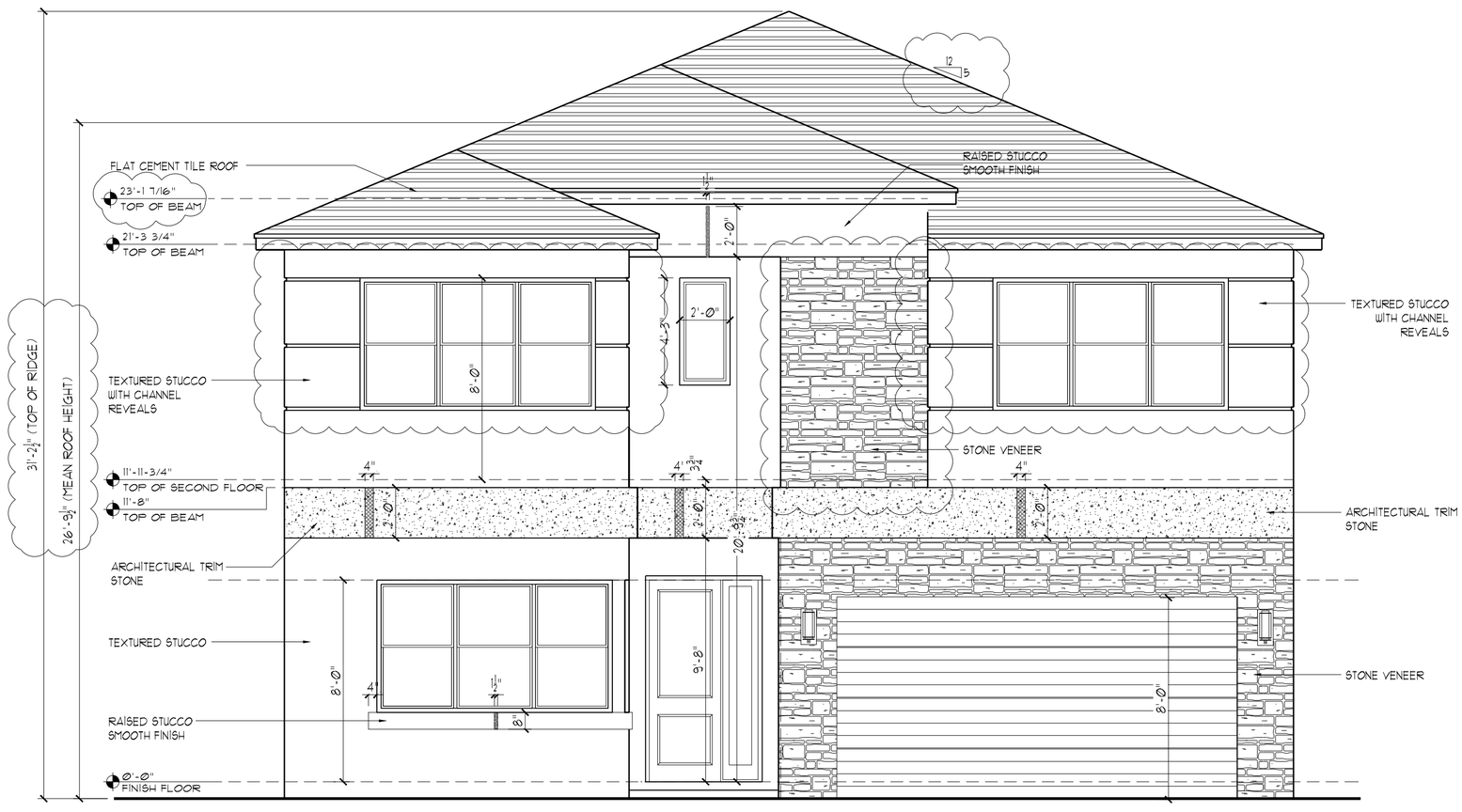
DRAWING:

ELEVATIONS
SCALE: AS NOTED

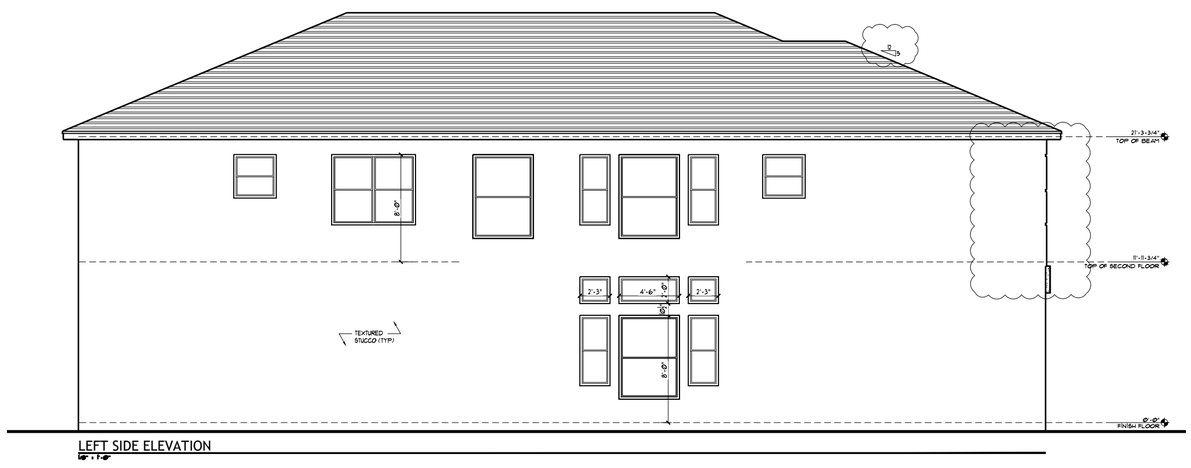
A2

RECEIVED

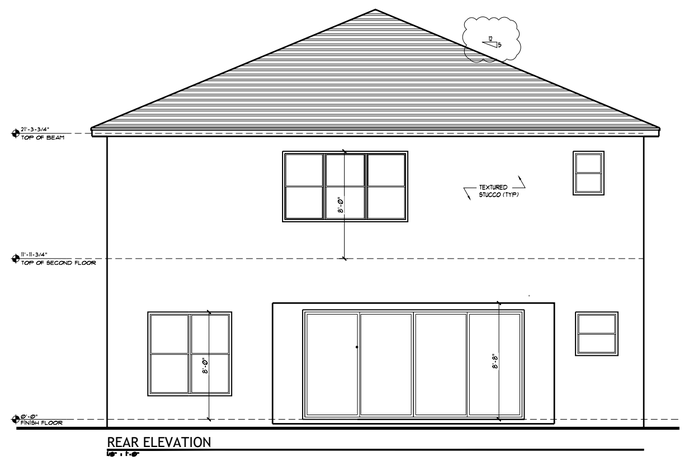
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA



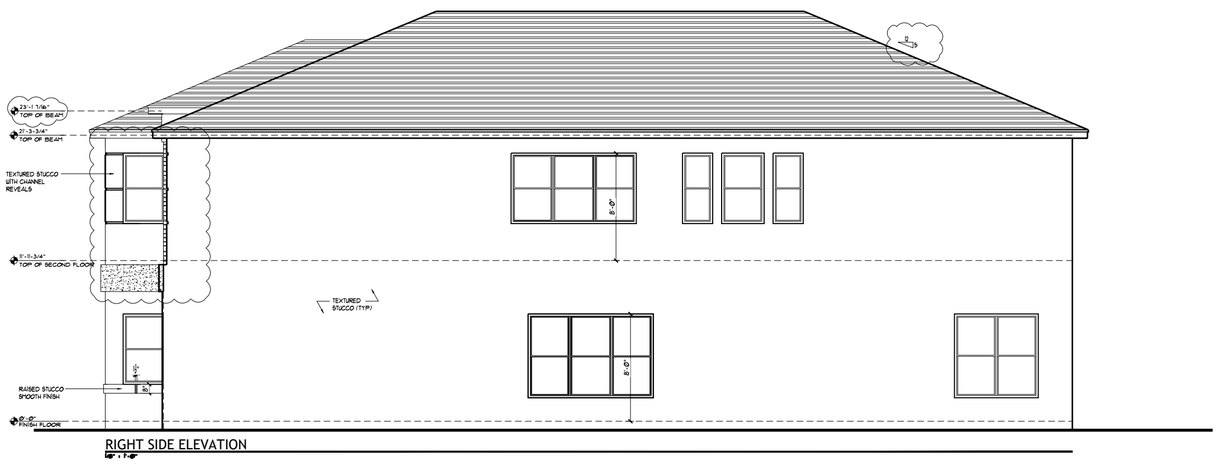
FRONT ELEVATION
1/4" = 1'-0"



LEFT SIDE ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



RIGHT SIDE ELEVATION
1/4" = 1'-0"

PROJECT:
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

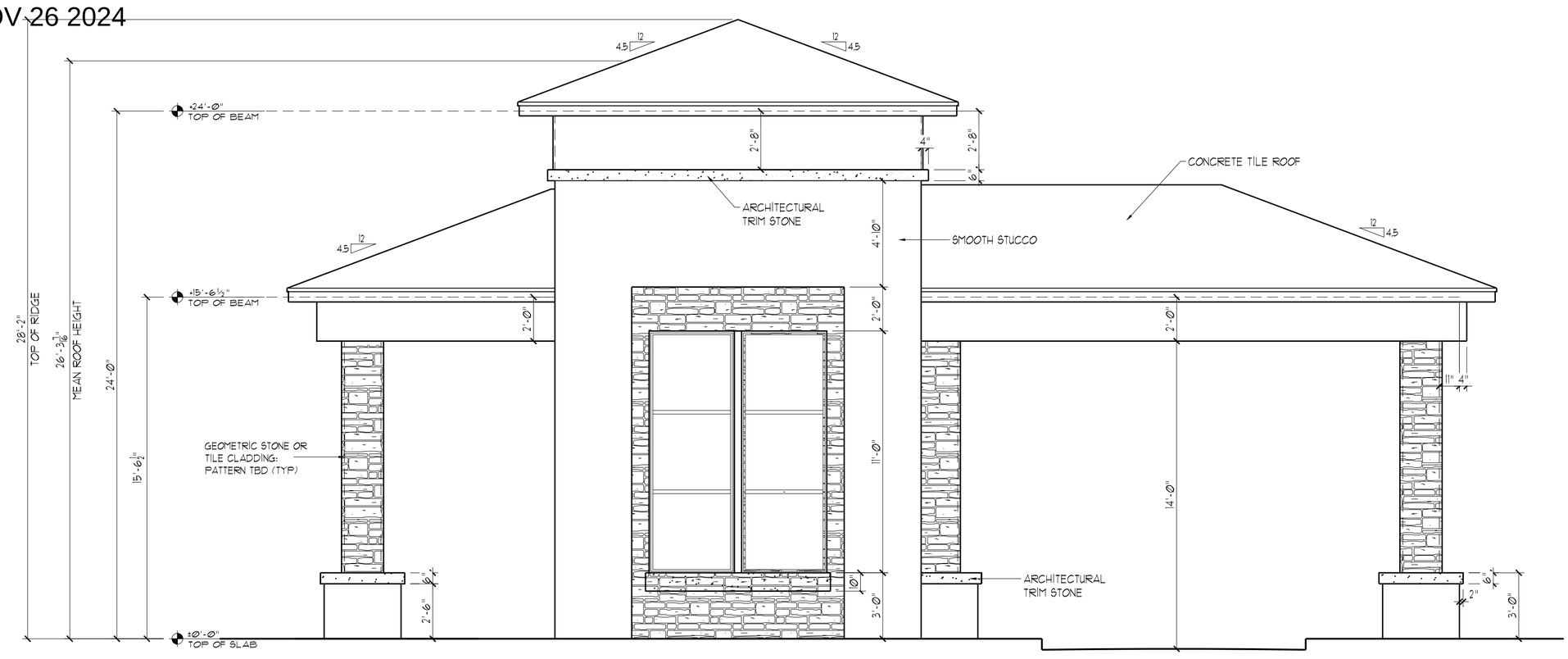
MODEL INFO:
PLAN 508

REVISIONS:

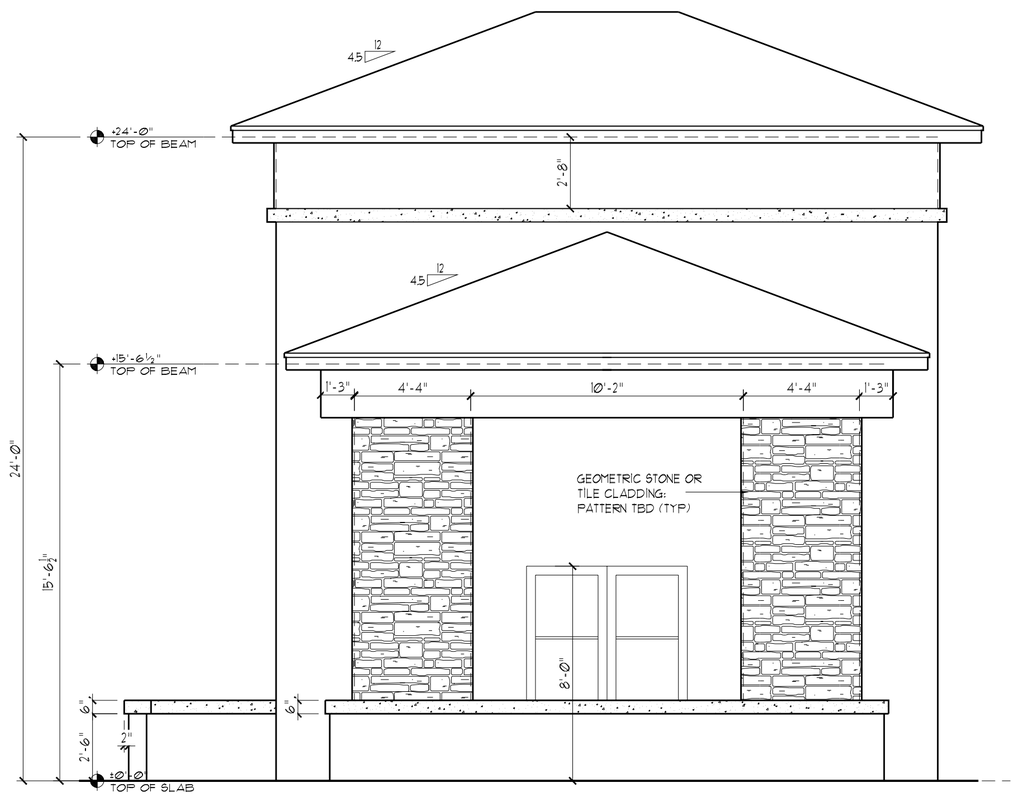
DRAWING:
ELEVATIONS
SCALE: AS NOTED

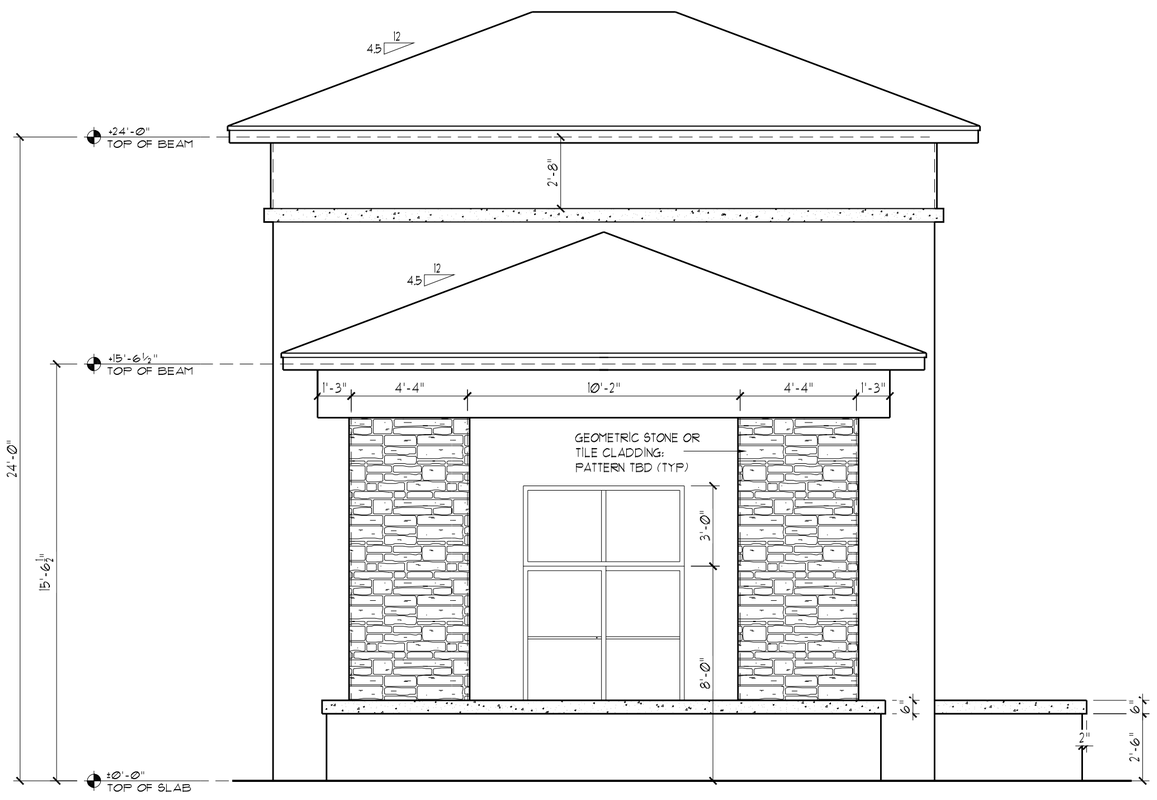
A2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA



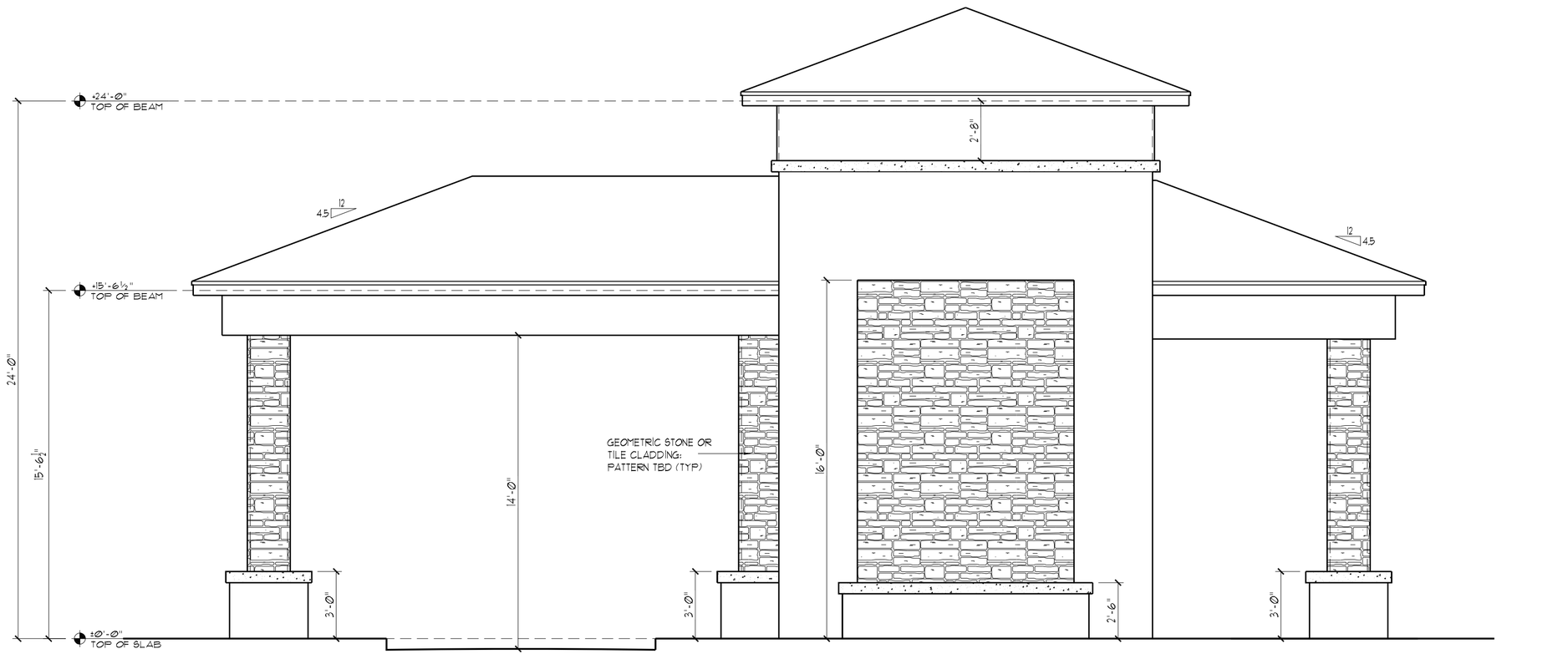
FRONT ELEVATION
1/4" = 1'-0"





LEFT SIDE ELEVATION
1/4" = 1'-0"

RIGHT SIDE ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

PROJECT:
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

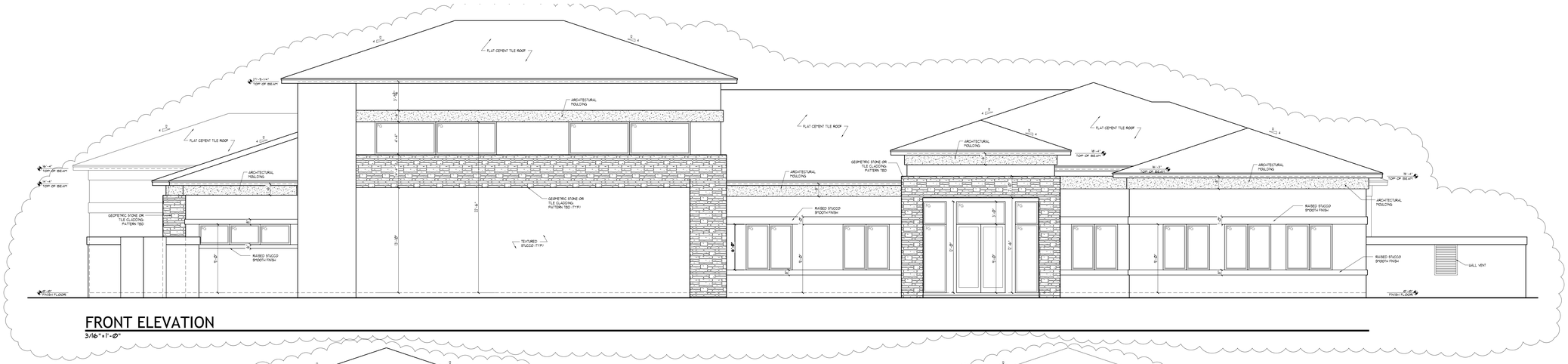
MODEL INFO:
GUARDHOUSE

REVISIONS:

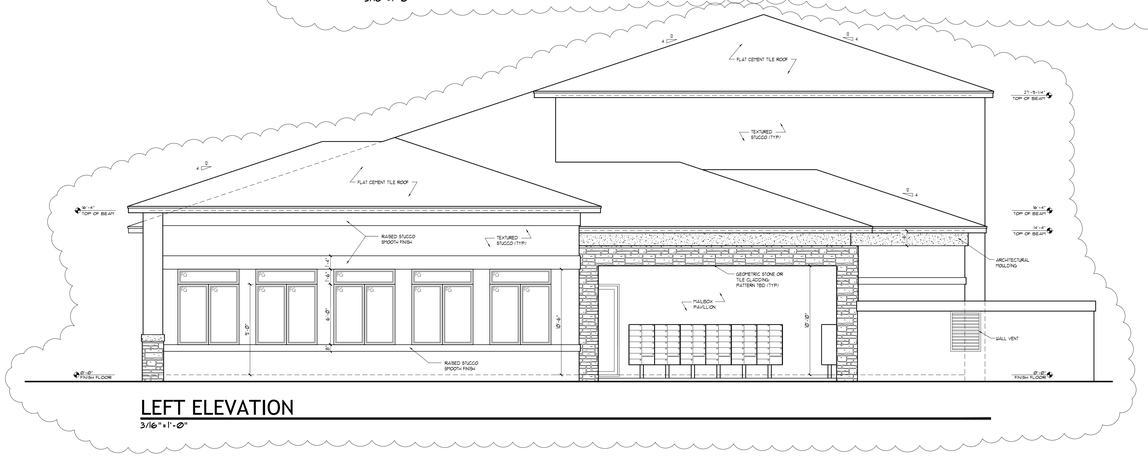
DRAWING:
ELEVATIONS
SCALE: 1/4" = 1'-0"

A2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA



FRONT ELEVATION
3/16" = 1'-0"



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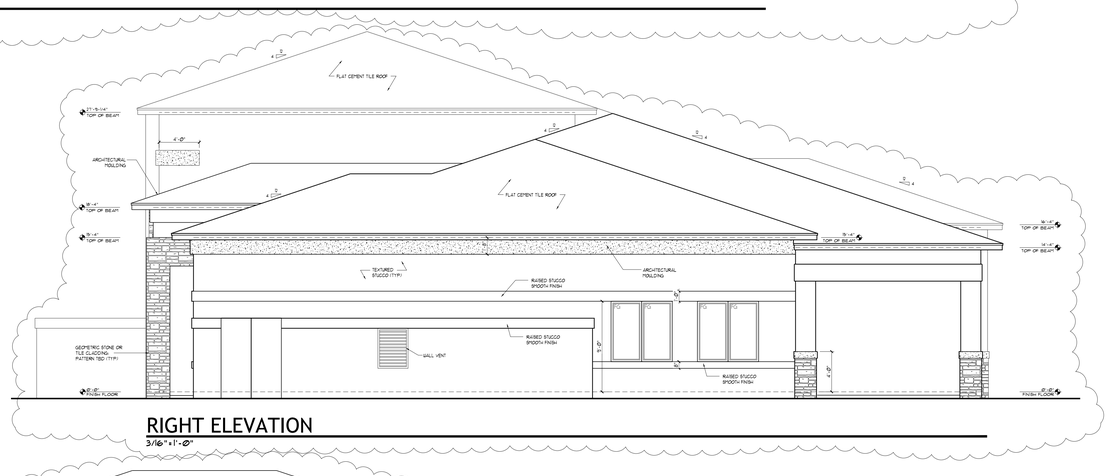
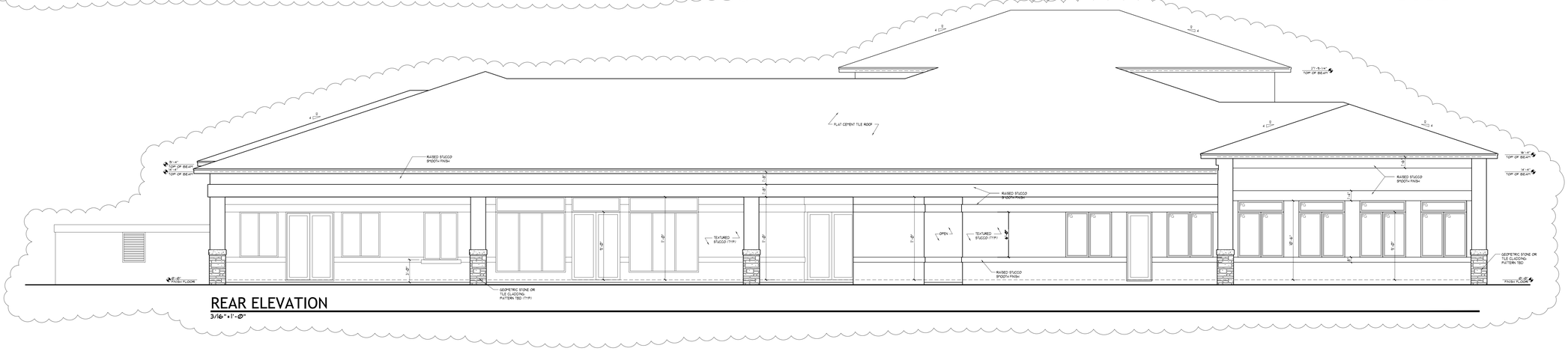
3/16" = 1'-0"



RIGHT ELEVATION
3/16" = 1'-0"



REAR ELEVATION
3/16" = 1'-0"

PROJECT:
CALUSA
RECREATIONAL FACILITY CLUBHOUSE
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

MODEL INFO:
CLUBHOUSE
RECREATIONAL FACILITY

REVISIONS:
R□□□□□□□□□2□

DRAWING:
ELEVATIONS
SCALE: 3/16" = 1'-0"

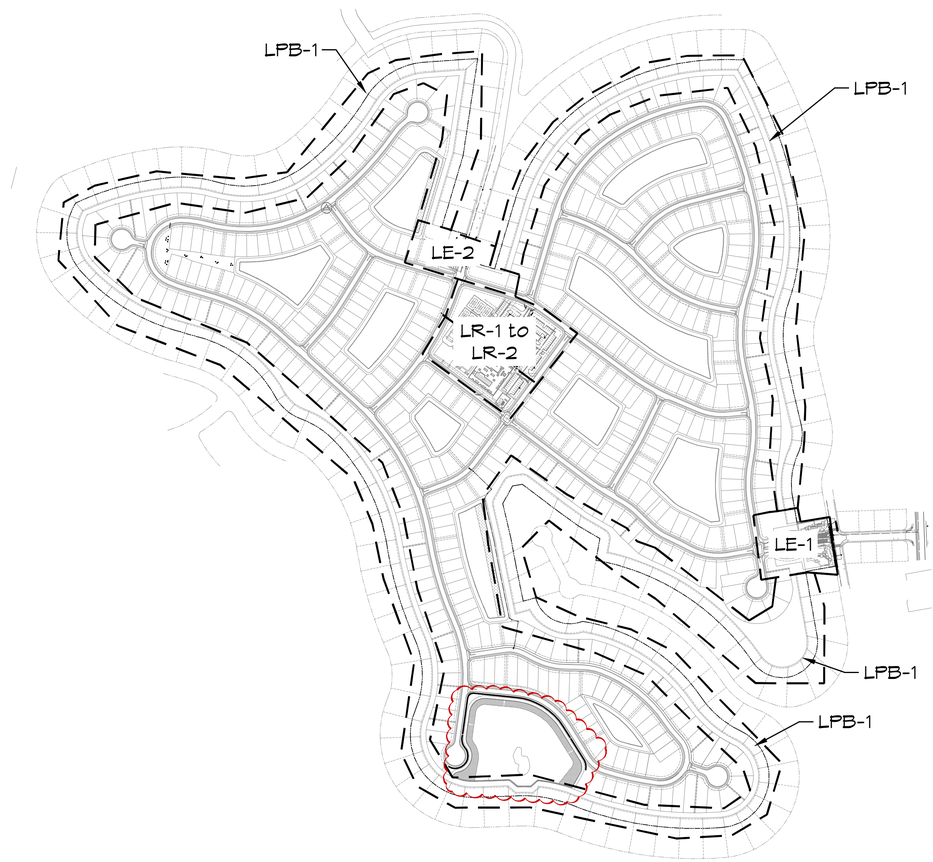
A2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694

REVISED CALUSA PLANTING PLANS

KEY MAP

N.T.S.



Schedule of Contents

SHEET #	SHEET TITLE
L1	COVER SHEET
L1a	DETAILS, NOTES, DATA, AND SPECIFICATIONS
L1b	OVERALL TREE PLAN AND LANDSCAPE LEGEND
LE-1	MAIN ENTRY PLANTING PLAN
LE-2	SECONDARY ENTRY PLANTING PLAN
LPB-1	PERIMETER BUFFER PLAN
LST-1	SPECIMEN TREE DISPOSITION PLAN
n/a	PROPOSED ROOKERY BUFFER TYPICAL
LT-1 to LT-17	TYPICAL UNIT PLANTING PLANS
LR-1 to LR-2	RECREATIONAL AREA PLANTING PLANS

Notes:

1.) ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NUMBER ONE OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

2.) ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE AND CONTAINER SPECIFICATIONS IN PLANT LIST. PLANT MATERIALS NOT MEETING SPECIFICATIONS WILL BE REJECTED. CONTRACTOR TO COORDINATE AVAILABILITY ISSUES WITH OWNER PRIOR TO COMMENCING WORK.

3.) ALL LANDSCAPE AND SPECIFICATIONS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS PROVIDED IN CHAPTER 18A OF THE MIAMI-DADE CODE.

4.) LANDSCAPING SHALL BE KEPT FREE OF VISIBLE SIGNS OF INSECTS AND DISEASE AND APPROPRIATELY IRRIGATED AND FERTILIZED TO ENABLE LANDSCAPING TO BE IN HEALTHY CONDITION.

5.) ALL LANDSCAPING SHALL BE KEPT IN A HEALTHY GROWING CONDITION AT ALL TIMES.

6.) ALL PLANTING TO HAVE AN AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE 50% OVERLAP. A RAIN SENSOR SWITCH SHALL BE INSTALLED ON SYSTEMS WITH AUTOMATIC CONTROLLERS.

7.) INVASIVE SPECIES, INCLUDING BRAZILIAN PEPPER, AUSTRALIAN PINE, MELALEUCA, AND EARLEAF ACACIA SHALL BE ERADICATED IN THE DEVELOPMENT AREA AND REMOVED FROM THE SITE.

8.) UTILITY EASEMENTS TO REMAIN CLEAR OF TREES.

9.) THE SAFE SIGHT DISTANCE TRIANGLE AREA SHALL NOT CONTAIN OBSTRUCTIONS TO CROSS-VISIBILITY AT A HEIGHT OF TWO AND ONE-HALF (2.5) FEET OR MORE ABOVE PAVEMENT. SHRUBS WITHIN SIGHT LINES TO BE PERPETUALLY MAINTAINED AT A MAXIMUM HEIGHT OF 30" FROM ADJACENT CROWN OF ROAD.

10.) TREES - A MINIMUM OF 30 PERCENT OF REQUIRED TREES SHALL BE NATIVE SPECIES AND FIFTY (50) PERCENT SHALL BE LOW MAINTENANCE AND DROUGHT TOLERANT. EIGHTY (80) PERCENT OF THE TREES SHALL BE LISTED IN THE MIAMI-DADE LANDSCAPE MANUAL, THE MIAMI-DADE STREET TREE MASTER PLAN AND/OR THE UNIVERSITY OF FLORIDA'S LOW-MAINTENANCE LANDSCAPE PLANTS FOR SOUTH FLORIDA LIST. NO MORE THAN THIRTY (30) PERCENT SHALL BE PALMS.

11.) SHRUBS - THIRTY (30) PERCENT OF REQUIRED SHRUBS SHALL BE NATIVE SPECIES AND FIFTY (50) PERCENT SHALL BE LOW MAINTENANCE AND DROUGHT TOLERANT. EIGHTY (80) PERCENT SHALL BE LISTED IN THE MIAMI-DADE LANDSCAPE MANUAL, THE MIAMI-DADE STREET TREE MASTER PLAN AND/OR THE UNIVERSITY OF FLORIDA'S LOW-MAINTENANCE LANDSCAPE PLANTS FOR SOUTH FLORIDA LIST.

12.) LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THERE ARE NOT CONFLICTS WITH ABOVE OR BELOW GROUND UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY OWNER IF CONFLICTS EXIST.

13.) QUANTITIES ON PLANT LIST ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO OVERRIDE THE PLANT LIST IN ALL CASES.

14.) THE H.O.A. AND ITS SUCCESSORS AND ASSIGNS SHALL ENSURE THAT REGULAR MAINTENANCE IS PERFORMED ON ALL ROYAL PALMS AND COCONUT PALMS AS SHOWN HEREIN TO A LEVEL THAT SIGNIFICANTLY REDUCES THE LIKELIHOOD OF ANY INDIVIDUAL OR COLLECTIVE PART(S) WHICH MAY CAUSE INJURY OR DAMAGE FROM FALLING INTO A ROAD RIGHT-OF-WAY OR ONTO ANY PEDESTRIAN OR VEHICLE USE AREA.

15.) CONTRACTOR TO PROVIDE CERTIFICATE OF AUTHENTICITY FOR OAK CULTIVARS.

16.) ALL TREES SHALL BE INSTALLED TO PROVIDE SIX FEET (6') FROM THE EDGE OF TRAVEL LANE (4 FEET FROM THE FACE OF A VERTICAL CURB) TO THE FACE OF THE TREE TRUNK AT IT'S ANTICIPATED MATURE GROWTH DIAMETER. THE INSTALLER IS RESPONSIBLE FOR THE PLACEMENT OF THE TREE IN ACCORDANCE WITH HIS KNOWLEDGE OF THE GROWTH HABIT OF THE TREE. IF THE INSTALLER IS NOT SURE THAT THE LOCATION OF THE TREE AS DESIGNATED ON THESE PLANS WILL ALLOW FOR THE MATURE GROWTH TO MEET THE SETBACK CRITERIA AS STATED HEREIN IT IS THE INSTALLERS RESPONSIBILITY TO ADJUST THE LOCATION OF THE TREE AND BRING SAID ADJUSTMENT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OF RECORD.

17.) ALL LANDSCAPING AND ABOVE/BELOW GROUND STRUCTURES SHOWN HEREON ARE DESIGNED AND ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH MIAMI-DADE COUNTY LANDSCAPE ORDINANCE (CHAPTER 18A) AND LANDSCAPE MANUAL, INCLUDING REVISIONS.

18.) ALL EXISTING TREES WITHIN THE ENTRY AREAS HAVE BEEN IDENTIFED AND ARE PART OF THE TREE REMOVAL PERMIT WITH DERM UNDER PERMIT #11713.

PARKER·YANNETTE
design group, inc.
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail
Suite 202
Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA-6666930

CALUSA
MIAMI-DADE COUNTY, FLORIDA
Developer: Kendall Associates I, LLLP
COVER SHEET

DATE: 2.3.21
DRAWN BY: AJO
JOB NO.: 17-137
SCALE:
FILENAME: Calusa

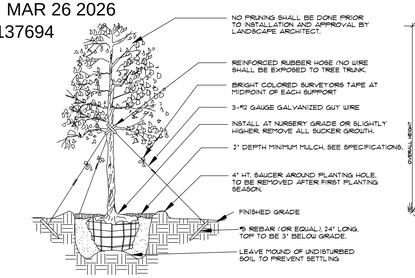
REVISIONS:
2.16.21
7.23.21 SP revision
8.24.21 Buffer tree species
9.9.21 Add tree #402 (DR)
9.16.22 Update entries
11.09.24 Resubmittal
11.18.24 Resubmittal
10.06.25 Buff type.
03.25.26 Rookery

PER FLORIDA ADMIN. CODE RULE 61G1-16.001(2), THE SIGNATURE AND SEAL AFFIXED BELOW CERTIFIES THE CONTENTS OF WORK LISTED IN THE SHEET INDEX IN LIEU OF EACH WORK BEING SIGNED AND SEALED INDIVIDUALLY.

SHEET:
L-1

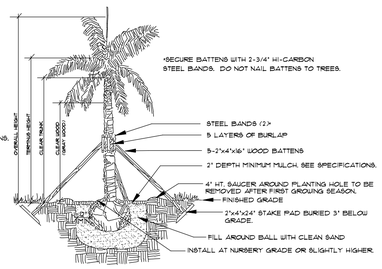
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: B137694

Planting Details



Tree Planting

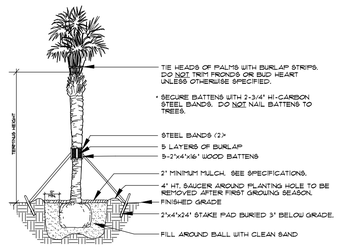
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, MANILA PALMS.

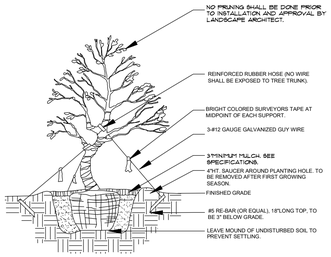
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION
- BRACING: SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Palm Planting

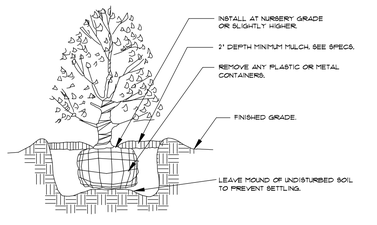
APPLIES TO: BABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



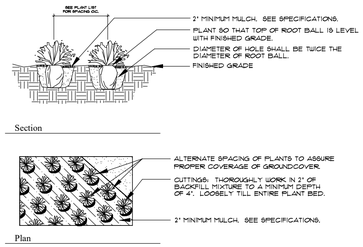
Irregular & Multi-Stem Tree Planting

FOR TREES 6'-14'HT.
NOTES:
SEE SPECIFICATIONS FOR BACKFILL MIXTURES AND FERTILIZATION.
BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Shrub Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



Groundcover Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

Lawn Area Allowed and Provided per Plan (Per Sec. 18A) Variance Requested

COMMON OPEN SPACE (COS)	Total Ac.	SF	COS for PAD	Max Lawn Area Provided
Recreation POD	5.06	220,315.03	5.06	1.81
Perimeter Buffer (Total = 33.2 ac.)				
* (50 foot tract) 19.02 ac.	19.02	828,548.24		
Remainder Of Perimeter Buffer	13.18	574,232.90	13.18	13.18
Lake (Water Body)	19.05	18,867.15	19.05	
LME Lake Open Space	7.90	344,040.92	7.90	7.90
Bird Island	0.15	6,416.49	0.15	
OS within Main Entrance	2.32	12,954.46	2.32	2.32
Misc. OS	1.93	84,162.44	1.93	1.89
OS within 42' Private road (swale area + interior cul-de-sac)	3.85	159,940.29	3.85	
5' Pedestrian walkway within Private Road	4.85	202,827.87	4.85	
Total	**74.91**	**2,481,845.25**	**58.84**	**25.10**
Open Space required	50.781	ac.		
% Open Spaces Provided	**42.8%**		**31.6%**	
%Commong Open Space Required	**30%**		**30%**	
Maximum Lawn Area				
Max. Lawn Area Allowed 40% of Req. COS (in acres)	**20.31**			
Max Lawn Area Provided As % of Required COS	40%		50.0%	
Max Lawn Area Provided As % of Provided COS			47.0%	

*** Note: Up to the entirety of the 50 foot perimeter ring open space may be conveyed separately via easement or deed to abutting property owner as restricted open space.**

SITE DATA TABLE	Acres	%
Total Gross	164.27	100.00%
Recreation Pod	5.06	2.99%
Lake (Water Body)	19.05	11.25%
Lake (Open Space) LME	7.90	4.67%
Bird Island	0.15	0.09%
Perimeter Buffers	19.02	11.24%
Remainder Of Perimeter Buffer	13.18	7.79%
Total Private Road	21.32	12.60%
Residential Area	83.54	49.36%
Total Net Acres (164.27 - 16.37 - 19.02 - 21.34)	**112.54**	**64.41%**

Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "V" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.), shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marred or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorus, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be two (2) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Symbols and Abbreviations Legend

L.B.E.	LANDSCAPE BUFFER EASEMENT	HT	HEIGHT
CAL	CALIPER	L.M.E.	LAKE MAINTENANCE EASEMENT
CL	CENTERLINE	L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
C.T.	CLEAR TRUNK	O.A.	OVERALL
D.E.	DRAINAGE EASEMENT	O.C.	ON CENTER
EOP	EDGE OF PAVEMENT	O.E.	OVERHANG EASEMENT
FFE	FINISH FLOOR ELEVATION	O.S.	OPEN SPACE
FH	FIRE HYDRANT	ROW	RIGHT OF WAY
GAL	GALLON	STD	STANDARD
G.E.	GRADING EASEMENT	U.E.	UTILITY EASEMENT
GW	GREY WOOD	WD	WOOD

STM — STORM SEWER LINE WITH MANHOLE
STM — STORM SEWER LINE WITH CATCH BASIN
SAN — SANITARY SEWER LINE WITH MANHOLE
WM — WATER MAIN
FM — FORCE MAIN
RWM — RECLAIMED WATER MAIN
W.M. — WATER SVC. TO LOT WITH METER
C.O. — SANITARY SVC. TO LOT WITH CLEANOUT
FH — FIRE HYDRANT
1 — LOT NUMBER
XX / ## — PLANT SPECIES / PLANT QUANTITY

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CALUSA
MIAMI-DADE COUNTY, FLORIDA
Developer: Kendall Associates I, LLLP
DETAILS, NOTES, DATA, AND SPECIFICATIONS

DATE: 2.3.21
DRAWN BY: AJO
JOB NO.: 17-137
SCALE:
FILENAME: Calusa

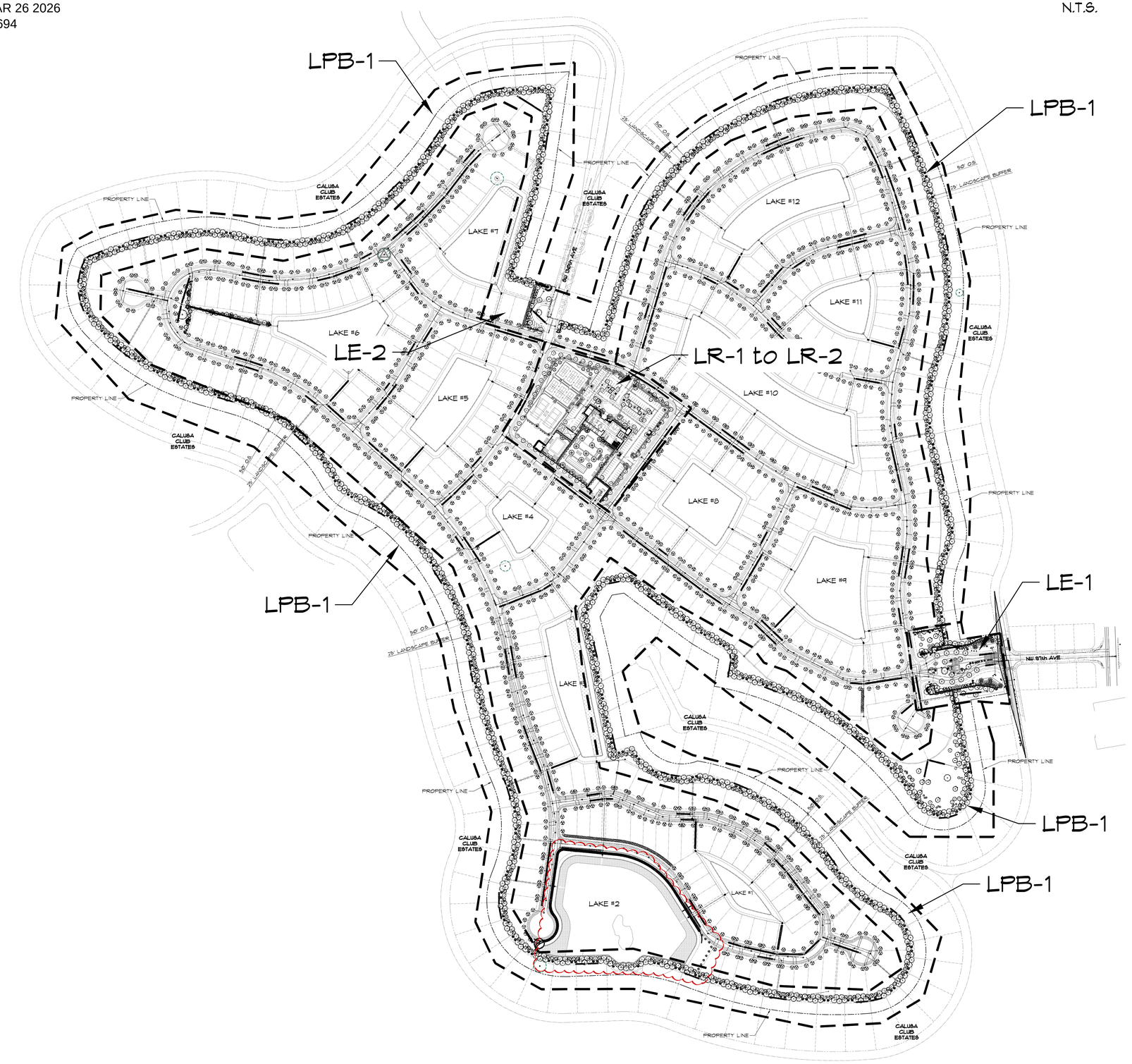
REVISIONS:
2.16.21
7.23.21 SP revision
8.24.21 Buffer tree species
9.8.21 Add tree #402 (DR)
9.16.22 Update entries
11.09.24 Resubmittal
11.18.24 Resubmittal
12.06.25 Buff typs.
03.25.26 Rookery

SHEET:
L-1a

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694

OVERALL TREE PLAN

N.T.S.



LANDSCAPE LEGEND

(This information is required to be permanently affixed to the plan)

Zoning District: PAD Net Lot Area: 169.27 acres 7,373,401 square feet

OPEN SPACE (Per Chapter 33)	REQUIRED	PROVIDED
A. Square feet of open space required by Chapter 33, as indicated on site plan:	2,212,020	3,158,232
Net lot area = 7,373,401 square feet x 30 % = 2,212,020		
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan:		
The number of parking spaces 121 x 10 square feet per parking space =	15	20
C. Total square feet of landscaped open space required by Chapter 33 = A + B	2,212,020	3,262,956
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 =	2,212,020	
B. Maximum lawn area (St. Augustine sod) permitted = 40% x 2,212,020 square feet	884,808	1,101,197
TREES (Per Chapter 18-A / 112.3 9 net lot acres)		
A. The number of trees required per net lot acre less 3 existing number of trees meeting minimum requirement = 28 trees x 112.39 net lot acres = 3147 - 3 existing or relocated trees	3144	3435
B. 30% palm trees allowed (two palms = 1 tree) 3147x30% = 944 Palms provided =	944	944*
C. Percentage of native trees required = the number of trees REQUIRED x 30%	944 (30%)	2334 (74%)
D. Street trees (max. average spacing of 35' o.c.) 40,188 linear feet along street / 35 =	1148	1,189
Palms as street trees (max. average spacing 25' o.c.) 0 linear feet along street / 25 =	0	0
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): 0 linear feet along street / 25 =	0	0
F. Total number of trees A + D + E =	4,292	4622**
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	42,920	77,834
B. The number of shrubs required x 30% = the number of native shrubs required	12,876	39,497

IRRIGATION PLAN: Required by Chapter 33. Auto irrigation: Yes

** 2415 total palms provided, only 944 count toward total trees provided. Total trees on site are 3672 shade trees plus 2415 palms for an actual total of 6,087 trees.

See COMMON AREA PLANT LIST below and TYPICAL UNIT PLANTING PLANS for individual unit plant lists.

COMMON AREA PLANT LIST - SEE TYPICAL UNIT PLANTING PLANS FOR INDIVIDUAL UNIT PLANT LISTS (includes perimeter buffer, recreational areas (Rookery buffer) and entries)

SYMBOL	BOTANICAL / COMMON NAME	SPECIFICATION	NATIVE	QTY
TREES				
BAU10	Bauhinia blakeana / Hong Kong Orchid	10' x 4', 3' o.c., 2" cal., full canopy	-	8
BAU12	Bauhinia blakeana / Hong Kong Orchid	12' x 5', 4' o.c., 2.5" cal., full canopy	-	10
BB10	Bucida buceras 'Shady Lady' / Black Olive	16' x 7', 3.5" cal., straight trunk, full canopy	-	2
BB12	Bursera simaruba / Gumbo Limbo	12-14' ht. x 4'-6', full canopy	NAT	233
CALA3	Calliandra haematocephala alba / White Powder Puff	8' ht., full canopy	-	3
CALP10	Calliandra haematocephala / Pink Powder Puff	10' ht., full canopy	-	10
CALP8	Calliandra haematocephala / Pink Powder Puff	8' ht., full canopy	-	1
CB12	Calophyllum brasiliense / Brazilian Beautyleaf	12' x 5', 4' o.c., 2.5" cal., full canopy	-	28
CD12	Cocoloba diversifolia / Pigeon Plum	12' x 5', 2.5" cal., 3' o.c., full, dense, symmetrical canopy, straight trunk	NAT	37
CD8	Cocoloba diversifolia / Pigeon Plum	8' x 4', 2" cal., 2.5' o.c., full, dense, symmetrical canopy, straight trunk	NAT	13
CE12	Conocarpus erectus / Green Buttonwood	12-14' ht. x 5-6', full canopy	NAT	234
CE8	Conocarpus erectus / Green Buttonwood	8' ht. x 4' o.c., full canopy	NAT	42
CERC	Conocarpus erectus 'Sericeus' / Silver Buttonwood	12' x 5', 4' o.c., full, dense, symmetrical canopy, straight trunk	NAT	42
CG12	Ginkgophylum aivriforme / Satin Leaf Tree	12' x 5', 2.5" cal., full, dense, symmetrical canopy, straight trunk	NAT	42
CRA	Ciara rosea / Pitch Apple	25 gal., 6' x 4-5', full canopy	NAT	150
CS12	Conda sebestena / Orange Geiger	12' x 4-6', full canopy	NAT	342
DR16	Delonix regia / Royal Poinciana	16' ht., full canopy	-	2
EDS	Elaeocarpus decipiens / Japanese Blueberry Tree	3' cash., full to base	-	31
GL6	Gymnanthes lucida / Crabwood Tree	45 gal., 8' ht., 1.5" cal., standard	NAT	6
JA50	Jatropha virginiana silvicola Brickell	5' x 5', full to base	-	9
LJ6	Ligustrum japonicum / Glossy Privet Standard	6' x 6', multi-stem, limbed up, full canopy	-	34
LL12	Lysiloma latisiliquum / Wild Tamarind	12 ht., 4' o.c., 2.5" cal., full canopy	NAT	1
LS12	Lagerstroemia speciosa / Queen's Crape Myrtle	12' ht., full canopy	-	13
PIN12	Pinus elliottii Densa / Slash Pine	12' ht.	NAT	1
QV12	Quercus virginiana / Live Oak	12' x 5', 2.5" cal., full canopy	NAT	31
QV14	Quercus virginiana / Southern Live Oak	14' ht., 7" spr.	NAT	19
QV28	Quercus virginiana / Live Oak	28-28' x 20-22', 10"-12" cal., straight trunk, full canopy	NAT	8
QVC20	Quercus virginiana 'Cathedral' / Cathedral Oak	20' x 10', 6" cal., full, dense, sym. canopy, str. unscarred trunk	NAT	11
SENT	Senna polyphylla / Desert Cassia	7' ht. x 5' spr., full canopy, straight trunk	-	4
SH12	Swietenia mahagoni / Mahogany Tree	12' x 5', 2.5" cal., 3' o.c., full, dense, symmetrical canopy, straight trunk	NAT	33
SS10	Senna surattensis / Glaucous Cassia	12' x 5', 3" cal., full dense symmetrical heads, unscarred trunks	-	16
ST12	Calophyllum brasiliense / Brazilian Beautyleaf	12 ht. x 4-5', 2" cal. min., full, dense, symmetrical canopy, straight trunk	-	23
TI12	Tabebuia impetiginosa / Purple Trumpet Tree	12' x 5', 2.5" cal., full canopy	-	4
SHR	Swietenia mahagoni / Mahogany Tree	relocated from on site	NAT	1
PALMS				
AMT	Adonidia merrillii / Christmas Palm	14' o.a.h., single cane	-	1
AMT3	Adonidia merrillii / Christmas Palm	8' gw., triple stem, full	-	2
BN8	Bismarckia nobilis / Bismarck Palm	8' o.t., heavy cal., full frond	-	8
CA10	Copernicia alba / Caranday Palm	10' o.t., full canopy	-	10
CH3	Chamaerops humilis / European Fan Palm	3' x 3', triple-stem, full frond, matching	-	2
CH6	Chamaerops humilis / European Fan Palm	6' x 6', multi-stem, full frond, matching	-	1
CH8	Chamaerops humilis / European Fan Palm	8' x 7', multi-stem, full frond, matching	-	5
CHD	Gerydia mitis / Thatch Palm	8' o.a., full to base, dense	-	62
CN10	Cocos nucifera Green Malayan / Coconut Palm	10' o.t., heavy cal., full frond	-	8
CN14	Cocos nucifera Green Malayan / Coconut Palm	14' o.t., heavy cal., full frond	-	3
CN3	Cocos nucifera Green Malayan / Coconut Palm	3' o.t., heavy cal., full frond	-	394
CN4	Cocos nucifera Green Malayan / Coconut Palm	4' o.t., heavy cal., full frond	-	591
CN6	Cocos nucifera Green Malayan / Coconut Palm	6' o.t., heavy cal., full frond	-	6
PD12	Phoenix dactylifera Medjool / Medjool Date Palm	12' o.t., unscarred trunk, full, intact fronds, clean cut texture on trunk	-	21
PD12	Phoenix dactylifera Medjool / Medjool Date Palm	12' o.t., unscarred trunk, full, intact fronds, clean cut texture on trunk	-	9
PDPG	Phoenix roebelenii / Pygmy Date Palm	8' o.a., triple stem, full frond	-	1
PE12	Ptychosperma elegans / Solitaire Palm	12' ht., single stem, full heads, single, straight, unscarred trunks	-	4
PE16	Ptychosperma elegans / Solitaire Palm	16 ht., single stem, full heads, single, straight, unscarred trunks	-	28
PES16	Ptychosperma elegans / Solitaire Palm	16 ht., single stem, full heads, single, straight, unscarred trunks	-	4
PET16	Ptychosperma elegans / Solitaire Palm	16 ht., triple stem, full heads, single, straight, unscarred trunks	-	1
PS16	Phoenix sylvestris / Wild Date Palm	16' o.t., unscarred trunk, full, intact fronds, clean cut texture on trunk	-	20
PS2	Phoenix sylvestris / Wild Date Palm	2' o.t., unscarred trunk, full, intact fronds, clean cut texture on trunk	-	8
RE8	Rhapis excelsa / Lady Palm	8' o.a., full to base, dense	-	2
SP	Sabal palmetto / Cabbage Palmetto	14-16' o.a.h., staggered	NAT	118
TR06	Thrinax radiata / Florida Thatch Palm	6' o.t., 10' ht. min., double stem, full frond	NAT	1
TR88	Thrinax radiata / Florida Thatch Palm	8' o.t., 10' ht. min., single stem, full frond	NAT	4
VMD14	Veitchia montgomeryana / Montgomery Palm	14' o.t., single stem, full heads, single, straight, unscarred trunks	-	13
VMD16	Veitchia montgomeryana / Montgomery Palm	16' o.t., double stem, full heads, straight, unscarred trunks	-	24
VMD18	Veitchia montgomeryana / Montgomery Palm	13' o.t., double stem, full heads, straight, unscarred trunks	-	1
WB2	Wodyetia bifurcata / Foxtail Palm	2' gw., heavy cal., full frond	-	2
SHRUBS, ACCENTS, AND GROUNDCOVER				
AA	Agave americana / Century Plant	1 gal, 24" x 24", full, no damage to leaves, sun grown	-	6
AAA	Agave americana / Century Plant	40" o.a.	-	19
ABO	Aechmea blanchetiana / Orange Bromeliad	15 gal, 36" o.a., full, no damage to leaves	-	141
ABR	Aechmea blanchetiana 'Raspberry' / Bromeliad	15 gal, 36" o.a., full, no damage to leaves	-	24
AS	Arachis glabrata / Perennial Peanut	Solid panels, laid tight, Qty in SF	-	474
AI	Alcantarea imperialis / Imperial Bromeliad	15 gal, 30" ht., 42" o.c.	-	10
ANA	Aechmea nudicaulis alba / Bromeliad	5" pots, 22" x 10", full, no damage to leaves	-	8
ANN	Annuals - T.B.D.	4" pots, 12" o.c., install w/ planting soil	-	2,128
ARC	Aechmea 'Red Candles'	3 gal., 22" x 16", no damage on leaves	-	4
AZ	Aloma ferulacea / Shell Ginger	3 gal, 16" x 20", green leaf, white flowers, full, 36" o.c.	-	391
AZV	Aloma ferulacea 'Variegata' / Variegated Shell Ginger	3 gal, 16" x 20", variegated leaf, full, 36" o.c.	-	22
BDT	Bougainvillea 'Helen Johnson' / Dwarf Bougainvillea	3 gal, 18" x 16", full	-	3,120
CFDB	Conaglen fruticosa 'Dr. Brown' / Ti Plant	3 gal, 18" x 18", full	-	6
CFN	Conaglen fruticosa 'Kona' / Ti Plant	3 gal, 18" x 18", full	-	54
CG3	Clusia guttifera / Small Leaf Clusia	3 gal., 3' x 3', full to base, dense	-	422
CG4	Clusia guttifera / Small Leaf Clusia	3 gal., 4' x 3', full to base, dense	-	223
CG6	Clusia guttifera / Small Leaf Clusia	25 gal, 6' x 4', full to base, dense	-	12
CI	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	3 gal., 20" x 18", full, 24" o.c.	NAT	4,605
CIC	Chrysobalanus icaco / Cocoplum	3 gal., 20" x 18", full, 24" o.c.	NAT	411
CIR	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	15 gal., 40" x 36", full, 36" o.c.	NAT	443
CIS	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	3 gal., 20" x 18", full, 24" o.c.	NAT	1,104
CIH	Chrysobalanus icaco 'Horizontal' / Green Cocoplum	3 gal., 24" x 22", full, 24" o.c.	NAT	864
CMEB	Carissa macrocarpa 'Emerald Blanket' / Dwarf Carissa	3 gal., 14" x 14", full, dense foliage to base, 24" o.c.	-	491
CRN	Ciusia rosea 'nana' / Dwarf Pitch Apple	3 gal., 14 x 10", full, 18" o.c.	-	102
CUB	Cocoloba uvifera / Sea Grape	6' o.a. ht., full to base	NAT	2,912
CVKS	Codiaeum variegatum 'King of Bali'	3 gal, 20" x 18", full, 30" o.c.	-	94
CVM	Codiaeum variegatum 'Mammey'	3 gal, 20" x 18", full, 30" o.c.	-	196
CVP	Codiaeum variegatum 'Petra'	3 gal, 14" x 14", full, 24" o.c.	-	970
DT	Dianella tasmanica / Variegated Flax Lily	3 gal., 16" x 16", full, 18" o.c.	-	520
EP6	Eugenia foetida / Spanish Stopper	6' x 3', full to base	NAT	56
EP8	Eugenia foetida / Spanish Stopper	8' x 4', standard, full canopy	NAT	22
FF	Furcraea foetida / False Agave	15 gal., 32" x 24", full	-	3
FGI	Ficus 'Green Island' / Green Island Ficus	3 gal., 14" x 15", full, 24" o.c.	-	1,603
GG	Galphimia glauca / Thryallis	3 gal., 24" ht. x 24" spr., 24" o.c.	-	31
ICB	Ilex cornuta 'Burfordii' / Burford Chinese Holly	3 gal., 16"-18" ht., 24" o.c.	-	214
ITE	Ixora taiwanensis 'Red' / Dwarf Red Ixora	3 gal., 14" x 10", full, 24" o.c.	-	295
IV	Ilex vomitoria / Yaupon Holly	3 gal., 10' ht., 15" spr., 15" o.c.	-	131
JJN	Juniperus chinensis 'Parsonii' / Parsons Juniper	3 gal., 12" x 15", full	-	94
LIL	Liriope muscari 'Lilac Beauty' / Lilac Beauty Lilyturf	1 gal., 12" o.c., full, dense, symmetrical canopy, straight trunk	-	1,127
LIM	Liriope muscari 'Monroe's White' / Monroe's White Lilyturf	1 gal., 12" o.c., full, dense, symmetrical canopy, straight trunk	NAT	469
MON	Monstera deliciosa / Fruit Salad	3 gal., 18"-24" o.a., full	NAT	145
NB	Nephrolepis biserrata / Giant Swordfern	3 gal., 22" x 20", full, 30" o.c.	-	330
PMH3	Podocarpus macrophyllus 'Maki' / Yew Hedge	15 gal., 3' x 2', full to base, dense	-	7
PMP	Podocarpus macrophyllus 'Pringles' / Pringles Yew	3 gal., 18" x 16", full, 18" o.c.	-	541
RI	Raphiolepsis indica / Indian Hawthorn	3 gal., 16" x 10", full, 24" o.c.	-	36
SA	Schefflera arboricola / Dwarf Schefflera	3 gal., 22" x 20", full, 24" o.c.	-	5,094
SAG	Schefflera arboricola Gold Capella' / Variegated Dwarf Schefflera	3 gal., 22" x 20", full	-	434
SAT	Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera	3 gal., 22" x 20", full, 24" o.c.	-	5,141
SYZB	Syzygium paniculatum / Brush Cherry Topiary	6' o.a., cone shape, full to base, matching	-	6
TD	Tripsacum dactyloides / Fakahatchee Grass	3 gal., 24" x 22", full, 30" o.c.	NAT	38
TF	Tripsacum floridana / Dwarf Fakahatchee Grass	3 gal., 15" x 20", full, 24" o.c.	NAT	191
ZF	Zamia furfuracea / Cardboard Palm	15 gal., 36 x 36", full	-	19
ST AUG	Stenotaphrum secundatum / St. Augustine 'Floratam'	Solid sod, laid tight, Qty in SF	-	
STONE	Mexican Beach Pebble	2"-3" knight, black, unpolished, install with weed block fabric - Bid per SF	-	
PEBB	#57 Stone	2" depth, install with weed block fabric - Bid per SF	-	
EDGE	Aluminum Edging	5 1/2" Permaloc Ceramite edging, black finish	-	
MULCH	Chocolate Mulch	2" Thick 'A Grade Raw Wood Mulch, CHOCOLATE color - BID PER CY	-	

TYPICAL UNIT TREE COUNTS

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

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

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

DATE: 2.3.21
DRAWN BY: AJO
JOB NO.: 17-137
SCALE:
FILENAME: Calusa

REVISIONS:
2.16.21
7.23.21 SFP revision
8.24.21 Buffer tree species
9.8.21 Add tree #402 (DR)
9.16.22 Update entries
11.28.24 Resubmittal
11.18.24 Resubmittal
10.06.25 Buff type.
03.25.26 Rookery

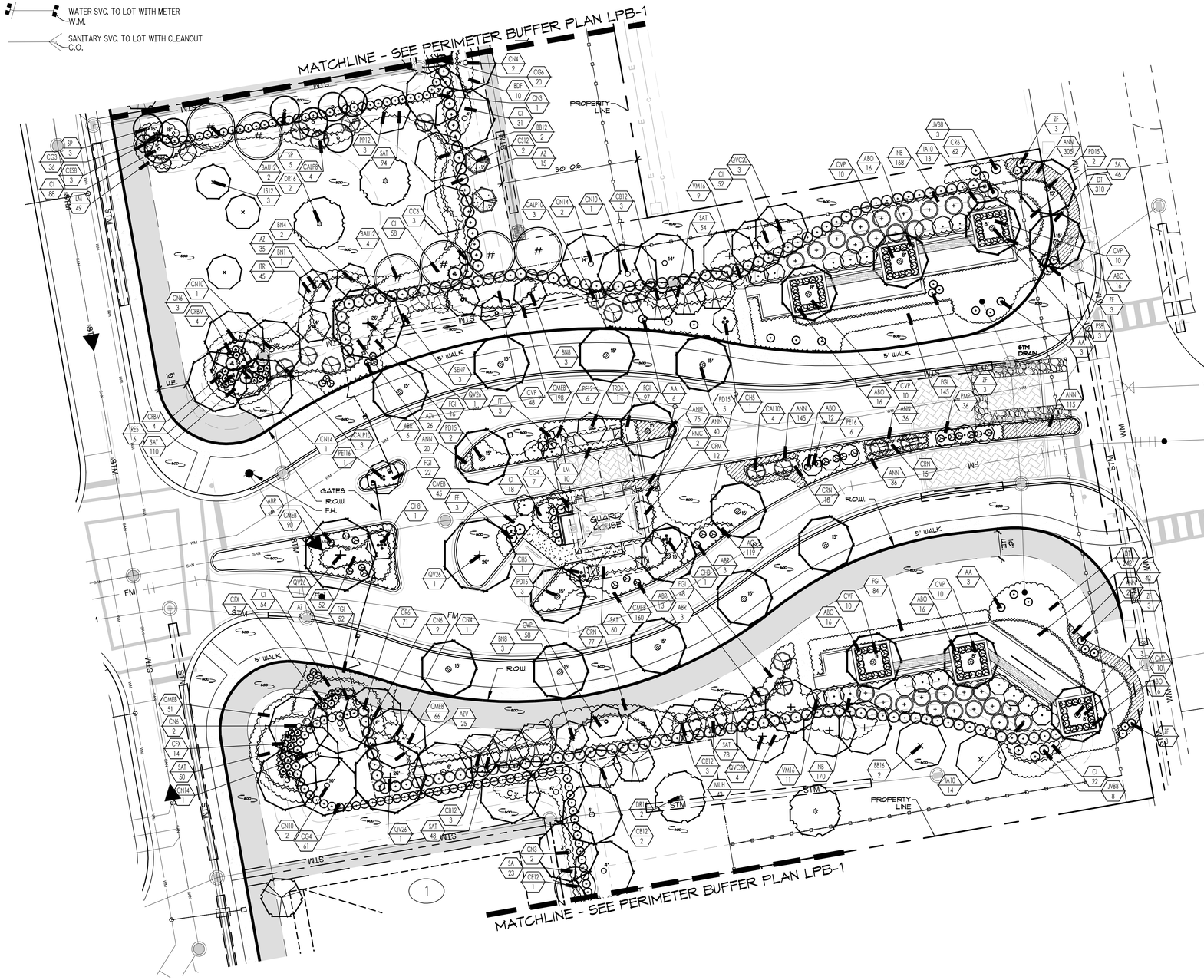
SHEET:
L-1b

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2020
BY: E137694

Symbols and Abbreviations Legend

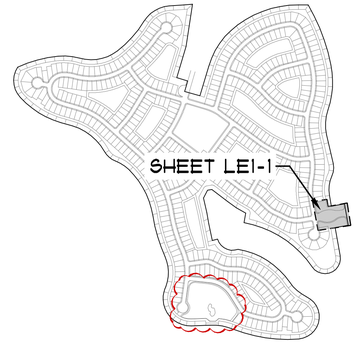
LPB	LANDSCAPE BUFFER EASEMENT	HT	HEIGHT
CAL	CALIPER	L.M.E.	LAKE MAINTENANCE EASEMENT
C/L	CENTERLINE	L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
C.T.	CLEAR TRUNK	O.A.	OVERALL
D.E.	DRAINAGE EASEMENT	O.C.	ON CENTER
EOP	EDGE OF PAVEMENT	O.E.	OVERHANG EASEMENT
FFE	FINISH FLOOR ELEVATION	O.S.	OPEN SPACE
FH	FIRE HYDRANT	ROW	RIGHT OF WAY
GAL	GALLON	STD	STANDARD
G.E.	GRADING EASEMENT	U.E.	UTILITY EASEMENT
GW	GREY WOOD	WD	WOOD

- STM — STORM SEWER LINE WITH MANHOLE
- STM — STORM SEWER LINE WITH CATCH BASIN
- SAN — SANITARY SEWER LINE WITH MANHOLE
- WM — WATER MAIN
- FM — FORCE MAIN
- RWM — RECLAIMED WATER MAIN
- W.M. — WATER SVC. TO LOT WITH METER
- C.O. — SANITARY SVC. TO LOT WITH CLEANOUT
- FH — FIRE HYDRANT
- 1 — LOT NUMBER
- XX / ## — PLANT SPECIES / PLANT QUANTITY



SHEET KEY

NTS



PLANT LIST - SHEET LE1-1

SYMBOL	BOTANICAL / COMMON NAME	SPECIFICATION	NATIVE	QTY
TREES				
BAU12	Bauhinia blakeana / Hong Kong Orchid	12' x 5', 4' c.t., 2.5" cal., full canopy	-	4
BB16	Bucida buceras 'Shady Lady' / Black Olive	16' x 7', 3.5" cal., straight trunk, full canopy	-	2
CB12	Calophyllum brasiliense / Brazilian Beautyleaf	12' x 5', 4' c.t., 2.5" cal., full canopy	-	11
CR6	Giusia rosea / Pitch Apple	25 gal., 6' x 4'-5', full canopy	NAT	128
DR16	Dictmix regia / Royal Poinciana	16' Ht., full canopy	-	2
JVB0	Juniperus virginiana silicicola 'Brodie'	8' x 3', full to base	-	6
LJ8	Ligustrum japonicum / Glossy Privet Standard	8' x 8', multi-stem, limbed up, full canopy	-	27
QVC20	Quercus virginiana 'Cathedral' / Cathedral Oak	20" x 10', 6" cal., full, dense, sym. canopy, str. unscarred trunk	NAT	11
QV28	Quercus virginiana / Live Oak	28"-28" x 20'-22', 10"-12" cal., straight trunk, full canopy	NAT	4
SS10	Senna surattensis / Glaucous Cassia	12' x 8', 3" cal., full dense symmetrical heads, unscarred trunks	-	13
PALMS				
BN8	Bismarckia nobilis / Bismarck Palm	8' c.t., heavy cal., full frond	-	6
CH3	Chamaerops humilis / European Fan Palm	3' x 3', triple-stem, full frond, matching	-	2
CH8	Chamaerops humilis / European Fan Palm	8' x 7', multi-stem, full frond, matching	-	3
CN4	Cocos nucifera 'Green Malayan' / Coconut Palm	4' c.t., heavy cal., full frond	-	1
CN8	Cocos nucifera 'Green Malayan' / Coconut Palm	6' c.t., heavy cal., full frond	-	6
CN10	Cocos nucifera 'Green Malayan' / Coconut Palm	10' c.t., heavy cal., full frond	-	4
CN14	Cocos nucifera 'Green Malayan' / Coconut Palm	14' c.t., heavy cal., full frond	-	3
PE12	Ptychosperma elegans / Solitare Palm	12' Ht., single stem full heads, single, straight, unscarred trunks	-	6
PE18	Ptychosperma elegans / Solitare Palm	18 Ht., single stem, full heads, single, straight, unscarred trunks	-	28
PET16	Ptychosperma elegans / Solitare Palm	16 Ht., triple stem, full heads, single, straight, unscarred trunks	-	1
PS6	Phoenix sylvestris / Wild Date Palm	8' c.t., unscarred trunk, full, intact fronds, clean cut texture on trunk	-	6
PS16	Phoenix sylvestris / Wild Date Palm	16' c.t., unscarred trunk, full, intact fronds, clean cut texture on trunk	-	12
SHRUBS, ACCENTS, AND GROUNDCOVER				
AA	Agave americana / Century Plant	7 gal, 24" x 24", full, no damage to leaves, sun groun	-	6
ABO	Aechmea blanchetiana / Orange Bromeliad	15 gal, 36" o.a., full, no damage to leaves	-	100
ABR	Aechmea blanchetiana 'Raspberry' / Bromeliad	15 gal, 36" o.a., full, no damage to leaves	-	12
AG	Arachis glabrata / Perennial Peanut	Solid panels, laid tight, Qty in SF	-	114
ANN	Annuals - T.B.D.	6" pots, 12" o.c., install w/ planting soil	-	975
AZ	Alpinia zerumbet / Shell Ginger	3 gal., 16" x 20", green leaf, white flowers, full, 36" o.c.	-	71
AZV	Alpinia zerumbet 'Variegata' / Variegated Shell Ginger	3 gal., 16" x 20", variegated leaf, full, 36" o.c.	-	22
CFX	Cordyline fruticosa 'Xerox' / TI Plant	3 gal., 16" x 18", full	-	95
CG4	Clusia guttifera / Small Leaf Clusia	7 gal., 4' x 3', full to base, dense	-	138
CI	Crinigobalanus icaco 'Red Tip' / Red Tip Cocoplum	3 gal., 20" x 15", full, 24" o.c.	NAT	141
CMEB	Carissa macrocarpa 'Emerald Blanket' / Dwarf Carissa	3 gal., 14" x 14", full, dense foliage to base, 24" o.c.	-	604
CRN	Clusia rosea 'Nana' / Dwarf Pitch Apple	3 gal., 14 x 15", full, 15" o.c.	-	102
CVP	Codiaeum variegatum 'Petra'	3 gal., 14" x 14", full, 24" o.c.	-	164
DT	Dianella tasmanica / Variegated Flax Lily	3 gal., 12" x 16", full, 12" o.c.	-	552
FF	Furcraea foetida / False Agave	15 gal., 52" x 24", full	-	3
FGI	Ficus 'Green Island' / Green Island Ficus	3 gal., 14" x 15", full, 24" o.c.	-	571
MUH	Muhlenbergia capillaris / Pink Grass	3 gal., 16"-18" Ht., 30" o.c.	NAT	43
NB	Nephrolepis biserrata / Giant Swordfern	3 gal., 22 x 20", full, 30" o.c.	-	338
PMP	Podocarpus macrophylus 'Pringles' / Pringles Yew	3 gal., 16 x 16", full, 15" o.c.	-	30
SA	Schefflera arboricola / Dwarf Schefflera	3 gal., 22" x 20", full, 24" o.c.	-	88
SAT	Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera	3 gal., 22" x 20", full, 24" o.c.	-	343
ZF	Zamia furfuracea / Cardboard Palm	15 gal., 36 x 36", full	-	19
ST AUG	Stenotaphrum secundatum / St. Augustine 'Floratam'	Solid sod, laid tight, Qty in SF	-	
MULCH	Chocolate Mulch	2" Thick 'A' Grade Rau Wood Mulch, CHOCOLATE color - BID PER CY	-	
EDGE	Aluminum Edging	5 1/2" Permaloc Clearline edging, black finish	-	
STONE	Mexican Beach Pebble	2"-3" length, black, unpolished, install with weed block fabric - Bid per SF	-	

10' 0 20'

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Email: mail@pydg.com
License #LA-6666930

CALUSA
MIAMI-DADE COUNTY, FLORIDA
Developer: Kendall Associates I, LLLP
MAIN ENTRY PLANTING PLAN

DATE: 2.3.21
DRAWN BY: AJO
JOB NO.: 17-137
SCALE: 1"=20'-0"
FILENAME: Calusa

REVISIONS:
2.16.21
7.23.21 SP revision
8.24.21 Buffer tree species
9.8.21 Add tree #402 (DR)
9.16.22 Update entries
11.25.24 Resubmittal
11.18.24 Resubmittal
10.06.25 Buff typs.
03.25.26 Rockery

SHEET:
LE-1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z22-031
DATE: MAR 26 2020
BY: E137694

Symbols and Abbreviations Legend

LPB	LANDSCAPE BUFFER EASEMENT	HT	HEIGHT
CAL.	CALIPER	L.M.E.	LAKE MAINTENANCE EASEMENT
C/L	CENTERLINE	L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
CT	CLEAR TRUNK	O.A.	OVERALL
D.E.	DRAINAGE EASEMENT	O.C.	ON CENTER
EOP	EDGE OF PAVEMENT	O.E.	OVERHANG EASEMENT
FFE	FINISH FLOOR ELEVATION	O.S.	OPEN SPACE
FH	FIRE HYDRANT	ROW	RIGHT OF WAY
GAL	GALLON	STD	STANDARD
G.E.	GRADING EASEMENT	U.E.	UTILITY EASEMENT
GW	GREY WOOD	WD	WOOD

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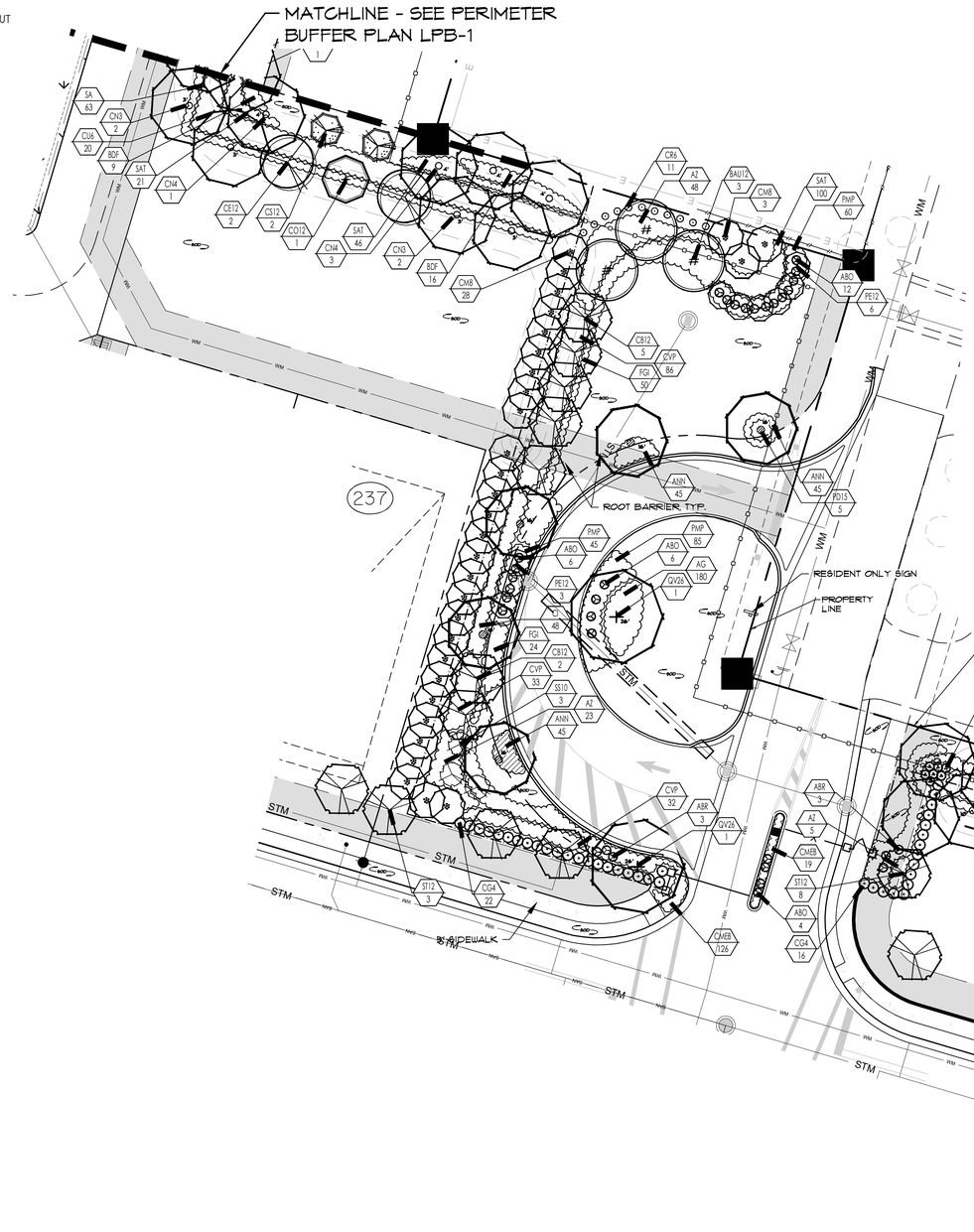
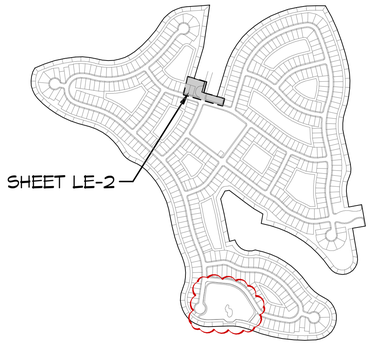
- FH — FIRE HYDRANT
- 1 — LOT NUMBER
- XX — PLANT SPECIES
- ## — PLANT QUANTITY



SHEET KEY

NTS



PLANT LIST - SHEET LE-2

SYMBOL	BOTANICAL / COMMON NAME	SPECIFICATION	NATIVE	QTY
TREES				
BAU12	Bauhinia blakeana / Hong Kong Orchid	12' x 5', 4" c.t., 2.5" cal., full canopy	-	3
BS12	Bursera simaruba / Gumbo Limbo	12'-14' ht. x 4'-6', full canopy	NAT	2
CB12	Calophylum brasiliense / Brazilian Beautyleaf	12' x 5', 4" c.t., 2.5" cal., full canopy	-	1
CD12	Coccoloba diversifolia / Pigeon Plum	12' x 5', 2.5" cal., 3" c.t., full, dense, symmetrical canopy, straight trunk	NAT	3
CE12	Conocarpus erectus / Green Buttonwood	12'-14' ht. x 4'-6', full canopy	NAT	2
CO12	Cinnyalophylum oliviforme / Satin Leaf Tree	12' x 5', 2.5" cal., full, dense, symmetrical canopy, straight trunk	NAT	1
CR6	Giusia rosea / Pitch Apple	25 gal., 6' x 4'-5', full canopy	NAT	11
CS12	Cordia sebestena / Orange Geiger	12' x 4'-6', full canopy	NAT	6
CU6	Coccoloba uvifera / Sea Grape	6' o.a. ht., full to base	NAT	50
QV28	Quercus virginiana / Live Oak	28"-20" x 20'-22', 10'-12' cal., straight trunk, full canopy	NAT	2
SS10	Senna surattensis / Glaucous Cassia	12' x 5', 3" cal., full dense symmetrical heads, unscarred trunks	-	3
ST12	Calophylum brasiliense / Brazilian Beautyleaf	12' ht. x 4'-5', 2" cal. min., full, dense, symmetrical canopy, straight trunk	-	11
PALMS				
CH8	Chamaerops humilis / European Fan Palm	8' x 7', multi-stem, full frond, matching	-	1
CM8	Caryota mitis / Fishtail Palm	8' o.a., full to base, dense	-	31
CN3	Cocos nucifera 'Green Malayan' / Coconut Palm	3' c.t., heavy cal., full frond	-	7
CN4	Cocos nucifera 'Green Malayan' / Coconut Palm	4' c.t., heavy cal., full frond	-	13
CN10	Cocos nucifera 'Green Malayan' / Coconut Palm	10' c.t., heavy cal., full frond	-	1
PE12	Ptychosperma elegans / Solitare Palm	12' ht., single stem full heads, single, straight, unscarred trunks	-	9
PS16	Phoenix sylvestris / Wild Date Palm	16' c.t., unscarred trunk, full, intact fronds, clean cut texture on trunk	-	4
SHRUBS, ACCENTS, AND GROUNDCOVER				
ABO	Aechmea blanchetiana / Orange Bromeliad	15 gal, 36" o.a., full, no damage to leaves	-	28
ABR	Aechmea blanchetiana 'Rasberry' / Bromeliad	15 gal, 36" o.a., full, no damage to leaves	-	6
AG	Arachis glabrata / Perennial Peanut	Solid panels, laid tight, Qty in SF	-	100
ANN	Annuals - T.B.D.	6" pots, 12" o.c., install w/ planting soil	-	90
AZ	Alpinia zerumbet / Shell Ginger	3 gal., 16" x 20", green leaf, white flowers, full, 36" o.c.	-	143
BDF	Bougainvillea 'Helen Johnson' / Dwarf Bougainvillea	3 gal., 18" x 18", full	-	44
CFX	Cordyline fruticosa 'Xerox' / Ti Plant	3 gal., 18" x 18", full	-	7
CG4	Giusia guttifera / Small Leaf Giusia	7 gal., 4' x 3', full to base., dense	-	28
CI	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	3 gal., 20" x 18", full, 24" o.c.	NAT	120
CMEB	Carissa macrocarpa 'Emerald Blanket' / Dwarf Carissa	3 gal., 14" x 14", full, dense foliage to base, 24" o.c.	-	137
CU6	Coccoloba uvifera / Sea Grape	6' o.a. ht., full to base	NAT	78
CVP	Codiaeum variegatum 'Petra'	3 gal., 14" x 14", full, 24" o.c.	-	150
FGI	Ficus 'Green Island' / Green Island Ficus	3 gal., 14" x 18", full, 24" o.c.	-	76
PMP	Podocarpus macrophyllus 'Pringles' / Pringles Yew	3 gal., 16" x 16", full, 18" o.c.	-	140
SA	Schefflera arboricola / Dwarf Schefflera	3 gal., 22" x 20", full, 24" o.c.	-	150
SAT	Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera	3 gal., 22" x 20", full, 24" o.c.	-	179
ST AUG	Stenotaphrum secundatum / St. Augustine 'Floratam'	Solid sod, laid tight, Qty in SF	-	-
MULCH	Chocolate Mulch	3" Thick 'A' Grade Rau Wood Mulch, CHOCOLATE color - BID PER CY	-	

10' 0 20'

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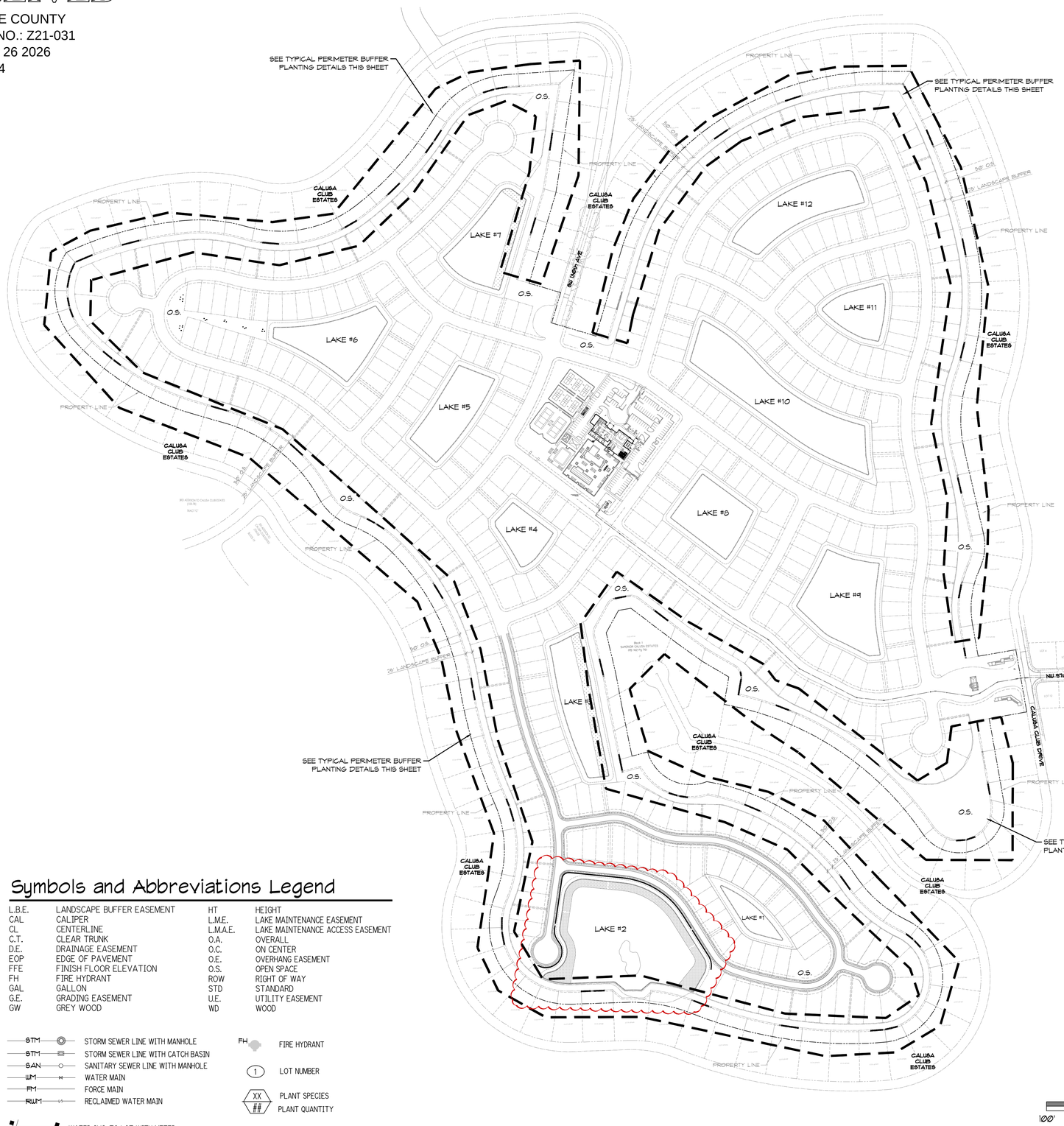
CALUSA
MIAMI-DADE COUNTY, FLORIDA
Developer: Kendall Associates I, LLLP
SECONDARY ENTRY PLANTING PLAN

DATE: 2.3.21
DRAWN BY: AJO
JOB NO.: 17-137
SCALE: 1"=20'-0"
FILENAME: Calusa

REVISIONS:
2.16.21
7.23.21 SP revision
8.24.21 Buffer tree species
9.8.21 Add tree #402 (DR)
9.16.22 Update entries
11.05.24 Resubmittal
11.18.24 Resubmittal
12.06.25 Buff type.
03.25.26 Rookery

SHEET:
LE-2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694



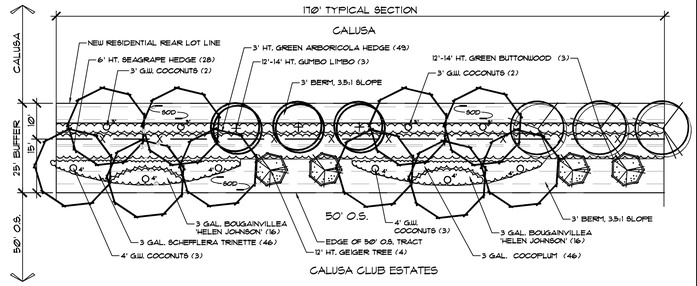
Symbols and Abbreviations Legend

L.B.E.	LANDSCAPE BUFFER EASEMENT	HT	HEIGHT
CAL	CALIPER	L.M.E.	LAKE MAINTENANCE EASEMENT
CL	CENTERLINE	L.M.A.E.	LAKE MAINTENANCE ACCESS EASEMENT
C.T.	CLEAR TRUNK	O.A.	OVERALL
D.E.	DRAINAGE EASEMENT	O.C.	ON CENTER
EOP	EDGE OF PAVEMENT	O.E.	OVERHANG EASEMENT
FFE	FINISH FLOOR ELEVATION	O.S.	OPEN SPACE
FH	FIRE HYDRANT	ROW	RIGHT OF WAY
GAL	GALLON	STD	STANDARD
G.E.	GRADING EASEMENT	U.E.	UTILITY EASEMENT
GW	GREY WOOD	WD	WOOD

- STM — STORM SEWER LINE WITH MANHOLE
- STM — STORM SEWER LINE WITH CATCH BASIN
- SAN — SANITARY SEWER LINE WITH MANHOLE
- WM — WATER MAIN
- FM — FORCE MAIN
- RWM — RECLAIMED WATER MAIN
- W.M. — WATER SVC. TO LOT WITH METER
- C.O. — SANITARY SVC. TO LOT WITH CLEANOUT
- FH — FIRE HYDRANT
- (1) — LOT NUMBER
- XX / ## — PLANT SPECIES / PLANT QUANTITY

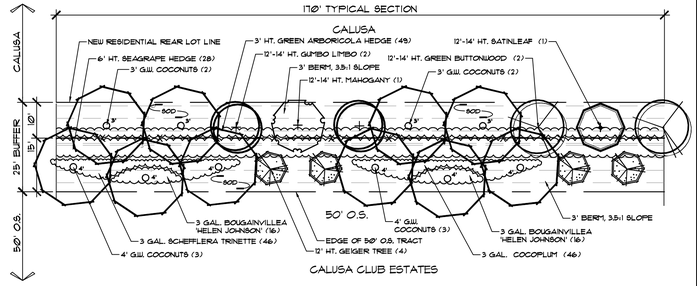
TYPICAL PERIMETER BUFFER DETAIL - TYPICAL 'A'

SCALE: 1" = 20'-0"



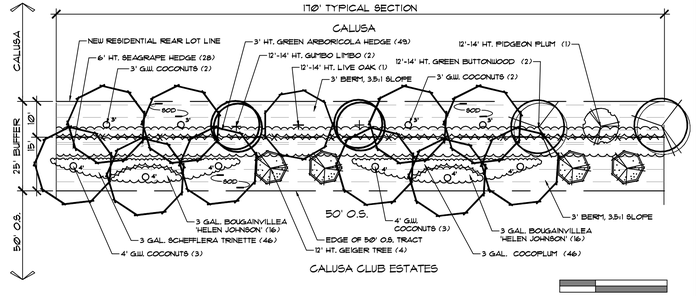
TYPICAL PERIMETER BUFFER DETAIL - TYPICAL 'B'

SCALE: 1" = 20'-0"



TYPICAL PERIMETER BUFFER DETAIL - TYPICAL 'C'

SCALE: 1" = 20'-0"



10' 0 20'

PLANT LIST - BUFFER TYPICAL 'A' - SHEET LPB-1

SYMBOL	BOTANICAL / COMMON NAME	SPECIFICATION	NATIVE	QTY
TREES				
BS12	Bursera simaruba / Gumbo Limbo	12'-14' Ht. x 4'-6', full canopy	NAT	96
CE12	Conocarpus erectus / Green Buttonwood	12'-14' Ht. x 4'-6', full canopy	NAT	96
CS12	Cordia sebestena / Orange Geiger	12' x 4'-6', full canopy	NAT	120
PALMS				
CN3	Cocos nucifera Green Malayer / Coconut Palm	3' c.t., heavy cal., full frond	-	120
CN4	Cocos nucifera Green Malayer / Coconut Palm	4' c.t., heavy cal., full frond	-	142
SHRUBS, ACCENTS, AND GROUNDCOVER				
BDF	Bougainvillea Helen Johnson / Dwarf Bougainvillea	3 gal., 10" x 16", full	-	1024
CI	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	3 gal., 20" x 18", full, 24" o.c.	NAT	1472
CU6	Coccoloba uvifera / Sea Grape	6' o.a. ht., full to base	NAT	596
SA	Schefflera arboricola / Dwarf Schefflera	3 gal., 22" x 20", full, 24" o.c.	-	1560
SAT	Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera	3 gal., 22" x 20", full, 24" o.c.	-	1472
ST AUG	Stenotaphrum secundatum / St. Augustine 'Floratam'	Solid sod, laid tight, qty in SF	-	-
MULCH	Chocolate Mulch	2" Thick 'A' Grade Rex Wood Mulch, CHOCOLATE color - BID PER CY	-	-

PLANT LIST - BUFFER TYPICAL 'B' - SHEET LPB-1

SYMBOL	BOTANICAL / COMMON NAME	SPECIFICATION	NATIVE	QTY
TREES				
BS12	Bursera simaruba / Gumbo Limbo	12'-14' Ht. x 4'-6', full canopy	NAT	64
CE12	Conocarpus erectus / Green Buttonwood	12'-14' Ht. x 4'-6', full canopy	NAT	64
CO12	Chrysophyllum oliviforme / Satin Leaf Tree	12' x 9', 2.5" cal., full, dense, symmetrical canopy, straight trunk	NAT	32
SM12	Swietenia mahagoni / Mahogany Tree	12' x 9', 2.5" cal., full, dense, symmetrical canopy, straight trunk	NAT	32
CS12	Cordia sebestena / Orange Geiger	12' x 4'-6', full canopy	NAT	120
PALMS				
CN3	Cocos nucifera Green Malayer / Coconut Palm	3' c.t., heavy cal., full frond	-	120
CN4	Cocos nucifera Green Malayer / Coconut Palm	4' c.t., heavy cal., full frond	-	142
SHRUBS, ACCENTS, AND GROUNDCOVER				
BDF	Bougainvillea Helen Johnson / Dwarf Bougainvillea	3 gal., 10" x 16", full	-	1024
CI	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	3 gal., 20" x 18", full, 24" o.c.	NAT	1472
CU6	Coccoloba uvifera / Sea Grape	6' o.a. ht., full to base	NAT	596
SA	Schefflera arboricola / Dwarf Schefflera	3 gal., 22" x 20", full, 24" o.c.	-	1560
SAT	Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera	3 gal., 22" x 20", full, 24" o.c.	-	1472
ST AUG	Stenotaphrum secundatum / St. Augustine 'Floratam'	Solid sod, laid tight, qty in SF	-	-
MULCH	Chocolate Mulch	2" Thick 'A' Grade Rex Wood Mulch, CHOCOLATE color - BID PER CY	-	-

PLANT LIST - BUFFER TYPICAL 'C' - SHEET LPB-1

SYMBOL	BOTANICAL / COMMON NAME	SPECIFICATION	NATIVE	QTY
TREES				
BS12	Bursera simaruba / Gumbo Limbo	12'-14' Ht. x 4'-6', full canopy	NAT	62
CD12	Coccoloba diversifolia / Pigeon Plum	12' x 9', 2.5" cal., 3' c.t., full, dense, symmetrical canopy, straight trunk	NAT	31
CE12	Conocarpus erectus / Green Buttonwood	12'-14' Ht. x 4'-6', full canopy	NAT	62
QV12	Quercus virginiana / Live Oak	12' x 9', 2.5" cal., full canopy	NAT	31
CS12	Cordia sebestena / Orange Geiger	12' x 4'-6', full canopy	NAT	124
PALMS				
CN3	Cocos nucifera Green Malayer / Coconut Palm	3' c.t., heavy cal., full frond	-	124
CN4	Cocos nucifera Green Malayer / Coconut Palm	4' c.t., heavy cal., full frond	-	108
SHRUBS, ACCENTS, AND GROUNDCOVER				
BDF	Bougainvillea Helen Johnson / Dwarf Bougainvillea	3 gal., 10" x 16", full	-	992
CI	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	3 gal., 20" x 18", full, 24" o.c.	NAT	1426
CU6	Coccoloba uvifera / Sea Grape	6' o.a. ht., full to base	NAT	560
SA	Schefflera arboricola / Dwarf Schefflera	3 gal., 22" x 20", full, 24" o.c.	-	1516
SAT	Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera	3 gal., 22" x 20", full, 24" o.c.	-	1426
ST AUG	Stenotaphrum secundatum / St. Augustine 'Floratam'	Solid sod, laid tight, qty in SF	-	-
MULCH	Chocolate Mulch	2" Thick 'A' Grade Rex Wood Mulch, CHOCOLATE color - BID PER CY	-	-

PARKER·YANNETTE
design group, inc.
LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail
Suite 202
Jupiter, Florida 33458
Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com
License #LA-6666930

CALUSA
MIAMI-DADE COUNTY, FLORIDA
Developer: Kendall Associates I, LLLP
PERIMETER BUFFER PLANTING PLAN

DATE: 2.3.21
DRAWN BY: AJO
JOB NO.: 17-137
SCALE: 1" = 200'-0"
FILENAME: Calusa

REVISIONS:
2.16.21
7.23.21 SP revision
8.24.21 Buffer tree species
9.8.21 Add tree #402 (DR)
9.16.22 Update entries
11.09.24 Resubmittal
1.18.24 Resubmittal
10.06.25 Buff type.
03.25.26 Rockery

SHEET:
LPB-1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694

SPECIMEN TREE LIST:

SPECIMEN TREES TO REMAIN

Tree No.	Botanical Name / Common Name	D.B.H.	HT.	Canopy
69	Swietenia mahagoni / Mahogany	37	40	60
190	Swietenia mahagoni / Mahogany	30	40	48

SPECIMEN TREES TO BE RELOCATED

Tree No.	Botanical Name / Common Name	D.B.H.	HT.	Canopy
48	Swietenia mahagoni / Mahogany	35	48	45

SPECIMEN TREES TO BE REMOVED

Tree No.	Botanical Name / Common Name	D.B.H.	HT.	Canopy
266	Ficus aurea / Strangler Fig	58	62	72
402	Delonix regia / Royal Poinciana	46	55	80

NOTE: SPECIMEN TREE LOCATIONS AND SPECIFICATIONS TAKEN FROM TREE SURVEY BY SCHNEBKE-SHISKIN & ASSOCIATES AND IS SUBJECT TO REVISION PURSUANT TO VISUAL SITE INSPECTION. SEE ARBORIST'S REPORT AND TABULAR DATA CHART AS PREPARED BY JEREMY T. CHANCEY, CONSULTING ARBORIST 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, OR THE EDGE OF THE PRESERVATION AREA NO LESS THAN SIX (6') FEET (IN RADIUS) FROM THE TRUNK OF ANY PROTECTED TREE, CLUSTER OF TREES, OR PRESERVATION AREA UNLESS A LESSER DISTANCE IS SPECIFIED BY THE DEPARTMENT. PROTECTIVE BARRIERS SHALL BE A MINIMUM OF FOUR (4') FEET ABOVE GROUND LEVEL AND SHALL BE CONSTRUCTED OF WOOD, PLASTIC OR METAL, AND SHALL REMAIN IN PLACE UNTIL DEVELOPMENT IS COMPLETED AND THE DEPARTMENT HAS AUTHORIZED THEIR REMOVAL. PROTECTIVE BARRIERS SHALL BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION.

2.) UNDERSTORY PLANTS WITHIN PROTECTIVE BARRIERS SHALL BE PROTECTED.

3.) NO EXCESS OIL, FILL, EQUIPMENT, BUILDING MATERIALS OR BUILDING DEBRIS SHALL BE PLACED WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS, NOR SHALL THERE BE DISPOSAL OF ANY WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO TREES OR UNDERSTORY PLANTS WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS.

4.) TREES SHALL NOT BE BRACED IN SUCH A FASHION AS TO SCAR, PENETRATE, PERFORATE OR OTHERWISE INFLICT DAMAGE TO THE TREE.

5.) NATURAL GRADE SHALL BE MAINTAINED WITHIN PROTECTIVE BARRIERS. IN THE EVENT THAT THE NATURAL GRADE OF THE SITE IS CHANGED AS A RESULT OF SITE DEVELOPMENT SUCH THAT THE SAFETY OF THE TREE MAY BE ENDANGERED, TREE WELLS OR RETAINING WALLS ARE REQUIRED.

6.) UNDERGROUND UTILITY LINES SHALL BE PLACED OUTSIDE THE AREAS SURROUNDED BY PROTECTIVE BARRIERS. IF SAID PLACEMENT IS NOT POSSIBLE, DISTURBANCE SHALL BE MINIMIZED BY USING TECHNIQUES SUCH AS TUNNELING OR OVERHEAD UTILITY LINES.

7.) FENCES AND WALLS SHALL BE CONSTRUCTED TO AVOID DISTURBANCE TO ANY PROTECTED TREE. POST HOLES AND TRENCHES LOCATED CLOSE TO TREES SHALL BE DUG BY HAND AND ADJUSTED AS NECESSARY, USING TECHNIQUES SUCH AS DISCONTINUOUS FOOTINGS, TO AVOID DAMAGE TO MAJOR ROOTS.

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CALUSA
MIAMI-DADE COUNTY, FLORIDA
Developer: Kendall Associates I, LLLP
SPECIMEN TREE DISPOSITION PLAN

DATE: 2.3.21
DRAWN BY: AJO
JOB NO.: 17-137
SCALE: 1" = 200'-0"
FILENAME: Calusa

REVISIONS:
2.16.21
7.23.21 SP revision
8.24.21 Buffer tree species
9.8.21 Add tree #402 (DR)
9.16.22 Update entries
11.09.24 Resubmittal
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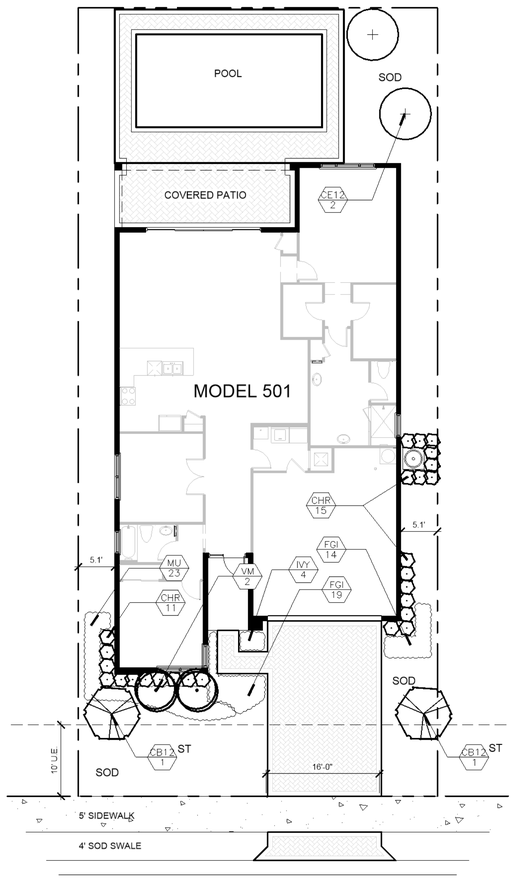
10.06.25 Buff typ.
03.25.26 Rockery

SHEET:
LST-1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694

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

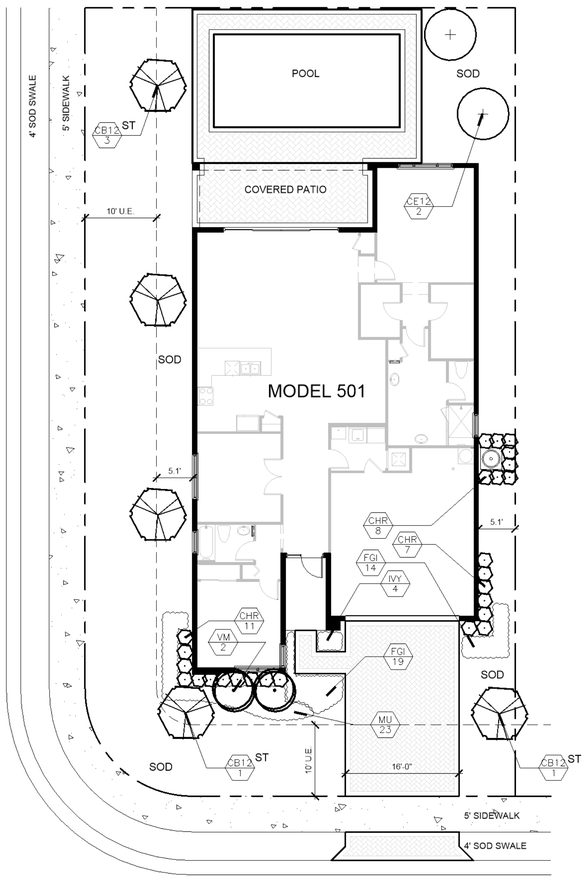
50.2' x 110.2' LOT



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

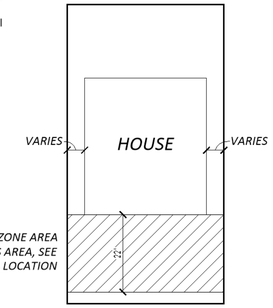
PROVIDED PER LOT:
A. 2 TREES + 2 PALMS (= 1 TREE) = 3 TREES; AND,
B. 5 STREET TREES

50.2' x 110.2' LOT



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

LANDSCAPE NOTES:
1. NO TREES SHALL BE PLANTED ON TOP OF, OR ADJACENT TO AND DRAINS OR INLETS.
2. ALL LANDSCAPE INSIDE THE LOT PROPERTY, ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10'x10' SAFE SIGHT DIST. TRIANGLE PER SECTION 33-11 OF MIAMI DADE CODE.
3. LANDSCAPE FOR ALL CORNER LOTS SHALL COMPLY WITH PUBLIC WORKS DEPT. STANDARD G5.1
4. DRIVEWAYS AND APPROACHES MUST ADHEAR TO MDC DETAILS, MUST BE FLARED OR HAVE A MIN. 5' RADIUS AND SHALL NOT BE WIDER THAN 20'
5. IRRIGATION SYSTEM REQUIRED PURSUANT TO CHAPTER 33 OF THE MIAMI DADE CODE
6. SEE SHEET LT-17 FOR LANDSCAPE NOTES AND DETAILS
7. STREET TREES PROVIDED AS NOTED (ST) WITHIN 11.5' OF LOT LINE.



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

TYPICAL ENERGY CONSERVATION ZONE DETAIL N.T.S.

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

INTERIOR LOT PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
+	CE12	2	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	2"CAL	12' HT X 6' SPR	NATIVE	
	CB12	2	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	2"CAL	12' HT. X 5' SPR.		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	VM	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	–	16' OAH		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	CHR	26	CHRYSOBALANUS ICACO	COCO PLUM	7 GAL		NATIVE	24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	FGI	33	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	18" HT X 15" SPR		18" o.c.
	MU	23	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL	18" HT	NATIVE	24" o.c.
	IVY	4	ILEX VOMITORIA	YAUPON HOLLY	3 GAL	18" HT X 18" SPR	NATIVE	18" o.c.

CORNER LOT PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
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KENDALL ASSOC. I LLLP
1600 SAWGRASS CORPORATE PKWY
SUITE 400
SUNRISE, FLORIDA 33323

Project:
Calusa
Miami-Dade County
Florida

Sheet title:
Typ. Unit
Landscape Plan
Plan 501, 50.2' Lot

Date:
02-14-21

Scale:
As Noted

Revisions:
1.Street trees 09-16-21
2. S.T. at 11.5' 11-18-24

Sheet number:
LT-1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694

PROVIDED PER LOT:
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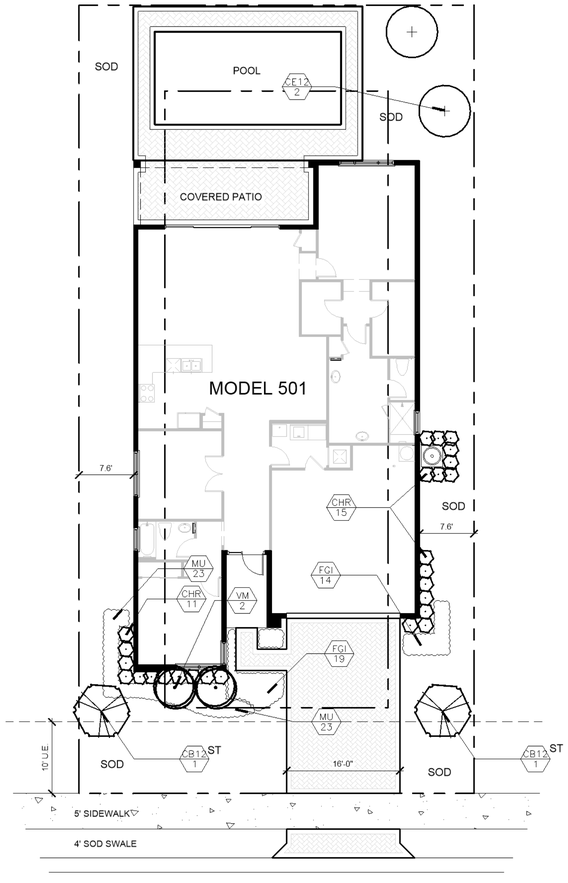
55.2' x 110.2' LOT



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

PROVIDED PER LOT:
A. 2 TREES + 2 PALMS (= 1 TREE) = 3 TREES; AND,
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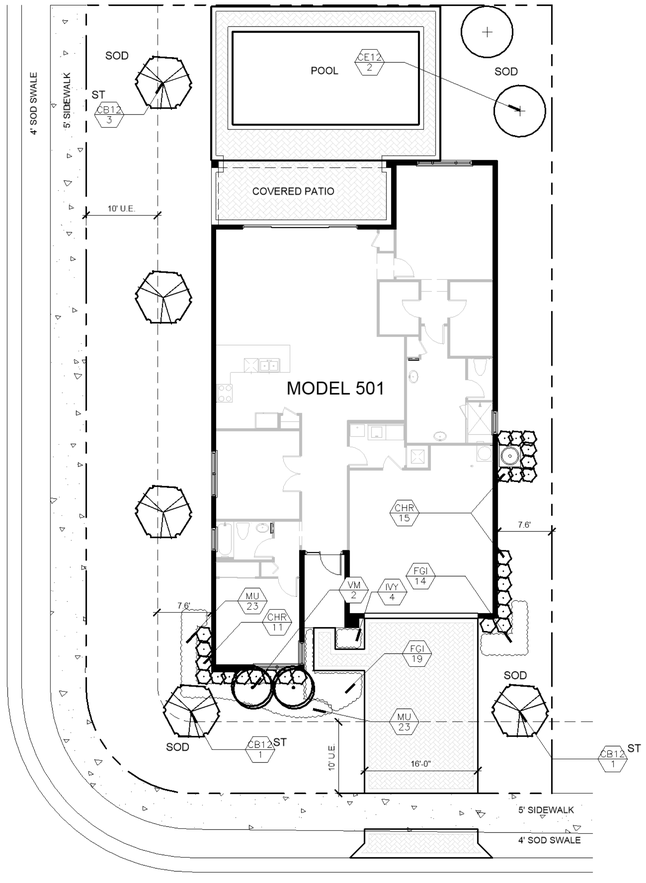
55.2' x 110.2' LOT



CORNER LOT LANDSCAPE PLAN
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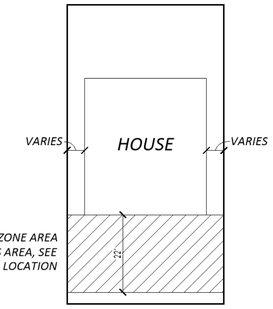

ENERGY CONSERVATION ZONE AREA (TWO TREES MUST BE LOCATED IN THIS AREA, SEE TYP. UNIT PLANTING PLAN FOR LOCATION

TYPICAL ENERGY CONSERVATION ZONE DETAIL N.T.S.

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INTERIOR LOT PLANT LIST

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	VM	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	–	16' OAH		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	CHR	26	CHRYSOBALANUS ICACO	COCO PLUM	7 GAL		NATIVE	24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	FGI	33	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	18" HT X 15" SPR		18" o.c.
	MU	23	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL	18" HT	NATIVE	24" o.c.
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1600 SAWGRASS CORPORATE PKWY
SUITE 400
SUNRISE, FLORIDA 33323

Project:
Calusa
Miami-Dade County
Florida

Sheet title:
Typ. Unit
Landscape Plan
Plan 501, 55.2' Lot

Date:
02-14-21

Scale:
As Noted

Revisions:
1.Street trees 09-16-21
2. S.T. at 11.5' 11-18-24

Sheet number:
LT-2

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
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BY: E137694

PROVIDED PER LOT:
A. 2 TREES + 2 PALMS (= 1 TREE) = 3 TREES; AND,
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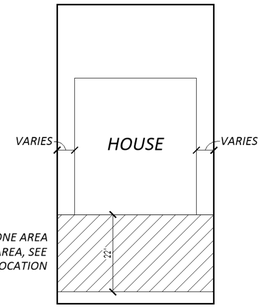
7. STREET TREES PROVIDED AS NOTED (ST) WITHIN 11.5' OF LOT LINE.



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

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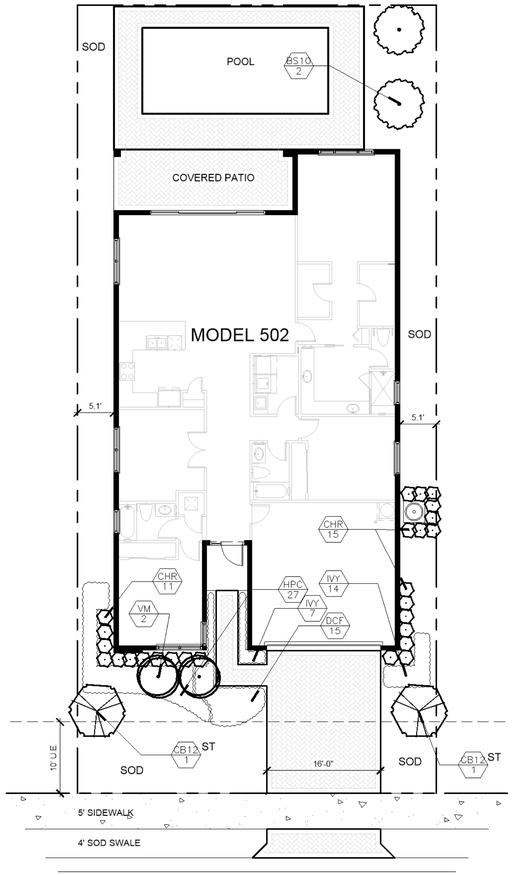
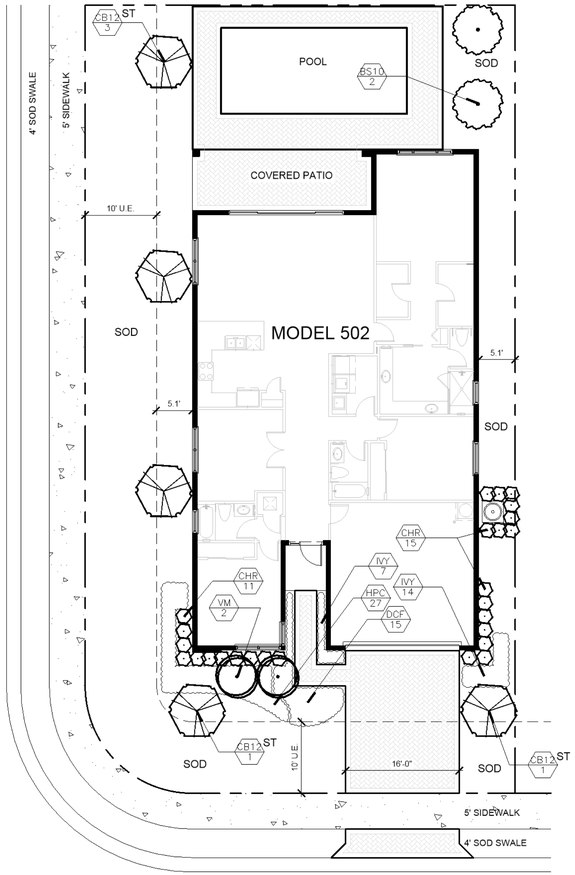
50.2' x 110.2' LOT



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

50.2' x 110.2' LOT



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

INTERIOR LOT PLANT LIST

PLANT_SCHEDULE_502								
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	BS10	2	BURSERA SIMARUBA	GUMBO LIMBO	2"CAL	10' HT X 5' SPR	NATIVE	
	CB12	2	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	2"CAL	12' HT. X 5' SPR.		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	VM	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	–	16' OAH		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	CHR	26	CHRYSOBALANUS ICACO	COCO PLUM	7 GAL	18" HT X 15" SPR	NATIVE	31" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	DCF	15	DIANELLA CAERULEA	BLUE FLAX LILY	3 GAL	12" HT		24" o.c.
	HPC	27	HAMELIA PATENS 'COMPACTA'	DWARF SCARLET BUSH	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	IVY	21	ILEX VOMITORIA	YAUPON HOLLY	3 GAL	18" HT X 18" SPR	NATIVE	18" o.c.

CORNER LOT PLANT LIST

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1600 SAWGRASS CORPORATE PKWY
SUITE 400
SUNRISE, FLORIDA 33323

Project:
Calusa
Miami-Dade County
Florida

Sheet title:
Typ. Unit
Landscape Plan
Plan 502, 50.2' Lot

Date:
02-14-21

Scale:
As Noted

Revisions:
1.Street trees 09-16-21
2. S.T. at 11.5' 11-18-24

Sheet number:
LT-3

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MIAMI-DADE COUNTY
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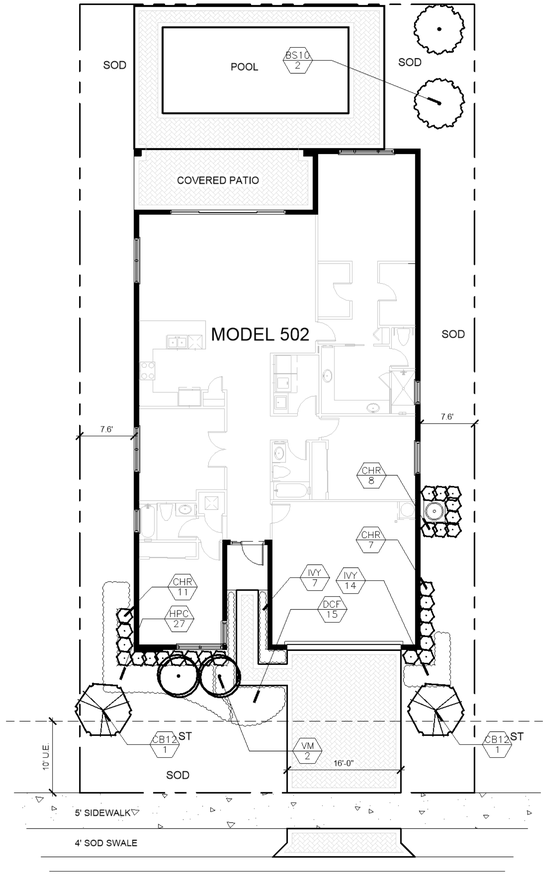
55.2' x 110.2' LOT



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

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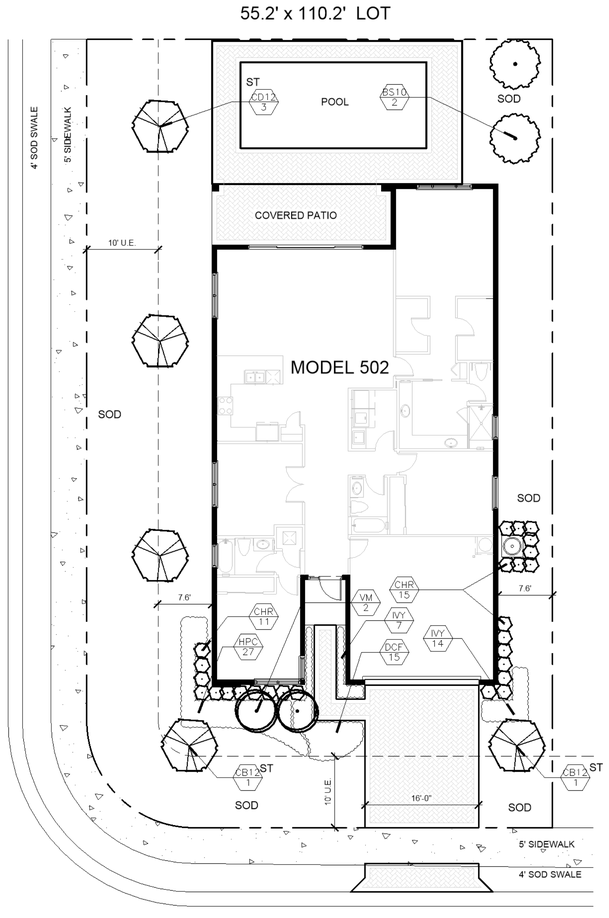

CORNER LOT LANDSCAPE PLAN
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6. SEE SHEET LT-17 FOR LANDSCAPE NOTES AND DETAILS
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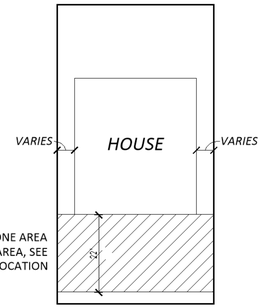

ENERGY CONSERVATION ZONE AREA
(TWO TREES MUST BE LOCATED IN THIS AREA, SEE TYP. UNIT PLANTING PLAN FOR LOCATION

TYPICAL ENERGY CONSERVATION ZONE DETAIL N.T.S.

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

INTERIOR LOT PLANT LIST

PLANT_SCHEDULE_502								
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	BS10	2	BURSERA SIMARUBA	GUMBO LIMBO	2"CAL	10' HT X 5' SPR	NATIVE	
	CB12	2	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	2"CAL	12' HT. X 5' SPR.		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	VM	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	–	16' OAH		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	CHR	26	CHRYSOBALANUS ICACO	COCO PLUM	7 GAL	18" HT X 15" SPR	NATIVE	31" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	DCF	15	DIANELLA CAERULEA	BLUE FLAX LILY	3 GAL	12" HT		24" o.c.
	HPC	27	HAMELIA PATENS 'COMPACTA'	DWARF SCARLET BUSH	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	IVY	21	ILEX VOMITORIA	YAUPON HOLLY	3 GAL	18" HT X 18" SPR	NATIVE	18" o.c.

CORNER LOT PLANT LIST

PLANT_SCHEDULE_502								
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	BS10	2	BURSERA SIMARUBA	GUMBO LIMBO	2"CAL	10' HT X 5' SPR	NATIVE	
	CB12	5	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	2"CAL	12' HT. X 5' SPR.		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	VM	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	–	16' OAH		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	CHR	26	CHRYSOBALANUS ICACO	COCO PLUM	7 GAL	18" HT X 15" SPR	NATIVE	31" o.c.
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	HPC	27	HAMELIA PATENS 'COMPACTA'	DWARF SCARLET BUSH	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
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KENDALL ASSOC. I LLLP
1600 SAWGRASS CORPORATE PKWY
SUITE 400
SUNRISE, FLORIDA 33323

Project:
Calusa
Miami-Dade County
Florida

Sheet title:
Typ. Unit
Landscape Plan
Plan 502, 55.2' Lot

Date:
02-14-21

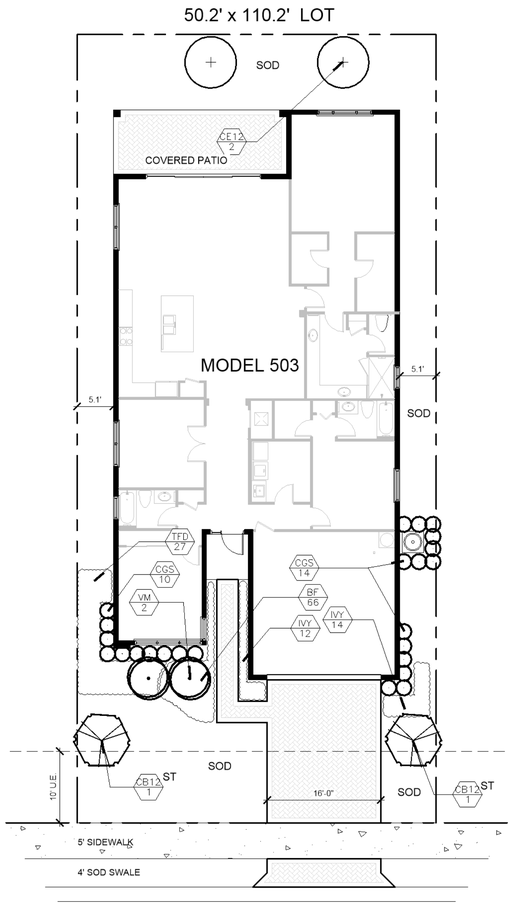
Scale:
As Noted

Revisions:
1.Street trees 09-16-21
2. S.T. at 11.5' 11-18-24

Sheet number:
LT-4

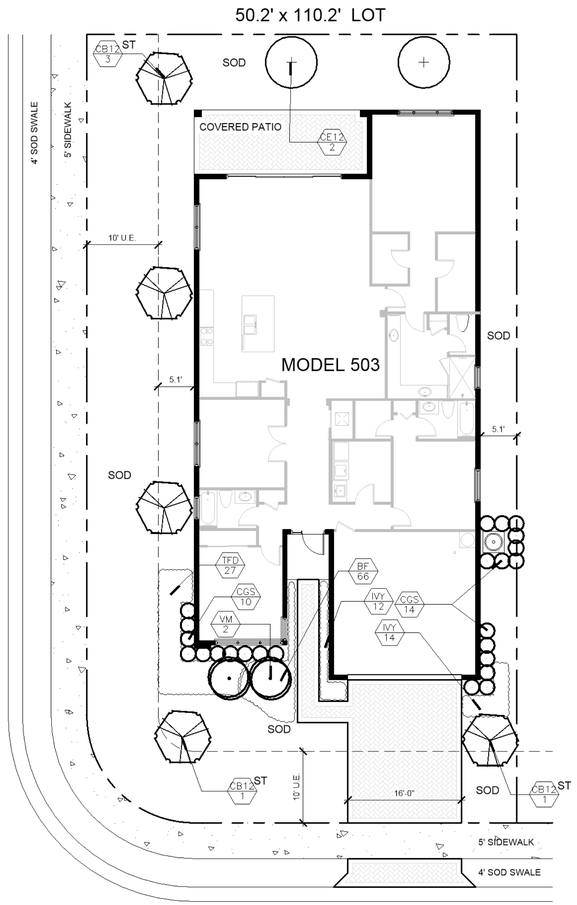
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694

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



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

PROVIDED PER LOT:
A. 2 TREES + 2 PALMS (= 1 TREE) = 3 TREES; AND,
B. 5 STREET TREES



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

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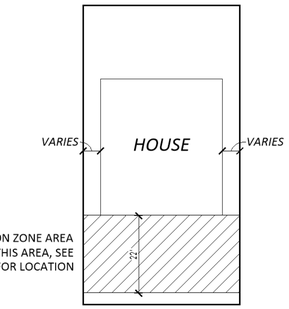

TYPICAL ENERGY CONSERVATION ZONE DETAIL N.T.S.

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INTERIOR LOT PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	CE12	2	CONOCARPUS ERECTUS	BUTTONWOOD	2"CAL	12' HT X 6' SPR	NATIVE	
	CB12	2	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	2"CAL	12' HT. X 5' SPR.		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	VM	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	–	16' OAH		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	CGS	24	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL	24" HT X 24" SPR	NATIVE	24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	BF	66	BULBINE FRUTESCENS	DESERT CANDLES	3 GAL	18" HT X 18" SPR		12" o.c.
	TFD	27	TRIPSACUM FLORIDANUM	DWARF FAKAHATCHEE GRASS	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	IVY	26	ILEX VOMITORIA	YAUPON HOLLY	3 GAL	18" HT X 18" SPR	NATIVE	18" o.c.

CORNER LOT PLANT LIST

PLANT_SCHEDULE_503								
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	CE12	2	CONOCARPUS ERECTUS	BUTTONWOOD	2"CAL	12' HT X 6' SPR	NATIVE	
	CB12	5	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	2"CAL	12' HT. X 5' SPR.		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	VM	2	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	–	16' OAH		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	CGS	24	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL	24" HT X 24" SPR	NATIVE	24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	BF	66	BULBINE FRUTESCENS	DESERT CANDLES	3 GAL	18" HT X 18" SPR		12" o.c.
	TFD	27	TRIPSACUM FLORIDANUM	DWARF FAKAHATCHEE GRASS	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
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KENDALL ASSOC. I LLLP
1600 SAWGRASS CORPORATE PKWY
SUITE 400
SUNRISE, FLORIDA 33323

Project:
Calusa
Miami-Dade County
Florida

Sheet title:
Typ. Unit
Landscape Plan
Plan 503, 50.2' Lot

Date:
02-14-21

Scale:
As Noted

Revisions:
1.Street trees 09-16-21
2. S.T. at 11.5' 11-18-24

Sheet number:
LT-5

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694

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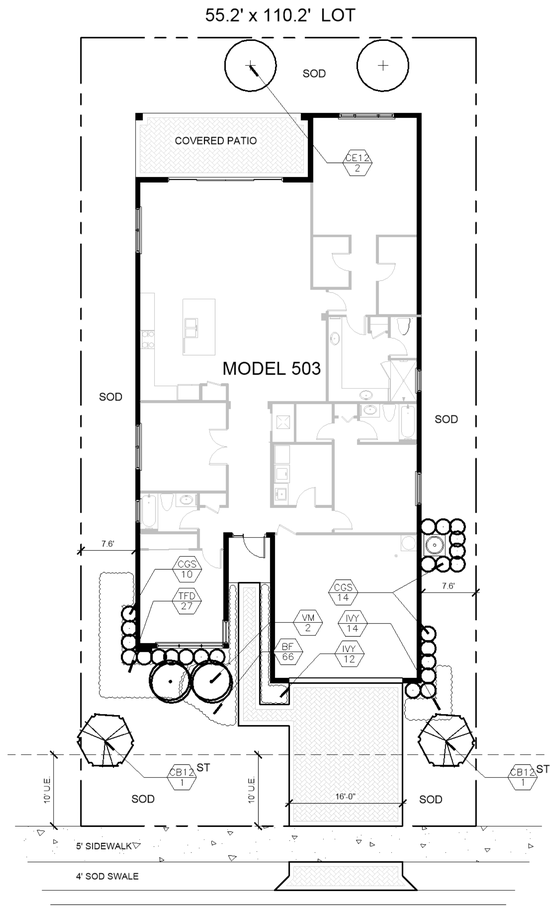

INTERIOR LOT LANDSCAPE PLAN
SCALE: 1"=10'-0"

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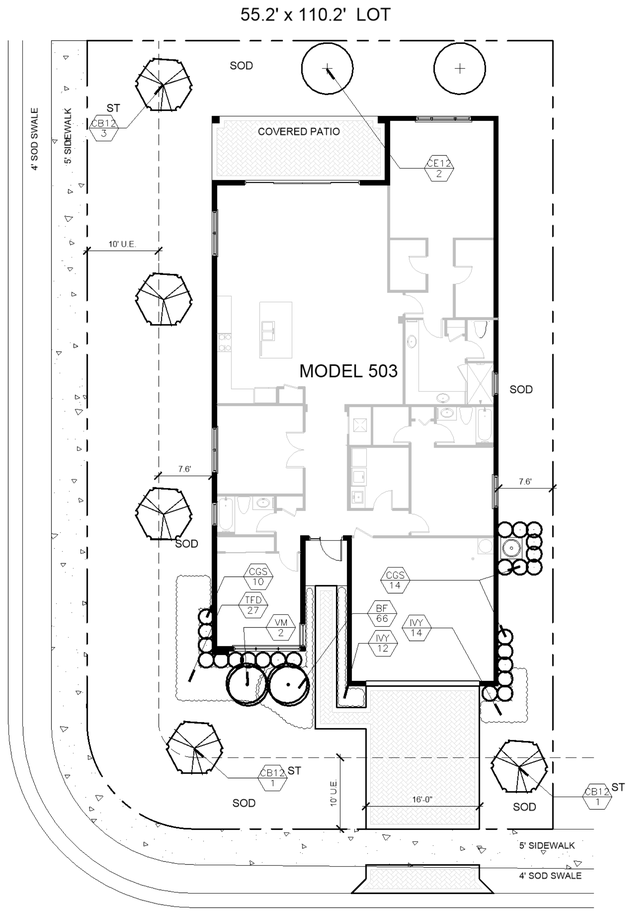

CORNER LOT LANDSCAPE PLAN
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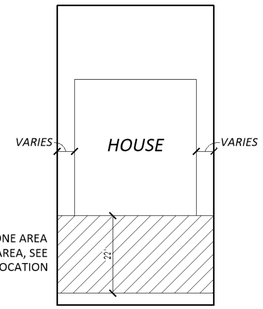

ENERGY CONSERVATION ZONE AREA
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	CGS	24	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL	24" HT X 24" SPR	NATIVE	24" o.c.
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KENDALL ASSOC. I LLLP
1600 SAWGRASS CORPORATE PKWY
SUITE 400
SUNRISE, FLORIDA 33323

Project:
Calusa
Miami-Dade County
Florida

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

Date:
02-14-21

Scale:
As Noted

Revisions:
1.Street trees 09-16-21
2. S.T. at 11.5' 11-18-24

Sheet number:
LT-6

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694

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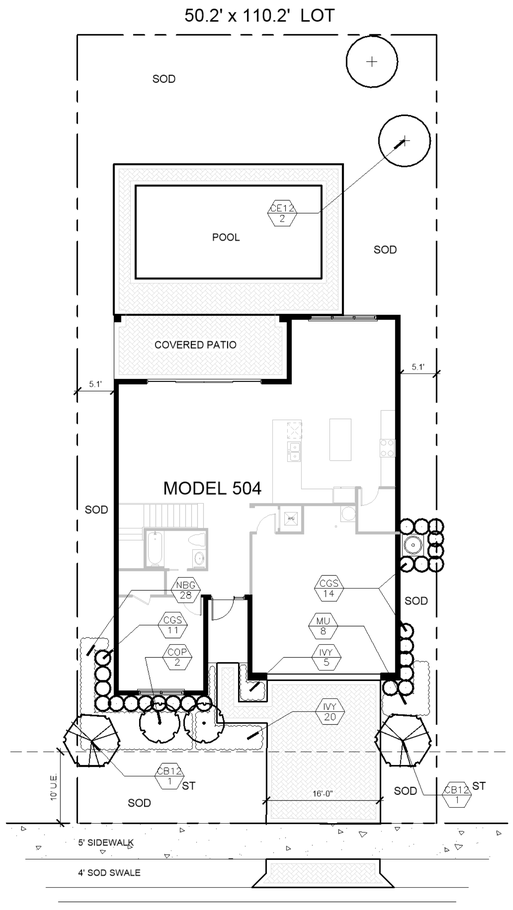

INTERIOR LOT LANDSCAPE PLAN
SCALE: 1"=10'-0"

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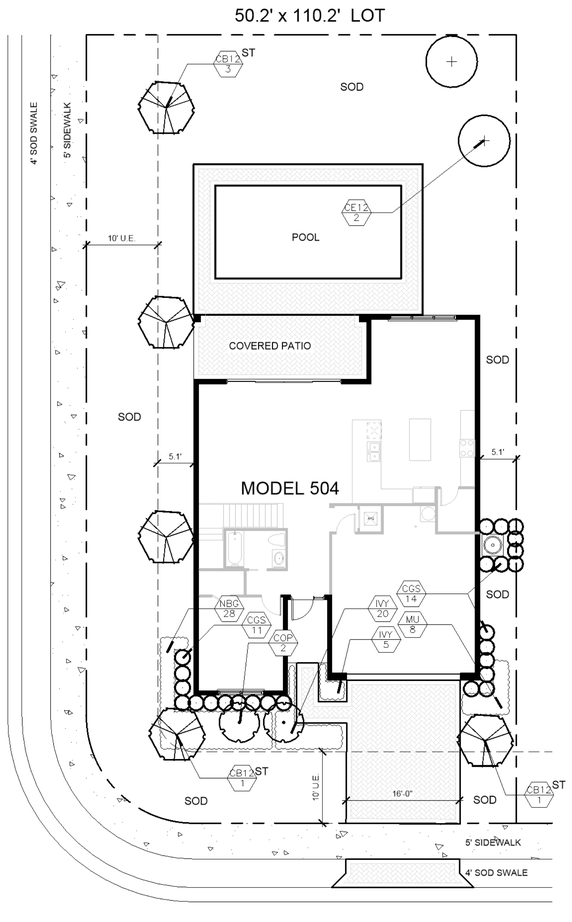

CORNER LOT LANDSCAPE PLAN
SCALE: 1"=10'-0"

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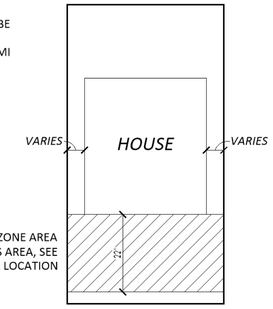

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	COP	2	COPERNICIA ALBA	CARANDAY PALM		12' CT		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
O	CGS	25	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL	24" HT X 24" SPR		24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	NBG	28	NEPHROLEPIS BISERRATA	GIANT SWORDFERN	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	MU	8	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	IVY	25	ILEX VOMITORIA	YAUPON HOLLY	3 GAL	18" HT X 18" SPR	NATIVE	18" o.c.

CORNER LOT PLANT LIST

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Sheet title:
Typ. Unit
Landscape Plan
Plan 504, 50.2' Lot

Date:
02-14-21

Scale:
As Noted

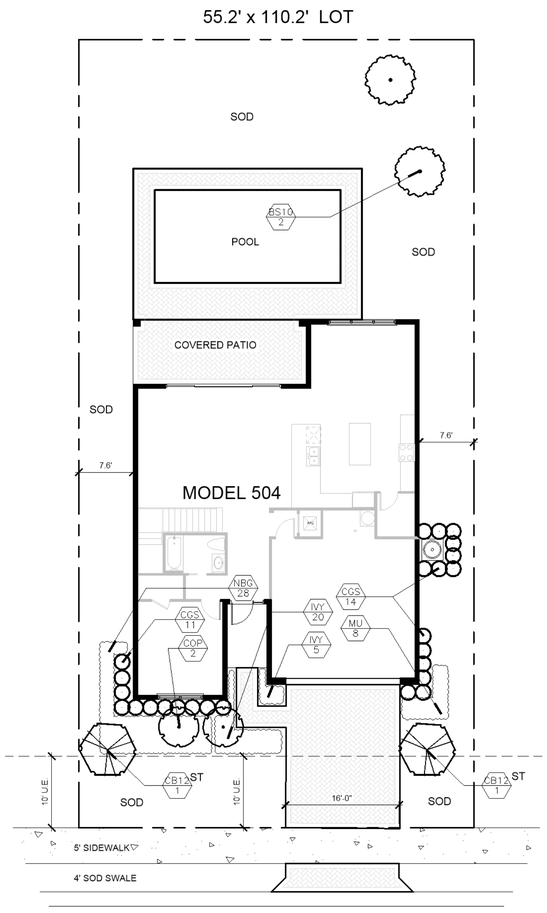
Revisions:
1.Street trees 09-16-21
2. S.T. at 11.5' 11-18-24

Sheet number:
LT-7

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694

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

55.2' x 110.2' LOT



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

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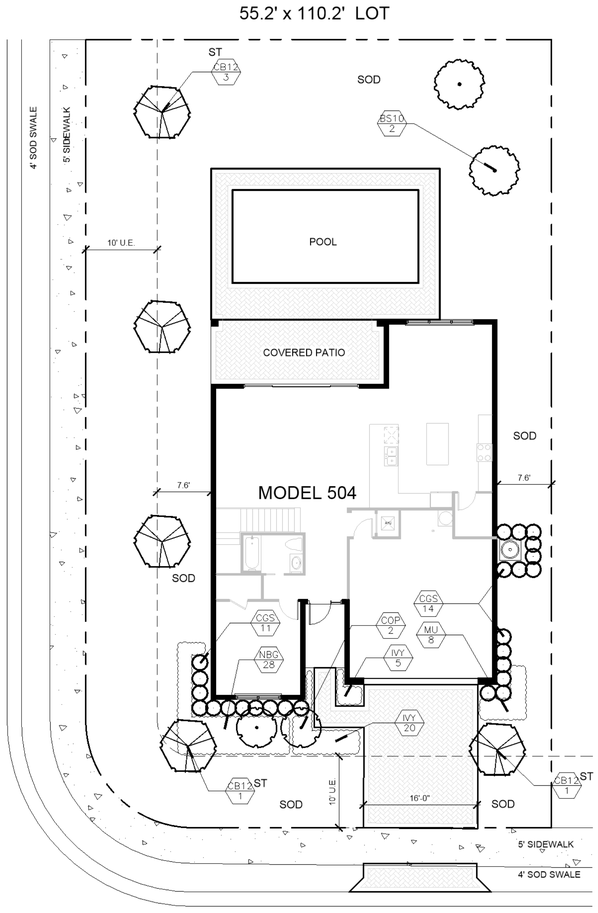
55.2' x 110.2' LOT



CORNER LOT LANDSCAPE PLAN
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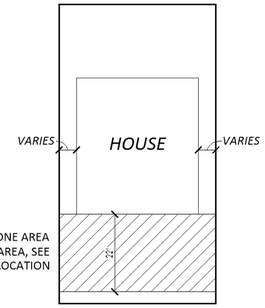


ENERGY CONSERVATION ZONE AREA
(TWO TREES MUST BE LOCATED IN THIS AREA, SEE TYP. UNIT PLANTING PLAN FOR LOCATION

TYPICAL ENERGY CONSERVATION ZONE DETAIL N.T.S.

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

INTERIOR LOT PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	BS10	2	BURSERA SIMARUBA	GUMBO LIMBO	2"CAL	10' HT X 5' SPR	NATIVE	
	CB12	2	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	2"CAL	12' HT. X 5' SPR.		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	COP	2	COPERNICIA ALBA	CARANDAY PALM		12' CT		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	CGS	25	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL	24" HT X 24" SPR		24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	NBG	28	NEPHROLEPIS BISERRATA	GIANT SWORDFERN	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	MU	8	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	IVY	25	ILEX VOMITORIA	YAUPON HOLLY	3 GAL	18" HT X 18" SPR	NATIVE	18" o.c.

CORNER LOT PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	BS10	2	BURSERA SIMARUBA	GUMBO LIMBO	2"CAL	10' HT X 5' SPR	NATIVE	
	CB12	5	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	2"CAL	12' HT. X 5' SPR.		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	COP	2	COPERNICIA ALBA	CARANDAY PALM		12' CT		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	CGS	25	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL	24" HT X 24" SPR		24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	NBG	28	NEPHROLEPIS BISERRATA	GIANT SWORDFERN	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	MU	8	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	IVY	25	ILEX VOMITORIA	YAUPON HOLLY	3 GAL	18" HT X 18" SPR	NATIVE	18" o.c.

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

Project:
Calusa
Miami-Dade County
Florida

Sheet title:
Typ. Unit
Landscape Plan
Plan 504, 55.2' Lot

Date:
02-14-21

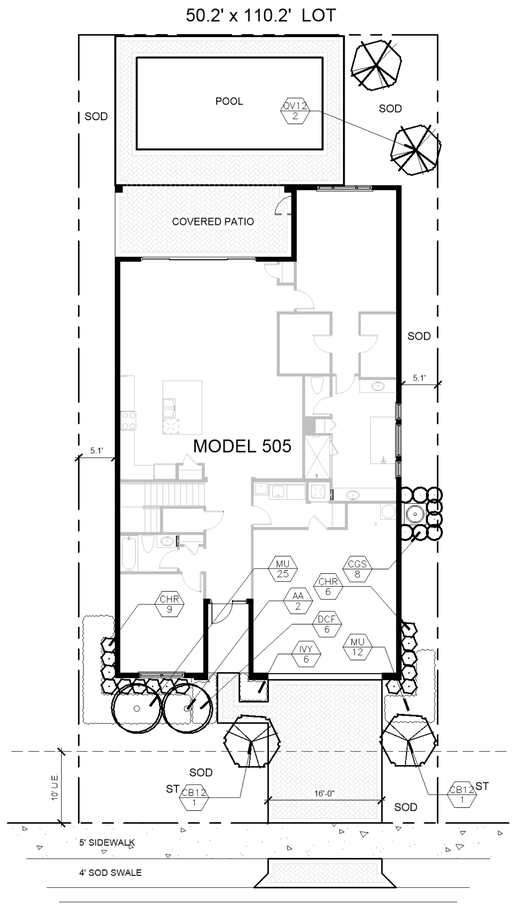
Scale:
As Noted

Revisions:
1.Street trees 09-16-21
2. S.T. at 11.5' 11-18-24

Sheet number:
LT-8

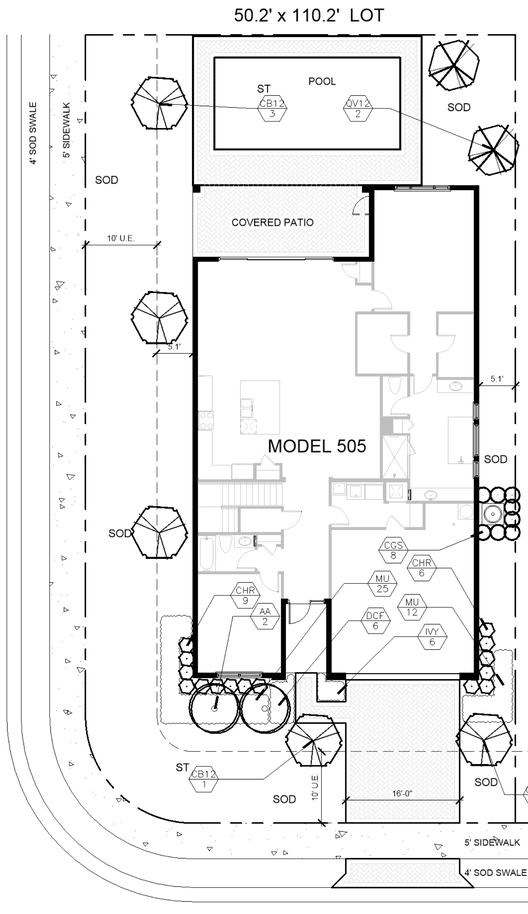
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E337694

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



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

PROVIDED PER LOT:
A. 2 TREES + 2 PALMS (= 1 TREE) = 3 TREES; AND,
B. 5 STREET TREES



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

LANDSCAPE NOTES:
1. NO TREES SHALL BE PLANTED ON TOP OF, OR ADJACENT TO AND DRAINS OR INLETS.
2. ALL LANDSCAPE INSIDE THE LOT PROPERTY, ADJACENT TO DRIVEWAYS SHALL COMPLY WITH THE 10'x10' SAFE SIGHT DIST. TRIANGLE PER SECTION 33-11 OF MIAMI DADE CODE.
3. LANDSCAPE FOR ALL CORNER LOTS SHALL COMPLY WITH PUBLIC WORKS DEPT. STANDARD G5.1
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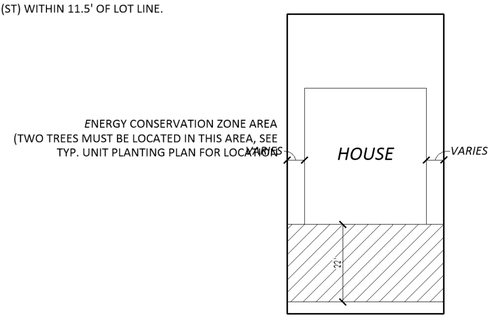

TYPICAL ENERGY CONSERVATION ZONE DETAIL N.T.S.

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INTERIOR LOT PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	QV12	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	–	12' HT X 6' SPR	NATIVE	
	CB12	2	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	2"CAL	12' HT. X 5' SPR.		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	AA	2	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	–	16' C.T.		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	CHR	15	CHRYSOBALANUS ICACO	COCO PLUM	7 GAL	24" HT X 24" SPR	NATIVE	24" o.c.
	CGS	8	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL	24" HT X 24" SPR	NATIVE	24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	DCF	6	DIANELLA CAERULEA	BLUE FLAX LILY	3 GAL	18" HT X 18" SPR		24" o.c.
	MU	37	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	IVY	6	ILEX VOMITORIA	YAUPON HOLLY	3 GAL	18" HT X 18" SPR	NATIVE	18" o.c.

CORNER LOT PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	QV12	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	–	12' HT X 6' SPR	NATIVE	
	CB12	5	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	2"CAL	12' HT. X 5' SPR.		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	AA	2	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	–	16' C.T.		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	CHR	15	CHRYSOBALANUS ICACO	COCO PLUM	7 GAL	24" HT X 24" SPR	NATIVE	24" o.c.
	CGS	8	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL	24" HT X 24" SPR	NATIVE	24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	DCF	6	DIANELLA CAERULEA	BLUE FLAX LILY	3 GAL	18" HT X 18" SPR		24" o.c.
	MU	37	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	IVY	6	ILEX VOMITORIA	YAUPON HOLLY	3 GAL	18" HT X 18" SPR	NATIVE	18" o.c.

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

Project:
Calusa
Miami-Dade County
Florida

Sheet title:
Typ. Unit
Landscape Plan
Plan 505, 50.2' Lot

Date:
02-14-21

Scale:
As Noted

Revisions:
1.Street trees 09-16-21
2. S.T. at 11.5' 11-18-24

Sheet number:
LT-9

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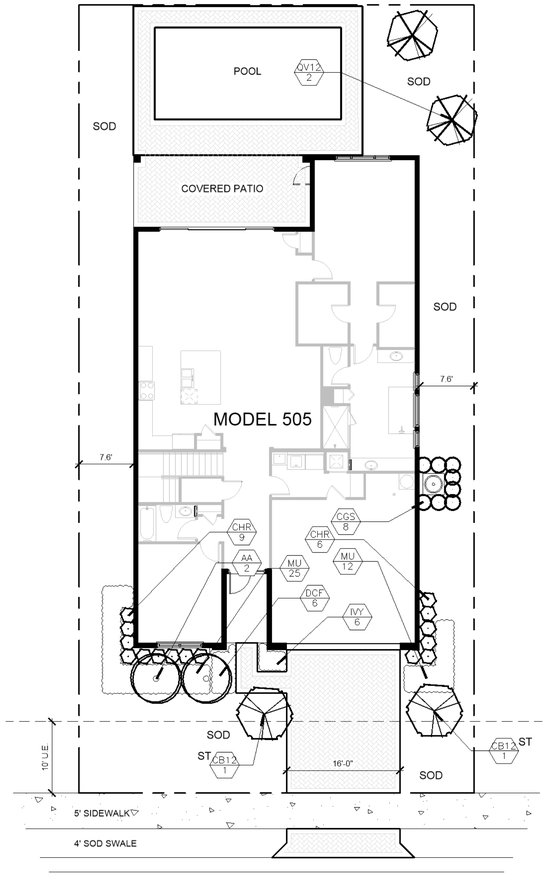
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694

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

55.2' x 110.2' LOT



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

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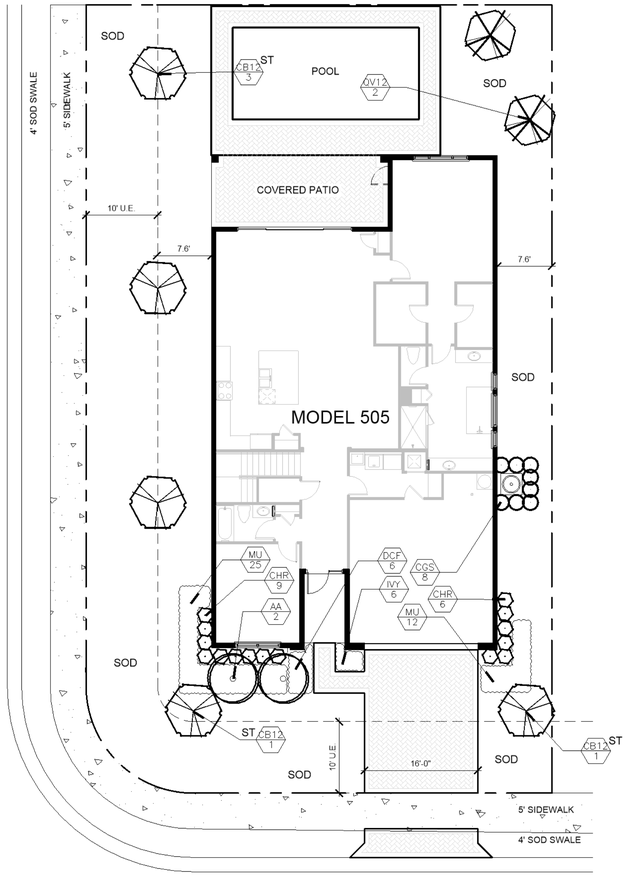

CORNER LOT LANDSCAPE PLAN
SCALE: 1"=10'-0"

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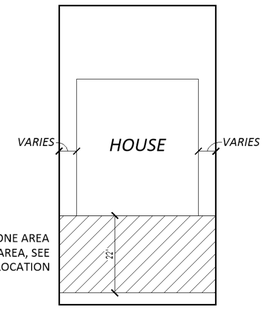

ENERGY CONSERVATION ZONE AREA
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INTERIOR LOT PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	QV12	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	–	12' HT X 6' SPR	NATIVE	
	CB12	2	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	2"CAL	12' HT. X 5' SPR.		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	AA	2	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	–	16' C.T.		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	CHR	15	CHRYSOBALANUS ICACO	COCO PLUM	7 GAL	24" HT X 24" SPR	NATIVE	24" o.c.
	CGS	8	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL	24" HT X 24" SPR	NATIVE	24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	DCF	6	DIANELLA CAERULEA	BLUE FLAX LILY	3 GAL	18" HT X 18" SPR		24" o.c.
	MU	37	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	IVY	6	ILEX VOMITORIA	YAUPON HOLLY	3 GAL	18" HT X 18" SPR	NATIVE	18" o.c.

CORNER LOT PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	QV12	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	–	12' HT X 6' SPR	NATIVE	
	CB12	5	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	2"CAL	12' HT. X 5' SPR.		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	AA	2	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	–	16' C.T.		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
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	CGS	8	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL	24" HT X 24" SPR	NATIVE	24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	DCF	6	DIANELLA CAERULEA	BLUE FLAX LILY	3 GAL	18" HT X 18" SPR		24" o.c.
	MU	37	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
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KENDALL ASSOC. I LLLP
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SUITE 400
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Project:
Calusa
Miami-Dade County
Florida

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

Date:
02-14-21

Scale:
As Noted

Revisions:
1.Street trees 09-16-21
2. S.T. at 11.5' 11-18-24

Sheet number:
LT-10

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MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
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BY: E137694

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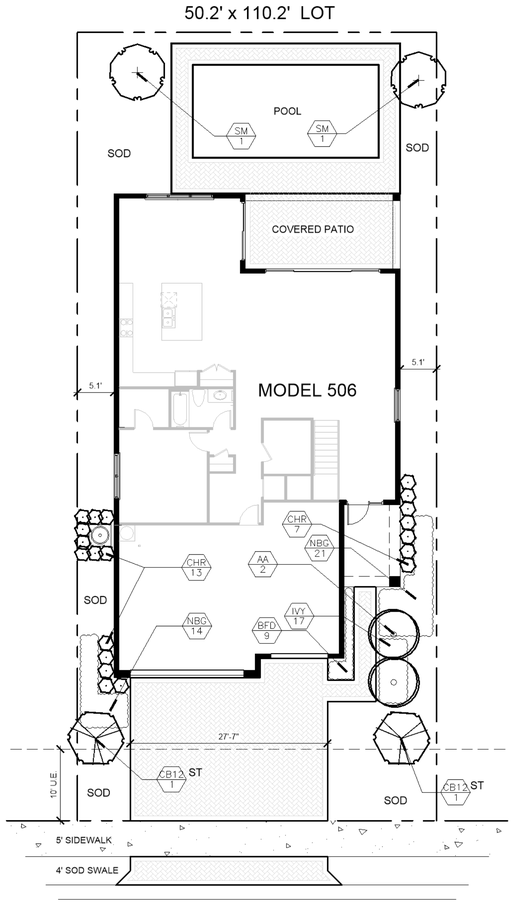

INTERIOR LOT LANDSCAPE PLAN
SCALE: 1"=10'-0"

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A. 2 TREES + 2 PALMS (= 1 TREE) = 3 TREES; AND,
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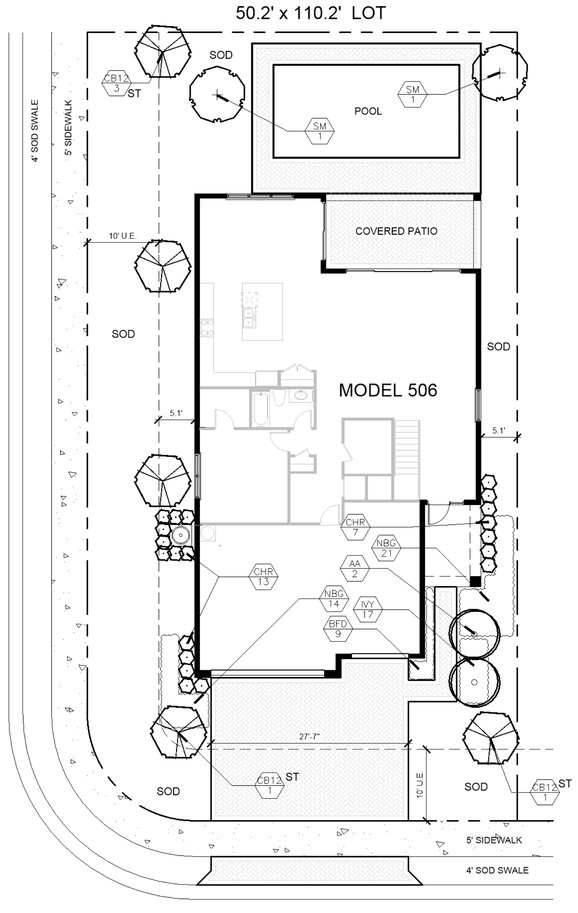

CORNER LOT LANDSCAPE PLAN
SCALE: 1"=10'-0"

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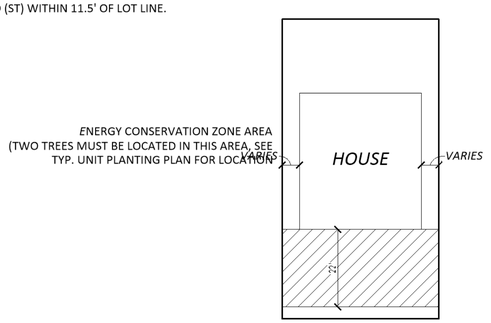

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INTERIOR LOT PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
+	SM	2	SWIETENIA MAHAGONI	MAHOGANY	4"CAL	12' HT X 6' SPR	NATIVE	
	CB12	2	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	2"CAL	12' HT. X 5' SPR.		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	AA	2	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM		16' C.T.		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	CHR	20	CHRYSOBALANUS ICACO	COCO PLUM	7 GAL	24" HT X 24" SPR	NATIVE	24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	NBG	35	NEPHROLEPIS BISERRATA	GIANT SWORDFERN	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	IVY	17	ILEX VOMITORIA	YAUPON HOLLY	3 GAL	18" HT X 18" SPR	NATIVE	18" o.c.
	BFD	9	BULBINE FRUTESCENS	'DESERT CANDLES'	3 GAL	15" HT X 15" SPR		18" o.c.

CORNER LOT PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
+	SM	2	SWIETENIA MAHAGONI	MAHOGANY	4"CAL	12' HT X 6' SPR	NATIVE	
	CB12	5	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	2"CAL	12' HT. X 5' SPR.		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	AA	2	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM		16' C.T.		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	CHR	20	CHRYSOBALANUS ICACO	COCO PLUM	7 GAL	24" HT X 24" SPR	NATIVE	24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	NBG	35	NEPHROLEPIS BISERRATA	GIANT SWORDFERN	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	IVY	17	ILEX VOMITORIA	YAUPON HOLLY	3 GAL	18" HT X 18" SPR	NATIVE	18" o.c.
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Sheet title:
Typ. Unit
Landscape Plan
Plan 506, 50.2' Lot

Date:
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Scale:
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Revisions:
1.Street trees 09-16-21
2. S.T. at 11.5' 11-18-24

Sheet number:
LT-11

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694

PROVIDED PER LOT:
A. 2 TREES + 2 PALMS (= 1 TREE) = 3 TREES; AND,
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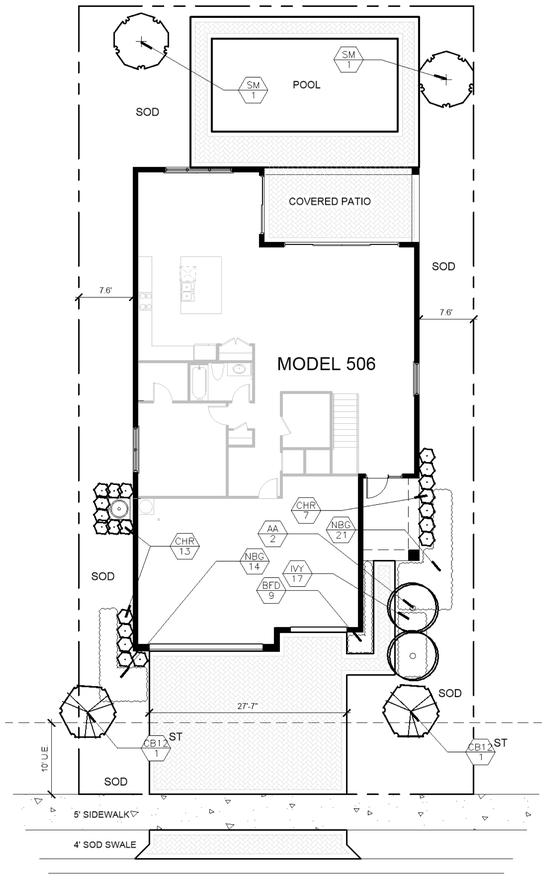
55.2' x 110.2' LOT



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

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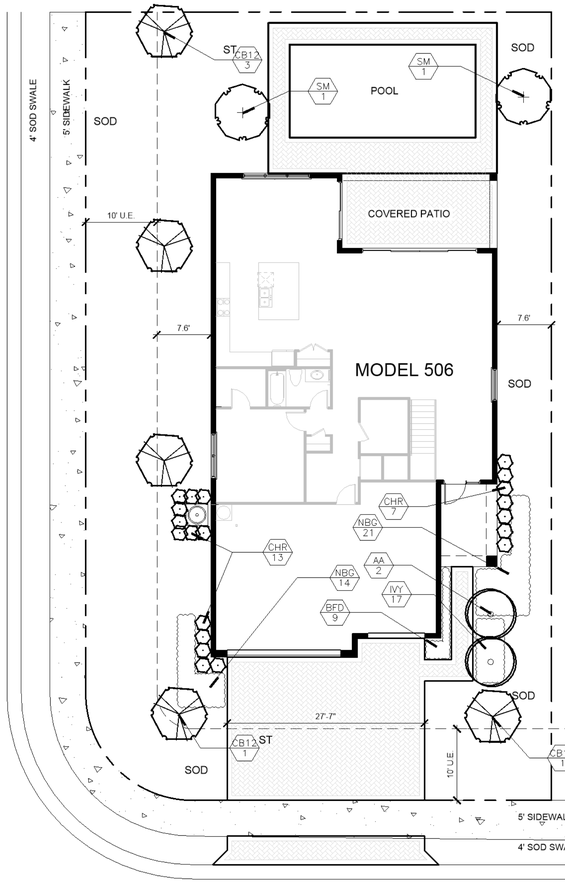
55.2' x 110.2' LOT



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

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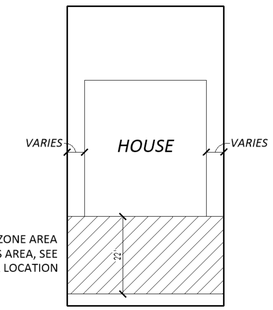

ENERGY CONSERVATION ZONE AREA
(TWO TREES MUST BE LOCATED IN THIS AREA, SEE TYP. UNIT PLANTING PLAN FOR LOCATION

TYPICAL ENERGY CONSERVATION ZONE DETAIL N.T.S.

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

INTERIOR LOT PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	SM	2	SWIETENIA MAHAGONI	MAHOGANY	4"CAL	12' HT X 6' SPR	NATIVE	
	CB12	2	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	2"CAL	12' HT. X 5' SPR.		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	AA	2	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM		16' C.T.		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	CHR	20	CHRYSOBALANUS ICACO	COCO PLUM	7 GAL	24" HT X 24" SPR	NATIVE	24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	NBG	35	NEPHROLEPIS BISERRATA	GIANT SWORDFERN	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	IVY	17	ILEX VOMITORIA	YAUPON HOLLY	3 GAL	18" HT X 18" SPR	NATIVE	18" o.c.
	BFD	9	BULBINE FRUTESCENS	'DESERT CANDLES'	3 GAL	15" HT X 15" SPR		18" o.c.

CORNER LOT PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	SM	2	SWIETENIA MAHAGONI	MAHOGANY	4"CAL	12' HT X 6' SPR	NATIVE	
	CB12	5	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	2"CAL	12' HT. X 5' SPR.		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	AA	2	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM		16' C.T.		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	CHR	20	CHRYSOBALANUS ICACO	COCO PLUM	7 GAL	24" HT X 24" SPR	NATIVE	24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	NBG	35	NEPHROLEPIS BISERRATA	GIANT SWORDFERN	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	IVY	17	ILEX VOMITORIA	YAUPON HOLLY	3 GAL	18" HT X 18" SPR	NATIVE	18" o.c.
	BFD	9	BULBINE FRUTESCENS	'DESERT CANDLES'	3 GAL	15" HT X 15" SPR		18" o.c.

KENDALL ASSOC. I LLLP
1600 SAWGRASS CORPORATE PKWY
SUITE 400
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Project:
Calusa
Miami-Dade County
Florida

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

Date:
02-14-21

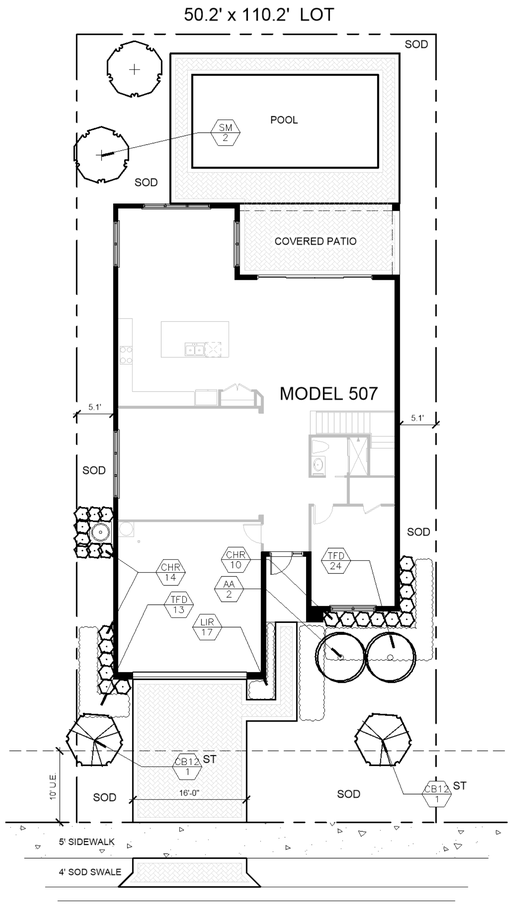
Scale:
As Noted

Revisions:
1.Street trees 09-16-21
2. S.T. at 11.5' 11-18-24

Sheet number:
LT-12

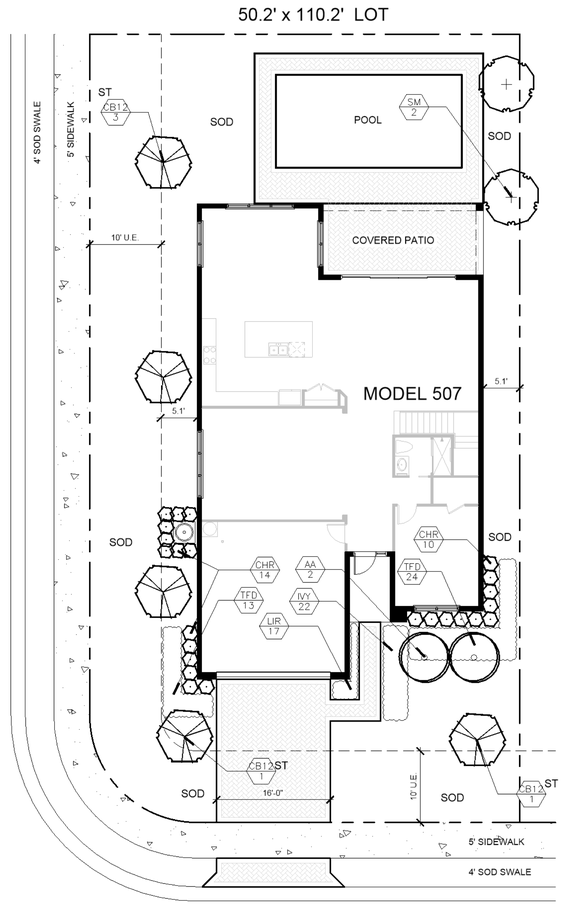
RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694

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



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

PROVIDED PER LOT:
A. 2 TREES + 2 PALMS (= 1 TREE) = 3 TREES; AND,
B. 5 STREET TREES



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

LANDSCAPE NOTES:
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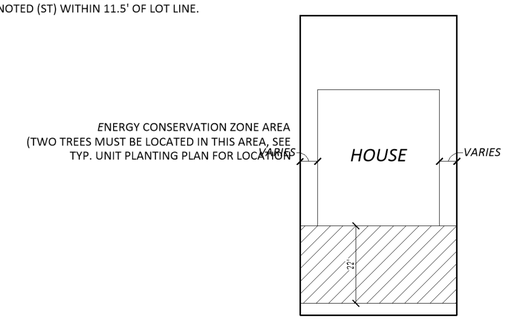

TYPICAL ENERGY CONSERVATION ZONE DETAIL N.T.S.

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	CB12	2	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	2"CAL	12' HT. X 5' SPR.		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	AA	2	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM		16' C.T.		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	CHR	24	CHRYSOBALANUS ICACO	COCO PLUM	7 GAL	24" HT X 24" SPR	NATIVE	24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	TFD	37	TRIPSACUM FLORIDANUM	DWF FAKAHATCHEE GRASS	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	LIR	17	LIRIOPE MUSCARI EVERGREEN GIANT	EVERGREEN GIANT LIRIOPE	1 GAL	12" HT		12" o.c.
	IVY	22	ILEX VOMITORIA	YAUPON HOLLY	3 GAL	18" HT X 18" SPR	NATIVE	18" o.c.

CORNER LOT PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	SM	2	SWIETENIA MAHAGONI	MAHOGANY	4"CAL	12' HT X 6' SPR	NATIVE	
	CB12	5	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	2"CAL	12' HT. X 5' SPR.		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
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KENDALL ASSOC. I LLLP
1600 SAWGRASS CORPORATE PKWY
SUITE 400
SUNRISE, FLORIDA 33323

Project:
Calusa
Miami-Dade County
Florida

Sheet title:
Typ. Unit
Landscape Plan
Plan 507, 50.2' Lot

Date:
02-14-21

Scale:
As Noted

Revisions:
1.Street trees 09-16-21
2. S.T. at 11.5' 11-18-24

Sheet number:
LT-13

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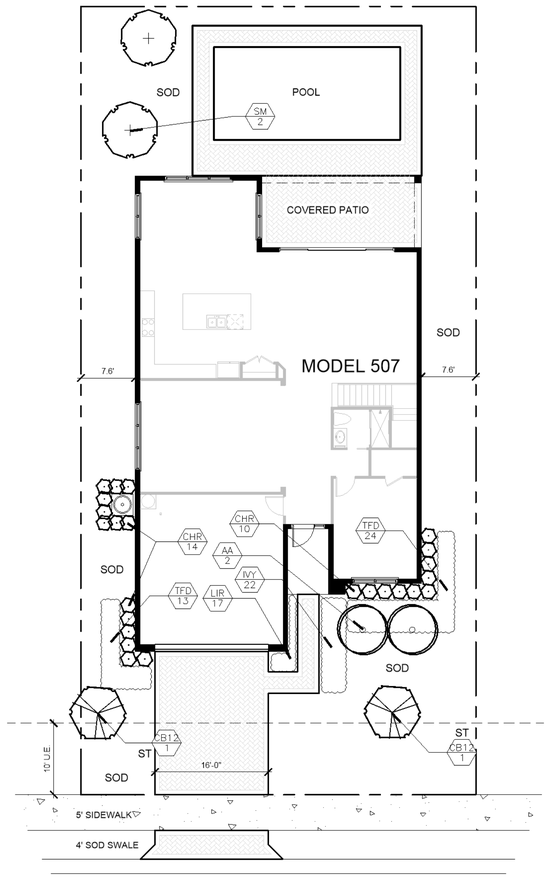
PROVIDED PER LOT:
A. 2 TREES + 2 PALMS (= 1 TREE) = 3 TREES; AND,
B. 2 STREET TREES

55.2' x 110.2' LOT



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

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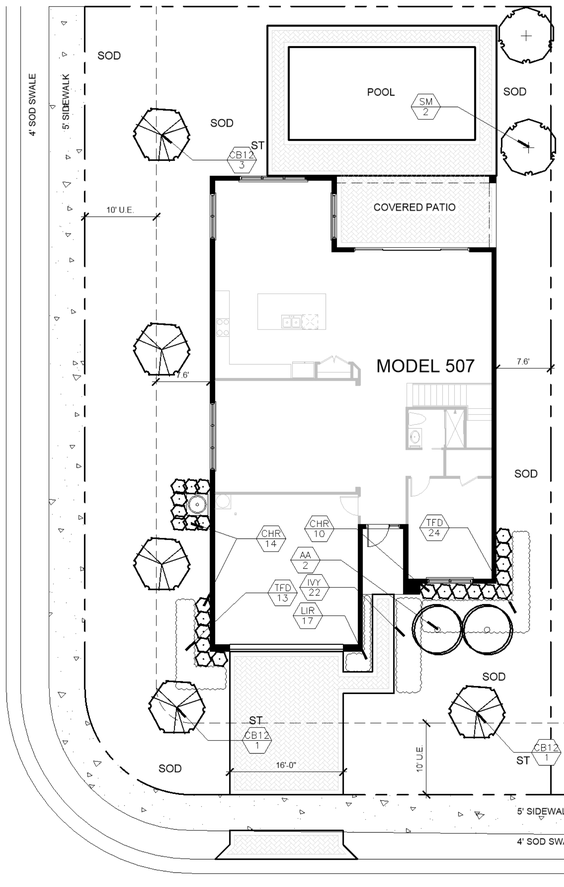
55.2' x 110.2' LOT



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

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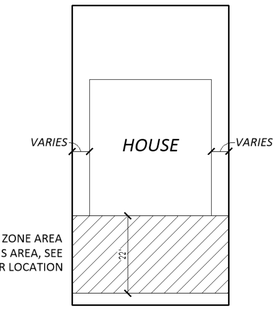

ENERGY CONSERVATION ZONE AREA
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	CHR	24	CHRYSOBALANUS ICACO	COCO PLUM	7 GAL	24" HT X 24" SPR	NATIVE	24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	TFD	37	TRIPSACUM FLORIDANUM	DWF FAKAHATCHEE GRASS	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	LIR	17	LIRIOPE MUSCARI EVERGREEN GIANT	EVERGREEN GIANT LIRIOPE	1 GAL	12" HT		12" o.c.
	IVY	22	ILEX VOMITORIA	YAUPON HOLLY	3 GAL	18" HT X 18" SPR	NATIVE	18" o.c.

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1600 SAWGRASS CORPORATE PKWY
SUITE 400
SUNRISE, FLORIDA 33323

Project:
Calusa
Miami-Dade County
Florida

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Typ. Unit Landscape Plan
Plan 507, 55.2' Lot

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1.Street trees 09-16-21
2. S.T. at 11.5' 11-18-24

Sheet number:
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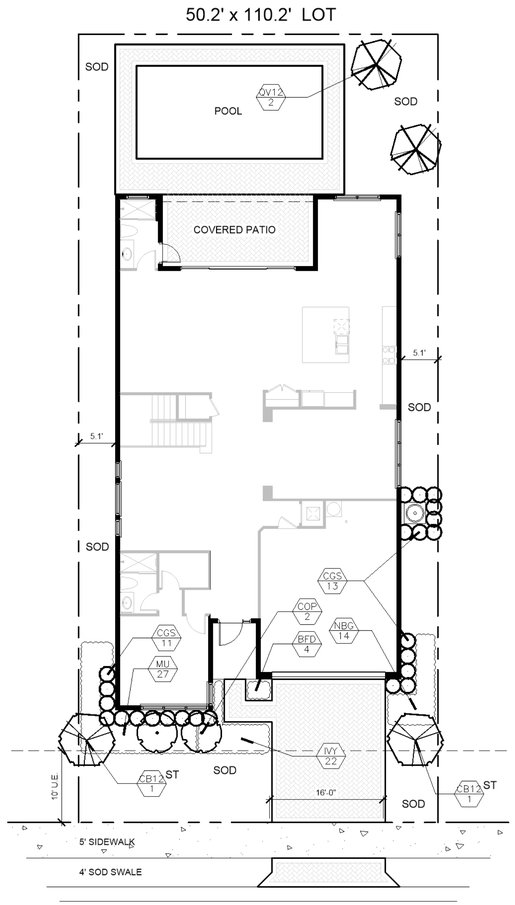

INTERIOR LOT LANDSCAPE PLAN
SCALE: 1"=10'-0"

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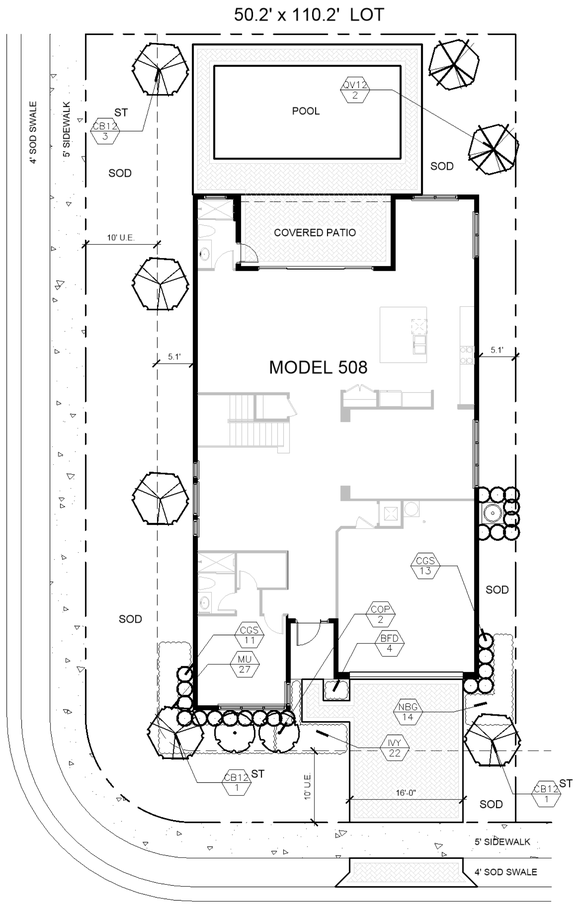

CORNER LOT LANDSCAPE PLAN
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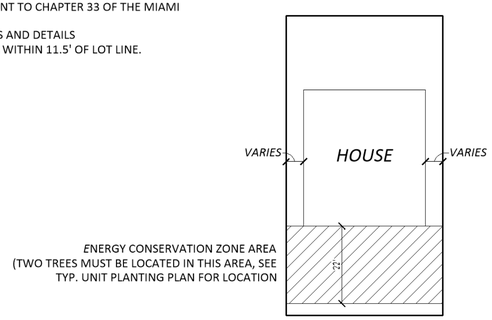

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INTERIOR LOT PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	QV12	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	–	12' HT X 6' SPR	NATIVE	
	CB12	2	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	2"CAL	12' HT. X 5' SPR.		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	COP	2	COPERNICIA ALBA	CARANDAY PALM	–	10' CT		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	CGS	24	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL	24" HT X 24" SPR	NATIVE	24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	NBG	14	NEPHROLEPIS BISERRATA	GIANT SWORDFERN	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	MU	27	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL	16"-18" HT	NATIVE	24" o.c.
	IVY	22	ILEX VOMITORIA	YAUPON HOLLY	3 GAL	18" HT X 18" SPR	NATIVE	18" o.c.
	BFD	4	BULBINE FRUTESCENS	'DESERT CANDLES'	3 GAL	15" HT X 15" SPR		18" o.c.

CORNER LOT PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
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	NBG	14	NEPHROLEPIS BISERRATA	GIANT SWORDFERN	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	MU	27	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL	16"-18" HT	NATIVE	24" o.c.
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2. S.T. at 11.5' 11-18-24

Sheet number:
LT-15

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694

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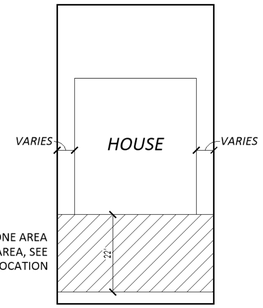

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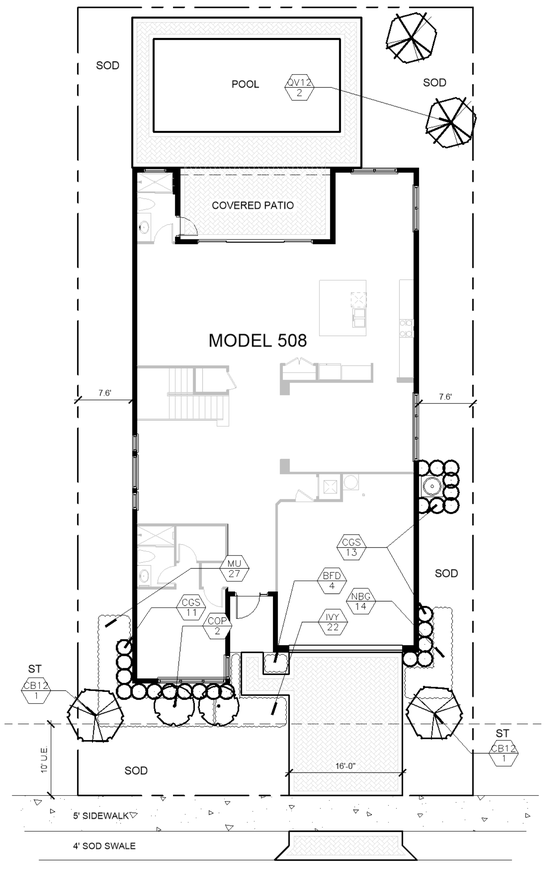
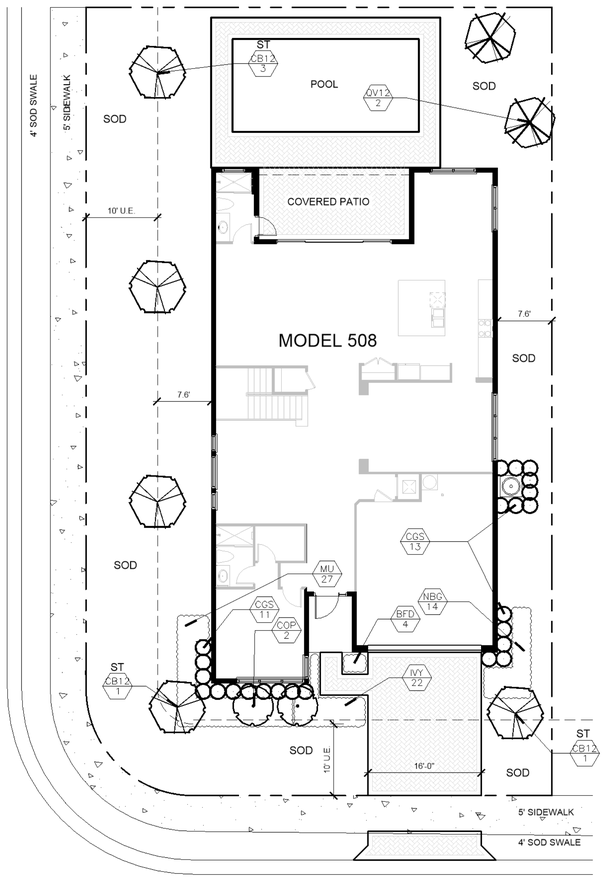


INTERIOR LOT LANDSCAPE PLAN
SCALE: 1"=10'-0"

55.2' x 110.2' LOT



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

INTERIOR LOT PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	QV12	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	–	12' HT X 6' SPR	NATIVE	
	CB12	2	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	2"CAL	12' HT. X 5' SPR.		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	COP	2	COPERNICIA ALBA	CARANDAY PALM	–	10' CT		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	CGS	24	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL	24" HT X 24" SPR	NATIVE	24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	NBG	14	NEPHROLEPIS BISERRATA	GIANT SWORDFERN	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	MU	27	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL	16"-18" HT	NATIVE	24" o.c.
	IVY	22	ILEX VOMITORIA	YAUPON HOLLY	3 GAL	18" HT X 18" SPR	NATIVE	18" o.c.
	BFD	4	BULBINE FRUTESCENS	'DESERT CANDLES'	3 GAL	15" HT X 15" SPR		18" o.c.

CORNER LOT PLANT LIST

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	QV12	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	–	12' HT X 6' SPR	NATIVE	
	CB12	5	CALOPHYLLUM BRASILIENSE	BRAZILIAN BEAUTYLEAF	2"CAL	12' HT. X 5' SPR.		
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT/CAL	SIZE	NATIVE	
	COP	2	COPERNICIA ALBA	CARANDAY PALM	–	10' CT		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	CGS	24	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL	24" HT X 24" SPR	NATIVE	24" o.c.
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	NATIVE	SPACING
	NBG	14	NEPHROLEPIS BISERRATA	GIANT SWORDFERN	3 GAL	18" HT X 18" SPR	NATIVE	24" o.c.
	MU	27	MUHLENBERGIA CAPILLARIS	PINK MUHLY	3 GAL	16"-18" HT	NATIVE	24" o.c.
	IVY	22	ILEX VOMITORIA	YAUPON HOLLY	3 GAL	18" HT X 18" SPR	NATIVE	18" o.c.
	BFD	4	BULBINE FRUTESCENS	'DESERT CANDLES'	3 GAL	15" HT X 15" SPR		18" o.c.

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

Project:
Calusa
Miami-Dade County
Florida

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

Date:
02-14-21

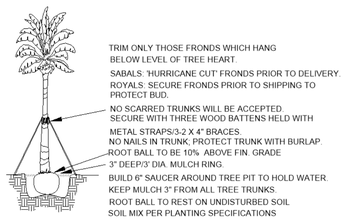
Scale:
As Noted

Revisions:
1.Street trees 09-16-21
2. S.T. at 11.5' 11-18-24

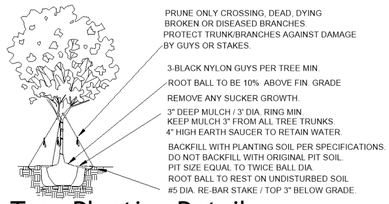
Sheet number:
LT-16

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E337694

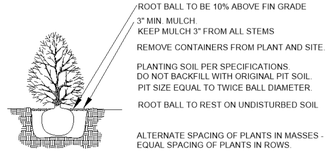
Planting Details



Palm Tree Planting Detail N.T.S.



Tree Planting Detail N.T.S.



Shrub / Groundcover Planting Detail N.T.S.

Plant Specifications

1. All the plant material shall be Florida #1 or better, as set forth by the current edition of the Florida Department of Agriculture grades and standards for nursery plants.

2. All plantings shall be done in accordance with municipal codes and use sound horticultural practices, as provided by the International Society of Arboriculture (ISA). All plants shall be installed so that the top of the root ball remains even with the soil grade. All trees and palms are to be hosed in with water at the time of installation to eliminate any air pockets. Trees and palms shall be properly braced and /or staked at the time of planting as per detail. Stakes and braces are to remain for a minimum of 12 months. The Contractor is responsible for the maintenance and removal of stakes and braces after a 12-month period. When applicable, existing trees to be saved should be barricaded prior to the construction as per detail. Protected areas shall remain clear of construction debris, vehicles, storage of materials and chemicals, etc., and barricades are to remain until final job acceptance. The Contractor is responsible for the maintenance and removal of the barricades.

3. The project's Landscape Contractor shall contact the Dade County Landscape Inspector to schedule a Pre-Construction Meeting prior to the landscape installation. Landscape and Irrigation permits are required prior to the issuance of any commercial (i.e., non-residential) building permits. For residential projects, landscape and irrigation permits must be issued prior to the commencement of any landscaping installation and the work must be approved through a Final Landscape Field Inspection, prior to the issuance of a Final Certificate of Occupancy (CO) for the entire project. Tree Relocation/Removal permits, if necessary, are required prior to the issuance of any building permits.

4. Planting soil shall be clean and free of construction debris, weeds rocks and noxious pets and diseases and exhibit a pH of 6.5 to 7.0. Topsoil for planting areas shall be amended with horticulturally acceptable organic material and suitable for the intended plant material. Source of planting soil shall be known to the applicant and acceptable to city.
- Shrubs shall receive 6" of planting soil around the root ball.
- Trees shall receive 12" of planting soil around the root ball.
- Sodded areas shall receive 2" of planting soil beneath the sod.
- All arid palms are to be backfilled with sand.

5. All landscape islands in parking lots and around buildings shall be excavated to a depth of 3' and backfilled with weed- and debris-free 60/40 planting soil, to the top of the curb.

6. All trees and palms in sodded areas shall have a minimum of 36" in diameter ring, covered with a 3" layer of mulch over the surface of the root ball and pulled back as to avoid touching the crown of the trunk. Cover the entire hedge and shrub beds with a 3" layer of mulch. Avoid piling around the trunk areas. Pine trees shall have pine needle mulch covering all trees in groupings. Where planting areas include a catch basin, install erosion control matting (*as per manufacturer specs*) 25' from the inlet slit fabric to install shrubs and apply 3" layer of mulch. Mulch shall be Grade A, weed-free, *Eucalyptus* or *Melaleuca*. All trees shall have a ring of mulch at the perimeter of root ball.

7. All landscape material shall maintain clearance around all fire hydrants, check valves, backflow preventors, Fire Department Equipment, etc., of at least 7' in the front and on the sides and 4' in the rear.

8. All shade trees shall be planted a minimum of 15' clearance from light poles; and may be 7.5' away for small trees and palms only.

9. Site preparation shall include the eradication and removal of any exotic nuisance vegetation, weeds, grass; and the clean-up of any dead material, debris and rubbish.

10. All synthetic burlap, synthetic string /cords or wire baskets shall be removed before any trees are planted. All synthetic tape (*i.e. tagging tape, nursery tape*) shall be removed from the trunks, branches, etc. before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole, before the trees are backfilled.

11. All ground cover requires 75% coverage at the time of planting and 100% within 3 months of installation.

12. All trees installed consistent with root barrier details shown herein.

13. Substitutions of plant material shall be permitted only after written approval of the Landscape Architect and the Dade County Landscape Inspector.

14. All owners of the land or their agents shall be responsible for the maintenance of all landscaping pursuant to LDC Sections 901.14-901.15.

15. All plant material shall be guaranteed for a period of 12 months after final inspection by the Dade County Landscape Inspector and the owner's acceptance.

16. All landscaped areas will be provided with a 100% irrigation coverage, 50% overlap, from a fully automatic irrigation system with a rain sensor shut-off, and pump and rust control and rust inhibitor devices. Adjust the system to avoid overspray onto structures or paving. Preserved ecological communities shall not be irrigated. All watering procedures shall conform to restrictions and regulations of the South Florida Water Management District and local watering restrictions. Xeriscape Landscape principles shall be applied to all sites as specified in the South Florida Water Management District's *Xeriscape Plant Guide II*, updated as required. All PVC irrigation risers shall be painted flat black. Provision shall be made for future connection to a reuse water (purple pipe).

17. The Contractor is required to submit certified as-builts of the landscape berm to the Engineering Services Department for review and approval. Prior to placing the sod and installing the trees, the as-builts must include the design elevations and as-built elevations, taken at least every 50' of the berm. The right-of-way lines, property lines and landscape buffer, etc., must be labeled on the as-built plan. Cross-sections must be provided at least every 50' of the berm and must indicate the scope, width and height of the berm and also label the right-of-way line, buffer width and property lines. No sod or trees/palms shall be placed on the berm until the Engineering Services Department approves the as-built. Primary irrigation water source shall be via a cistern based rain water collection system specified by the architect and indicated on the irrigation plan submitted for building permit. Said system shall use an approved irrigation well as a supplemental water source

18. The Landscape Contractor shall be aware of the location of all easements and utilities above and below the ground and shall call for Utility Statement forty-eight (48) hours before any digging operations begin. All plant pits located in the easements shall be hand dug. The Landscape Contractor shall repair all the damage to the underground utilities caused by digging, at no cost to the owner.

19. All trees will be located a minimum of 6' from underground utility lines.

20. The Landscape Contractor shall verify estimated quantities of the material shown on the drawing prior to submitting his bid. The City-approved Planting Plan shall take precedence over the Plant List.

21. All plant material symbols shown on the Landscape Plan shall be considered diagrammatic and should be adjusted in the field by the Contractor to avoid all utilities and any other obstructions.

"*Floratam*", unless otherwise noted, i.e., sodded, paved.

23. All sizes shown for the plant material on the plan are to be considered minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan shall also be required for acceptance. All the trees shall be single-trunk, unless otherwise noted on the plans. All Royal Palms must be *Florida Fancy*.

24. The scope of work includes all plants, materials, equipment and labor necessary to fulfill these plans and specifications. All costs associated with staking, guying, barricades, fertilizations, excavations, top-soil layer, mulch, water saucer, watering, pruning, removal of excess excavation material and work-site clean-up, are to be included in the price. Unless otherwise indicated, any other requirements necessary for complete acceptance of the job shall be considered incidental to the work involved. Pruning of all trees shall meet standards set forth by the ***National Arborist Association, Inc***.

25. All mechanical equipment, air conditioning units, generators, irrigation pumps, FPL transformers, pool pumps, etc., must be screened on three (3) sides with landscaping; if a fence or wall is also required, then the landscaping shall be installed on the outside of the fence/wall. Plant material shall be to the height of each above ground element, with branches touching each other.

26. Trees and shrubs shall be fertilized with a general purpose fertilizer with a 1:1:1 ratio of Nitrogen, Phosphorous, and Potassium Fertilizer. Application rates are to be according to manufacturer recommendations for installation of newly-established plant material. Palms shall be fertilized with a palm special fertilizer that is 100% Organic, a 2:1:1 ratio, containing Nitrogen, Phosphorous, and Potassium as major elements and containing minor elements, including Iron, Manganese, Magnesium, and Zinc. Application shall be according to the manufacturer specifications for newly-established plant material. Areas to be sodded shall be fertilized with a 100% Organic General Purpose Fertilizer at a ratio of 1:1:1, containing Nitrogen, Phosphorous, and Potassium analysis with Iron, Magnesium and Manganese as minor elements. Applications shall be at the rate of 1 pound of actual Nitrogen per one thousand square feet and shall be fully incorporated into the top two inches of soil. There will be no fertilization during the winter months of December, January, and February. In any case, all plantings shall be fertilized at time of installation with min. 25% organic 6-6-6 with trace elements or better fertilizer.

27. The Landscape Contractor shall be responsible for the maintenance of the landscaped area until the final job has been issued. The owner or his agent shall do watering to keep the plant root masses and planting soil uniformly moist to maintain a healthy growing condition until final job acceptance. The plant beds shall be free of debris and mowed. Sod shall be maintained between 3" and 5".

28. Final acceptance of this planting plan will not be given until:
a. A final walk-through by the Landscape Architect is performed (*for commercial properties only*).
b. Completion of all punch list items.
c. Submission of a written guarantee has been obtained and reviewed.

29. A landscape permit is required for all landscape installations. No plant material shall be placed in a public right-of-way without a permit from the governing jurisdiction.

30. Required: The eradication of nuisance vegetation (exotics) existing on site is required on all sites, including abutting rights-of-way, prior to the issuance of a certificate of occupancy. Privately owned natural areas shall be included in this requirement. Ficus benjamina and Ficus nitida may be used for hedge material with a five-foot separation from water lines. Ficus hedges may not be planted in utility easements.

31. Any existing landscaping, including but not limited to trees, palms, shrubs groundcover, sod, irrigation, grading, curbing destroyed during construction shall be restored to like or better conditions prior to final inspection.

32. Sabal Palms shall not be "Hurricane" cut prior to installation on site.

33. All trees / palms installed within 6' of public infrastructure shall be installed with a root barrier system as approved by Dade County.

34.Landscape contractor to field verify location of all parking lot and decorative light poles and adjust trees as required (with approval of L.A.) to maintain required distances to poles.

35. All Landscape material and trees shall be planted a minimum of 7.5' away from all sides and front of Fire Hydrants and Connections and a minimum of 4' from the back .

36. Protection from construction work. During any construction, land development or lot clearing, the contractor and the owner of the property subject to this section shall adhere to the requirements which follow:

Place and maintain protective barriers around the drip line of all trees to be retained on the site to prevent their destruction or damage. The protective barriers shall be at least four (4) feet in height and conspicuously colored to be seen easily by operators of trucks and other equipment. Protective barriers shall be constructed of sturdy material (not flagging or ribbons) and shall be installed prior to and during construction and/or land development;

Not store or use materials or equipment within the drip line of any tree to be retained on site unless the activity is being done to protect trees;

Not discharge or contaminate the soil within the drip line of any tree to be retained on site with any construction materials such as paint, oil, solvents, petroleum products, asphalt, concrete, mortar, or other materials that may cause adverse impacts;

Clearing of vegetation within the dripline of trees designated for preservation shall only be by hand or light rubber wheeled equipment that will not damage tree roots; said equipment shall be a maximum of forty-eight (48) inches wide, tire to tire, with a maximum weight of three thousand five hundred (3,500) pounds;

Utilize retaining walls and drywells where needed to protect trees to be preserved from severe grade changes;

Pruning of trees to be preserved shall be in accordance with the standards for pruning established by ANSI A-300.

Make no attachments, other than those of a protective and nondamaging nature, to any tree to be retained on the site;

Not change the natural grade above the root system within the drip line of any tree to be retained on site unless it can be demonstrated to the city that it will not damage any tree;

Avoid any encroachments, excavations or severe grade changes within the drip line of preserved trees unless it can be demonstrated to the city that it will not impact any tree; and

Not cause soil compaction within the dripline of any tree to be retained on site; and Any trees designated to be preserved which are damaged during construction shall promptly be repaired.

Protection of trees. No attachments, other than those of a protective and nondamaging nature, shall be attached to any tree, except those trees approved by the city to be eliminated and not to be retained or relocated.

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Project:
Calusa
Miami-Dade County
Florida

Sheet title:
Typ. Unit
Landscape Notes, Details

Date:
12-10-20

Scale:
N.T.S.

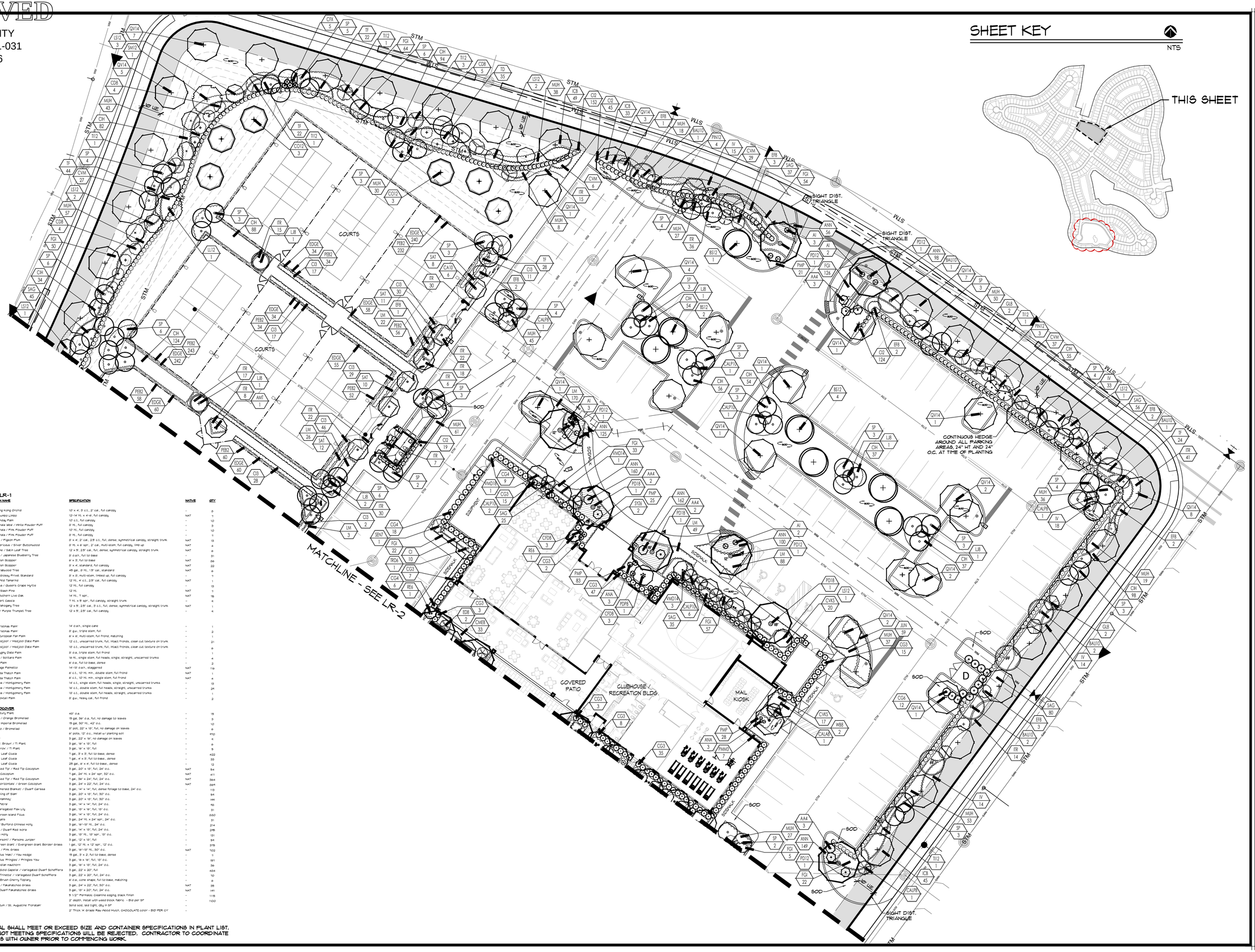
Revisions:
1.Street trees 09-16-21
2. S.T. at 11.5' 11-18-24

Sheet number:
LT-17

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694

SHEET KEY

NTS



PLANT LIST - SHEET LR-1

SYMBOL	BOTANICAL / COMMON NAME	SPECIFICATION	NATIVE	QTY
TREES				
BAU10	Bauhinia blakeana / Hong Kong Orchid	10' x 4', 3" c.t., 2" cal., full canopy	-	8
BSI12	Bursera simaruba / Gumbo Limbo	12'-14' Ht. x 4'-6' full canopy	NAT	1
CAI10	Copernicia alba / Carnaday Palm	10' c.t., full canopy	-	10
CALA5	Calliandra haematocephala 'alba' / White Powder Puff	5' Ht., full canopy	-	3
CALP10	Calliandra haematocephala / Pink Powder Puff	10' Ht., full canopy	-	10
CALP5	Calliandra haematocephala / Pink Powder Puff	5' Ht., full canopy	-	7
CD5	Cocoloba diversifolia / Pigeon Plum	5' x 4', 2" cal., 3' c.t., full, dense, symmetrical canopy, straight trunk	NAT	13
CD30	Conocarpus erectus sericeus / Silver Buttonwood	5' Ht. x 4' spr., 2" cal., multi-stem, full canopy, limb up	NAT	4
CO12	Chrysophyllum oliviforme / Satin Leaf Tree	12' x 9', 2.5" cal., full, dense, symmetrical canopy, straight trunk	NAT	6
EE10	Elaeocarpus decipiens / Japanese Blueberry Tree	5' o.a.h., full to base	-	31
EF6	Eugenia foetida / Spanish Stopper	6' x 3', full to base	NAT	56
EF8	Eugenia foetida / Spanish Stopper	8' x 4', standard, full canopy	NAT	22
GL8	Gymnanthes lucida / Crabwood Tree	4ft gal., 8' Ht., 1.5" cal., standard	NAT	9
LJ8	Ligustrum japonicum / Glossy Privet Standard	8' x 6', multi-stem, limbed up, full canopy	-	7
LL12	Lysiloma latisiliquum / Wild Tamarind	12' Ht. x 6' c.t., 2.5" cal., full canopy	NAT	1
LS12	Lagerstroemia speciosa / Queen's Crape Myrtle	12' Ht., full canopy	-	13
PIN12	Pinus elliottii 'Densa' / Slash Pine	12' Ht.	NAT	7
QV14	Quercus virginiana / Southern Live Oak	14' Ht., 7" spr.,	NAT	78
SDI7	Senna polyphylla / Desert Cassia	7' Ht. x 5' spr., full canopy, straight trunk	-	4
SM12	Swietenia mahagoni / Mahogany Tree	12' x 9', 2.5" cal., 5' c.t., full, dense, symmetrical canopy, straight trunk	NAT	1
TI12	Tabebuia impetiginosa / Purple Trumpet Tree	12' x 9', 2.5" cal., full canopy	-	6
PALMS				
AM7	Adonidia merrillii / Christmas Palm	14' o.a.h., single cane	-	1
AM7D	Adonidia merrillii / Christmas Palm	8' gw., triple stem, full	-	2
CH8	Chamaerops humilis / European Fan Palm	6' x 6', multi-stem, full frond, matching	-	1
PD12	Phoenix dactylifera 'Medjool' / Medjool Date Palm	12' c.t., unscarred trunk, full, intact fronds, clean cut texture on trunk	-	21
PD12	Phoenix dactylifera Medjool' / Medjool Date Palm	10' c.t., unscarred trunk, full, intact fronds, clean cut texture on trunk	-	9
PDR8	Phoenix roebelenii / Pygmy Date Palm	8' o.a., triple stem, full frond	-	1
PES10	Ptychosperma elegans / Solitaire Palm	16 Ft., single stem, full heads, single, straight, unscarred trunks	-	4
RE6	Rhapis excelsa / Lady Palm	6' o.a., full to base, dense	-	2
SP	Sabal palmetto / Cabbage Palmetto	14'-16' o.a.h., staggered	NAT	116
TRD8	Thrinax radiata / Florida Thatch Palm	8' c.t., 10' Ft. min., double stem, full frond	NAT	1
TR8	Thrinax radiata / Florida Thatch Palm	8' c.t., 10' Ft. min., single stem, full frond	NAT	4
VM014	Veitchia montgomeryana / Montgomery Palm	14' c.t., single stem, full heads, single, straight, unscarred trunks	-	13
VM018	Veitchia montgomeryana / Montgomery Palm	16' c.t., double stem, full heads, straight, unscarred trunks	-	24
VM010	Veitchia montgomeryana / Montgomery Palm	10' c.t., double stem, full heads, straight, unscarred trunks	-	1
WB8	Wodyetia bifurcata / Foxtail Palm	8' gw., heavy cal., full frond	-	2
SHRUBS, ACCENTS, AND GROUNDCOVER				
AA4	Agave americana / Century Plant	48" o.a.	-	19
ABO	Aechmea blanchetiana / Orange Bromeliad	15 gal, 36" o.a., full, no damage to leaves	-	3
AI	Alcantarea imperialis / Imperial Bromeliad	15 gal, 50" Ht., 42" o.c.	-	10
ANA	Aechmea nudicaulis alba' / Bromeliad	5" pots, 22" x 15", full, no damage on leaves	-	8
ANN	Annuals - T.B.D.	6" pots, 12" o.c., Install w/ planting soil	-	970
ARC	Aechmea Red Candles'	3 gal., 22" x 16", no damage on leaves	-	4
CFDB	Cordyline fruticosa 'Dr. Braun' / TI Plant	3 gal., 14" x 18", full	-	9
CFK	Cordyline fruticosa 'kerow' / TI Plant	3 gal., 14" x 18", full	-	5
CG3	Clusia guttifera / Small Leaf Clusia	7 gal., 3' x 3', full to base, dense	-	422
CG4	Clusia guttifera / Small Leaf Clusia	7 gal., 4' x 3', full to base, dense	-	33
CG6	Clusia guttifera / Small Leaf Clusia	25 gal., 6' x 4', full to base., dense	-	12
CI	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	3 gal., 22" x 15", Full, 24" o.c.	NAT	54
CI2	Chrysobalanus icaco / Cocoplum	7 gal., 24" Ht. x 24" spr., 32" o.c.	NAT	411
CI3	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	7 gal., 36" x 24", full, 24" o.c.	NAT	364
CIH	Chrysobalanus icaco 'Horizontalis' / Green Cocoplum	3 gal., 24" x 22", Full, 24" o.c.	NAT	269
CME8	Carissa macrocarpa 'Emerald Blanket' / Dwarf Carissa	3 gal., 14" x 14", full, dense foliage to base, 24" o.c.	-	113
CVK5	Codiaeum variegatum 'King of Siam'	3 gal., 20" x 15", Full, 30" o.c.	-	94
CVM	Codiaeum variegatum 'Mammy'	3 gal., 20" x 15", Full, 30" o.c.	-	186
CVP	Codiaeum variegatum 'Petra'	3 gal., 14" x 14", full, 24" o.c.	-	93
DT	Dianella tasmanica / Variegated Flax Lily	3 gal., 18" x 18", full, 18" o.c.	-	31
FGI	Ficus 'Green Island' / Green Island Ficus	3 gal., 14" x 18", Full, 24" o.c.	-	330
GG	Gaphimia glauca / Thryallis	3 gal., 24" Ht. x 24" spr., 24" o.c.	-	31
IGB	Ilex cornuta 'Burfordii' / Burford Chinese Holly	3 gal., 14"-18" Ht., 24" o.c.	-	214
ITR	Ixora taiwanensis 'Red' / Dwarf Red Ixora	3 gal., 14" x 18", Full, 24" o.c.	-	298
IV	Ilex vomitoria / Yaupon Holly	3 gal., 18" Ht., 18" spr., 18" o.c.	-	131
JAN	Juniperus chinensis 'Parsonii' / Parsons Juniper	3 gal., 12" x 18", full	-	94
LM	Liriope muscari 'Evergreen Giant' / Evergreen Giant Border Grass	1 gal., 12" Ht. x 12" spr., 12" o.c.	-	375
MUH	Muhlenbergia capillaris / Pink Grass	3 gal., 18"-18" Ht., 30" o.c.	NAT	702
PMH3	Podocarpus macrophylus 'Maki' / Yew Hedge	15 gal., 3' x 2', full to base, dense	-	1
PMP	Podocarpus macrophylus 'Pringles' / Pringles Yew	3 gal., 14" x 18", full, 18" o.c.	-	191
RI	Raphiolepsis indica / Indian Hawthorn	3 gal., 14" x 18", Full, 24" o.c.	-	39
SAG	Schefflera arboricola 'Gold Capella' / variegated Dwarf Schefflera	3 gal., 22" x 20", full	-	424
SAT	Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera	3 gal., 22" x 20", Full, 24" o.c.	-	70
SYZ6	Syzigium cerniculatum / Brush Cherry Topiary	6' o.a., cone shape, full to base, matching	-	8
TD	Tripsacum dactyloides / Fakahatchee Grass	3 gal., 24" x 22", Full, 30" o.c.	NAT	38
TF	Tripsacum floridana / Dwarf Fakahatchee Grass	3 gal., 18" x 20", Full, 24" o.c.	NAT	141
EDGE	Aluminum Edging	5 1/2" Permaloc Coextrine edging, black finish	-	1178
PEB2	#57 Stone	2" depth, install with weed block fabric - Bid per SF	-	1100
ST AUG	Stenotaphrum secundatum / St. Augustine 'Floratam'	Solid sod, laid tight, Qty in SF	-	
MULCH	Chocolate Mulch	2" Thick 'A' Grade Raw Wood Mulch, CHOCOLATE color - BID PER CY	-	

NOTE:
ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE AND CONTAINER SPECIFICATIONS IN PLANT LIST. PLANT MATERIALS NOT MEETING SPECIFICATIONS WILL BE REJECTED. CONTRACTOR TO COORDINATE AVAILABILITY ISSUES WITH OWNER PRIOR TO COMMENCING WORK.

PARKER·YANNETTE
design group, inc.

LANDSCAPE ARCHITECTURE
PLANNING • GRAPHICS
4425 Military Trail
Suite 202
Jupiter, Florida 33458

Telephone:(561) 747-5069
Fax: (561) 747-2041
Email: mail@pydg.com

License #LA-6666930

CALUSA
MIAMI-DADE COUNTY, FLORIDA
Developer: Kendall Associates I, LLLP
RECREATION SITE PLANTING PLANS

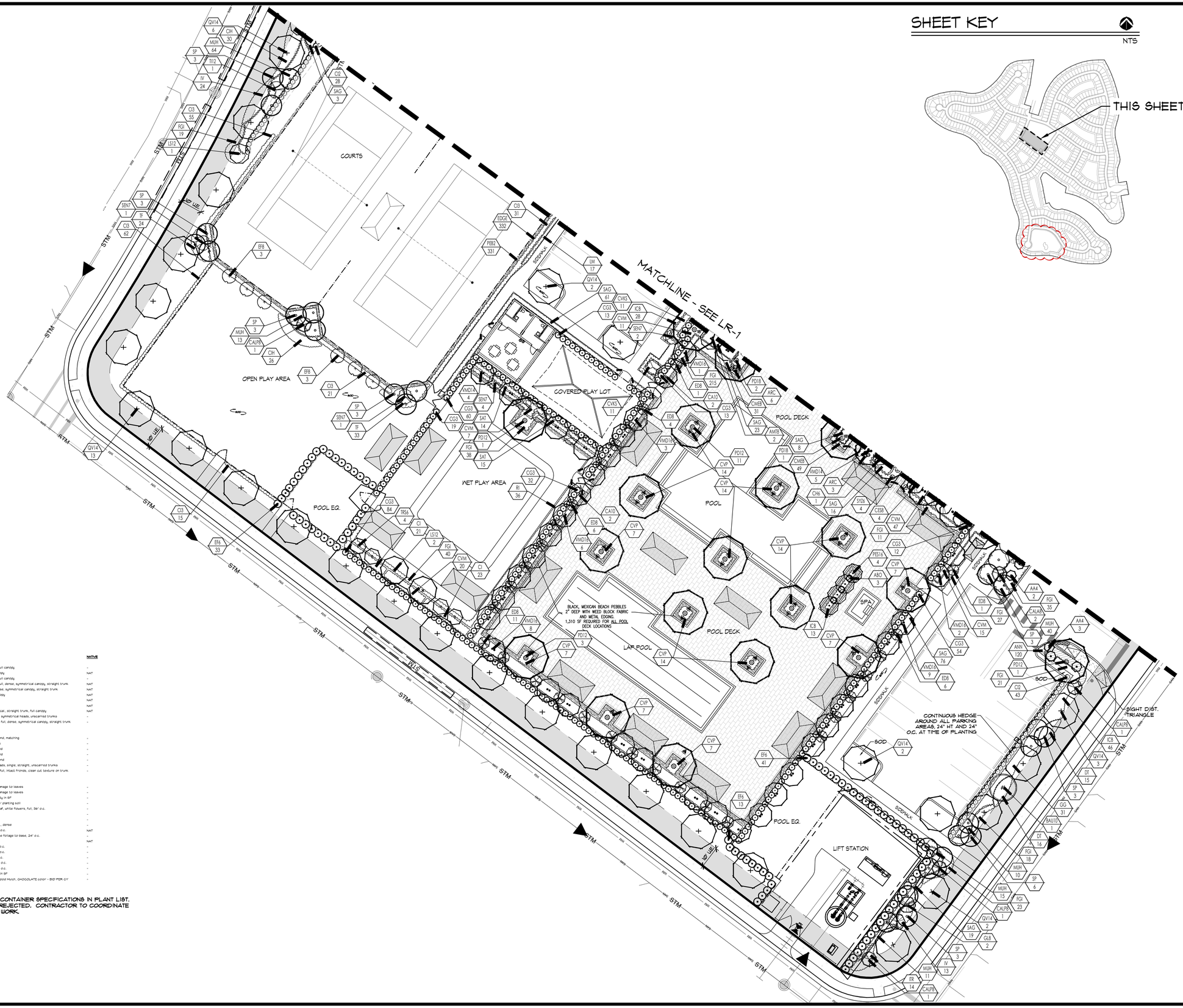
DATE: 2.3.21
DRAWN BY: AJO
JOB NO.: 17-137
SCALE: 1"=20'-0"
FILENAME: Calusa

REVISIONS:
2.16.21
1.23.21 SP revision
8.24.21 Buffer tree species
9.8.21 Add tree #402 (DR)
9.16.22 Update entries
11.09.24 Resubmittal
1.18.24 Resubmittal
10.06.25 Buff typs.
03.25.26 Rookery

RECREATION SITE PLANTING PLAN

SHEET:
LR-1

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: MAR 26 2026
BY: E137694



SHEET KEY

NTS

PLANT LIST - SHEET LR-2

SYMBOL	BOTANICAL / COMMON NAME	SPECIFICATION	NATIVE
TREES			
BAU12	Bauhinia blakeana / Hong Kong Orchid	12' x 5', 4' c.t., 2.5" cal., full canopy	-
BUI12	Bursera simaruba / Gumbo Limbo	12'-14' Ht. x 4'-6' full canopy	NAT
GB12	Geijerlyum brasiliense / Brazilian Beautyleaf	12' x 5', 4' c.t., 2.5" cal., full canopy	-
CD12	Cocoloba diversifolia / Pigeon Plum	12' x 5', 2.5" cal., 3' c.t., full, dense, symmetrical canopy, straight trunk	NAT
CO12	Chrysophylum oliviforme / Satin Leaf Tree	12' x 5', 2.5" cal., full, dense, symmetrical canopy, straight trunk	NAT
CR6	Clusia rosea / Pitch Apple	25 gal., 6' x 4'-5', full canopy	NAT
CS12	Cordia sebestena / Orange Geiger	12' x 4'-6', full canopy	NAT
CU6	Coccoloba uvifera / Sea Grape	6' o.a. ht., full to base	NAT
QV20	Quercus virginiana / Live Oak	24'-28' x 20'-22', 10"-12" cal., straight trunk, full canopy	NAT
SS12	Senna surattensis / Glaucous Cassia	12' x 3', 3" cal., full dense symmetrical heads, unscarred trunks	-
ST12	Geijerlyum brasiliense / Brazilian Beautyleaf	12 ht. x 4'-5', 2" cal. min., full, dense, symmetrical canopy, straight trunk	-
PALMS			
CH8	Chamaerops humilis / European Fan Palm	8' x 7', multi-stem, full frond, matching	-
CH9	Carlyota mitis / Fishtail Palm	9' o.a., full to base, dense	-
CN8	Cocos nucifera Green Malayan / Coconut Palm	8' c.t., heavy cal., full frond	-
CN14	Cocos nucifera Green Malayan / Coconut Palm	14' c.t., heavy cal., full frond	-
CN10	Cocos nucifera Green Malayan / Coconut Palm	10' c.t., heavy cal., full frond	-
PE12	Phythosperma elegans / Solitaire Palm	12' ht., single stem full heads, single, straight, unscarred trunks	-
PS16	Phoenix sylvestris / Wild Date Palm	16' c.t., unscarred trunk, full, intact fronds, clean cut texture on trunk	-
SHRUBS, ACCENTS, AND GROUNDCOVER			
ABO	Aechmea blanchetiana / Orange Bromeliad	15 gal, 36" o.a., full, no damage to leaves	-
ABR	Aechmea blanchetiana 'Rasberry' / Bromeliad	15 gal, 36" o.a., full, no damage to leaves	-
AG	Arachis glabrata / Perennial Peanut	Solid panels, laid tight, Qty in SF	-
ANN	Annuals - T.B.D.	6" pots, 12" o.c., Install w/ planting soil	-
AZ	Alpinia zerumbet / Shell Ginger	3 gal., 16" x 20", green leaf, white flowers, full, 36" o.c.	-
BDP	Bougainvillea Helen Johnson / Dwarf Bougainvillea	3 gal., 12" x 16", full	-
CFN	Conocliniа fruticosa 'Nanow' / 'I' Plant	3 gal., 16" x 18", full	-
CG4	Clusia guttifera / Small Leaf Clusia	1 gal., 4' x 3', full to base, dense	-
CI	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	3 gal., 20" x 18", full, 24" o.c.	NAT
CMEB	Carissa macrocarpa 'Emerald Blanket' / Dwarf Carissa	3 gal., 14" x 14", full, dense foliage to base, 24" o.c.	-
CU6	Coccoloba uvifera / Sea Grape	6' o.a. ht., full to base	NAT
CVP	Codiaeum variegatum 'Petra'	3 gal., 14" x 14", full, 24" o.c.	-
FGI	Ficus 'Green Island' / Green Island Ficus	3 gal., 14" x 15", full, 24" o.c.	-
PMP	Podocarpus macrophyllus 'Pringles' / Pringles Yew	3 gal., 16 x 14", full, 15" o.c.	-
SA	Schefflera arboricola / Dwarf Schefflera	3 gal., 22" x 20", full, 24" o.c.	-
SAT	Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera	3 gal., 22" x 20", full, 24" o.c.	-
ST AUG	Stenotaphrum secundatum / St. Augustine 'Floratam'	Solid sod, laid tight, Qty in SF	-
MULCH	Chocolate Mulch	2" Thick 'A' Grade Raw Wood Mulch, CHOCOLATE color - BID PER CY	-

NOTE:
ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE AND CONTAINER SPECIFICATIONS IN PLANT LIST. PLANT MATERIALS NOT MEETING SPECIFICATIONS WILL BE REJECTED. CONTRACTOR TO COORDINATE AVAILABILITY ISSUES WITH OWNER PRIOR TO COMMENCING WORK.

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Email: mail@pydg.com
License #LA-6666930

CALUSA

MIAMI-DADE COUNTY, FLORIDA

Developer: Kendall Associates I, LLLP

RECREATION SITE PLANTING PLANS

DATE: 2.3.21
DRAWN BY: AJO
JOB NO.: 17-157
SCALE: 1"=20'-0"
FILENAME: Calusa

REVISIONS:
2.16.21
7.23.21 SFP revision
8.24.21 Buffer tree species
9.8.21 Acid tree 4x20' (DR)
9.16.22 Update entries
11.05.24 Resubmittal
11.18.24 Resubmittal
12.06.25 Buff type.
03.25.26 Rookery

RECREATION SITE PLANTING PLAN

SHEET: LR-2

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

DISCLOSURE OF INTEREST*

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

CORPORATION NAME:	**Northeastern Golf LLC**
NAME AND ADDRESS:	**Percentage of Stock:**
Facundo L. Bacardi Insurance Trust[1] 133 Sevilla Avenue, Coral Gables, FL 33134	100%
CORPORATION NAME:	**9800 Calusa Club Drive, LLC**
NAME AND ADDRESS:	**Percentage of Stock:**
Kendall Associates I, LLLP	100%
[See disclosure of interest under "Contract For Purchase" Section on next page for disclosure of interest on Kendall Associates I, LLLP]	
CORPORATION NAME:	**Home at 9810 LLC**
NAME AND ADDRESS:	**Percentage of Stock:**
Kendall Associates I, LLLP	100%
[See disclosure of interest under "Contract For Purchase" Section on next page for disclosure of interest on Kendall Associates I, LLLP]	

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

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

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

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

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

NAME AND ADDRESS:	Percentage of Stock:
Tangerine Capital LLC[3] 133 Sevilla Avenue, Coral Gables, FL 33134	99%
Fort Dallas Golf Club GP LLC[4], [5] 133 Sevilla Avenue, Coral Gables, FL 33134	1%

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

NAME OF OWNER AND PURCHASER:	Kendall Associates I, LLLP
NAME AND ADDRESS AND OFFICE (if applicable):	Percentage of Interest:
Kendall I Corporation[6]	1%
Kendall Associates Limited Corporation[7]	49.1%
Mercury Capital partners, LLC	49.9%
Amasis LLC[8]	70% of Mercury Capital Partners, LLC
Brett Dill	20% of Mercury Capital Partners, LLC
Stephan Medina	10% of Mercury Capital Partners, LLC
c/o Richard M. Norwalk 1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	
DATE OF CONTRACT:	May 10, 2016

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

---

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

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

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

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

[7] See Footnote 6, above.

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

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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: _____ _____, VP of GP
(Applicant) Richard M. Norwalk behalf of Kendall Associates I, LLLP

Sworn to and subscribed before me by means of ☒ physical presence or ___ online notarization, this 16th 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 know to me or has ☐ produced _____ as identification.

_____
(Notary Public)
My Commission Expires: 5/30/2022

STEVEN M. HELFMAN
Commission # GG 211489
Expires May 30, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

*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 _____, ____.

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: _____
(Corp. Seal)

_____
Catherine H. Lorie, Manager

Sworn to and subscribed to before me this 2 day of Feb, 2021.

Notary Public: _____
Commission Expires: Apr 16 2021

STEPHAN MEDINA
Notary Public - State of Florida
Commission # GG 091764
My Comm. Expires Apr 16, 2021
Bonded through National Notary Assn.

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 ☐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 _____, _____.

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: Secretary
(Corp. Seal)

Richard M. Norwalk, Vice President

STEVEN M. HELFMAN
Commission # GG 211489
Expires May 30, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Sworn to and subscribed to before me this 16th day of February, 2021.

Notary Public:_____
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: Secretary
(Corp. Seal)

Richard M. Norwalk, Vice President

Sworn to and subscribed to before me this 16th day of February, 2021.

Notary Public:_____
Commission Expires: 5/30/2022

STEVEN M. HELFMAN
Commission # GG 211489
Expires May 30, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

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: _____, Secretary of GP

_____, VP of GP
Richard M. Norwalk

Sworn to and subscribed to before me this 16th day of February, 2021.

STEVEN M. HELFMAN
Commission # GG 211469
Expires May 30, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public: _____
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:
Commission Expires: Apr 16 2021

STEPHAN MEDINA
Notary Public - State of Florida
Commission # GG 094764
My Comm. Expires Apr 16, 2021
Bonded through National Notary Assn

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 4 day of Feb, 2021.

Notary Public:
Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA

ELIZABETH ORTIZ
Commission # GG 277511
Expires December 17, 20[illegible]
Bonded Thru Budget Notary Svcs

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:

1. 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

2. The Corporation is the partial owner of the property which is the subject of the proposed hearing.

3. The application property is legally described as:

   See Exhibit A to the attached Zoning Hearing Application

4. Affiant is legally authorized to file this application for public hearing.

5. 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
Brett Dill
Print Name

Signature
Stephan Medina
Print Name

Catherine H. Lorie, Manager

Sworn to and subscribed before me on the 2nd day of Feb, 2021.

Affiant is personally known to me or has produced _____ as identification.

Notary:

(Stamp/Seal)

Commission Expires: April 16 2021

STEPHAN MEDINA
Notary Public - State of Florida
Commission # GG 094764
My Comm. Expires Apr 16, 2021
Bonded through National Notary Assn.

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:

1. 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

2. The Partnership is the partial owner of the property which is the subject of the proposed hearing.

3. The application property is legally described as:

   See Exhibit A to the attached Zoning Hearing Application

4. Affiant is legally authorized to file this application for public hearing.

5. 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 Tabb
Print Name

Sworn to and subscribed before me on the 16th day of February, 2021.

Affiant is personally known to me or has produced as identification.

STEVEN M. HELFMAN
Commission # GG 211489
Expires May 30, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

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:

1. 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

2. The Partnership is the partial owner of the Property which is the subject of the proposed hearing.

3. The subject property is legally described as:

   See Exhibit A to the Zoning Hearing Application

4. Affiant is legally authorized to file this application for public hearing.

5. 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:

Signature
Brett Dill
Print Name

By: Catherine H. Lorie, Manager

Signature
Stephan Medina
Print Name

Affiant's Signature
Catherine H Lorie
Print Affiant's Name

Sworn to and subscribed before me on the 2nd day of Feb, 2021.

Affiant is personally known to me or has produced _____ as identification.

Notary:

(Stamp/Seal)

Commission Expires: April 16 2021

STEPHAN MEDINA
Notary Public - State of Florida
Commission # GG 094764
My Comm. Expires Apr 16, 2021
Bonded through National Notary Assn.

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:

1. 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

2. The Corporation is the partial owner of the property which is the subject of the proposed hearing.

3. The application property is legally described as:

   See Exhibit A to the attached Zoning Hearing Application

4. Affiant is legally authorized to file this application for public hearing.

5. 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
Steven Helfman
Print Name

Signature
Clayton Ratliff
Print Name

Richard M. Norwalk, Vice President

Sworn to and subscribed before me on the 16th day of February, 2021.

Affiant is personally known to me or has produced _____ as identification.

STEVEN M. HELFMAN
Commission # GG 211489
Expires May 30, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Notary:_____

(Stamp/Seal)

Commission Expires: 5/30/2022

MIAMI 7971993.8 82350/48495

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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:

1. 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

2. The Corporation is the partial owner of the property which is the subject of the proposed hearing.

3. The subject property is legally described as:

   See Exhibit A to the Zoning Hearing Application

4. Affiant is legally authorized to file this application for public hearing.

5. 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
Steven Helfman
Print Name

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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 14 2026 BY: E137694

This instrument was prepared by:
Brian S. Adler
Bilzin Sumberg
1450 Brickell Avenue, Suite 2300
Miami, FL 33131

Folio Numbers:
30-5902-000-0010
30-5902-002-0350
30-5902-002-0360

(Space reserved for Clerk)

PLANNED AREA DEVELOPMENT AGREEMENT

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

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

WHEREAS, the Owner filed Application No. Z2021000031 (the "**Application**") with Miami-Dade County (the "**County**") for a district boundary change (and other related requests) on the Property to the Planned Area Development ("**PAD**") district, pursuant to Article XXXIIID of the Code of Miami-Dade County (the "**Code**") on the Property 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 entitled "Calusa," prepared by Ballbe & Associates, Inc., consisting of a total of thirty-six (36) sheets, with twenty-one (21) site plan sheets date-stamped received March 30, 2026; eight (8) site plan sheets date-stamped received March 26, 2026; and seven (7) site plan sheets date-stamped received November 26, 2024; as well as floor plans and elevation sheets prepared by Kendall Associates I, LLLP, consisting of thirty-four (34) sheets date-stamped received November 26, 2024; and landscape plans prepared by Parker & Yannette Design Group, consisting of twenty-six (26) sheets date-stamped received March 26, 2026; 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 15 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 or such

successor department or division having jurisdiction over such approval ("**DERM**"). 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 DERM.

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 524 single-family detached residential dwelling units, or 3.091 +/- units per gross acre or 3.10 +/-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 2,625.

(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 a minimum of 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.[1] 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 square feet to a maximum of 13,000 square feet, and a guard house of up to 520 square feet, along

[1] The calculations for common open space used in this Agreement are governed by article XXXIIID of chapter 33 of the Code of Miami-Dade County, Florida (Planned Area Development (PAD) District). Approval of the Application separately includes acceptance of a voluntarily proffered Declaration of Restrictions that contains 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.

with entrance features. The total nonresidential construction not including the entrance features shall not exceed 13,520 square feet.[2]

(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 1,703 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[3] and is initially anticipated to include the following[4]:

(a)	Maximum Number of residential lots:	524
(b)	Models:	8
(i)	Plan 501	
	Stories:	1
	Bedrooms:	2 with den or 3
	Bathrooms:	2
	Square Footage:	1,911 under air

[2] This square footage does not include minor structures at the recreation pod, such as standalone party pavilions, standalone bathroom/vending structures and mail kiosks.

[3] The unit sizes provided reflect the amount of space under air conditioning.

[4] 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.

Lot Coverage[5] (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 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

(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 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

(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
Side Setback (Minimum, 55 foot lot)	7.5 feet

[5] 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 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, the Rookery and Rookery Lake as defined below in Paragraph 9(a), 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, as renewed by Florida Fish and Wildlife Commission Incidental Take Permit No. LSNR 26-00021, or as further renewed, extended or modified ("**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 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, during the

tricolored heron "Nesting Season" (which is hereby defined as between March 15 and August 15), there shall be no development site work within the 330 feet contour line around the nesting area as depicted in the ITP, and construction activities shall be limited to the hours of 8 AM to 6 PM.

(b) Owner shall be responsible for maintenance of the Rookery and Rookery Lake 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. Recognizing the intent that the HOA or ensuing or controlling entity would be responsible for the maintenance of the Rookery, nothing herein shall be interpreted to limit the County's ability to enforce the obligations related to the Rookery or Rookery Lake against the owners of the Development Property.

(c) Maintenance responsibilities will include those stipulated in the Consolidated Memorandum Regarding Proposed Changes to Calusa Lake # 2 dated April 2, 2026 from Rick Elsner, Kendall Associates I, LLLP to Martha Garcia Lastre, Chief of Natural Resources, Building and Environmental Permitting of the Department of Regulatory and Economic Resources; and Consolidated Lake and Littoral Zone Enhancements Remediation Work Supplemental Information, dated April 2, 2026, 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: (a) prohibition of docks or other structures on the Rookery Lake; (b) prohibition and enforcement of on-water use (including boating) of the Rookery Lake at all times (except as may be necessary for the maintenance, monitoring or servicing the Rookery Lake or Rookery, including the littoral shelves, lake banks, irrigation and aeration systems); (c) prohibition and enforcement of fishing on the Rookery Lake or on Lakes 3

and 7 identified on the Site Plan at all times; and (d) 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.

(d) 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 final "Covenant Running with the Land in Favor of Miami-Dade County, Florida Providing for the Protection and Management of a Bird Rookery Located in Miami-Dade County, Florida," (the "**Rookery Covenant**") a draft of which has been submitted to DERM as part of the Application, guaranteeing the perpetual preservation and maintenance of the Rookery and adjacent surrounding waters in the Rookery Lake**.** The final executed Rookery Covenant shall be submitted to DERM within 30 days of final sign off of by DERM of the excavation, which covenant shall have as-built drawings of the Rookery Lake. The Rookery Covenant details, as noted in paragraph 9(a) above, that the HOA shall be responsible for the future maintenance of the Rookery and adjacent surrounding waters of the Rookery Lake.

(e) 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 DERM, 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 provide 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, environmental 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:

_____
Print Name:_____
Address: _____
_____

_____
Print Name:_____
Address: _____
_____

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

NORTHEASTERN GOLF LLC, a Florida limited liability company

_____
Print Name:_____
Address: _____
_____

_____
Print Name:_____
Address: _____
_____

By:_____
Catherine H. Lorié, Manager

[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 revere 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.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 15 2026 BY: E137694

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 twenty-four (524) 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, entitled "Calusa," prepared by Ballbe & Associates, Inc., consisting of a total of thirty-six (36) sheets, with twenty-one (21) site plan sheets date-stamped received March 30, 2026; eight (8) site plan sheets date-stamped received March 26, 2026; and seven (7) site plan sheets date-stamped received November 26, 2024; as well as floor plans and elevation sheets prepared by Kendall Associates I, LLLP, consisting of thirty-four (34) sheets date-stamped received November 26, 2024; and landscape plans prepared by Parker & Yannette Design Group, consisting of twenty-six (26) sheets date-stamped received

March 26, 2026; 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 or such successor department or division having jurisdiction over such approval ("**DERM**"). 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 DERM.

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.[1] 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

[1] 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.

include the Perimeter Buffer area along the exterior perimeter of the Property which is hereinafter described and incorporated as part of the Site Plan.

4. Perimeter Buffer Description. The "Perimeter Buffer" will consist of two components, the combination of which will have a minimum width of seventy-five (75) feet. The first component of the Perimeter Buffer (the "**Berm Area**") will be adjacent to the rear of the exterior lots in the Property. The Berm Area will be comprised of an undulating berm at a minimum height of three (3) feet and have a minimum width of twenty-five (25) feet. The specific trees to be included in the Berm Area will be reflected on the landscape plan through the zoning process; however, the required landscaping to be included in the Berm Area shall be substantially in accordance with the attached Composite Exhibit "B", with the trees reflected on the plan to be a minimum of twelve (12) feet in height at the time of planting. The Berm Area shall be developed substantially in accordance with Composite Exhibit "B". The specific tree species reflected on Composite Exhibit "B" are subject to commercial availability at the time of planting and subject to changes in governmental regulations, including county code landscape requirements, and forced removal (such as was the case of trees requiring removal due to susceptibility to citrus canker), etc. In the event such trees require substitution or replacement, the substitution or replacement shall be of comparable trees meeting the same height requirements as those reflected on Composite Exhibit "B". The trees shall be maintained by the homeowners' association governing the Property (the "**HOA**") or another legal mechanism, which shall provide for financial means to assure maintenance of the open space. The second component of the Perimeter Buffer will be adjacent to and abutting the Berm Area (the "**Open Buffer Area**"). Portions of the Open Buffer Area that are set aside and offered to the owners of certain lots adjacent to the Property for their exclusive use through either a perpetual exclusive easement or by conveyance shall continue to be included in the calculation of recreation and/or open space for purposes of meeting the Minimum Open Space Requirement regardless of the ownership of the Open Buffer Area. Further, the owner of the Open Buffer Area shall not be required to execute applications or provide disclosure of interest for modifications to the Site Plan or this Declaration in accordance with paragraph 8 below, except where such modification specifically includes the Open Buffer Area owned by that adjacent property owner. Only landscaping, pergolas, gazebos, tiki huts, fences and/or other passive uses, including swimming pools, sporting areas or other similar improvements, shall be permitted in the Open Buffer Area. Permanent or enclosed structures, such as sheds, shall not be permitted in the Open Buffer Area. Open space in the Open Buffer Area shall be maintained by the HOA or another legal mechanism, which shall provide for financial means to assure maintenance of the open space; however, for either conveyances or easements that are granted over any portion of the Open Buffer Area in favor of the owner of an adjacent lot, then the owner of such adjacent lot shall be responsible to maintain such portion of the Open Buffer Area.

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

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

As part of site plan approval, Owner shall provide a traffic signal warrant analysis utilizing the federal guidelines (Manual on Uniform Traffic Control Devices) for each movement at the intersection of SW 97th Street and SW 127th Avenue, Miami-Dade County, Florida, to determine the need for the installation of a traffic signal as a permanent traffic control solution. The traffic signal warrant analysis shall be based on anticipated traffic conditions at full buildout of the approved development on the Property. If the traffic signal warrant analysis certifies that the intersection's traffic movements warrant the installation of a traffic signal, then Owner, subject to approval by Miami-Dade County, will design and install a traffic signal prior to issuance of a Temporary Certificate of Use ("TCU") and/or Temporary Certificate of Occupancy ("TCO") for the 31st residential dwelling unit. Nothing herein shall be interpreted to preclude Owner from installing the traffic signal as a contribution in-lieu-of roadway impact fees, if warranted, under Chapter 33E of the Code of Miami-Dade County, Florida.

B. Adaptive Signal Program for SW 104th Street.

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

C. Initial Physical Roadway Improvements.

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

(i) In order to increase the capacity at the intersection of SW 88th Street (Kendall Drive) and SW 133rd Avenue, Owner will construct an extension of the turn lanes on the northbound approach.

(ii) In order to increase capacity at the intersection of SW 104th Street and SW 127th Avenue, Owner will construct an extension of the

existing left turn lane on the eastbound approach to the intersection or, in the alternative, provide dual left turn lanes on the eastbound approach to the intersection.

(iii) In order to improve capacity at the intersection of SW 104th Street and SW 122nd Avenue, Owner will construct an extension of the existing left turn lane on the eastbound approach to the intersection.

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

D. Traffic Calming/Traffic Flow Improvements.

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

(i) Stage I Traffic Modifications. By no later than the issuance of the 31st TCU or TCO for a residential dwelling unit within the Property, Owner shall implement the following turn restrictions during the Morning Peak Period on non-holiday weekdays:

a. SW 137th Avenue and SW 98th Street: The southbound to eastbound left turn and the northbound to eastbound right turn shall be restricted.

b. SW 137th Avenue and 100th Street: The southbound to eastbound left turn and the northbound to eastbound right turn shall be restricted.

c. SW 132nd Avenue and Calusa Club Drive: The northbound to eastbound right turn onto South Calusa Club Drive shall be restricted.

d. SW 128th Place and 104th Street: The eastbound to northbound left turn onto SW 128th Place shall be restricted.

(ii) Stage II Traffic Modifications. After a period of six months of implementing the Stage I Traffic Modifications described above, Owner will conduct a new traffic study of Morning Peak Period traffic in the Calusa neighborhood. If the traffic study concludes that the Stage I Traffic Modifications have not significantly prevented or reduced cut-through traffic, then, subject to approval of the Miami-Dade County Department of Transportation and Public Works or such successor department, Owner shall commence implementation of the following traffic calming and traffic flow improvements and Owner shall complete such improvements within one year thereafter:

a. SW 137th Avenue and SW 98th Street: Owner will eliminate the southbound to eastbound left turn from SW 137th Avenue onto SW 98th Street and reconstruct the median to facilitate the westbound to southbound turn from SW 98th Street to SW 137th Avenue as a directional left only. The northbound to eastbound right turn restriction described in the Stage I Traffic Modifications will remain during the Morning Peak Period.

b. SW 137th Avenue and SW 100th Street: Owner will eliminate the existing southbound to eastbound left turn from SW 137th Avenue onto SW 100th Street and reconstruct the median to facilitate the westbound to southbound onto SW 137th Avenue directional left only. The northbound to eastbound right turn restriction described in the Stage I Traffic Modifications will remain during the Morning Peak Period.

c. SW 132nd Avenue: Owner will modify the east leg of the SW 132nd Avenue/Calusa Club Drive intersection to create a physical restriction (consisting of a raised curb) to the northbound to eastbound right turn onto South Calusa Club Drive.

d. SW 128th Place and SW 104th Street: Owner will eliminate the eastbound to northbound left turn lane from SW 104th Street onto SW 128th Place and reconstruct the median to facilitate the southbound to eastbound directional left onto SW 128th Place.

(iii) Stage III Traffic Modifications. After a period of six months of implementing the Stage II Traffic Modifications described above, Owner will conduct a new traffic study of Morning Peak Period traffic in the Calusa neighborhood. If the traffic study concludes that the Stage II Traffic Modifications have not significantly prevented or reduced cut-through traffic, then subject to approval of the Miami-Dade County Department of Transportation and Public Works or such successor department, Owner shall commence implementation of the following traffic calming and traffic flow improvements and Owner shall complete such improvements within one year thereafter:

a. SW 137th Avenue and SW 98th Street: Owner shall convert SW 98th Street into a partial one way westbound street and construct a semi diverter to prevent the physical northbound to eastbound right turn from SW 137th Avenue onto SW 98th Street.

b. SW 137th Avenue and SW 100th Street: Owner shall convert the SW 100th Street into a partial one way westbound street and construct a semi-diverter to prevent physical movement from the northbound to eastbound right turn onto SW 100th Street.

(iv) In connection with the Application, Calusa Club Drive shall not be widened.

E. Traffic Signal Timing Adjustments.

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

(i) SW 88th Street and SW 122nd Avenue.

(ii) SW 88th Street and SW 127th Avenue.

(iii) SW 96th Street and SW 127th Avenue.

(iv) SW 96th Street and SW 137th Avenue.

(v) SW 104th Street and SW 122nd Avenue.

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

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

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

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

8. Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then owner(s) of the Property, if any, except owners of the Open Buffer Area, provided that the same is also approved by the County's Board of County Commissioners or the Director as provided by the County Code of Ordinances. Notwithstanding the foregoing, if any portion of the Property has been submitted to the condominium form of ownership or another collective ownership structure or is part of a property owners' or homeowners' association ("**Submitted Portion**"), then such consent shall be given by the condominium association, property owners' association, or other entity governing such Submitted Portion rather than the individual unit, parcel, or lot owner or their mortgagees. Notwithstanding the foregoing, except as may otherwise be provided under paragraphs 3 and 4 above, there shall be no modifications to paragraphs 1 and 4 above or the attached Composite Exhibit "B", or the Minimum Open Space Requirement of paragraph 3 above, until March 27, 2067. Further, for any portion of the Open Buffer Area which is either (i) conveyed to an owner of a lot adjacent to the Property; or (ii) over which an exclusive perpetual easement is granted to the owner of a lot adjacent to the Property, then such portion of the Open Buffer Area shall not be subject to modification without the written consent of such adjacent lot

owner. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her absence, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release. It is provided, however, in the event the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

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

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

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

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

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

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

any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.

15. Recordation and Effective Date. This Declaration shall be filed of record in the public records of the County at the cost of Owner following final approval of the Application by the County's Board of County Commissioners and expiration of the appellate time period. This Declaration shall become effective immediately upon recordation. Upon the final disposition of an appeal or legal challenge that results in the denial of the Application, or quashal of the 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]

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

_____

_____
Adress

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)

WITNESSES:

OWNER:

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

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 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)

WITNESSES:

OWNER:

HOME AT 9810, LLC, a Florida limited liability company

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 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:

_____
Print Name:_____
Address: _____
_____

_____
Print Name:_____
Address: _____
_____

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

NORTHEASTERN GOLF LLC, a Florida limited liability company

_____
Print Name:_____
Address: _____
_____

_____
Print Name:_____
Address: _____
_____

By:_____
Catherine H. Lorié, Manager

[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"

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 revere 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, 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.

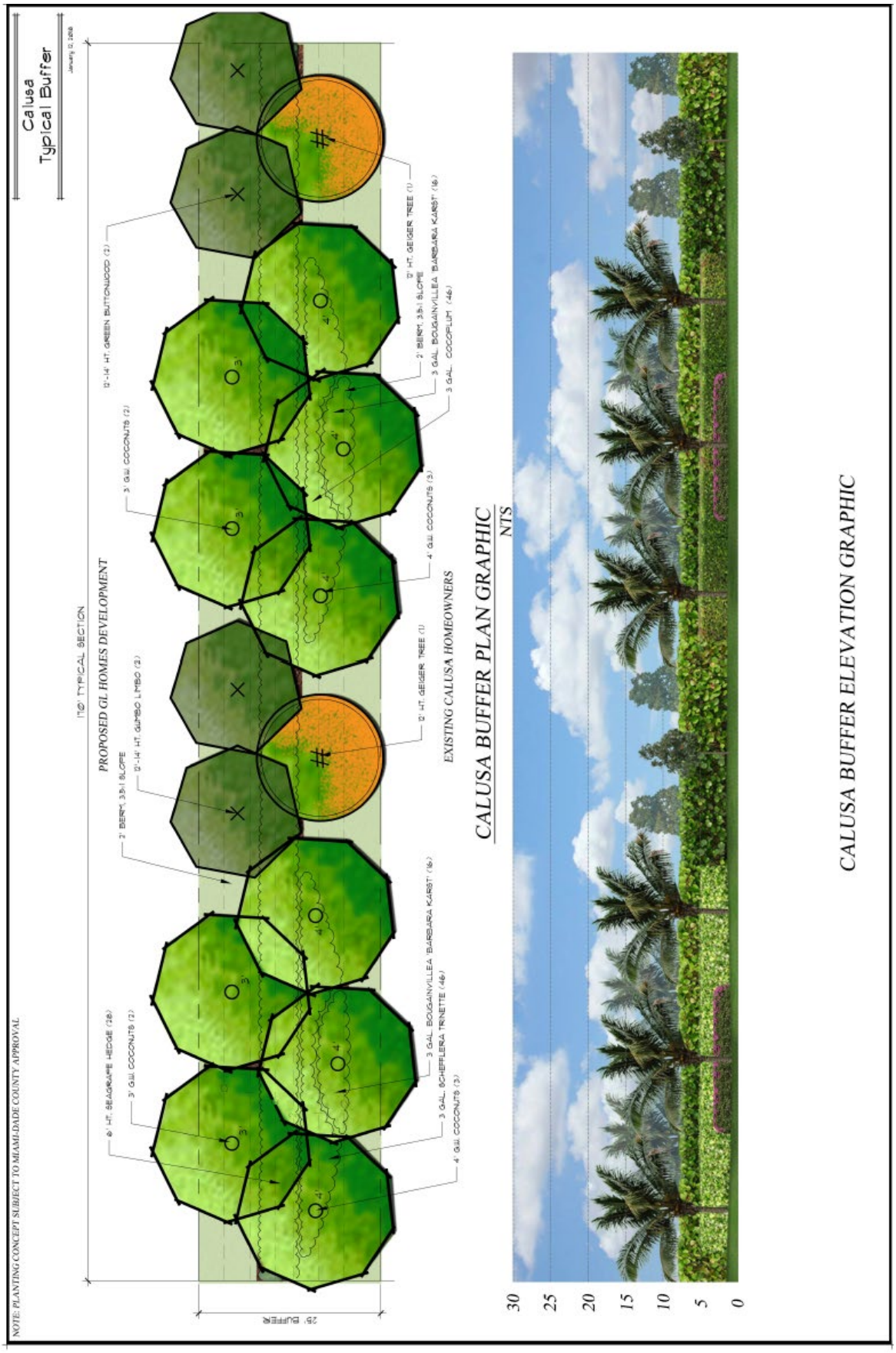
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 15 2026 BY: E137694

COMPOSITE EXHIBIT "B"

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

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

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


Calusa
Typical Buffer
January 2, 2018
NOTE: PLANTING CONCEPT SUBJECT TO MIAMI-DADE COUNTY APPROVAL
170' TYPICAL SECTION
PROPOSED GL HOMES DEVELOPMENT
EXISTING CALUSA HOMEOWNERS
25' BUFFER
6' HT. SEAGRAPE HEDGE (128)
3' GAL COCONUTS (2)
2' BERM, 3:1 SLOPE
12'-14' HT. GUMBO LIMBO (2)
12'-14' HT. GREEN BUTTONWOOD (2)
3' GAL COCONUTS (2)
2' HT. GEIGER TREE (1)
4' GAL COCONUTS (3)
3 GAL. BOUGAINVILLEA 'BARBARA KARST' (16)
3 GAL. SCHEFFLERA TRINETTE (46)
4' GAL COCONUTS (3)
2' BERM, 3:1 SLOPE
2' HT. GEIGER TREE (1)
3 GAL. BOUGAINVILLEA 'BARBARA KARST' (16)
3 GAL. COCOPLUM (46)
CALUSA BUFFER PLAN GRAPHIC
NTS
30
25
20
15
10
5
0
CALUSA BUFFER ELEVATION GRAPHIC

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 15 2026 BY: E137694

MIAMI 12032439.16 82350/48495

Plant List (Calusa Typical Buffer)

	SYM	QTY	NAME	SPECIFICATIONS
	TREES			
*	BSI2	2	Bursera simaruba / Gumbo Limbo	12'-14' ht. x 4'-6', full canopy
	CEI2	2	Conocarpus erectus / Green Buttonwood	12'-14' ht. x 4'-6', full canopy
*	CSI2	2	Cordia sebestena / Orange Geiger	12' x 4'-6', full canopy
	PALMS			
	CN2	4	Cocos nucifera 'Green Malayan' / Coconut Palm	3' g.w., heavy cal, straight trunk, full canopy
	CN4	6	Cocos nucifera 'Green Malayan' / Coconut Palm	4' g.w., heavy cal, straight trunk, full canopy
	SHRUBS, ACCENTS, AND GROUNDCOVERS			
	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
*	CU	28	Coccoloba uvifera / Sea Grape	6' o.a. ht., full to base
	SAT	46	Schefflera arboricola 'Trinette' / Variegated Dwarf Schefflera	3 gal. full
	SOD		Stenotaphrum secundatum / St. Augustine 'Floratam'	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.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 13 2026 BY: E307493

DRAFT

This instrument was prepared by:
Howard E. Nelson, Esquire
Bilzin Sumberg
1450 Brickell Avenue, Suite 2300
Miami, FL 33131

Folio Numbers:
30-5902-000-0010

(Space reserved for Clerk)

COVENANT RUNNING WITH THE LAND IN FAVOR OF MIAMI-DADE COUNTY, FLORIDA PROVIDING FOR THE PROTECTION AND MANAGEMENT OF A ROOKERY AND ROOKERY LAKE LOCATED IN MIAMI-DADE COUNTY, FLORIDA

WHEREAS, the undersigned owners, Kendall Associates I, LLLP, a Florida limited liability limited partnership (the "**Owner**") holds the fee simple title to the land in Miami-Dade County, Florida, which a portion of 9400 SW 130th Avenue, Miami, FL (the "**Property**") which contains a bird rookery on an island (the "**Rookery**") in a lake referred to as Lake #2 on the southern portion of the Property (the "**Rookery Lake**"), and such Rookery and Rookery Lake collectively hereinafter referred to as the "**Preserve**,", as described on Exhibit A"; and

WHEREAS, this Covenant Running with the Land in Favor of Miami-Dade County, Florida Providing for the Protection and Management of a Rookery and Rookery Lake Located in Miami-Dade County, Florida ("**Restrictive Covenant**") is proffered for acceptance by Miami-Dade County (the "**County"**) as part of, or as a condition of, approval of the as-built certification of Lake #2 consistent with the unusual use approval for lake excavation under Miami-Dade County Zoning Hearing Application Number Z2021000031 (the "**Application**"); and

IN ORDER TO ASSURE the County that representations made by the Owner during consideration of this covenant will be abided by the Owner freely, voluntarily and without duress, makes the following Restrictive Covenant covering and running with the land:

1. The Owner shall preserve and maintain the Preserve in its current condition for the duration of this Restrictive Covenant.

2. The Owner shall manage the Preserve in accordance with the requirements of the Planned Area Development Agreement ("**PAD**") submitted in connection with the Application, as may be amended, and recorded on the Preserve:

    a. Owner shall be responsible for maintenance of the Preserve until such responsibilities are turned over to a Homeowners' Association or similar entity ("**HOA**"), after which such HOA or ensuing owning or controlling entity shall be responsible for the maintenance of the Preserve and this obligation of maintenance shall run with the land. The HOA documents for the Property shall provide for the maintenance of the Preserve at the HOA' expense.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 13 2026 BY: E307493

b. Maintenance responsibilities will include those stipulated in the Consolidated Memorandum Regarding Proposed Changes to Calusa Lake # 2 dated April 2, 2026 from Rick Elsner, Kendall Associates I, LLLP to Martha Garcia Lastre, Chief of Natural Resources, Building and Environmental Permitting of the Department of Regulatory and Economic Resources; and the Technical Memorandum regarding Lake and Littoral Zone Enhancements Remediation Work Supplemental Information, dated April 2, 2026, prepared by Matthew Davis, Davis Environmental Solutions, LLC, both of which may be modified from time to time, and approved by Division of Environmental Resources Management or such successor department or division having jurisdiction over such approval ("**DERM**") for use at the Preserve, copies of which are available in DERM public records under Case No. TREE-11713. Such maintenance responsibilities include: prohibition of docks or other structures within the boundaries of the Preserve,; prohibition of on-water use within the Preserve; prohibition of any fishing, boating or other activity within the preserve, at all times, except as may be necessary for the maintenance, monitoring or servicing the Preserve, including the littoral shelves, lake banks, irrigation and aeration systems; and controlling access to the upland area closest to the Preserve during nesting season, especially on the south side of the Preserve. All maintenance within the Preserve 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.

c. Prior to, during, and post-development of the Preserve, 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 Preserve.

d. 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.

e. 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.

3. Management techniques not listed or referenced in Paragraph 2 herein shall be approved by the Director DERM, or the Director's designee.

4. The Owner shall notify the County in writing at least thirty (30) days prior to any conveyance, sale, grant or transfer of the Preserve or any portion thereof, to any heirs, successors, assigns or grantees. The Owner shall also notify the heirs, successors, assigns or grantees in writing of this Restrictive Covenant and its requirement and provide DERM, or its successor, with a copy of this written notification. Unless otherwise approved by DERM or its successor, the Owner shall only convey, sell, grant or transfer the Preserve or any portion thereof to a Homeowners' Association or similar entity.

5. The Owner shall prohibit and use commercially reasonable efforts to prevent unauthorized access to the Preserve.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 13 2026 BY: E307493

6. This Restrictive Covenant shall be a covenant running with the land and shall be recorded by the in the public records of Miami-Dade County by the County at the expense of the Owners.

7. Approval of this Restrictive Covenant neither authorizes nor constitutes a permit of any kind for work in the Preserve.

8. DERM shall have the right to inspect the Preserve at reasonable times to determine whether the Preserve is being used and maintained in the manner promised by the Owner in this Restrictive Covenant. If the Director of DERM or his designee determines after such an inspection that some curative action(s) on the Preserve is necessary in order to preserve the terms of this Restrictive Covenant, DERM shall notify the Owner in writing by certified mail, return receipt requested, at the address provided to DERM by the Owner of the particular curative action(s) to be taken by the Owner of the Preserve and the reasons therefore. The Owner shall take such curative action(s) within a reasonable time, provided however, the Owner shall have the right to appeal such proposed curative action(s) to the Miami-Dade County Environmental Quality Control Board by filing a written appeal within fifteen (15) days after receipt of written notification of said proposed curative action and the reasons therefore.

9. This Restrictive Covenant and the provisions contained herein prohibit the Owner from permitting, allowing, letting, causing or suffering any violation of the terms of this Restrictive Covenant, and this Restrictive Covenant may be enforced by DERM or its successor, by temporary, permanent, prohibitory, and mandatory injunctive relief as well as otherwise provided by law or ordinance and also may include an action for and to recover civil penalties, damages, costs and expenses, and reasonable attorney's fees in favor of the County against said person(s) as authorized by law or ordinance. All of the remedies provided herein shall be deemed to be independent and cumulative and shall be deemed to be supplemental to any remedies provided by law or ordinance.

10. Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Preserve, or any portion thereof, by a written instrument executed by the then owner(s) of the Preserve, if any, 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 Preserve 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. 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 Preserve is annexed to an existing municipality or the Preserve 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.

11. This Restrictive Covenant 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 after the date this Restrictive Covenant is recorded,

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 13 2026 BY: E307493

after which time it shall be extended automatically for successive periods of ten (10) years each, unless the Restrictive Covenant is modified or released by the County.

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

[EXECUTION PAGES TO FOLLOW]

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 13 2026 BY: E307493

DRAFT

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

_____
_____
Adress

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)

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 13 2026 BY: E307493

CONSENT AND JOINDER OF MORTGAGEE TO COVENANT RUNNING WITH THE LAND

The undersigned Mortgagee does hereby join in and consent to the execution of the foregoing Covenant Running with the Land in Favor of Miami-Dade County, Florida Providing for the Protection and Management of a Rookery and Rookery Lake Located in Miami-Dade County, Florida ("Covenant"), 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.

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:

_____
Print Name:_____

Address: _____
_____

_____
Print Name:_____
Address: _____
_____

_____
Print Name:_____

Address: _____
_____

_____
Print Name:_____
Address: _____
_____

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
Address:

NORTHEASTERN GOLF LLC, a Florida limited liability company

By:_____
Catherine H. Lorié, Manager
Address:

[Notarial Acknowledgments Appear on Following Page]

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 13 2026 BY: E307493

STATE OF FLORIDA

COUNTY OF _____

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 _____

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

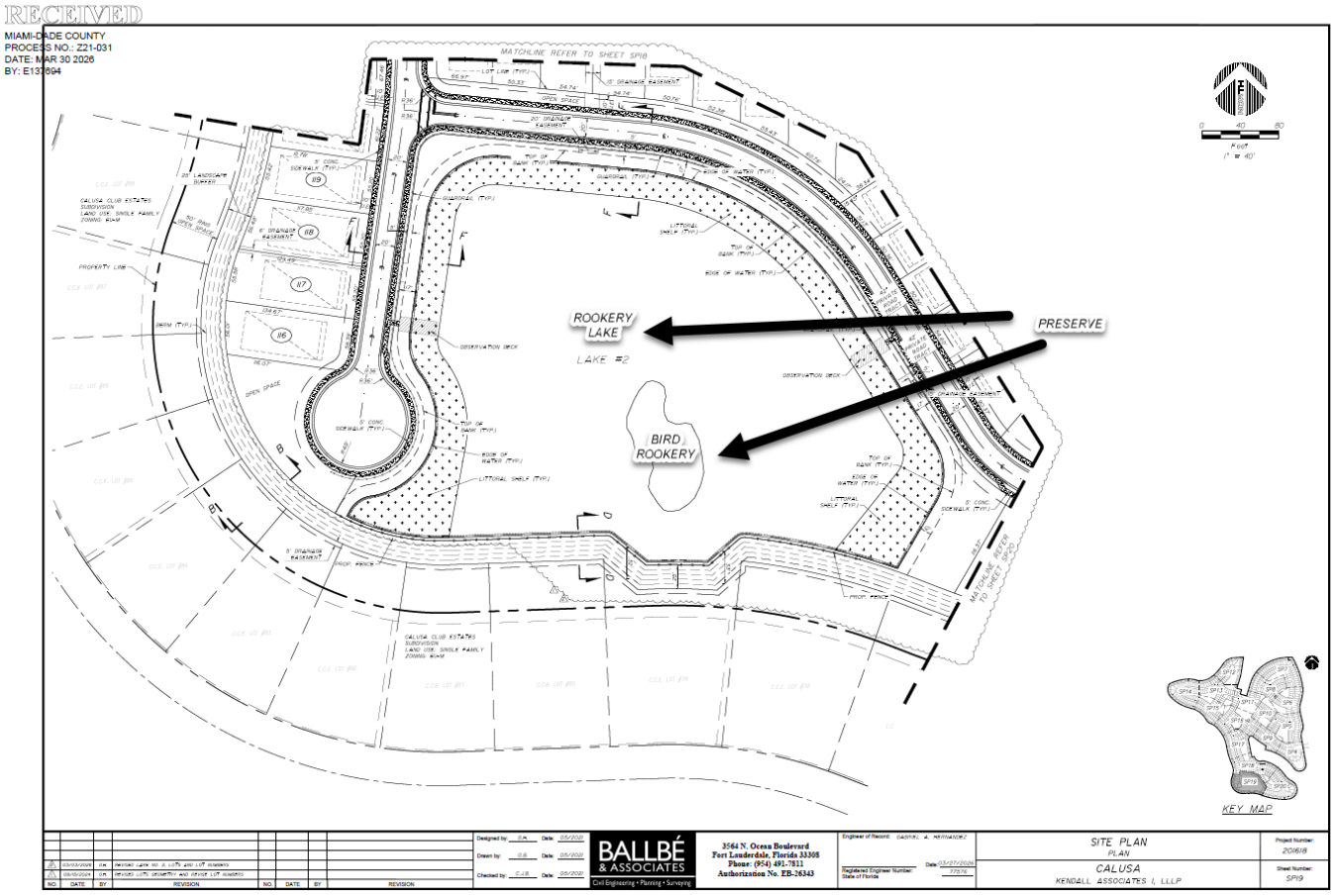
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z21-031 DATE: APR 13 2026 BY: E307493

DRAFT

EXHIBIT "A"

Preserve Legal Description

The below drawing indicates the approximate area of the Preserve and is included as a placeholder, to be substituted before execution and recording with a sketch and legal description that more precisely reflects the Preserve area, based on as-builts and the lake slope areas.



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

PH: Z22-243 **April 23, 2026**
Item No. 8C1

Recommendation Summary	
Commission District	2
Applicant	Acorn 27, LLC.
Summary of Requests	The applicant seeks to amend the North Central Urban Area District (NCUAD) Land Use Regulating Plan to redesignate the subject property from MC (Mixed-Use Corridor), MM (Mixed-Use Main Street), and MCS (Mixed-Use Special) to MCS (Mixed-Use Special) in order to permit a mixed-use development with ground-floor commercial and office uses along the primary frontage, together with a Special Exception to allow a self-service mini-warehouse storage facility on the subject property. Additionally, the applicant seeks ancillary non-use variances to permit a combination of habitable space and parking to front along NW 93 Terrace, and to permit the proposed building to setback less than required from the front property line.
Location	9319 NW 27 Avenue and 2651 NW 93 Street, Miami-Dade County, Florida.
Property Size	±0.88 acres
Existing Zoning	NCUAD, North Central Urban Area District
Existing Land Use	Automotive use and vacant land
2030-2040 CDMP Land Use Designation	Community Urban Center *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the urban center interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan, Section 33-311 District Boundary Change, Section 33-311(A)(3) Special Exception, Unusual Use and New Uses, Section 33-311(A)(4)(b), Non-Use Variance standards (*see attached Zoning Recommendation Addendum*)
Recommendation	**Deferred to the May 21, 2026, meeting of the BCC at the request of the applicant.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(C)(21) which states "The County Commission shall have jurisdiction to directly hear applications for approval of self-service mini-warehouse storage facilities where public hearing is required."

REQUESTS:

(1) AMENDMENT to the NCUAD Land Use Regulating Plan to redesignate the subject property from MM, Mixed-Use Main Street, MCS, Mixed-Use Special, and MC, Mixed-Use Corridor to the MCS, Mixed-Use Special.

(2) SPECIAL EXCEPTION to permit a proposed self-storage facility.

(3) NON-USE VARIANCE of the standard urban center district regulations to permit the proposed self-storage building with a combination of habitable space and parking fronting along NW 93 Terrace (20' of habitable space required).

(4) NON-USE VARIANCE of the standard urban center district regulations to permit a proposed self-storage building to setback 10' above the fourth (4th) story (15' required) from the front (west) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Proposed New Building For: Acorn Little River," with architectural plans prepared by Gustavo J. Carbonell, P.A., Architect and Planner, consisting of twenty-one (21) sheets date-stamped received October 1, 2025; landscape plans prepared by JFS Design, Inc., consisting of seven (7) sheets date-stamped received October 1, 2025; civil plans prepared by GRAEF consisting of (5) sheets date-stamped received December 1, 2025; and a Special Purpose Distance Survey entitled "Map of Specific Purpose Distance Survey," as prepared by Survey Pros, Inc., consisting of one (1) sheet date-stamped received April 3, 2025, for a total of thirty-four (34) sheets. Plans may be modified at public hearing.

RECOMMENDATION:

Deferred to the May 21, 2026, meeting of the BCC at the request of the applicant.

ES:JB:SS:EA

Eric Silva

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

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

PH: Z24-260 **April 23, 2026**
Item No. 8C2

Recommendation Summary	
Commission District	3
Applicant	1315 Partners, LLC
Summary of Requests	This application is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located in close proximity to the School Board Metromover Station, and assign to it the permitted uses and development regulations applicable under Section 33C-15 of the County Code for the "Metromover Station Subzone."
Location	1315 NE Miami Court, City of Miami, Miami-Dade County, Florida.
Property Size	±0.61-gross Acres
Existing Zoning	T6-24A-O (Miami21)
Existing Land Use	Multi-family apartment building
2030-2040 CDMP Land Use Designation	Business and Office (within a Regional Urban Center) *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the urban center interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33C-15(D)(1) Procedures for approval and development standards, Section 33C-11(G)(1) Initial Review, Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses (*see attached Zoning Recommendation Addendum*)
Recommendation	**Approval with conditions.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(C)(20) which states that the BCC shall hear and decide "Applications for development in the RTZ District, or for review of decisions regarding development in the RTZ District, as provided in Section 33C of this Code."

REQUEST:

SPECIAL EXCEPTION for a general development plan with the purpose of assigning to the subject property, located in the "Metromover Subzone of the Rapid Transit Zone", the applicable permitted uses and development regulations for the subzone in accordance with Section 33C-15 of the County Code.

BACKGROUND AND ANALYSIS:

The approximately ±0.61-gross acre subject property, under folio 01-3136-009-1540, is located fronting along both NE 13 Terrace and NE Miami Court roadways. The subject site is currently

improved with an existing 3-story high multi-family apartment building constructed in the 1960s. The subject site is within approximately 600 feet of the School Board Metromover Station. Staff notes that the current conditions on the site do not provide any street front activation or connections to mass transit, and do not provide the highest levels of development density and intensity that is ideal for the urban core. The other properties surrounding the subject site are zoned for urban development under the terms of City of Miami's zoning regulations.

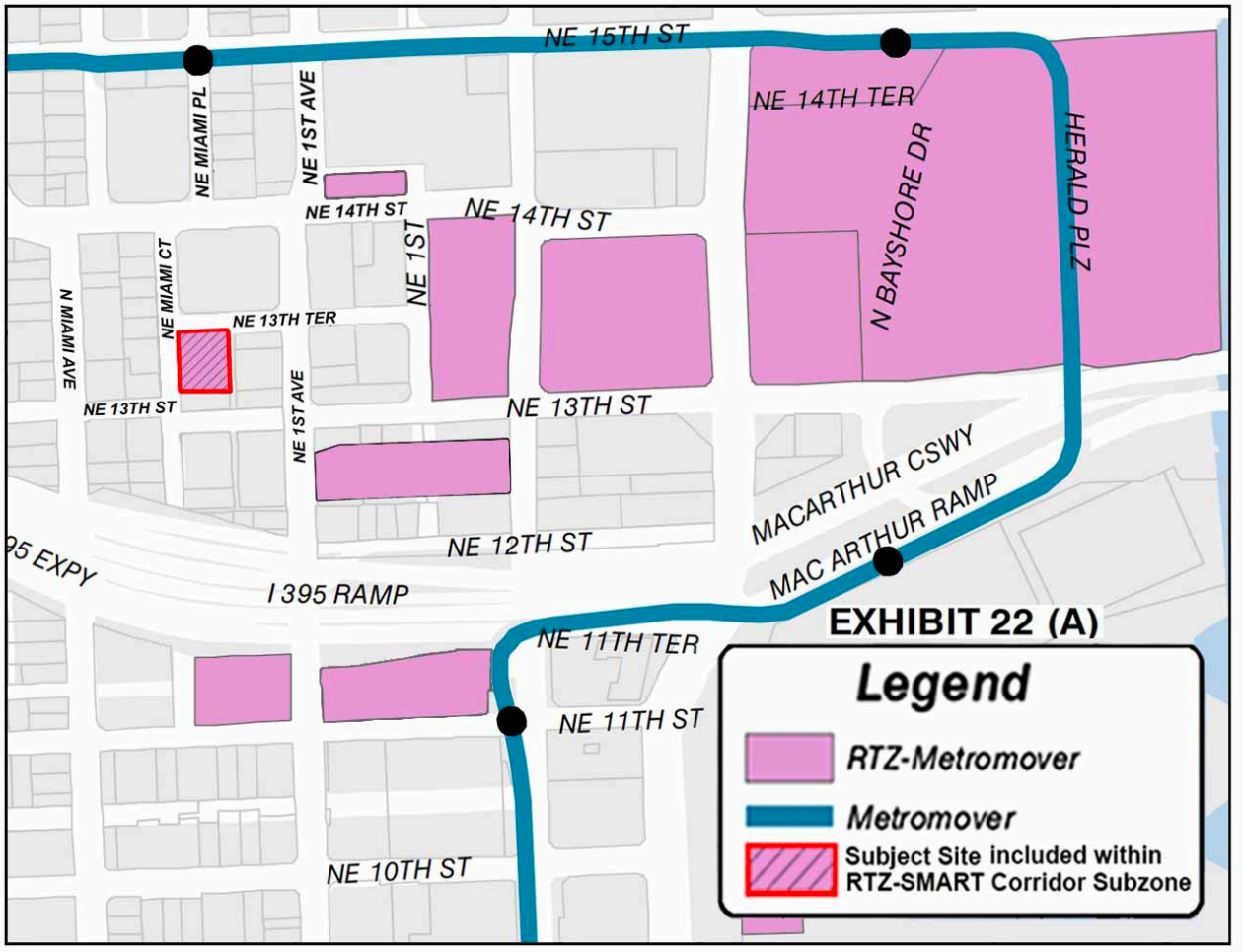


Figure 1

On April 20, 2021, the Board of County Commissioners (BCC) adopted Ordinance No. 21-33 establishing the "Metromover Subzone" of the Rapid Transit System – Development Zone (RTZ), codified in Section 33C-15 of the County Code. Subsequently, on March 7, 2023, the Board adopted Ordinance No. 23-13, related to the Rapid Transit System- Development Zone (RTZ), which amended section 33C-2 of the Code, and expanded the jurisdictional boundaries of the Metromover Subzone of the Rapid Transit Zone to encompass a certain private property. Ordinance No. 23-13 provided Exhibit 22(A) to include, among other things, the subject property, as shown in Figure 1 above. Staff notes that prior to its addition to the Metromover Subzone of the Rapid Transit Zone, the subject property was under the City of Miami's zoning jurisdiction. Pursuant to section 33C-5(B), "*Until a special exception or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District*." The

Metromover Subzone regulations under Section 33C-15 require a two-step development approval process. This first step, or “Initial Review”, requires the Board to hold a public hearing and decide the application after the property has been added to the Metromover Subzone of the Rapid Transit Zone. The second step, or “Final Review”, consists of an administrative review by the Department of Regulatory and Economic Resources (RER) of a site plan for the subject property at a future point in time. As per the request, this application consists of the initial review of the subject property.

The County’s RTZ primarily consists of properties located within and along the County’s Rapid Transit System/Metrorail and Metromover Systems. Properties within the RTZ include the Metrorail Stations, the fixed-guideway path linking the Metrorail and Metromover Stations, the Stations’ accessory facilities, and certain developable land. The Metromover Subzone of the RTZ was primarily expanded (pursuant to Ordinance No. 23-13) to include a certain private property located between NE Miami Court and NE 1 Avenue and NE 13 Street and NE 13 Terrace (‘subject property’). This developable parcel that is privately-owned property identified as located within the Metromover Subzone, may be developed with transit-supportive uses in accordance with Chapter 33C of the County Code. Sections of Chapter 33C (“the Chapter”), includes the standards for development of properties surrounding the Metromover Stations with a variety of land uses, residential densities and building intensities consistent with and in conformance with the thresholds of the Miami-Dade County adopted Comprehensive Development Master Plan (CDMP) Urban Center text. Since 1996, the CDMP has provided that “all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the [CDMP’s] Urban Center policies”. Since the inception of the RTZ in 1978, the Board has gradually expanded its boundaries to accommodate additional transit-supportive development along the various RTZs. As provided in Section 33C-2 and Section 33C-5 (see addendum), jurisdiction over zoning and other development orders and development permits within the RTZ is vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary, and *"[u]ntil a special exception or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District."*

Staff research for similar approvals indicates that in March 2023, the property lying on the southwest corner of NE 14 Street and NE 2 Avenue (application #Z22-112), and located in close proximity to the subject site, had been approved by the BCC pursuant to Resolution #Z-8-23, assigning to it the permitted uses and development regulations applicable under the County Code for the “Metromover Station Subzone”. More recently, another property in close proximity to the subject site and to the School Board Metromover Station, located on the northwest corner of NE 14 Street and NE 1 Court (application #Z24-125), was heard by the BCC at their September 3, 2025 meeting, and the initial review of its general development plans was approved by the board pursuant to Resolution #Z-36-25.

Pursuant to Chapter 33C of the County Code, the subject property could potentially be developed with a wide variety of mix of uses including residential, commercial, institutional, retail, office, and other such uses intended to enhance and support the County's existing mass transit system, and to provide for transit-oriented development to promote ridership. Staff notes that the subject property is located approximately 600’ from the School Board Metromover Station, and that the Metromover Subzone designation would effectively allow the site to be easily accessible to the entire urban core of Miami and beyond via Metrorail. Additionally, the Metromover Subzone designation would effectively allow the site for additional housing opportunities in this highly urbanized neighborhood in close proximity to transit, improve the pedestrian environment and

promote walkability within that area providing convenient access for future residents to use the Metromover.

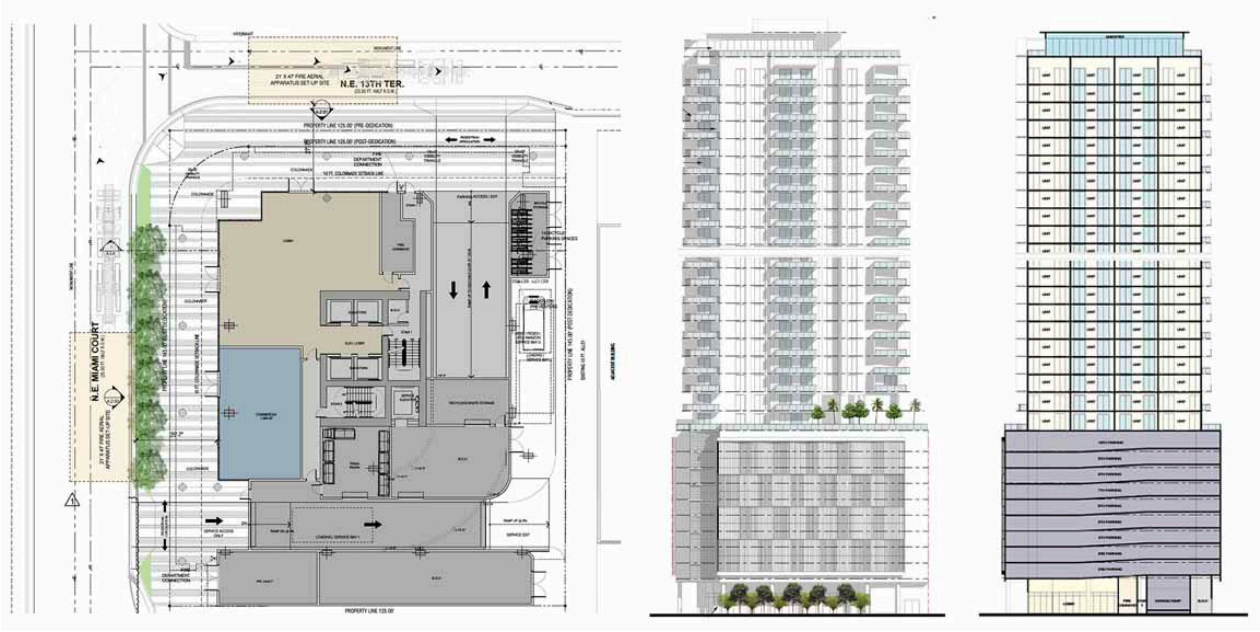


Figure 2

Based on the submitted letter of intent and general development plans, the applicant intends to redevelop the subject site with a 50-story high mixed-use building consisting of a total of 378 multi-family residential units, +/-1,060 sq. ft. of ground-floor commercial use space, +/-14,667 sq. ft. (55.6%) of open space, and would also include 321 parking spaces within an internalized parking garage. There would be one (1)-ingress/egress point of main direct vehicular access to the parking garage of the proposed development from NE 13 Terrace (north); whereas a service access only has been provided from NE Miami Court to the west of the subject property. Additionally, there would be multiple points of direct pedestrian access to the site provided from both NE 13 Terrace and NE Miami Court roadways. The accompanying master plan generally depicts a preliminary general development program for the subject parcel and includes site plans; floor plans; building elevations; landscape plans; lot coverage and open space diagrams; aerials; and renderings for the proposed mixed-use development at the subject site (see Figure 2 above). Attached Exhibit A consists of the subject property's general development plan depicting the location of the proposed uses and provides a potential concept plan for the subject property which would be further detailed through the final review process.

Properties within the Metromover Subzone will be subject to similar development standards as those that are within the Downtown Intermodal District Corridor, Brickell Station Subzones, and the Historic Overtown/Lyric Theater Station and Santa Clara Station Subzones in the City of Miami. The regulatory framework adopted by this Board for these subzones calls for a more compact and efficient urban form and to promote the redevelopment of properties along existing and planned transit corridors and designated urban centers, with a maximum height determined by that allowed by the Miami International Airport zoning regulations. Said regulations are consistent with the County's designation of the area as the County's only "Regional Urban Center" on the Comprehensive Development Master Plan (CDMP) - Land Use Plan Map, the CDMP's urban center policies, and related interpretative text (see addendum). Those Urban Center

policies further provide for mixed-use development at a minimum floor-area ratio of 4.0 in the designated core and of 2.0 in the designated edge, and at a maximum density of 500 dwelling units per acre. Staff notes that the proposed mixed-use building with a height of 50-stories, and a floor area ratio (FAR) of +/-21 would be within the density, massing and floor area ratio threshold that would be allowed under aforementioned regulations. Since it is the goal of this application to include the ±0.61-gross Acre subject property within the Metromover Subzone and to assign permitted uses and development regulations, **staff finds the request for a special exception consistent with the CDMP, and recommends approval with conditions of the application under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses.**

Staff opines that pertaining to the subject property (see Figure 2), approval of this application would enable the development/redevelopment of the subject parcel in a manner that is **compatible** with that of other development in the balance of the Metromover Subzone and the surrounding area. Staff notes that approval of the request would also authorize for the site all of the applicable permitted uses identified under Section 33C-15(C), subject to the development standards set forth in Section 33C-15 (D) (see Addendum).

Staff notes that both the Traffic Engineering Division (TED) as well as the Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) have indicated no objection to the application subject to conditions as specified in their combined memorandum. Staff also notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), does not object to the application pursuant to standard conditions, and indicate in their memorandum that the application lies within the urban infill area and in a municipality where traffic concurrency does not apply, but that the application will generate 103 PM peak hour vehicle trips. Further, memoranda submitted by other departments reviewing the application, including Code Coordination and Public Hearings Section of the RER, the Office of Historic Preservation (OHP) of the RER, 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 indicate that any potential impacts would preclude development in accordance with the Metromover Subzone regulations but note that a final determination of traffic, environmental, or other impacts on County resources, will be determined during the Final Review process for specific development approvals.

Additionally, staff notes that pursuant to Section 33C-15(D)(3), approval of a project within the Metromover Subzone may be conditioned on public benefits improvements as the Board may determine to be appropriate to *address the impacts of the new development on rapid transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development area*. Under Section 33C-15(D)(2), it is further provided that, when undertaking this public benefits analysis, each reviewing agency shall provide a statement as to the proposed development's impact on public facilities and services. Based on the memoranda issued by DERM, MDPROS, DTPW Traffic Engineering, and DTPW Transit, staff notes that each of these reviewing agencies have recommended improvements to address the proposed development's impact on public facilities and services. The applicant has voluntarily proffered a covenant that provides public benefits contributions in connection with this application in order to develop the subject property. Staff notes that the Off-Site Pedestrian Improvements proffer provides that prior to the issuance of a Certificate of Occupancy, the Owner shall construct the following improvements: 1) Install a marked crosswalk, pedestrian curb ramps, and associated signage/marking at the north leg of the intersection of NE Miami Court and NE 13 Terrace; and,

2) Install at marked crosswalk, pedestrian curb ramps, associated signage and markings, and rapid rectangular flashing beacons (RRFB) at the south leg of the intersection of NE 1 Avenue and NE 13 Terrace. The costs for the aforementioned Off-Site Pedestrian Improvements are estimated at six hundred thousand dollars ($600,000). The covenant also commits towards Workforce Housing wherein the owner shall provide a total of 10% of the total residential units (38 units) within the development at the property as workforce housing; where **5%** of the total residential units shall be restricted to serve households whose income is established at up to **110%** of the most recent **AMI**, and **5%** of the total residential units shall be restricted to serve households whose income is established at up to **140%** of the **AMI** for the County reported by HUD as maintained by the Department.

ACCESS, CIRCULATION AND PARKING: The submitted general development plans indicate one (1)-ingress/egress point of direct vehicular and pedestrian access provided from NE 13 Terrace to facilitate the flow of traffic for the proposed development, and a service access only is provided from NE Miami Court. Parking and driveways are internal to the site, with the parking provided as structured parking within the proposed development. The proposed mixed-use development provides for a total of 321 parking garage spaces and complies with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Based on the aforementioned analysis, staff recommends approval of this application with conditions.

CONDITIONS:

1. That the final site plan must conform to the general development plans dated stamped received 9/17/2025 as approved pursuant to this Special Exception.

2. That the applicant shall submit a recordable covenant on the proffered public benefits improvements and opinion of title in legally sufficient and recordable form before obtaining any subsequent development approvals. The applicant has voluntarily proffered public benefits which includes Off-Site Pedestrian Improvements; and committing to provide a total of 10% of the total residential units (38 units) within the proposed development as Workforce Housing.

3. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Code Coordination and Public Hearings Section of the Department of Regulatory and Economic Resources as contained in their memorandum.

4. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade Aviation Department (MDAD) as indicated in their memorandum.

5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Office of Historic Preservation (OHP) as indicated in their memorandum.

6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Office of Historic Preservation (OHP) as indicated in their memorandum.

7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Parks, Recreation and Open Spaces Department (PROS) as indicated in their memorandum.

8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Traffic Engineering Division (TED) and the Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) as indicated in their combined memorandum.

ES:JB:SS

Eric Silva

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

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NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Code Coordination and Public Hearings Section (RER)	*No objection**
Platting and Traffic Review Section (RER)	*No objection**
Department of Transportation and Public Works (DTPW)	*No objection**
Miami-Dade Fire Rescue (MDFR)	*No objection*
Miami-Dade Aviation Department (MDAD)	*No objection**
Office of Historic Preservation (OHP)	*No objection**
Water and Sewer Department (WASD)	*No objection*
Parks, Recreation and Open Spaces Department (PROS)	*No objection**
Miami-Dade County Public Schools	*No objection*
Miami-Dade Police Department	*No objection*
Building and Neighborhood Compliance (BNC)	*No objection*
**Subject to conditions in their memorandum.*	

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

Urban Centers (Page I-46)	*Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These **Urban Centers** are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and **Community Centers** which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high-quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.* *The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.* *The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.* *Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high*

	level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below. *Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.* ***Uses and Activities.** Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in **Urban Centers** may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. **Residential** uses may be required in areas of the County and along **rapid transit lines** where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.* ***Streets and Public Spaces.** Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.*

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<table>
<tr><td></td><td>
Parking. Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.
Buildings. Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.
Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.
<table>
<tr><td></td><td>Average Floor Area Ratios (FAR)</td><td>Max. Densities /Gross Acre</td></tr>
<tr><td>Regional Activity Centers</td><td>greater than 4.0 in the core
not less than 2.0 in the edge</td><td>500</td></tr>
<tr><td>Metropolitan Urban Centers</td><td>greater than 3.0 in the core
not less than 0.75 in the edge</td><td>250</td></tr>
<tr><td>Community Urban Centers</td><td>greater than 1.5 in the core
not less than 0.5 in the edge</td><td>125</td></tr>
</table>
In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.
As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use design requirements of this section and Policy LU-7F.
</td></tr>
<tr><td>Policy LU-4A (Page. I-11)</td><td>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.</td></tr>
<tr><td>Objective LU-7 (Page. I-13)</td><td>Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that’s promote the use of transit services.</td></tr>
</table>

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Policy LU-7A (Page. I-13)	*Through its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and non-residential land uses and activities in nodes around rapid transit stations to produce short trips, minimize transfers, attract transit ridership, and promote travel patterns on the transit line that are balanced directionally and temporally to promote transit operational and financial efficiencies. Land uses that may be approved around transit stations shall include housing, shopping and offices in moderate to high densities and intensities, complemented by compatible entertainment, cultural uses and human services in varying mixes. The particular uses that are approved in a given station area should, a) respect the character of the nearby community, b) strive to serve the needs of the community for housing and services, and, c) promote a balance in the range of existing and planned land uses along the subject transit line. Rapid transit station sites and their vicinity shall be developed as "urban centers" as provided in this plan element under the heading Urban Centers.*
Policy LU-7B (Page. I-14)	*It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to both pedestrian and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians, pedestrian accommodations shall include, as appropriate, continuous sidewalks to the transit station, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians.*
Policy LU-7D (Page. I-13)	*Redevelopment of property within one-half mile of existing or planned mass transit stations and bus routes shall not cause an increase in walking distances from nearby areas to the transit services and shall, wherever practical, be done by establishing blocks of walkable scale that form an interconnected network of streets, maximizing connectivity with existing streets and promoting a comfortable environment for pedestrians.*
Policy LU-7F (Page. I-14)	*Residential development around rail rapid transit stations should have a minimum density of 15 dwelling units per acre (15 du/ac) within 1/4 mile walking distance from the stations and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between 1/4 and 1/2 mile walking distance from the station. Business and office development intensities around rail stations should produce at least 75 employees per acre within 1/4 mile walking distance from the station, 100 employees per acre within 700 feet, and a minimum of 50 employees per acre between 1/4 and 1/2 mile walking distance from the station. Where existing and planned urban services and facilities are adequate to accommodate this development as indicated by the minimum level-of-service standards and other policies adopted in this Plan, and where permitted by applicable federal and State laws and regulations, these densities and intensities shall be required in all subsequent development approvals. Where services and facilities are currently or projected to be inadequate, or where required by Policy LU-7A, development may be approved at lower density or intensity provided that the development plan, including any parcel plan, can accommodate, and will not impede, future densification and intensification that will conform with this policy.*
Policy LU-8A (Page. I-15)	*Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.*

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PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33C-2 Rapid Transit Zone	*(A) Definition- The "Rapid Transit Zone" consists of all land area, including surface, subsurface, and appurtenant airspace, heretofore or hereafter designated by the Board of County Commissioners as necessary for the construction of the fixed-guideway portion of the Stage 1 Rapid Transit System,* ***including all station sites****, parking areas and yard and maintenance shop facilities.* *(B) Designation of land included- The Board of County Commissioners hereby designates all land areas (including surface, subsurface, and appurtenant airspace) shown on Exhibits 1 through 16, bearing the following effective dates: Exhibit 1, July 31, 1998, Exhibits 2 through 9 and Exhibits 11 through 16, July 13, 1979 and Exhibit 10, May 26, 1983, certified by the Clerk of the Board as a portion of this chapter, incorporated hereby by reference, and transmitted to the custody of the Department of Planning and Zoning, as the Rapid Transit Zone for the Stage 1 Fixed-Guideway Rapid Transit System. The Director of the Department of Planning and Zoning shall submit to each affected municipality an official map or maps designating the Rapid Transit Zone which may from time to time be altered, enlarged, added to, amended or deleted by ordinance, after a public hearing within each municipality affected.* *(C)* ***Jurisdiction of County****- Jurisdiction for purposes of building and zoning approvals (including, but not limited to, site plan approvals, issuance of building permits, building inspections, compliance with the South Florida Building Code, issuance of certificates of occupancy, zoning applications, special exceptions, variances, district boundary changes, building and/or zoning moratoria, and all other types of functions typically performed by Building and/or Zoning Departments), water and sewer installations, compliance with environmental regulations, street maintenance (including sidewalks where applicable) and utility regulation, all of which relate to the uses specifically delineated in subsection (D) below, shall be and are hereby vested in Miami-Dade County regardless of any municipal code, charter, or ordinance provisions to the contrary. Where a* ***municipality*** *continues to provide other services to a property in the Rapid Transit Zone, the municipality shall be responsible for ensuring that all matters relating to enforcement of land use, zoning, or building code requirements that may arise in the course of providing municipal services are referred to the County's Building Official, and the municipality shall coordinate with the County to ensure that affected property owners and tenants are also informed as to these jurisdictional matters.* *(D) Permitted land uses- The following land uses are permitted within the Rapid Transit Zone and no others:* *(1) Fixed guideways for the Rapid Transit System.* *(2) Stations for the Rapid Transit System, including such uses as passenger platforms and waiting areas, ticket and information booths, restrooms, utility rooms, in-station advertising displays, stairs, elevators, walkways, concessions, vending machines, and other service-related businesses offering goods and services for sale to passengers, and other similar uses as are necessary for or ancillary to the proper functioning of a rapid transit station.* *(3) Parking lots and parking structures.* *(4) Bus stops and shelters.* *(5) Streets and sidewalks.* *(6) Maintenance facilities for the Rapid Transit System, including yard and shops, and associated tracks and facilities.*

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	(7) Landscaping. *(8) Bikeways, parks, community gardening, playgrounds, power substations and other uses necessary for the construction, operation and maintenance of the Rapid Transit System.* *(9) (a) Such other uses, including commercial, office and residential uses, as may be appropriate to and **compatible** with the operation of the **Rapid Transit System** and the convenience of the ridership thereof.* *(b) **Subzones**; development regulations, standards and criteria. In the unincorporated areas of the Rapid Transit Zone, subzones shall be created by separate ordinances which shall become part of this chapter. Said ordinances shall identify the boundaries of the individual subzones and shall establish development regulations and site plan review standards and criteria for those land uses permitted pursuant to subsection (9)(a) herein and approved pursuant to subsection (9)(c) herein.* *(c) Requests for approval of development of those land uses permitted pursuant to subsection (9)(a) herein within a subzone created pursuant to subsection (9)(b) herein shall be made by filing an application in accordance with the provisions of Section 33-304. Said application shall be considered a special exception for site plan approval to be considered and acted upon directly by the Board of County Commissioners pursuant to the criteria established in Section 33-311(d) and the provisions of the applicable subzone.* *E) Effect on existing land uses. All land areas included by this section within the Rapid Transit Zone upon which uses other than those specified in subsection (D) of this section were authorized or permitted prior to October 27, 1978 may be used as follows:* *(1) Existing structures. All existing buildings or structures and all uses for which building permits have already been issued prior to the effective date of this article and which have complied with the applicable provisions of the South Florida Building Code, may be continued or constructed in accordance with the approved plans and specifications therefore. Alterations, improvements, or expansions of existing structures shall be subject to the provisions of paragraph (2) hereof.* *(2) All other lands. No applications for site or plan approvals and/or building permits shall be issued for new facilities within the Rapid Transit Zone except in the following circumstances:* *(a) The estimated construction costs does not exceed ten thousand dollars ($10,000.00) in any consecutive two-year period; or* *(b) The Miami-Dade Transit Agency certifies that approval of the application will not have an adverse impact upon a material element of the Stage I System. The Miami-Dade Transit Agency shall, with respect to any application for which certification is refused, provide a detailed written explanation supporting the refusal to certify and specifying the corrective actions, if any, which would lead to certification. The decision of the Agency may be appealed to the Board of County Commissioners within thirty (30) days from the date of the written explanation by filing a notice of appeal with the Clerk of the Board of County Commissioners. The Board of County Commissioners, after giving public notice as required by Chapter 33 of the Code, shall hear the appeal and either affirm, deny or modify the decision of the Agency. Appeals from the Board of County Commissioners' action shall be in accordance with Section 33-316 of this Code.*
Section 33C-5 Rapid Transit Zone ("RTZ") District	*(B) Existing zoning designations; administrative site plan review required. Until a **special exception** or other zoning approval for development is approved, lands within the RTZ district shall remain subject to the applicable municipal zoning district regulations that existed prior to the property's inclusion in the RTZ District.*

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Section 33C-15.- Metromover Subzone.	*(A) Purpose and Intent. The following development review standards and criteria shall govern applications for initial plan approval of the general site development plan, and applications for final site plan review, for all development to be located within the boundaries of the* ***Metromover Subzone*** *established in this section. These standards are consistent with, and support the County's and the City's commitment to, principles of urban planning, including improved mobility, enhanced pedestrian environment, and the reduction of urban sprawl. They are also consistent with the need to provide for the public service and public infrastructure needs of this area, which is within the County's only* ***regional urban center*** *and, as such, is designated for the highest level of development density and intensity in the County.* *(B) Boundaries. The* ***Metromover Subzone*** *of the* ***Rapid Transit Zone*** *is hereby established; the boundaries of the subzone are identified in* ***Exhibits 22(A)*** *and* ***22(B)*** *of* ***Section 33C-2****. The legal description and a full-scale map of the boundaries are on file with the Department.* *(C) Permitted Uses. Permitted uses shall be in accordance with Section 33C-11(C) relating to the Government Center Subzone, which are incorporated by reference herein.* *(D) Procedures for approval and development standards.* *(1) Applications for development in the subzone shall be governed by the pre-application and application procedures and development standards relating to the Government Center Subzone, as set forth in Section 33C-11(D), (E), (F), and (G), which are incorporated by reference herein, except as follows:* *(a) Parking shall be governed by Section 33C-8.* *(b) Plan review standards regarding public open space may be satisfied with private open space that is open to the public.* *(c) Development along the Biscayne Bay and Miami River shorelines shall be subject to the following:* *(i) Purpose and intent. In furtherance of CDMP objectives and policies regarding shoreline management, Chapter 33D, and municipal codes and plans addressing development along these shorelines, it is the intent of the criteria contained herein to promote connectivity and accessibility to bayfront and riverfront properties within this subzone and to maintain pedestrian connectivity along the existing and planned public walkway along the shoreline, referred to as the Miami Baywalk.* *(ii) Shoreline setback. The setback from the shoreline shall be a minimum of 50 feet as measured from the mean highwater line provided along the applicable water frontage, except that on lots with a depth of less than 200 feet, the setback shall be a minimum of 25 percent of the lot depth.* *(iii) Visual corridors. To allow visual corridors to open from ground to sky and to allow public access to the waterfront, side setbacks shall be equal in aggregate to a minimum of 25 percent of the water frontage of each lot based on average lot width.* *(iv) Public shoreline walkway. To maintain pedestrian connectivity along the shoreline, a publicly accessible walkway shall be provided within the shoreline setback. Walkway design and connections to adjacent existing or planned walkway segments shall be consistent with the County's Shoreline Development Review Manual and, if adjacent to properties under the City of Miami's jurisdiction, with the City of Miami's Waterfront Walkway Design Standards.*

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	(2) It is further provided that, in the review of an application for public hearing other than for a governmental facility, each reviewing agency shall provide a statement as to the proposed development's impact on public facilities and services, including assessment of impacts beyond minimum concurrency requirements pursuant to Chapter 33G and minimum subdivision requirements pursuant to Chapter 28. The reviewing agency may recommend additional improvements to address such identified impacts. *(3) Approval of such public hearing application may be conditioned on the provision of improvements recommended by a reviewing agency and of such other public service, public infrastructure, or* ***public benefits improvements*** *as the Board may determine to be appropriate to address the impacts of the new development on rapid transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development area. Such improvements may include, without limitation: improvements to rapid transit infrastructure or surrounding roadways; mobility connections to the Rapid Transit System or other buildings or facilities in the surrounding area; emergency services facilities; educational facilities; public parks or public open spaces; tree canopy enhancements; public water and sewer infrastructure; or affordable housing.* *(4) Notwithstanding any other provision to the contrary, for any privately-owned property added to this subzone after April 20, 2021, unless an application for initial review for development approval for such property has been filed in accordance with this section within two years from the effective date of its inclusion in the subzone, the inclusion of such property in the subzone, and the corresponding assertion of County regulatory jurisdiction over it, shall sunset.* *(E) Platting. Separate parcels located within the subzone and made subject to a unity of title or covenant in lieu of unity of title shall not be deemed a subdivision and shall be exempt from the platting requirements of Chapter 28.* *(F) Conflicts. The development review procedures, standards, and criteria set forth in this section shall govern in the event of a conflict with other zoning, subdivision, or landscape regulations of this code or with the Miami-Dade County Public Works Manual.*
Section 33-311(A)(3) Special Exception, Unusual and New Uses.	***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.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

1315 PARTNERS, LLC/WASSEMAN, ESQ, ETHAN	1315 NE MIAMI CT MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2024000260
DATE	**HEARING NUMBER**

FOLIO: 01-3136-009-1540

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
March 16, 2026

NEIGHBORHOOD REGULATIONS:
There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:
There are no open/closed cases in BSS.

VIOLATOR:
1315 PARTNERS, LLC/WASSEMAN, ESQ, ETHAN

OUTSTANDING LIENS AND FINES:
There are no outstanding liens or fines.

Memorandum

MIAMI-DADE COUNTY

Date: 03/12/2026

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

From: Achaya Kelapanda, Deputy Director of Operations
Department of Solid Waste Management

Achaya Kelapanda

Subject: 1315 Partners, LLC RTZ - (Z2024-000260) UPDATE

In its prior response to the earlier submittal of this application (dated March 07, 2025) and an Administrative Site Plan Review (dated July 9, 2025), the Department of Solid Waste Management (DSWM) stated that it had no objections to the development plan of a 50-story building with 378 multifamily residential units, 321 parking spaces, and a total of 558,940 square feet of open space and commercial retail use. The Property is located at 1315 NE Miami Court in Miami, FL. As the Property is in the Rapid Transit Zone, jurisdiction over land development related requests is retained by the County pursuant to Chapter 33C of the County Code. The latest update addresses zoning, TED, and Transit comments from the previous application and still does not impact the DSWM conclusion.

For your information though, the DSWM has updated its Concurrency Status Determination since the earlier comments provided. The most recent analysis issued on September 20, 2024, which is valid through September 30, 2025, 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 additional details provided in the updated application do not impact the previous assessment. **The DSWM continues to have no objections to the proposed application.**

Memorandum

MIAMI-DADE COUNTY

Date: March 6, 2026

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: Z2024000260-3rd Review
1315 Partners LLC
1315 NE Miami Court
Special exception for a general development plan for Rapid Transit Project to develop a 50-story building with multi-family residential units.
(RTZ) (0.61 acres)
36-53-41

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 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 supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to RER records, public water and public sanitary sewers are currently abutting the subject property. Pursuant to the Code, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. 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.

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

Any proposed development shall comply with county and federal flood criteria requirements.

The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

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

Conditions of Approval: None

Tree Preservation
An aerial review of the subject property indicates the presence of tree resources. A landscape plan entitled "1315 NE Miami Court", prepared by Michelle Angela Latte, L.A., and dated as received by Miami-Dade County on September 17,2025, was submitted in support of the subject application and indicates the removal/relocation of tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources.

RER has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site. 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. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. 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.

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 for additional information or concerns regarding this review.

Conditions of Approval: None

Air Quality Preservation
The proposed development would require the demolition of existing structures. 40 CFR Part 61 Subpart M - National Emission Standards for Hazardous Air Pollutants (NESHAP) for Asbestos provides that an asbestos survey from a Florida-licensed asbestos consultant is required is required for renovation activities surpassing the NESHAP threshold of suspect regulated asbestos containing materials (RACM), and for all demolition activities.

"Demolition" is defined as the wrecking or taking out of any load-supporting structural member of a facility together with any related handling operations, or the intentional burning of any facility.

The NESHAP thresholds for RACM are 260 linear feet of RACM on pipes, or 160 square feet of RACM on other facility components.

If the Asbestos Survey identifies materials (friable or to be made friable during the proposed renovation/demolition activities) containing more than 1 percent asbestos and the amount is over the regulated thresholds, then those materials must be removed/abated prior to renovation/demolition activities by a Florida-licensed asbestos abatement contractor. An Asbestos Renovation Notification must be filed, and obtain approval, with the Miami Dade County - Department of Regulatory and Economic Resources, - Air Quality Management Division (AQMD), at least 10 working days (14 calendar days) prior to starting the abatement work. Regardless of asbestos content, prior to any demolition work, an Asbestos Demolition Notification must be submitted and approved, within the same timeframes.

For question regarding asbestos surveys and notifications, please contact the AQMD via email at asbestos@miamidade.gov.

Enforcement History
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 lies 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

MIAMI-DADE COUNTY

Date: March 9, 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)

Subject: ***UPDATED*** Zoning Application Comments - 1315 N.E. Miami Ct.
Application No. Z2024000260 - (Pre-App. No. Z24P-227)

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.

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 a Verification Form will be required.

Application Name: 1315 N.E. Miami Ct.

Location: The proposed project is located on approximately 0.61 gross acres at 1315 NE Miami Court, with Folio No. 01-3136-009-1540, within the City of Miami. The site was added to the boundaries of the Metromover Sub-Zone of the Rapid Transit Zone.

Proposed Development: The Applicant is requesting a special exception for a general development plan in order to develop a mixed-use project, which consists of the development of a 50-story building with 378 apartment units (High Density) and 1,060 sq. ft. of commercial use. It appears from the submitted site plan that the existing structures will be demolished for the construction of the new building.

The estimated total water demand for the proposed project will be 51,136 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 Hialeah-Preston 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.

The subject property is connected to water. Per WASD's Rules and Regulations, since the development is considered a mixed-use project, then it must be connected to a minimum 12-inch water main. Therefore, there is an existing 12-inch water main (E23560D00A-1) along NE 13th Terrace, abutting the northern boundary of the property to where the developer may connect to provide water service to the 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. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

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 Central District Wastewater Treatment Plant (CDWWTP) for treatment and disposal. The CDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the CDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

The subject property is connected to sewer. If a new connection is required, there is an existing 8-inch sanitary gravity sewer (ES3796-1) along NE Miami Court, abutting the western boundary of the property to where the developer may connect to provide sewer service to the proposed development. *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*.

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 (P.S.) No. 2. The projected sanitary sewer flows from this development will increase the Nominal Average Pump Operating Time (NAPOT) of said P.S. from 6.41 hrs. to 6.44 hrs. Said pump station is currently in OK Moratorium Code status.

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

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

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

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

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

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

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

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

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

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita A. Ramirez at (786) 552-8121or benita.ramirez@miamidade.gov.

Memorandum

MIAMI-DADE COUNTY

Date: October 16, 2025

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

From: FOR Raul A. Pino, PLS, Division Chief
Regulatory and Economic Resource Department

Subject: DIC 24-260
Name: 1315 Partners, LLC
Section 36 Township 53 South Range 41 East

I. PROJECT LOCATION:

The property is located at 1315 NE Miami Court.

II. APPLICATION REQUEST:

This application requests a 50-story building with 378 multifamily units including workforce housing and commercial space.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site from east to west is provided by NE 13 Street and NE 13 Terrace and from north to south is provided by N Miami Court and NE 1 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, 11th Edition)

103 PM Peak Hour trips are generated by this application.

Please note that this application meets the traffic concurrency criteria because it lies within the urban infill area and a municipality where traffic concurrency does not apply.

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

B. Cardinal Distribution

North	29 %	East	8 %
South	27 %	West	36 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station F-5058 located on US 1 north of NE 29 Street, has a maximum LOS **"E+50"** of **4,560** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,354** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5058** with its PHP and assigned vehicles is at LOS **"D"**. The **9** vehicle trips generated by this development when combined with the **2,354** and those previously approved through Development Orders, **0**, equal **2,363** and will cause this segment to remain at LOS **"D"** whose range is from 1,311 to 2,920.

Station F-5053 located on US 1 north of NE 13 Street, has a maximum LOS **"E+50"** of **4,560** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,489** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5053** with its PHP and assigned vehicles is at LOS **"D"**. The **34** vehicle trips generated by this development when combined with the **2,489** and those previously approved through Development Orders, **0**, equal **2,523** and will cause this segment to remain at LOS **"D"** whose range is from 1,311 to 2,920.

Station F-2506 located on SR 836/I 395 east of NW 2 Avenue, has a maximum LOS **"D"** of **13,620** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **10,613** vehicles and **1** vehicle has been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-2506** with its PHP and assigned vehicles is at LOS **"C"**. The **20** vehicle trips generated by this development when combined with the **10,613** and those previously approved through Development Orders, **1**, equal **10,634** and will cause this segment to remain at LOS **"C"** whose range is from 7,841 to 10,960.

Station 9276 located on NE 2 Avenue south of NE 20 Street, has a maximum LOS **"E+20"** of **3,283** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,523** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9276** with its PHP and assigned vehicles is at LOS **"D"**. The **8** vehicle trips generated by this development when combined with the **1,523** and those previously approved through Development Orders, **0**, equal **1,531** and will cause this segment to remain at LOS **"D"** whose range is from 1,180 to 2,628.

Station 9974 located on Venetian Causeway/NE 15 Street east of N Bayshore Drive, has a maximum LOS **"E"** of **1,269** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,013** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9974** with its PHP and assigned vehicles is at LOS **"D"**. The **8** vehicle trips generated by this development when combined with the **1,013** and those previously approved through Development Orders, **0**, equal **1,021** and will cause this segment to remain at LOS **"D"** whose range is from 595 to 1,197.

Station 9308 located on North Miami Avenue south of NE 20 Street, has a maximum LOS **"E+20%"** of **1,522** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,567** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9308** with its PHP and assigned vehicles is at LOS **"F%"**. The **24** vehicle trips generated by this development when combined with the **1,567** and those previously approved through Development Orders, **0**, equal **1,591** and will cause this segment to remain at LOS **"F"** whose range is over 1,522.

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:

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 6 thru 8, Block 14, Plat Book B, Page 87. A Unity of Title approved by the Platting and Traffic Review Section will be required.

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

MIAMI-DADE COUNTY

Date: March 04, 2026

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2024000260

The Miami-Dade Fire Rescue Department has no objection to site plan uploaded to EnerGov on 9/18/2025.

Note: This project is situated within the City of Miami Fire Department's response area. Therefore, kindly coordinate fire department access and apparatus set-up site requirements with their Fire Prevention Division. For your reference and convenience, the main number to their Fire Prevention Division is 305-416-1600

Memorandum

Date: Wednesday, December 24, 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 Z2024000260 (Zoning)
Applicant Name: 1315 Partners LLC

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, subject to the conditions in Section I.

PROJECT LOCATION:

The property is located at 1315 NE Miami Court within the City of Miami.

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

1. This development has been approved for a 50-story building consisting of 378 multifamily residential units, including 38 workforce housing units, ground-floor commercial space, 321 parking spaces within an internalized garage, and 14,667 square feet of open space. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.

   Additional Impacts on Public Facilities

   The development of this site requires that the following improvements are constructed prior to the issuance of the final Certificate of Use/Certificate of Occupancy, whichever applies.

2. A crosswalk shall be installed on the north leg of the intersection at NE Miami Court and NE 13th Terrace, including pavement markings, appropriate signage, and accessible curb ramps.
3. A crosswalk equipped with Rectangular Rapid Flashing Beacon (RRFB) assemblies shall be installed on the south leg of the intersection at NE 1st Avenue and NE 13th Terrace, including pavement markings, appropriate signage, and accessible curb ramps.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.

From:	HERRERA, ANA I
To:	wassermane@gtlaw.com
Cc:	Simon, Nathaly; Garcia, Jeannette C.; RODRIGUEZ, IVAN M; Concurrency Management; Angleton, Kathryn; RShedd@miamigov.com
Subject:	School Concurrency Determination for 1315 Partners LLC (Z2024000260) (SP0125041700214)
Date:	Monday, May 5, 2025 9:41:00 AM
Attachments:	1315 Partners LLC (Z2024000260) (SP0125041700214).pdf

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, attached please find the School District's Concurrency Determination. As you will note, the applicable Level of Service (LOS) standards of 100% Florida Inventory of School Housing (FISH) have been met at the three school levels and, as such, capacity has been reserved for a one-year period, under Master Concurrency Number MA0125041700214.

The reservation term for this Site Plan will expire on April 28, 2026. Concurrency reservation may be extended for additional one-year periods, provided: 1) City of Miami confirms the application is still valid; 2) you request an extension at least 120 days prior to the expiration date, via email address concurrency@dadeschools.net; and 3) the total reservation period does not exceed six years from the original effective date of this certificate.

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

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

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

School Concurrency Determination

MDCPS Application Number:	**SP0125041700214**	Local Government (LG):	**Miami**
Date Application Received:	**4/17/2025 2:08:40 PM**	LG Application Number:	**Z2024000260**
Type of Application:	**Site Plan**	Sub Type:	**Redevelopment**

Applicant's Name: **1315 Partners LLC (Z2024000260)**
Address/Location: **1315 NE MIAMI CT**
Master Folio Number: **0131360091540**
Additional Folio Number(s):

PROPOSED # OF UNITS: **378**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **0**
MULTIFAMILY UNITS: **378**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5931	PHILLIS WHEATLEY ELEMENTARY	1	15	1	NO	Current CSA
5931	PHILLIS WHEATLEY ELEMENTARY	0	14	0	NO	Current CSA Five Year Plan
6361	JOSE DE DIEGO MIDDLE	20	6	6	YES	Current CSA
7791	BOOKER T WASHINGTON SENIOR	0	7	0	NO	Current CSA
7791	BOOKER T WASHINGTON SENIOR	0	7	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
2741	KEY BISCAYNE K-8 CENTER (ELEM COMP)	173	14	14	YES	Adjacent CSA
7301	MIAMI EDISON SENIOR	616	7	7	YES	Adjacent CSA

*An Impact reduction of **33.68%** included for charter and magnet schools (Schools of Choice).

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

Master Concurrency Number:	MA0125041700214	Total Number of Units:	378
Issue Date:	4/28/2025 8:00:29 PM	Expiration Date:	4/28/2026 8:00:29 PM
Capacity Reserved:	Elementary:15 / Middle:6 / Senior: 7		

MDCPS Administrator

MDCPS Authorized Signature

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

Memorandum

MIAMI-DADE COUNTY

Date: April 7, 2026

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

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

FOR Alissa Turtletaub

Subject: Z2024000260 – 1315 NE Miami Court V2 Review (Pre-App Z2024P00227)

Applicant Name: Ethan B. Wasserman, Esq. on behalf of 1315 Partners, LLC.

Project Location: The applicant site is located on ±0.61-acres located at 1315 NE Miami Court, in the City of Miami (Folio: 01-3136-009-1540).

Proposed Development: The applicant seeks an Administrative Site Plan Review (ASPR) to approve a Special Exception for a general development plan with the purpose of assigning the applicable permitted uses and development regulations for the Metromover Subzone of the Rapid Transit Zone (RTZ). The proposed project consists of a 50-story building with 378 multi-family residential units and approximately 1,060 square feet of retail space.

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. The applicant site is located near proposed segments of Flagler Trail and Venetian Link.

Impact and Demand: The applicant site is located within the City of Miami and therefore Miami-Dade County's minimum Level of Service (LOS) standard for the provision of recreation open space does not apply. There are several municipal parks larger than 5 acres within a 3-mile radius of the applicant site. Please coordinate with the City of Miami Parks and Recreation Department regarding LOS impact from the proposed development on municipal park and open space needs.

Community Benefit: While the proposed development is located within the Miami-Dade County RTZ Metromover Subzone, this particular development has no park land impact on Miami-Dade County's parks facilities or LOS standards. The applicant should consider the following as it pertains to community benefits:

- Providing shade trees that are as mature as feasible upon installation to offer immediate shade, aid in mitigation of the urban heat island effect, contribute to cooler public areas within the subject site, act as a natural rainwater filter, and complement the ground level design of the development.
- Displaying wayfinding, markings, and safe crossing features that direct residents and visitors to public transit options, major activity centers, as well as future community spaces and pedestrian trails being developed below the I-395 signature bridge will encourage safe non-motorized mobility.
- Including a bike storage room, covered bike parking area and a bike repair station supports non-motorized mobility and micro mobility.

Recommendation: PROS offers the following recommendations:

- Solicit input from the City of Miami Parks and Recreation Department.

- Coordinate with the Department of Public Works (DTPW) to maximize mutual benefits and create seamless connections.
- Provide bicycle parking at entrances to the residential and commercial uses to serve visitors to the development and to adequately address the infrastructure needs for micro-mobility demand and local delivery services. The applicant may consider revising the proposed ground-level bicycle parking which is currently secured and only accessible to residents, to a micro-mobility parking area open for visitors and deliveries to the development and providing resident bicycle storage areas within the parking decks of the development.
- Given the location within the Metromover Subzone of the RTZ and the anticipated population of approximately 800, the applicant should provide enhanced bicycle storage beyond the proposed 12 bicycle parking stalls currently proposed for residents. The current proposed bicycle storage capacity will serve 1.5% of the anticipated population impact.
- Given the proposed density of the project and the lack of on-street parking, the applicant should relocate proposed space for transit on-demand services and drop-off/pick-up zone from the rear of the building to a more centralized, highly-visible, and clearly marked area within the site.
- Provide tree-lined streets and pedestrian pathways to aid in the mitigation of urban heat island effects and to promote sustainable communities and the health and wellness of residents, per the Great Streets Vision identified in the Miami-Dade County OSMP and the Miami-Dade County Urban Design Manual, Volume I, page 26.

These recommendations are based on the following policies and objectives in the CDMP:

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.

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.

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.

CHD-1 Miami-Dade County shall apply design standards to the public domain to encourage physical activity across generations.

CHD-1A Miami-Dade County shall create a network of sidewalks, trails, accessible parks and recreation facilities that establishes a pedestrian-friendly and bicyclist-friendly environment, which encourages physical activity and links destinations, such as restaurants, shops, workplaces and neighborhood-based retail to each other and residential areas.

CHD-1C Design and develop neighborhoods that provide a comfortable and safe environment conducive for programs that integrate physical activity in the daily lives of children and adults.

CHD-2 Miami-Dade County shall apply design standards to private development projects to encourage physical activity across generations.

CHD-2A Miami-Dade County will encourage land development to incorporate community design principles that encourage physical activity through the promotion of strategies, when appropriate, but not limited to:

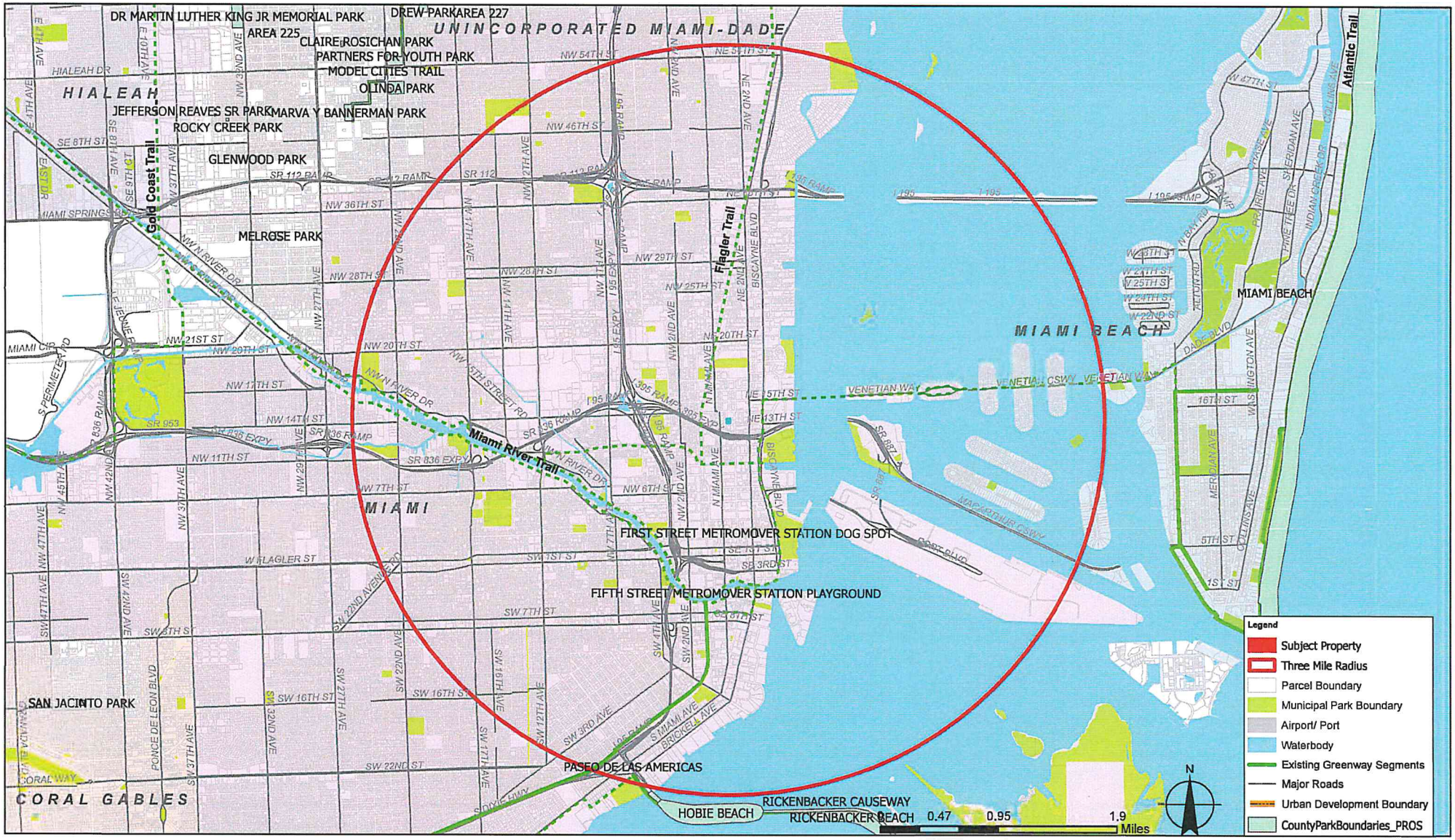
1. Utilization of non-motorized transportation modes;
2. Location of public facilities accessible by multiple transportation modes;
3. Availability and maintenance of quality pedestrian paths or sidewalks;
4. Provision of street furniture and lighting enhancements;
5. Provision of civic and recreational facilities;
6. Establishment of interconnectivity between similar development projects through vehicular and/or pedestrian/bicycle cross access; and
7. Provision of pedestrian and bicycle linkages between existing residential and non-residential land uses.

CHD-2B Encourage well-designed infill and redevelopment to reduce vehicle miles traveled, improve air quality, and support an outdoor environment that is suitable for safe physical activity.

Based on our findings described herein, **PROS has no objections to this application.** Should you need additional information or clarification on this matter, please contact Carlos Lopez, Park Planner 2, at carlos.lopez6@miamidade.gov.

AZ: rk cl
Attachment

FIGURE 1: Z20240000260 - 1315 NE Miami Ct
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Memorandum

MIAMI-DADE COUNTY

Date: April 3, 2026

To: Eric Silva, Assistant Director
RER Development Services

From: Ammad Riaz, P.E.
Chief of Aviation Planning
Aviation Department

Subject: DIC Z24-260
1315 Partners, LLC
MDAD DN-25-02-4611

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has performed a cursory review of DIC Application Z24-260. The applicant, 1315 Partners, LLC, is requesting a Special Exception to develop a 50-story multi-family residential development. The approximate .61+/- acre site is located at 1315 NW Miami Court in Miami-Dade County, Florida and is further identified by Folio Number 01-3136-009-1540.

Please be advised that an MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure reaching or exceeding 200 feet Above Ground Level (AGL). **As such, the applicant is required to obtain an MDAD-issued Airspace / Land Use Letter of Determination prior to administrative site plan review.** In addition, 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. The checklist explains the airspace review process and requirements.

In accordance with 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 reaching or exceeding 200 feet AGL. The applicant must e-file FAA Form 7460-1 which is available on the FAA's Website (https://oeaaa.faa.gov). **Please note, FAA determinations are a pre-requisite for MDAD-issued determinations. It can take the FAA up to 4 months to issue determinations.**

All uses on the property are required to comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to airport zoning.

AR/rb

C: J. Ramos
James Byers, RER

Miami-Dade Sheriff's Office

Memorandum

Date: March 12, 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. Z024000260
1315 Partners, LLC.

APPLICATION:

The applicant, 1315 Partners, LLC., is requesting a special exception for a general development plan to develop a mixed-use project, which consists of the development of a 50-story building with 378 apartment units and commercial use. The 0.61-acre property is located at 1315 NE Miami Court in incorporated, Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The project is in the City of Miami and serviced by the Miami Police Department, located at 400 NW 2nd Avenue, Miami, FL 33128.

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 potential impacts on MDSO resources, particularly in relation to proposed zoning modifications.

Current data on police staffing, population, and crime/calls-for-service trends were analyzed to evaluate any anticipated changes. As this development falls outside of MDSO's jurisdiction, our Agency does not anticipate any impact on its resources and has no further comments regarding the proposed zoning modifications.

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.

RCS/jhb

Memorandum

MIAMI-DADE COUNTY

Date: 03/12/2026

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

From: Achaya Kelapanda, Deputy Director of Operations
Department of Solid Waste Management

Achaya Kelapanda

Subject: 1315 Partners, LLC RTZ - (Z2024-000260) UPDATE

In its prior response to the earlier submittal of this application (dated March 07, 2025) and an Administrative Site Plan Review (dated July 9, 2025), the Department of Solid Waste Management (DSWM) stated that it had no objections to the development plan of a 50-story building with 378 multifamily residential units, 321 parking spaces, and a total of 558,940 square feet of open space and commercial retail use. The Property is located at 1315 NE Miami Court in Miami, FL. As the Property is in the Rapid Transit Zone, jurisdiction over land development related requests is retained by the County pursuant to Chapter 33C of the County Code. The latest update addresses zoning, TED, and Transit comments from the previous application and still does not impact the DSWM conclusion.

For your information though, the DSWM has updated its Concurrency Status Determination since the earlier comments provided. The most recent analysis issued on September 20, 2024, which is valid through September 30, 2025, 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 additional details provided in the updated application do not impact the previous assessment. **The DSWM continues to have no objections to the proposed application.**

Memorandum

MIAMI-DADE COUNTY

Date: April 16, 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: Z2024-000260 1315 Partners LLC

The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

The OHP has identified one structure that meet the 50-year or older benchmark for historic resource eligibility: two structures associated with folio 131360091540.

Condition for Approval: The applicant shall complete and submit a Florida Master Site File Historical Structure form for each historic structure within the application area prior to demolition.

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

Memorandum

Date: March 19, 2026

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

From: Christina Salinas Cotter, Assistant Director, Program Excellence Christina Salinas Cotter
Housing & Community Development (HCD)

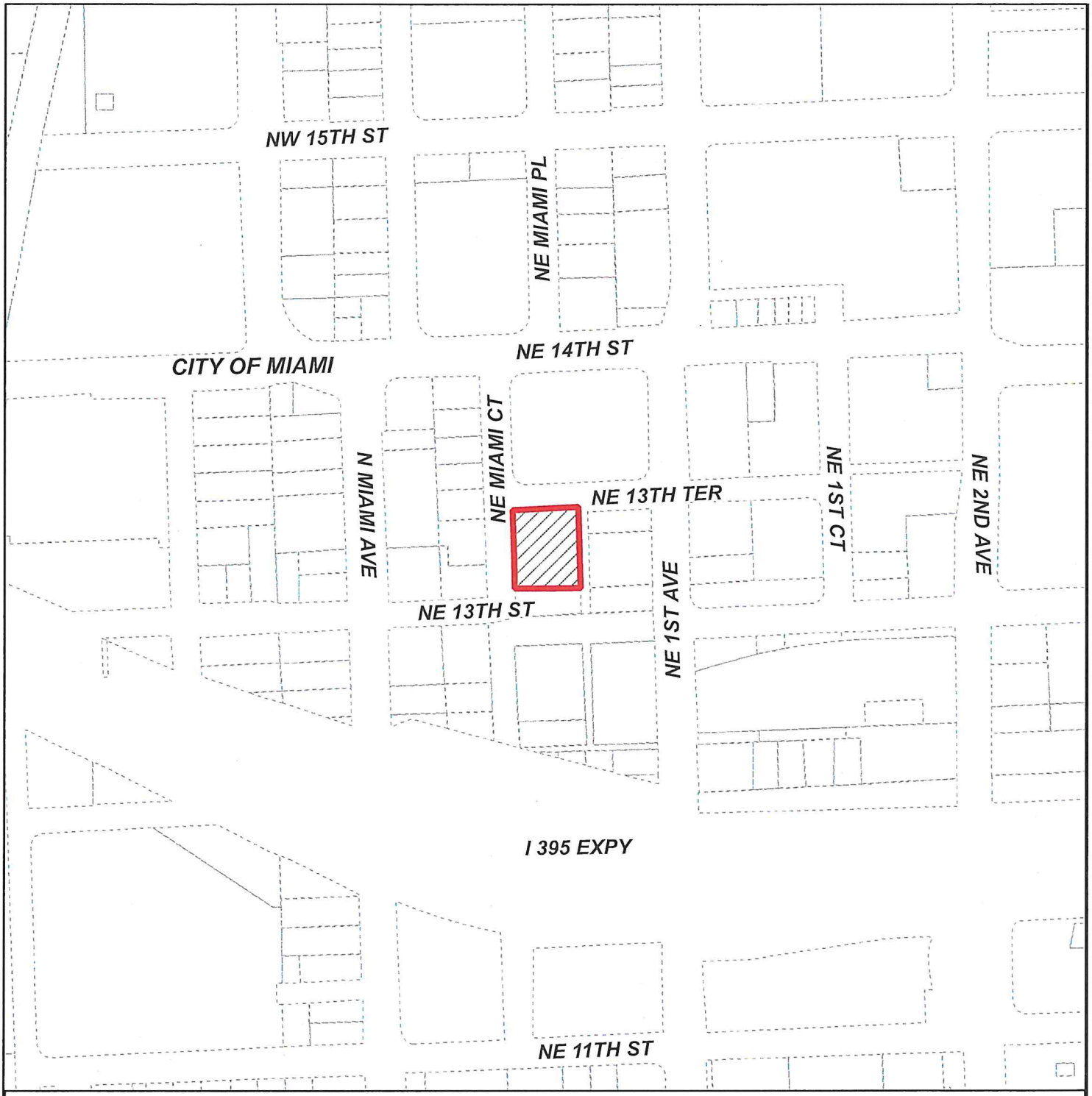
Subject: Zoning Application Comments
Application No.: Z2024000260
Applicant: Shailendra Singh
Location: 1315 NE Miami Ct
Folio No(s).: 01-3136-009-1540

Housing and Community Development (HCD) has completed its review of the proposed development associated with the subject zoning application.

For questions or assistance related to HCD programs, please contact the appropriate staff:

- **Workforce Housing Agreements, Rental Regulatory Agreements, Compliance, and Impact Fee Waiver Requests:**
  A'kari Johnson – (786) 469-4234 | A'kari.Johnson@miamidade.gov or
  Phyllis Tynes Saunders – (786) 469-4167 | Phyllis.TynesSaunders@miamidade.gov

- **Infill Housing Program Inquiries:**
  Oscar Barco – (786) 469-4226 | Oscar.Barco@miamidade.gov



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2024000260

Section: 36 Township: 53 Range: 41
Applicant: 1315 Partners, LLC
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

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Legend

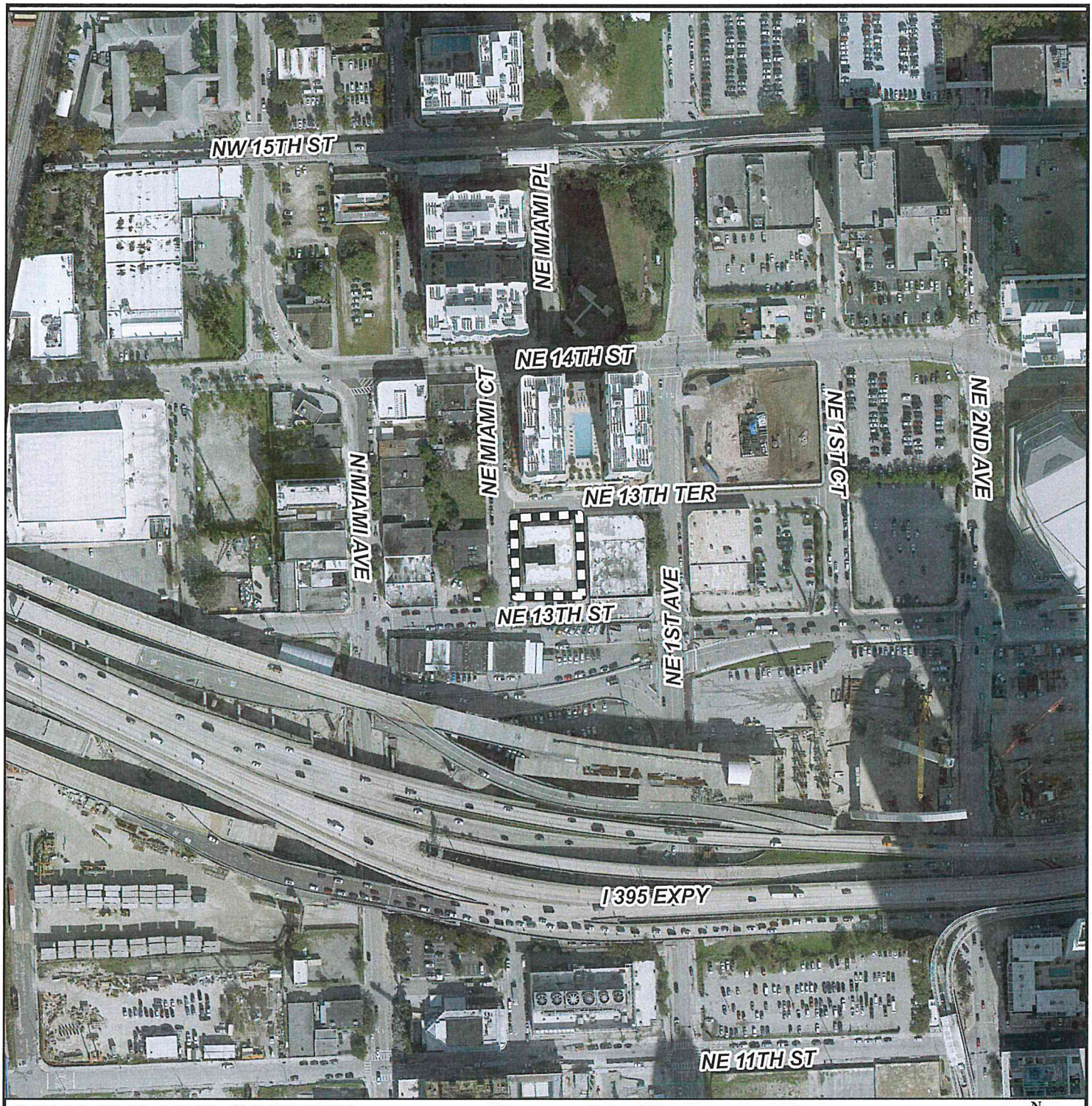
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, February 19, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2024000260

Legend

Subject Property

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Section: 36 Township: 53 Range: 41
Applicant: 1315 Partners, LLC
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, February 19, 2025

REVISION	DATE	BY

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2024000260

RADIUS: 2640

Section: 36 Township: 53 Range: 41
Applicant: 1315 Partners, LLC
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

- Subject Property
- Buffer
- Property Boundaries

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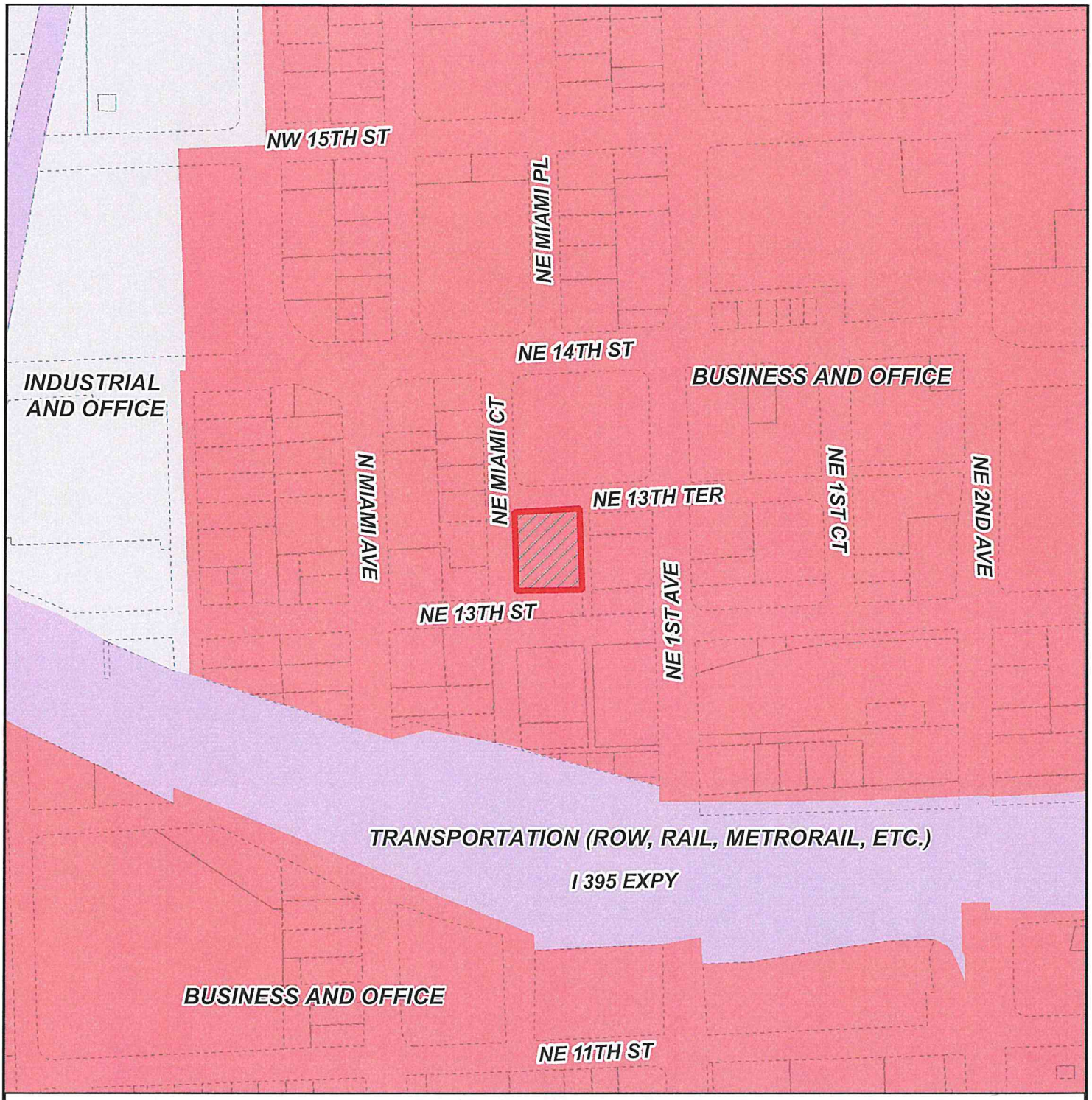
MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, February 19, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2024000260

Section: 36 Township: 53 Range: 41
Applicant: 1315 Partners, LLC
Zoning Board: Board of County Commissioners
Commission District: 3
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

N
W E
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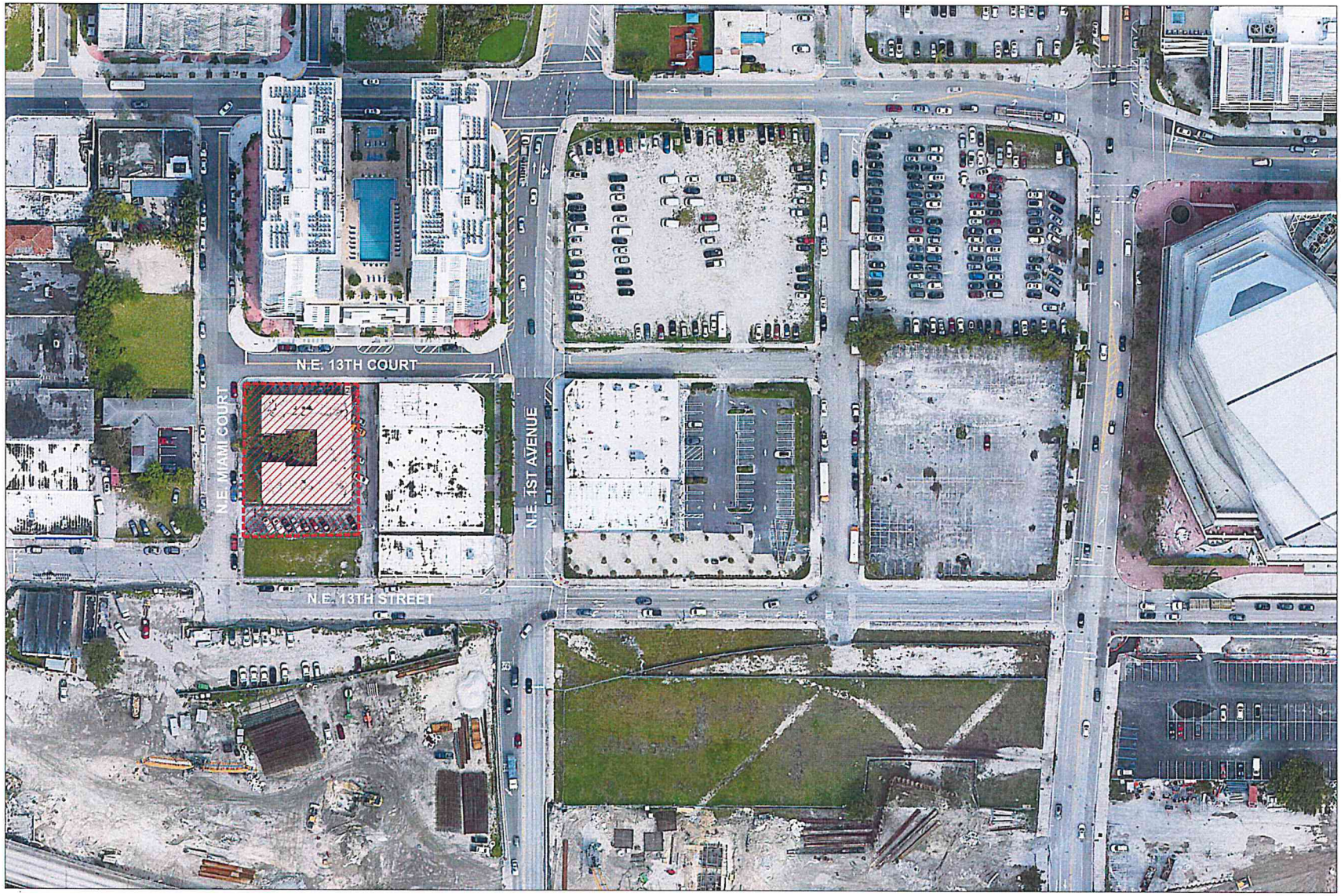
Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Wednesday, February 19, 2025

REVISION	DATE	BY

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA



SITE

CONTEXT MAP

SCALE: NTS

BEHAR · FONT

SEAL:

ROBERT BEHAR AR No. 14339

1315 NE MIAMI CT.
MIAMI, FL 33132

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DATE: 08.29.2025
PROJECT NO: 24-050
DRAWING NAME:
SHEET NO:
CP-1.00

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA

VIEW FROM NORTHEAST
SCALE: NTS

VIEW FROM SOUTHEAST
SCALE: NTS

VIEW FROM SOUTHWEST
SCALE: NTS

VIEW FROM NORTHWEST
SCALE: NTS

SITE

AERIAL PHOTOGRAPHS
SCALE: NTS

BEHAR · FONT
PARTNERS P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

1315 NE MIAMI CT.
MIAMI, FL 33132

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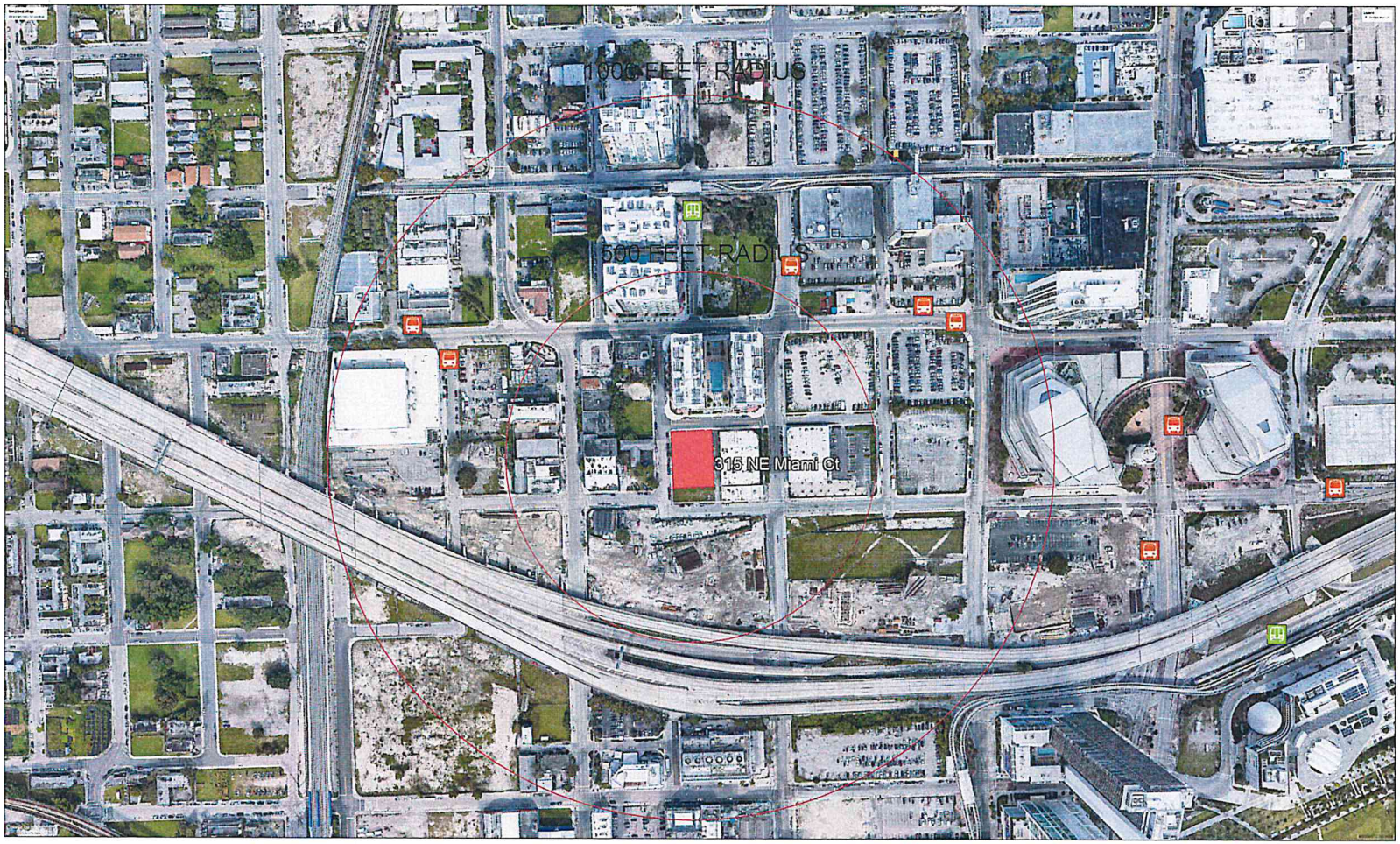
DATE: 08.29.2025
PROJECT NO. 24-050
DRAWING NAME:
SHEET NO.
CP-1.02

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA



BUS STATION

METROMOVER STATION

SITE

LOCATION MAP

SCALE: NTS

BEHAR · FONT

SEAL:

ROBERT BEHAR AR No. 14339

1315 NE MIAMI CT.
MIAMI, FL 33132

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DATE: 08.29.2025
PROJECT NO: 24-050
DRAWING NAME:
SHEET NO:
CP-1.03

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA

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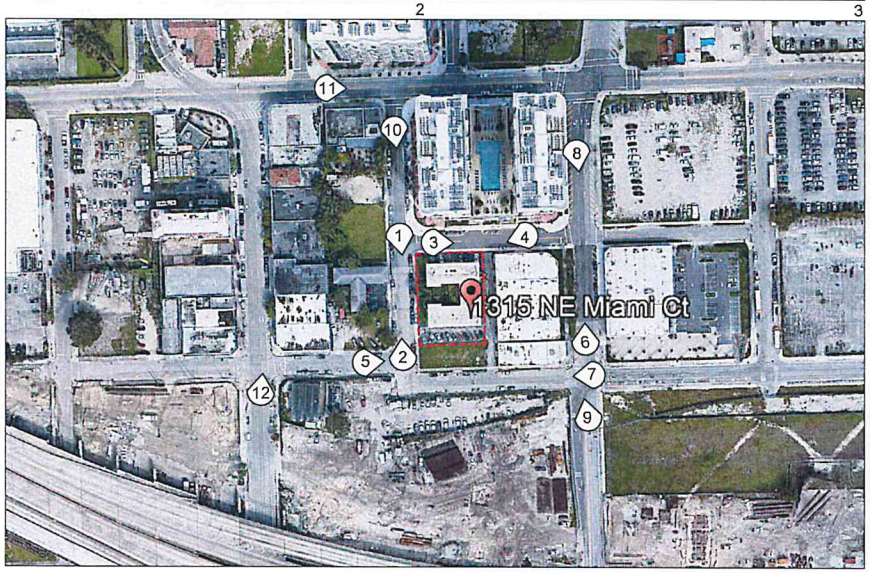

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SITE

CONTEXT IMAGES

SCALE: NTS

BEHAR · FONT

SEAL:

ROBERT BEHAR AR No. 14339

1315 NE MIAMI CT.
MIAMI, FL 33132

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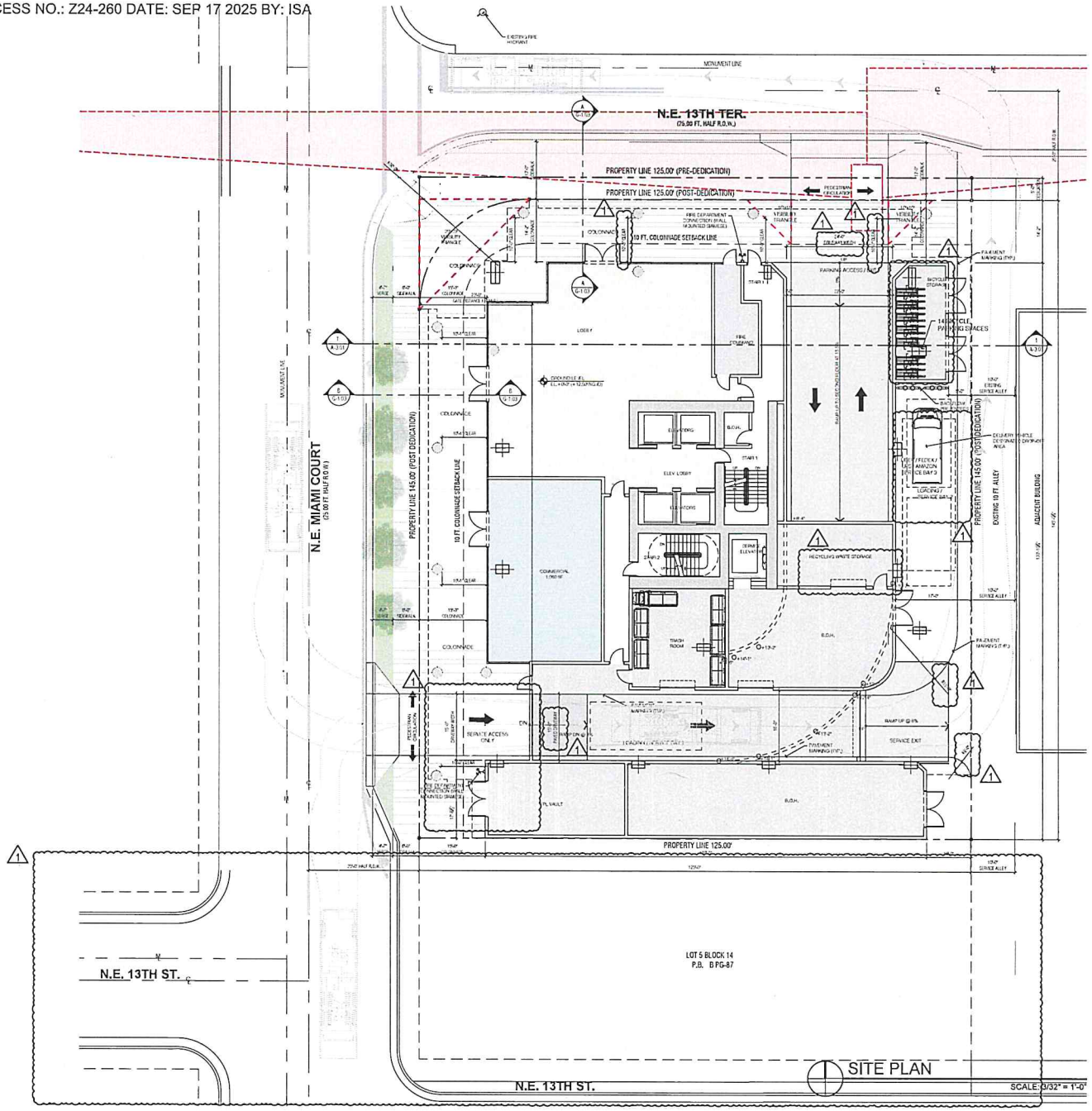
DATE: 08.29.2025
PROJECT NO: 24-050
DRAWING NAME:
SHEET NO:
CP-1.01

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA



BEHAR·FONT PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

1315 NE MIAMI CT.
MIAMI, FL 33132

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06-27-2025
A.S.P.R. REVISION 1 ⚠

DATE: 08.29.2025
PROJECT NO. 24-050
DRAWING NAME:
SHEET NO.
A-1.0

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA

LEGAL DESCRIPTION

LOTS 6, 7 AND 8, IN BLOCK 14 OF "REVISED PLAT OF BALDWIN AND OXAR SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, AT PAGE 87, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

UNIT MIX / UNIT COUNT

FLOOR	STUDIO UNITS	1 BEDROOMS/ 1 BATH. UNITS	2 BEDROOMS / 2 BATH. UNITS	TOTAL PER FLOOR
11TH FLOOR	0	2	2	4
12TH FLOOR	2	2	2	6
13TH FLOOR	1	5	4	10
14TH FLOOR	1	5	4	10
15TH FLOOR	1	5	4	10
16TH FLOOR	1	5	4	10
17TH FLOOR	1	5	4	10
18TH FLOOR	1	5	4	10
19TH FLOOR	1	5	4	10
20TH FLOOR	1	5	4	10
21ST FLOOR	1	5	4	10
22ND FLOOR	1	5	4	10
23RD FLOOR	1	5	4	10
24TH FLOOR	1	5	4	10
25TH FLOOR	1	5	4	10
26TH FLOOR	1	5	4	10
27TH FLOOR	1	5	4	10
28TH FLOOR	1	5	4	10
29TH FLOOR	1	5	4	10
30TH FLOOR	1	5	4	10
31ST FLOOR	1	5	4	10
32ND FLOOR	1	5	4	10
33RD FLOOR	1	5	4	10
34TH FLOOR	1	5	4	10
35TH FLOOR	1	5	4	10
36TH FLOOR	1	5	4	10
37TH FLOOR	1	5	4	10
38TH FLOOR	1	5	4	10
39TH FLOOR	1	5	4	10
40TH FLOOR	1	5	4	10
41ST FLOOR	1	5	4	10
42ND FLOOR	1	5	4	10
43RD FLOOR	1	5	4	10
44TH FLOOR	1	5	4	10
45TH FLOOR	1	5	4	10
46TH FLOOR	1	5	4	10
47TH FLOOR	1	5	4	10
48TH FLOOR	1	5	4	10
49TH FLOOR	0	0	8	8
TOTAL	38 (10%)	184 (49%)	156 (41%)	378
	378			

WORKFORCE HOUSING:
TOTAL BY RIGHT UNITS: 302.5 D/U
TOTAL WORKFORCE HOUSING UNITS: 302.5 x 12.5 = 37.8 = 38 D/U

ZONING INFORMATION

1315 N.E. MIAMI CT.

PROPERTY ADDRESS:
1315 N.E. MIAMI CT., MIAMI, FLORIDA 33132

		REQUIRED / ALLOWED	PROVIDED
ZONING DISTRICT			
RTZ METROMOVER SUBZONE, (DEVELOPMENT PARAMETERS AS PER SECTION 33C-15 OF THE COUNTY CODE OF ORDINANCES)			
LOT AREA SUMMARY			
TOTAL GROSS LOT AREA (ACRES)		0.605 AC.	
TOTAL GROSS LOT AREA (SF)		26,356 SF.	
TOTAL NET LOT AREA POST-DEDICATION (ACRES)		0.413 AC.	
TOTAL NET LOT AREA POST-DEDICATION (SF)		17,993 SF.	
LOT OCCUPATION			
LOT COVERAGE	NOT LIMITED	-	17,390 SF (96.6%)
FLOOR AREA RATIO (FAR)	NOT LIMITED	-	558,940 SF
BUILDING FLOOR PLATE	NO MAXIMUM OR MINIMUM LIMITATIONS ON FLOORPLATE SIZE	-	PEDESTAL: 16,795 SF TOWER: 11,058 SF
OPEN SPACE	MINIMUM 15% OF GROSS AREA 26,356 SF. x 15% = 3,953.4 SF.	3,953.4 SF.	GROUND FLOOR OPEN SPACE = 3,092 SF. 11TH FLOOR OPEN SPACE = 6,324 SF. 50TH FLOOR OPEN SPACE = 5,251 SF. TOTAL OPEN SPACE AREA= 14,667 SF. (55.6%)
DENSITY			
500 UNITS PER GROSS ACRE: DENSITY CALCULATION 500 UNITS PER GROSS ACRE x GROSS ACREAGE = 500 UNITS x 0.605 ACRE = 302.5 D/U		302.5 D/U	
WORKFORCE HOUSING BONUS: 25% DENSITY BONUS THROUGH PARTICIPATION IN WORKFORCE HOUSING PROGRAM: 302.5 X 25% = 75.62 D/U		75.62 D/U	
		TOTAL: 378.12 D/U	378 D/U
ARCHITECTURAL EXPRESSION / PARKING STRUCTURE			
MULTI-STORY PARKING GARAGE FACING PUBLIC RIGHT OF WAY INCORPORATES ARCHITECTURAL FENESTRATION SYSTEM THAT COMPLIES WITH REQUIREMENTS			
BUILDING SETBACK			
FRONTAGE: N.E. 13TH TERRACE	THERE ARE NO MINIMUM SETBACK FROM STREETS, INTERIOR/REAR PROPERTY LINES, AND PARK RIGHTS-OF-WAY		0'-0" (PEDESTAL) // 11'-8" (TOWER)
FRONTAGE: N.E. MIAMI COURT	THERE ARE NO MINIMUM SETBACK FROM STREETS, INTERIOR/REAR PROPERTY LINES, AND PARK RIGHTS-OF-WAY		0'-0" (PEDESTAL) // 14'-10" (TOWER)
REAR: PROPERTY LINE	THERE ARE NO MINIMUM SETBACK FROM STREETS, INTERIOR/REAR PROPERTY LINES, AND PARK RIGHTS-OF-WAY		0'-0" (PEDESTAL) // 16'-0" (TOWER)
SIDE: EXISTING 10 FT. ALLEY	THERE ARE NO MINIMUM SETBACK FROM STREETS, INTERIOR/REAR PROPERTY LINES, AND PARK RIGHTS-OF-WAY		0'-0" (PEDESTAL) // 10'-10" (TOWER)
BUILDING HEIGHT			
AS ALLOWED BY THE MIAMI-DADE AVIATION DEPARTMENT (MDAD) AND BY THE FEDERAL AVIATION AGENCY (FAA).			PEDESTAL: 10 STORIES TOWER: 40 STORIES TOTAL: 50 STORIES
PARKING REQUIREMENTS			
OFF-STREET PARKING		0 P.S	321 PARKING SPACES
BICYCLE PARKING REQUIREMENTS			SPACES PROVIDED
101 TO 500 PARKING SPACES (AS PER SECT. 33-122.3)		12 BICYCLE PARKING SPACES	12 BICYCLE PARKING SPACES

OFF-STREET PARKING SPACES PROVIDED BY FLOOR

FLOOR	PARKING SPACES
2ND FLOOR	27 (1 ACC. P.S.) 1
3RD FLOOR	37 (1 ACC. P.S.)
4TH FLOOR	37 (1 ACC. P.S.)
5TH FLOOR	37 (1 ACC. P.S.)
6TH FLOOR	37 (1 ACC. P.S.)
7TH FLOOR	37 (1 ACC. P.S.)
8TH FLOOR	37 (1 ACC. P.S.)
9TH FLOOR	37 (1 ACC. P.S.)
10TH FLOOR	36 1
TOTAL	322 (8 ACCESSIBLE P.S.)

NOTE:

- PROJECT INTENDS TO ACHIEVE A MINIMUM SILVER CERTIFICATION BY THE UNITED STATES GREEN BUILDING COUNCIL (USGBC) LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED) STANDARDS OR EQUIVALENT STANDARDS ADOPTED OR APPROVED BY MIAMI-DADE COUNTY. LEED COMPLIANCE TO BE SHOWN AT THE TIME OF BUILDING PERMIT. 1

ZONING INFORMATION

BEHAR · FONT PARTNERS, P.A. ARCHITECTURE · PLANNING · INTERIORS CORAL GABLES · ATLANTA

SEAL:

Digitally signed by Roberto Behar
Date: 2025.09.11 17:13:24-04'00'

ROBERT BEHAR AR No. 14339

1315 NE MIAMI CT.
MIAMI, FL 33132

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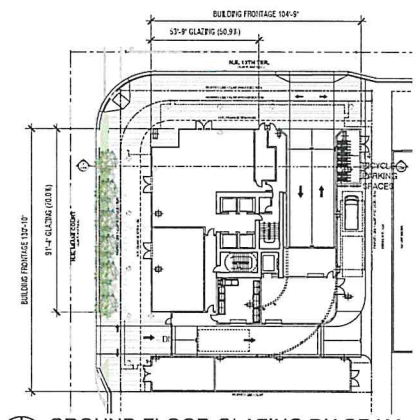
06-27-2025
A.S.P.R. REVISION 1 1

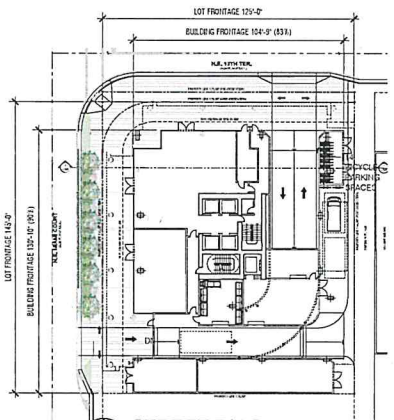
DATE: 08.29.2025
PROJECT NO. 24-050
DRAWING NAME:
SHEET NO.
A-0.0

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA



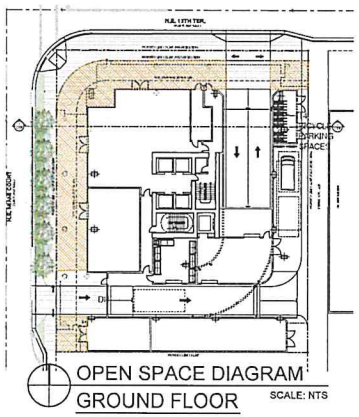
GROUND FLOOR GLAZING DIAGRAM
SCALE: NTS

STREET	BUILDING FRONTAGE	GLAZED FACADE
N.E. MIAMI CT.	130'-10"	91'-4" (70.0%)
N.E. 13TH TER.	104'-9"	53'-9" (50.9%)

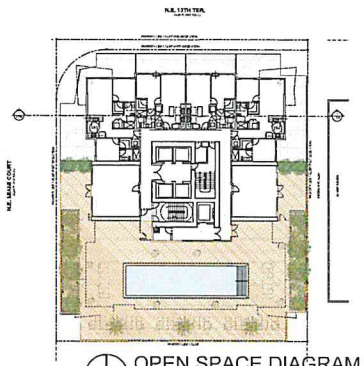


STREET DIAGRAM
SCALE: NTS

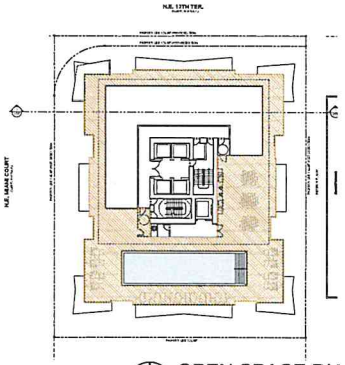
STREET	FRONTAGE	BUILDING FRONTAGE
N.E. MIAMI CT.	145'-0"	130'-10" (90.0%)
N.E. 13TH TER.	125'-0"	104'-9" (83.0%)



OPEN SPACE DIAGRAM
GROUND FLOOR
SCALE: NTS



OPEN SPACE DIAGRAM
11TH FLOOR
SCALE: NTS



OPEN SPACE DIAGRAM
50TH FLOOR
SCALE: NTS

OPEN SPACE REQUIREMENT:
15% OF GROSS AREA (26,356 SF. x 0.15 = 3,953.4 SF.)

GROUND FLOOR OPEN SPACE AREA = 3,092 SF.
11TH FLOOR OPEN SPACE = 6,324 SF.
50TH FLOOR OPEN SPACE = 5,251 SF.
TOTAL OPEN SPACE AREA= 14,667 SF. (55.6%)

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SEAL:

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1315 NE MIAMI CT.
MIAMI, FL 33132

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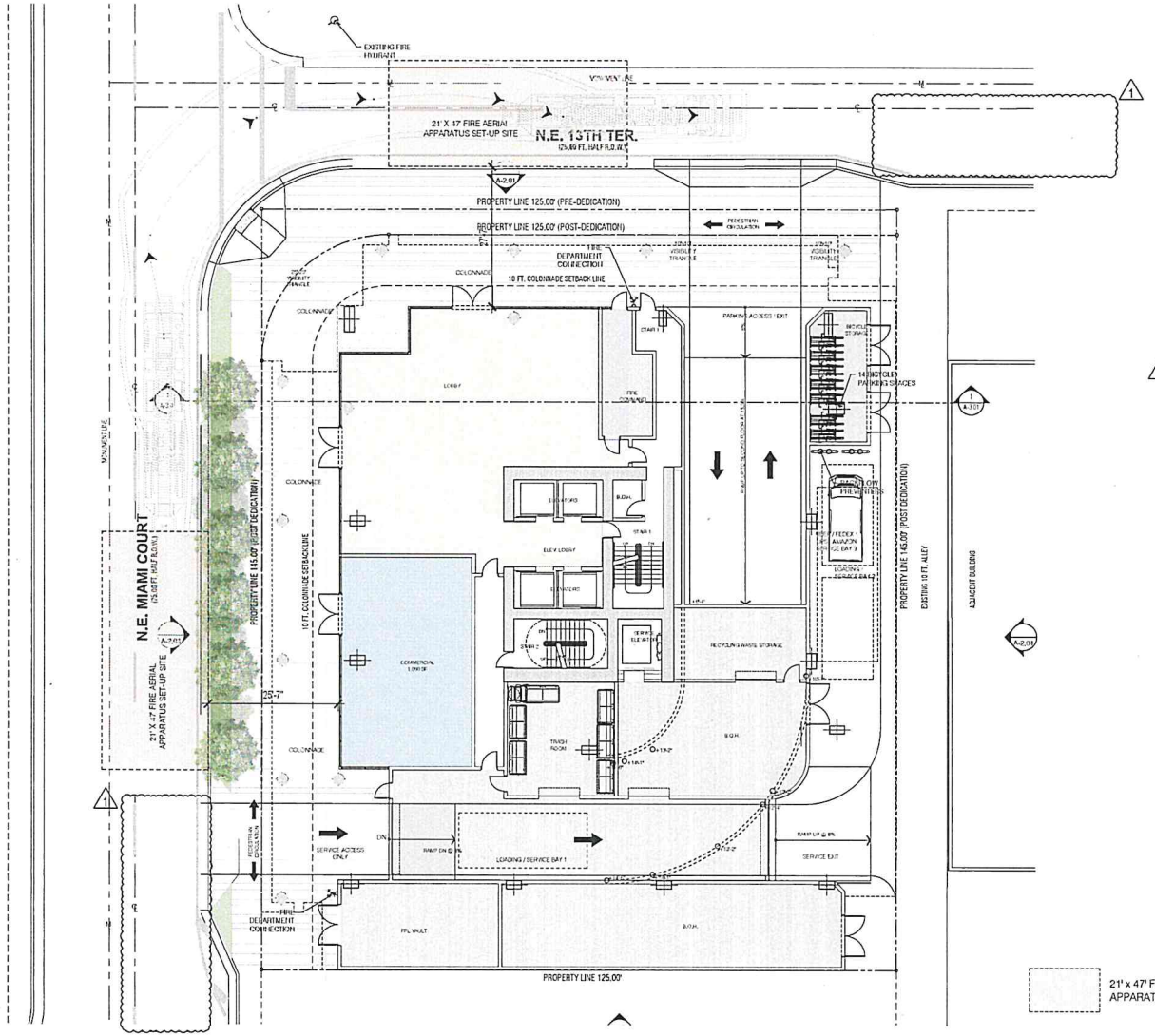
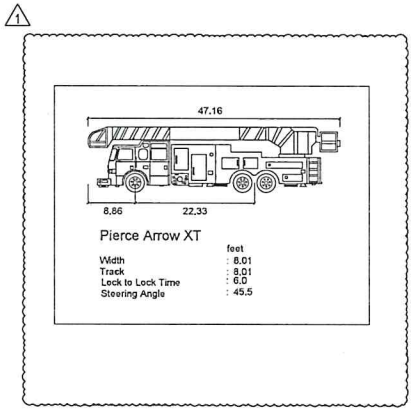
DATE: 08.29.2025
PROJECT NO. 24-050
DRAWING NAME:
SHEET NO.
G-1.00

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA





21' x 47' FIRE AERIAL APPARATUS SET-UP SITE

GROUND FLOOR - FIRE DIAGRAM

SCALE: 3/32" = 1'-0"

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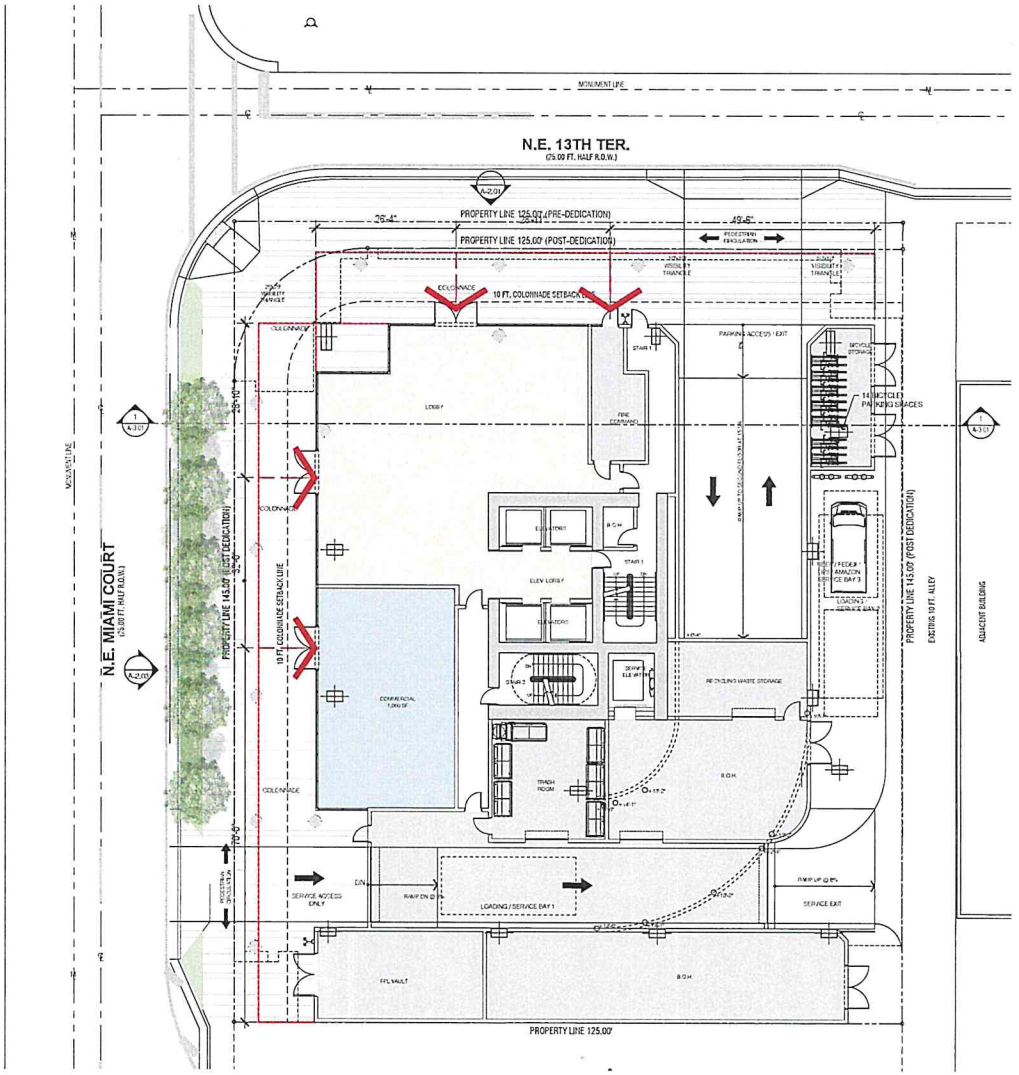
09-27-2025
A.S.P.R. REVISION 1 ⚠1

DATE: 08.29.2025
PROJECT NO: 24-050
DRAWING NAME:
SHEET NO:
G-1.01

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA



GROUND FLOOR ACCESS PLAN

SCALE: 3/32" = 1'-0"

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DATE: 08.29.2025
PROJECT NO: 24-050
DRAWING NAME:
SHEET NO:
G-1.02

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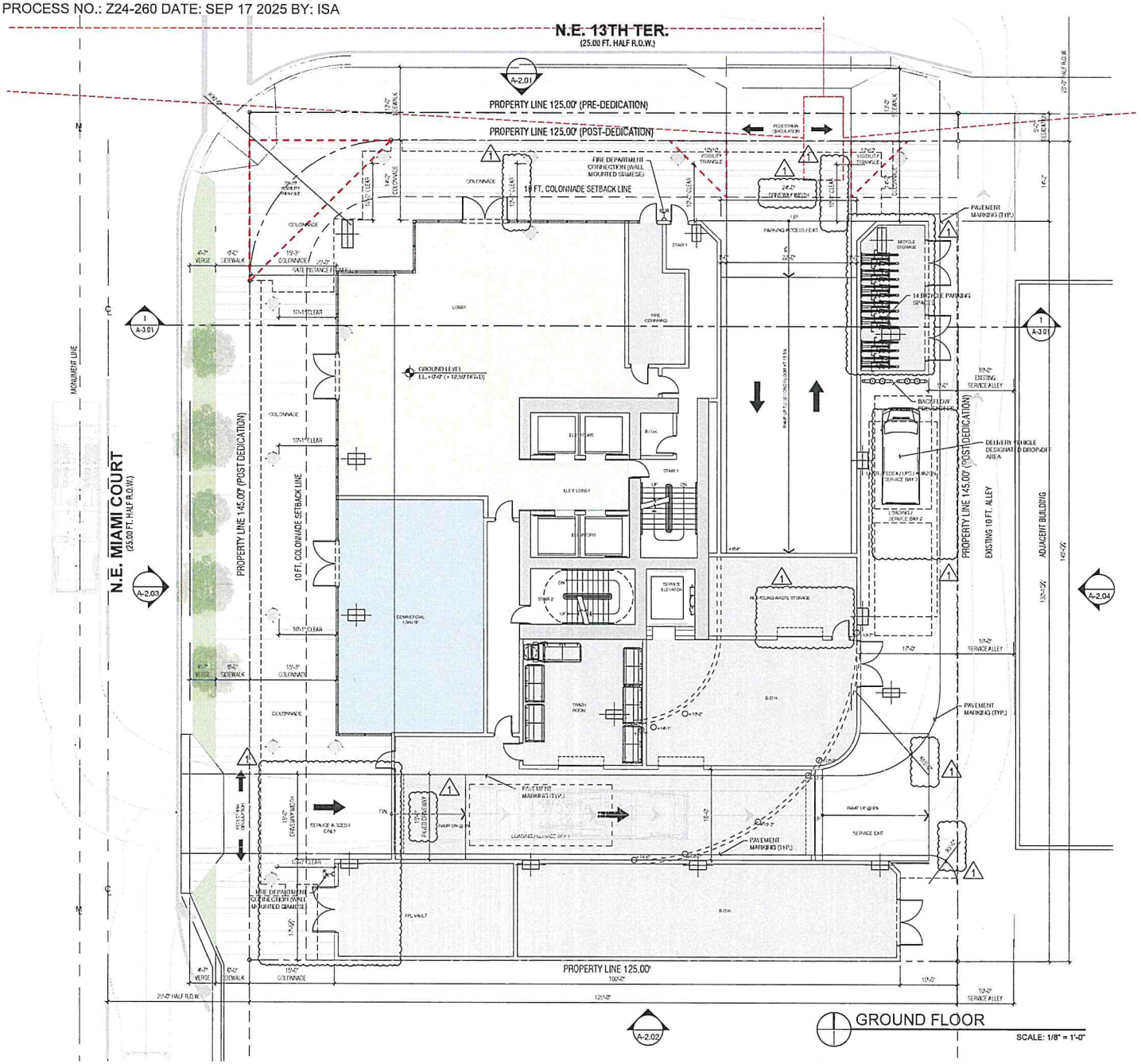

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06-27-2025
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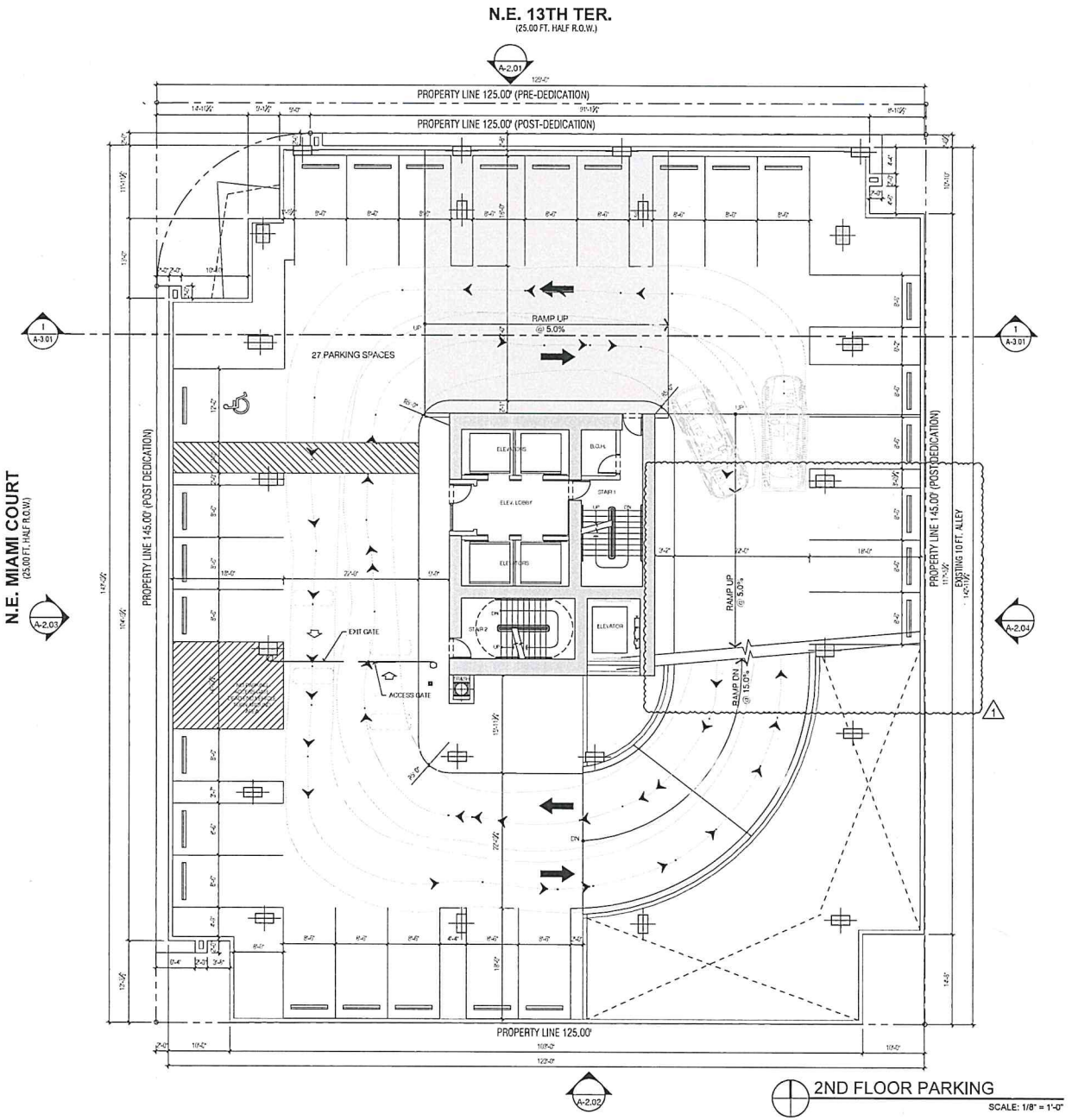
DATE: 08.29.2025
PROJECT NO. 24-050
DRAWING NAME:
SHEET NO.
A-1.1

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA



2ND FLOOR PARKING

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

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06-27-2025
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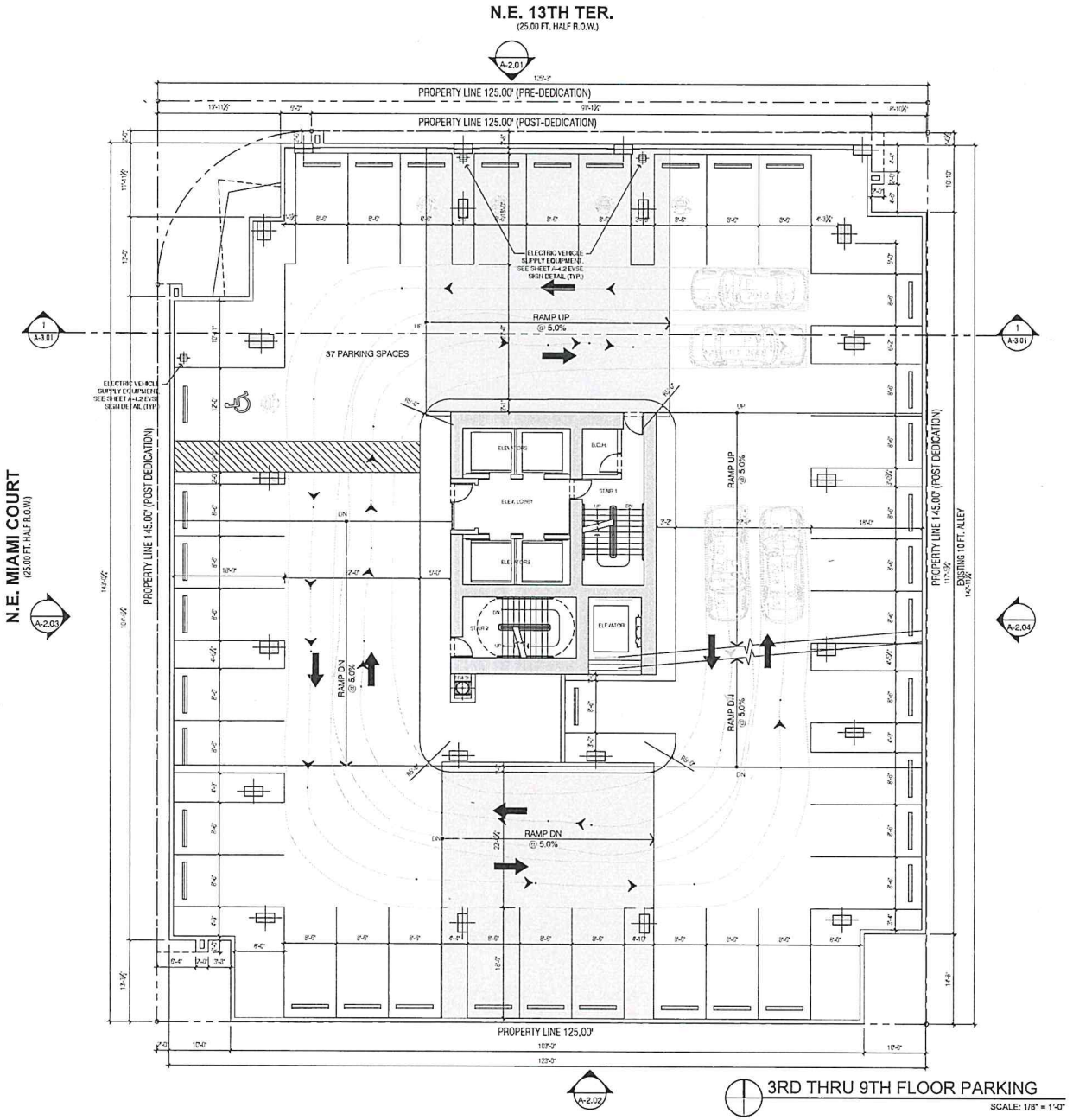
DATE: 08.29.2025
PROJECT NO: 24-050
DRAWING NAME:
SHEET NO:
A-1.2

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA



3RD THRU 9TH FLOOR PARKING

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

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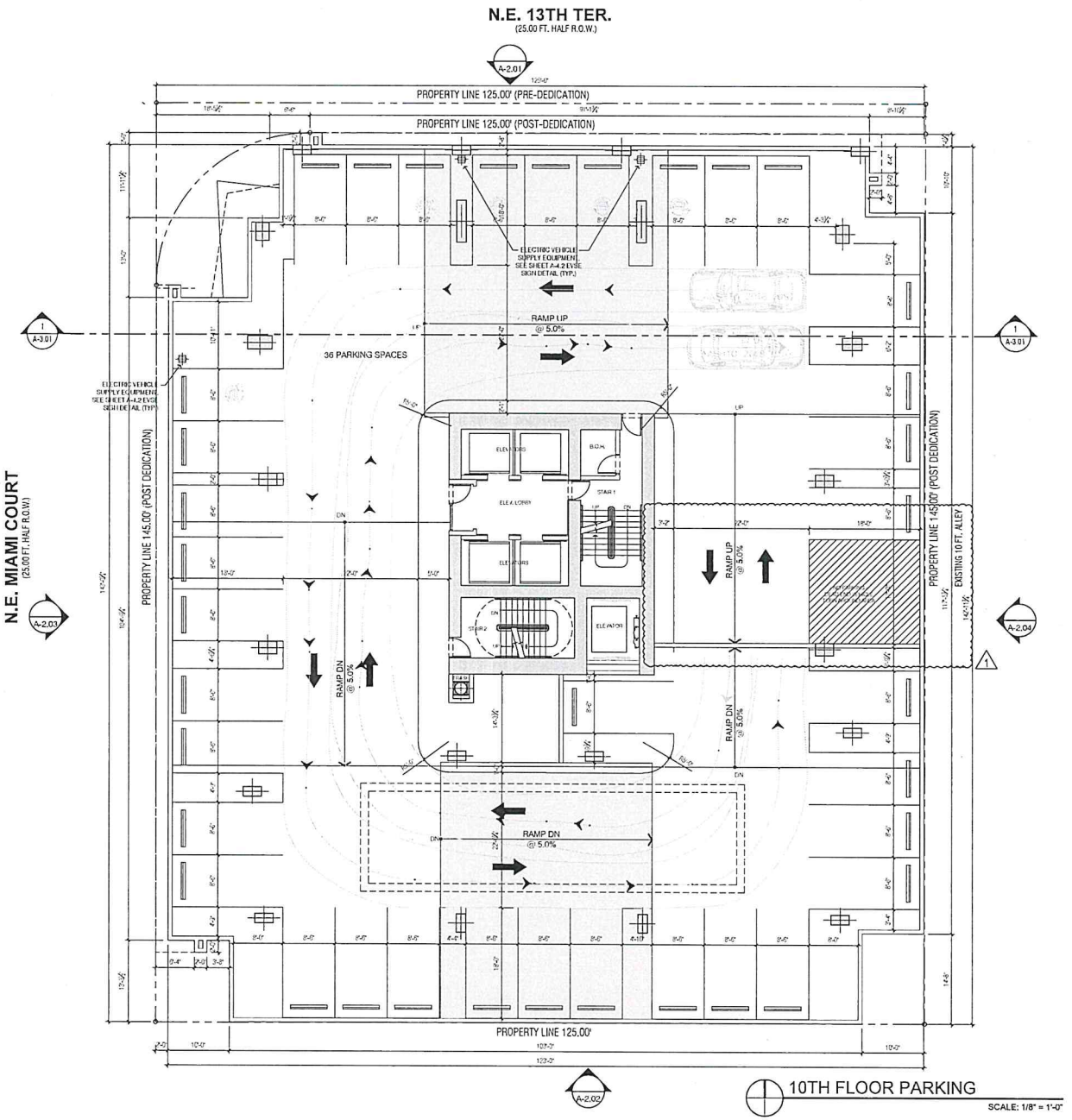
PROJECT NO: 24-050
DRAWING NAME:
SHEET NO:
A-1.3

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA



10TH FLOOR PARKING

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

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06-27-2025
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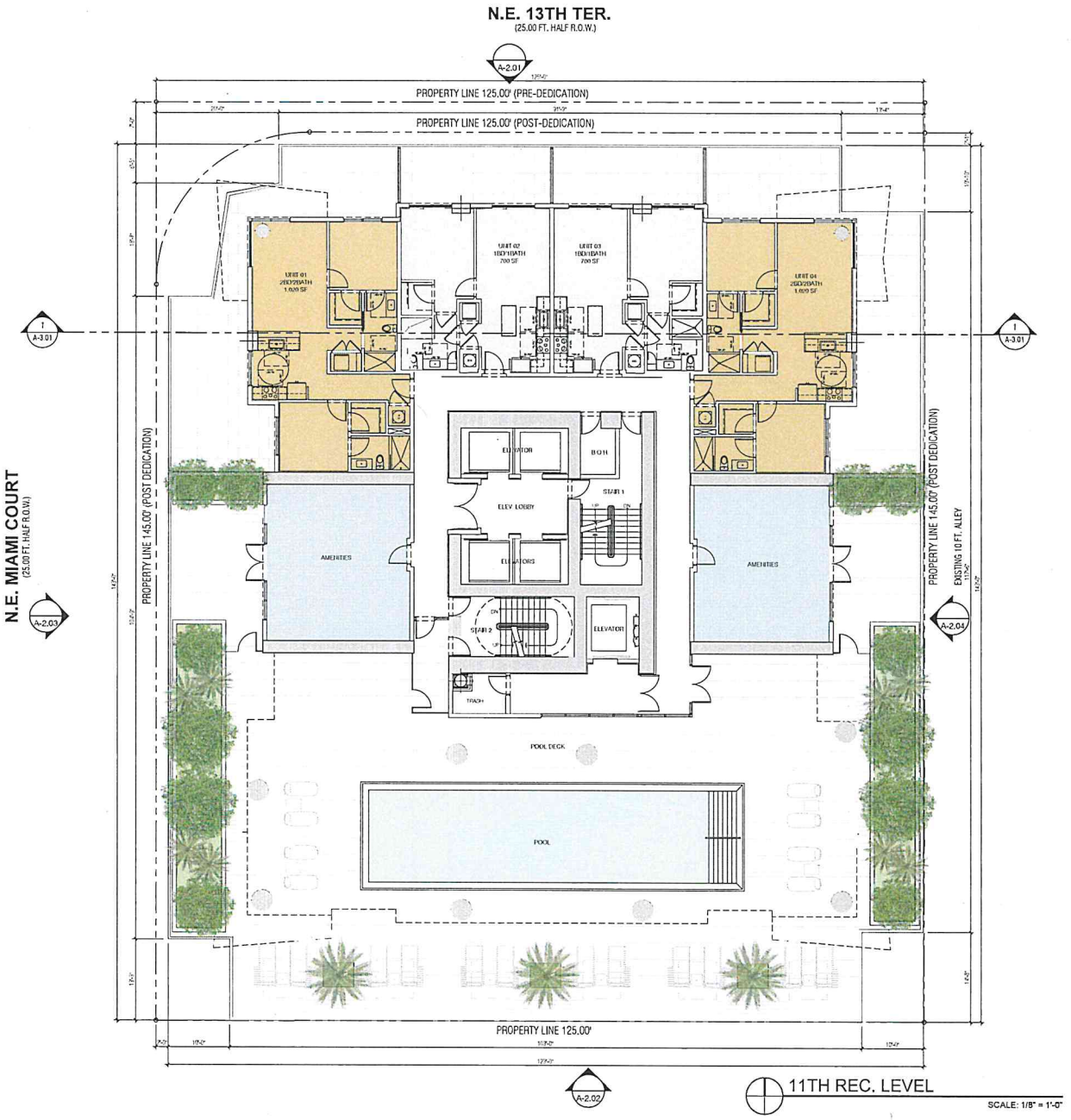
DATE: 08.29.2025
PROJECT NO: 24-050
DRAWING NAME:
SHEET NO:
A-1.4

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA



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DATE: 08.29.2025
PROJECT NO: 24-050
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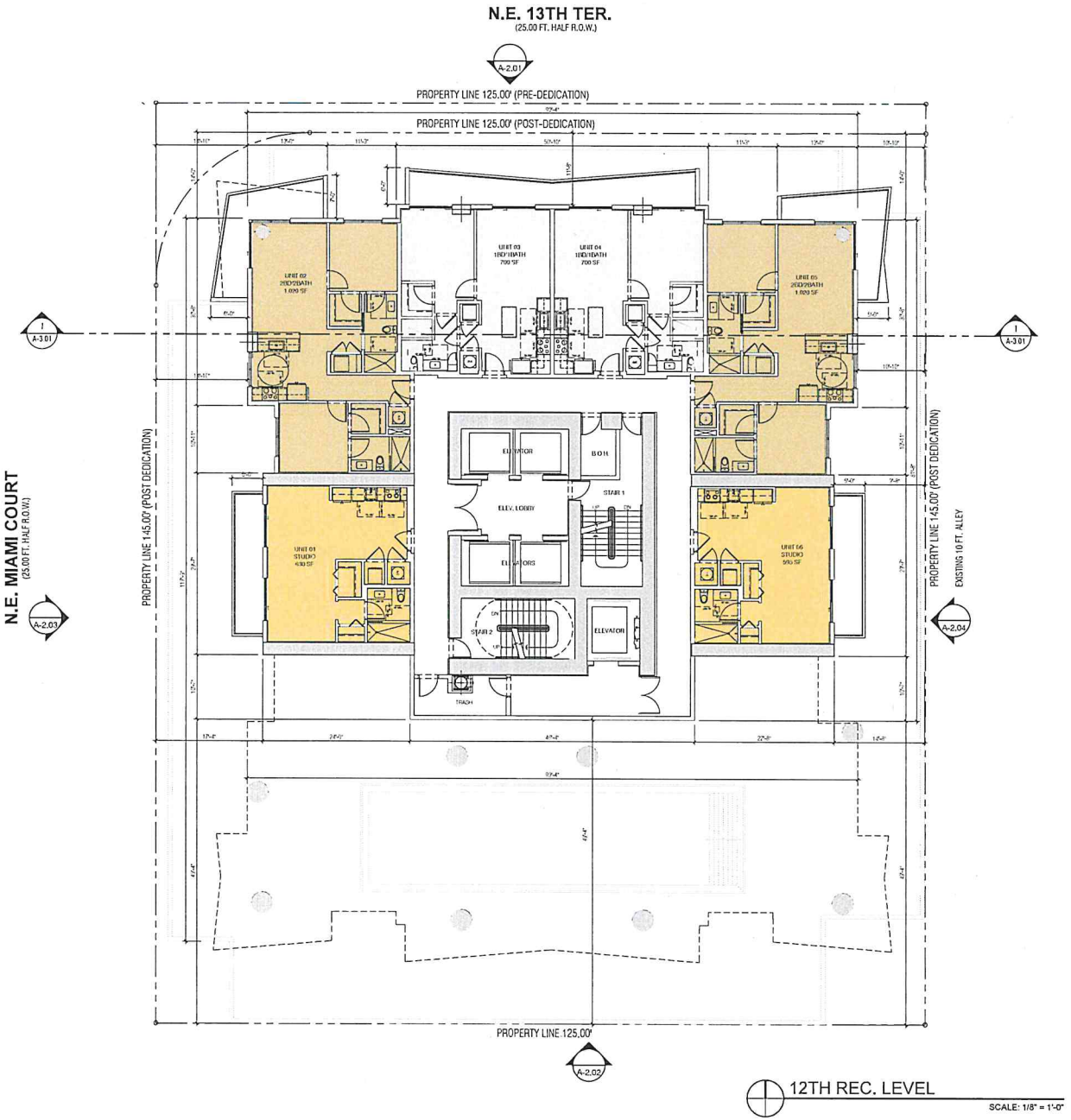
A-1.5

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA



12TH REC. LEVEL

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

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ROBERT BEHAR AR No. 14339

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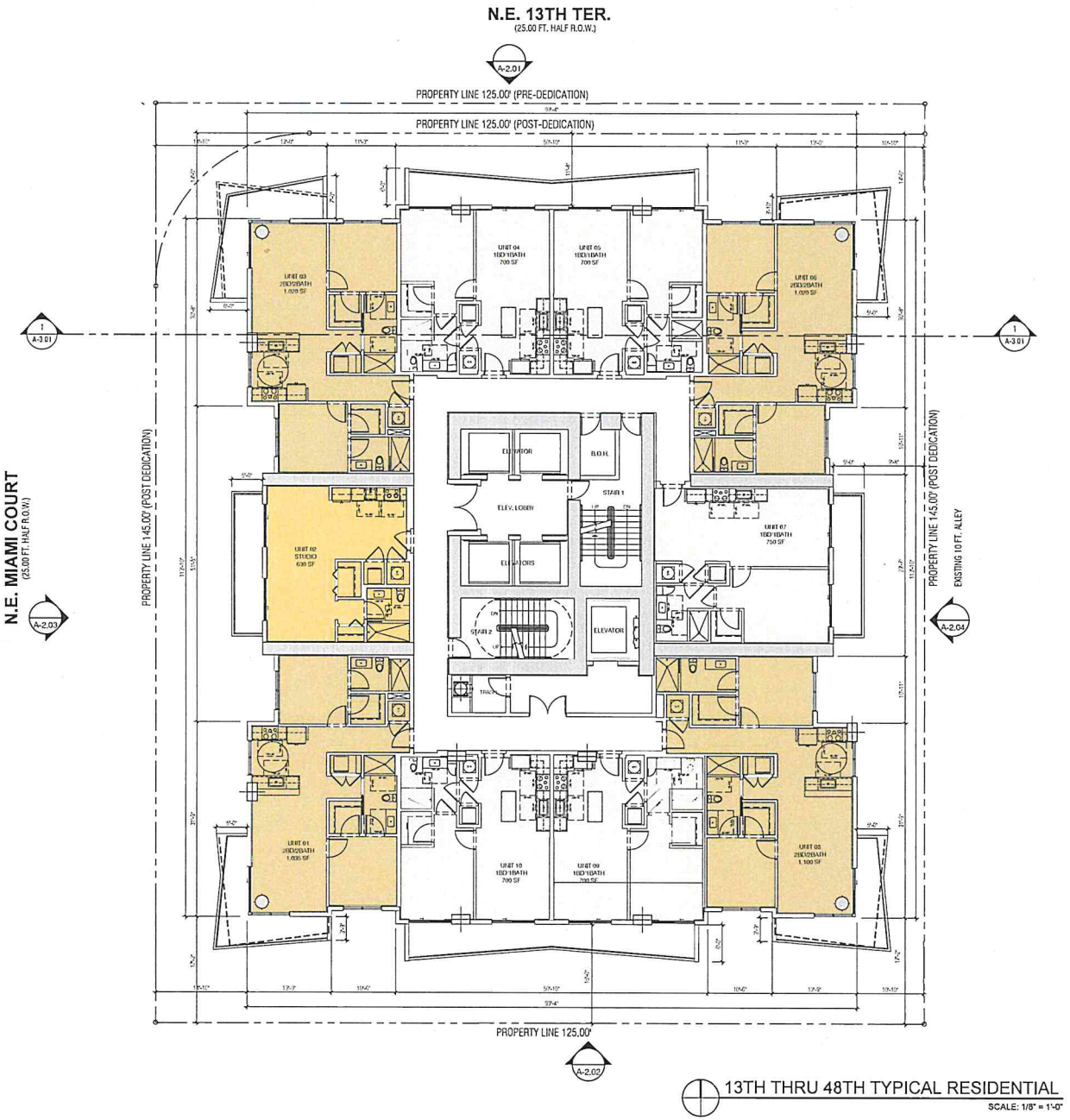
DATE: 08.29.2025
PROJECT NO. 24-050
DRAWING NAME:
SHEET NO.
A-1.6

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA



13TH THRU 48TH TYPICAL RESIDENTIAL

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

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SEAL:

ROBERT BEHAR AR No. 14339

1315 NE MIAMI CT.
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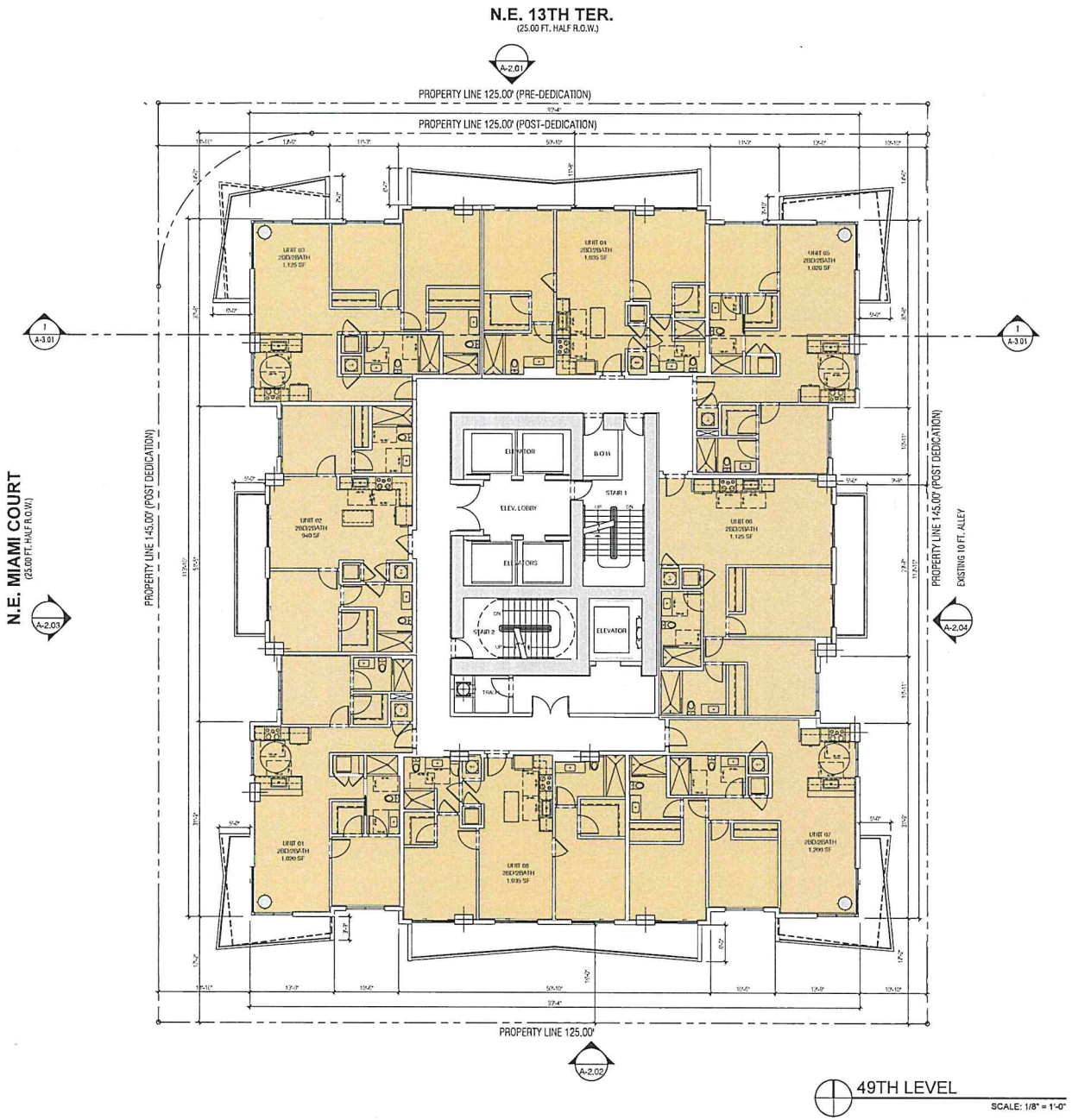
DATE: 08.29.2025
PROJECT NO: 24-050
DRAWING NAME:
SHEET NO:
A-1.7

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA



49TH LEVEL

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

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SEAL:

ROBERT BEHAR AR No. 14339

1315 NE MIAMI CT.
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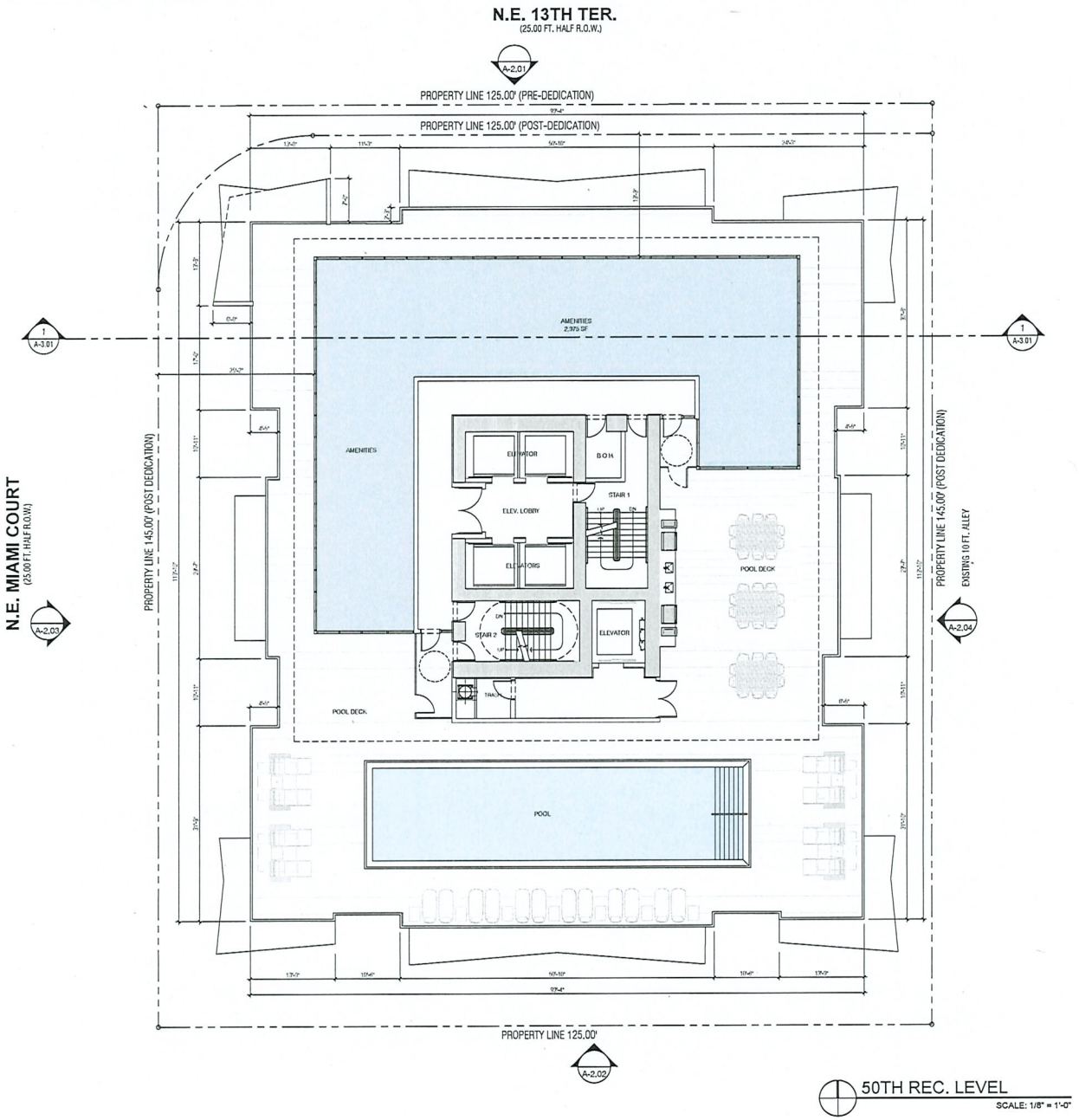
DATE: 08.29.2025
PROJECT NO: 24-050
DRAWING NAME:
SHEET NO:
A-1.8

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA



50TH REC. LEVEL

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

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SEAL:

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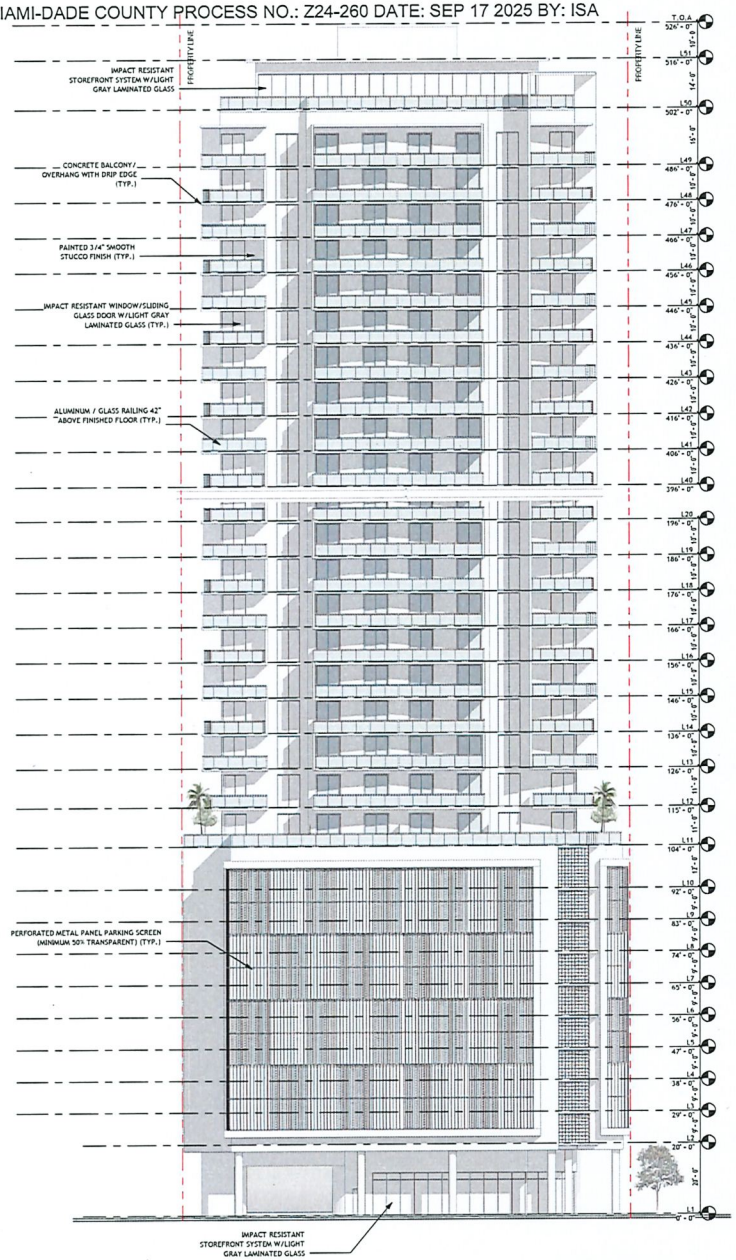
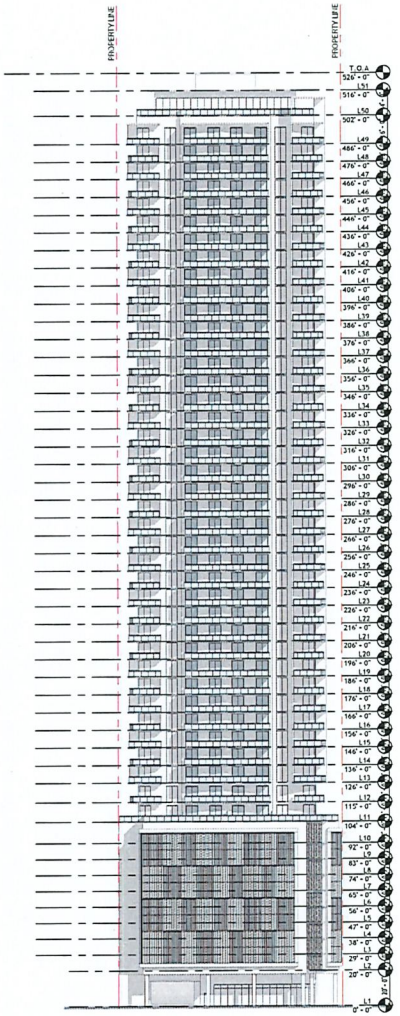
DATE: 08.29.2025
PROJECT NO. 24-050
DRAWING NAME:
SHEET NO.
A-1.9

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA



North Elevation - Enlarge
SCALE: 1/16" = 1'-0"



North Elevation
SCALE: 1/32" = 1'-0"

FLOOR	TOTAL WALL AREA	GLAZING AREA	GLAZING %
GROUND	1,570 SF	682 SF	43.4%
11TH	1,027 SF	443 SF	43.1%
12TH	1,027 SF	443 SF	43.1%
13TH-49TH (X36)	928 SF (33,408 SF)	505 SF (18,180 SF)	54.4%
49TH	1,524 SF	505 SF	33.1%
50TH	1,055 SF	754 SF	71.4%
TOTAL	39,611 SF	21,007 SF	53.0%

N.E 13th TER. Glazing Calculations (North)
SCALE: 1/4" = 1'-0"

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SEAL:

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1315 NE MIAMI CT.
MIAMI, FLORIDA 33132

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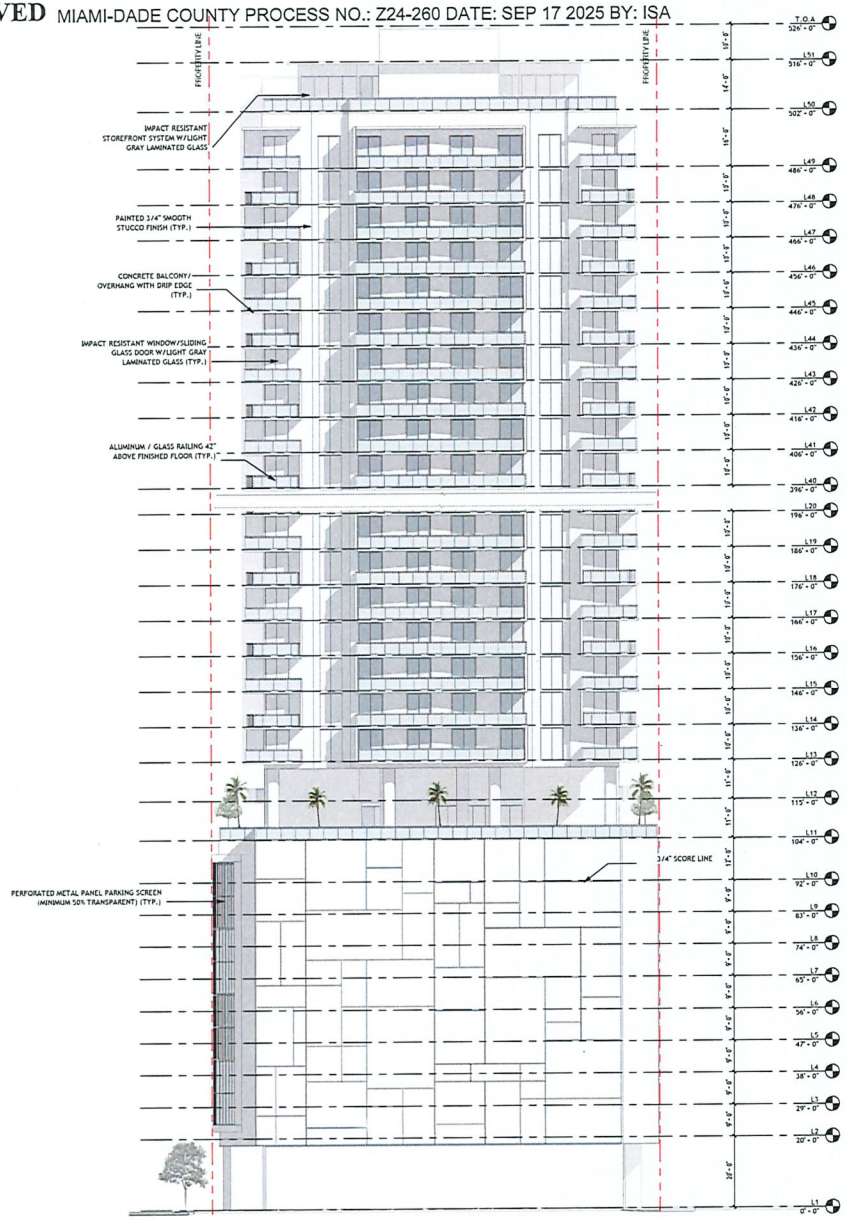
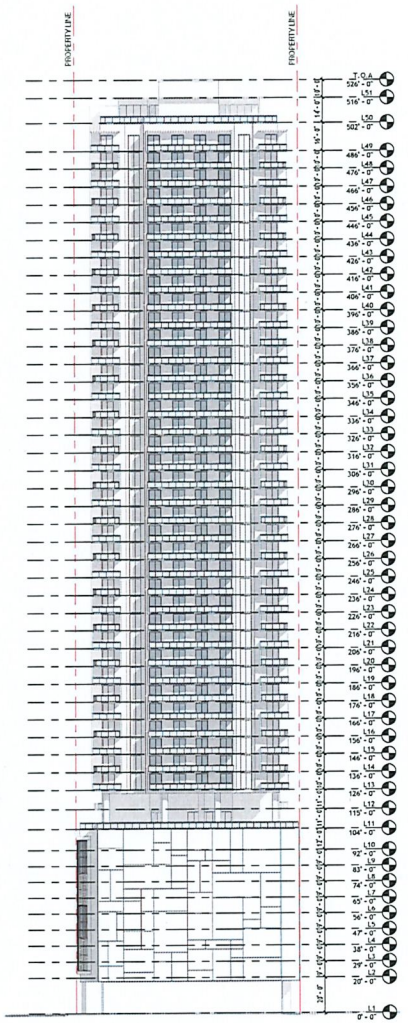
DATE: 08.29.2025
PROJECT NO: 24-050
DRAWING NAME:
SHEET NO:
A-2.01

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA



South Elevation - Enlarge
SCALE: 1/16" = 1'-0"



South Elevation
SCALE: 1/32" = 1'-0"

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SEAL:

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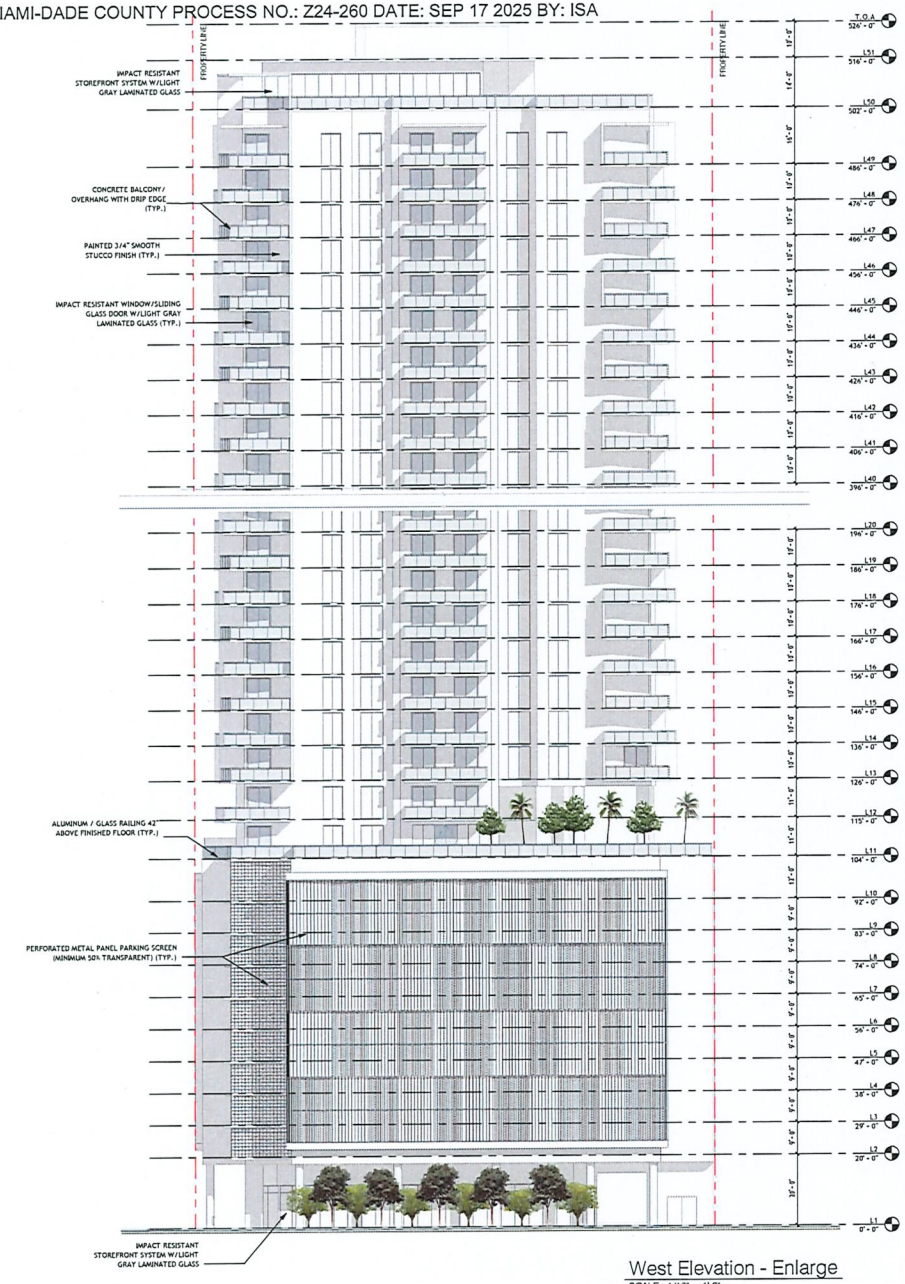
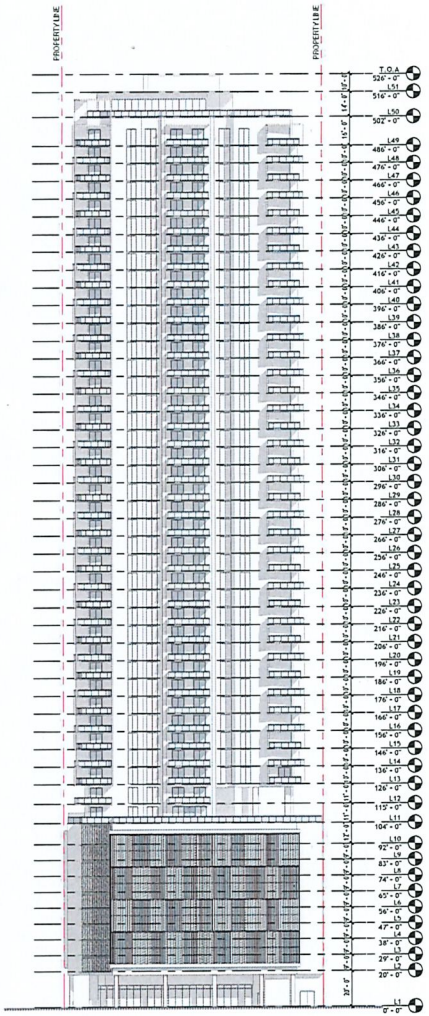
DATE: 08.29.2025
PROJECT NO: 24-050
DRAWING NAME:
SHEET NO:
A-2.02

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA



West Elevation - Enlarge
SCALE: 1/16" = 1'-0"



West Elevation
SCALE: 1/32" = 1'-0"

FLOOR	TOTAL WALL AREA	GLAZING AREA	GLAZING %
GROUND	1,971 SF	1,096 SF	55.7%
11TH	925 SF	354 SF	38.3%
12TH	868 SF	308 SF	35.5%
13TH-48TH (X36)	1,074 SF (38,664 SF)	498 SF (17,928 SF)	46.4%
49TH	1,764 SF	496 SF	28.2%
50TH	1,016 SF	692 SF	68.1%
TOTAL	45,208 SF	20,878 SF	46.1%

N.E Miami CT. Glazing Calculations (West)
SCALE: 1/4" = 1'-0"

BEHAR-FONT
PARTNERS, P.A.
ARCHITECTURE - PLANNING - INTERIORS
CORAL GABLES - ATLANTA

SEAL:

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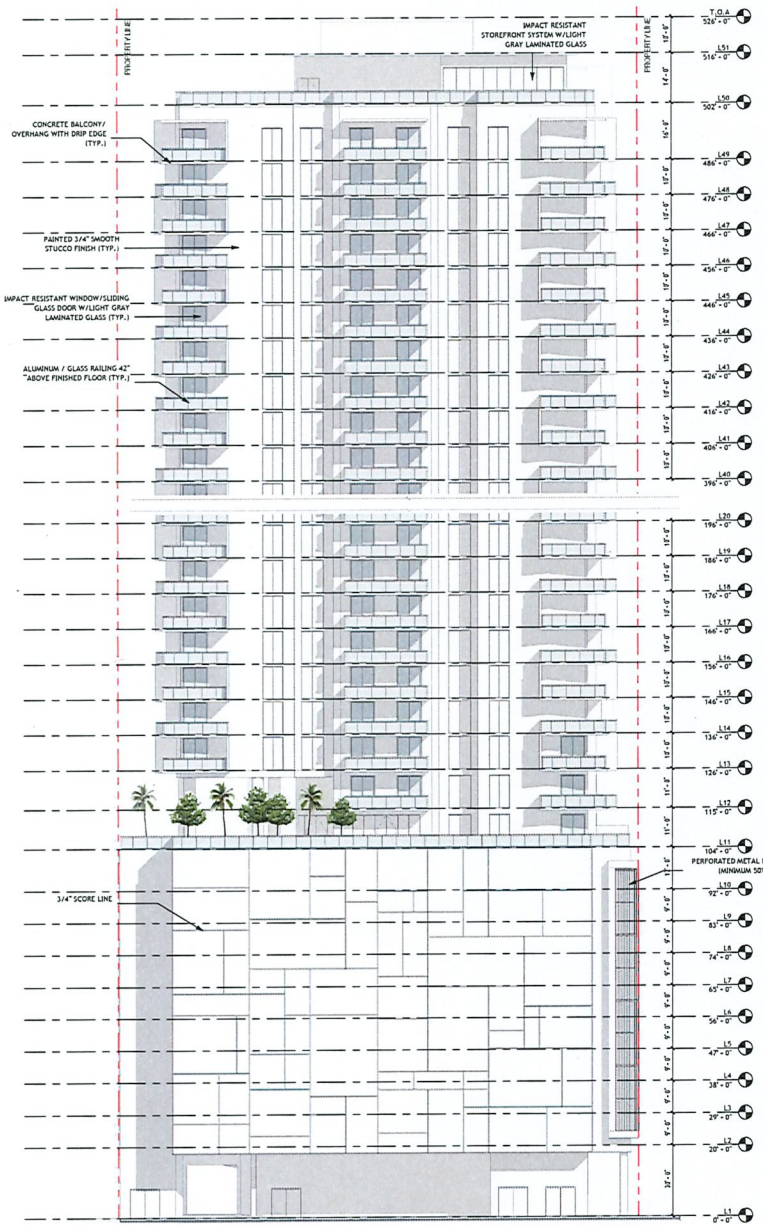
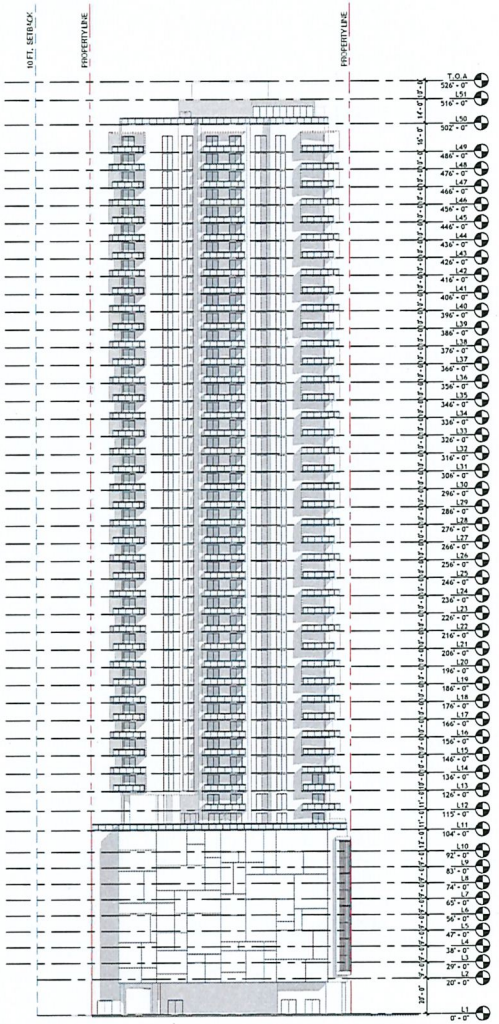
DATE: 08.29.2025
PROJECT NO: 24-050
DRAWING NAME:
SHEET NO:
A-2.03

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA



East Elevation - Enlarge
SCALE: 1/16" = 1'-0"



East Elevation
SCALE: 1/32" = 1'-0"

BEHAR·FONT PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

1315 NE MIAMI CT.
MIAMI, FLORIDA 33132

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DATE: 08.29.2025
PROJECT NO. 24-050
DRAWING NAME
SHEET NO.
A-2.04

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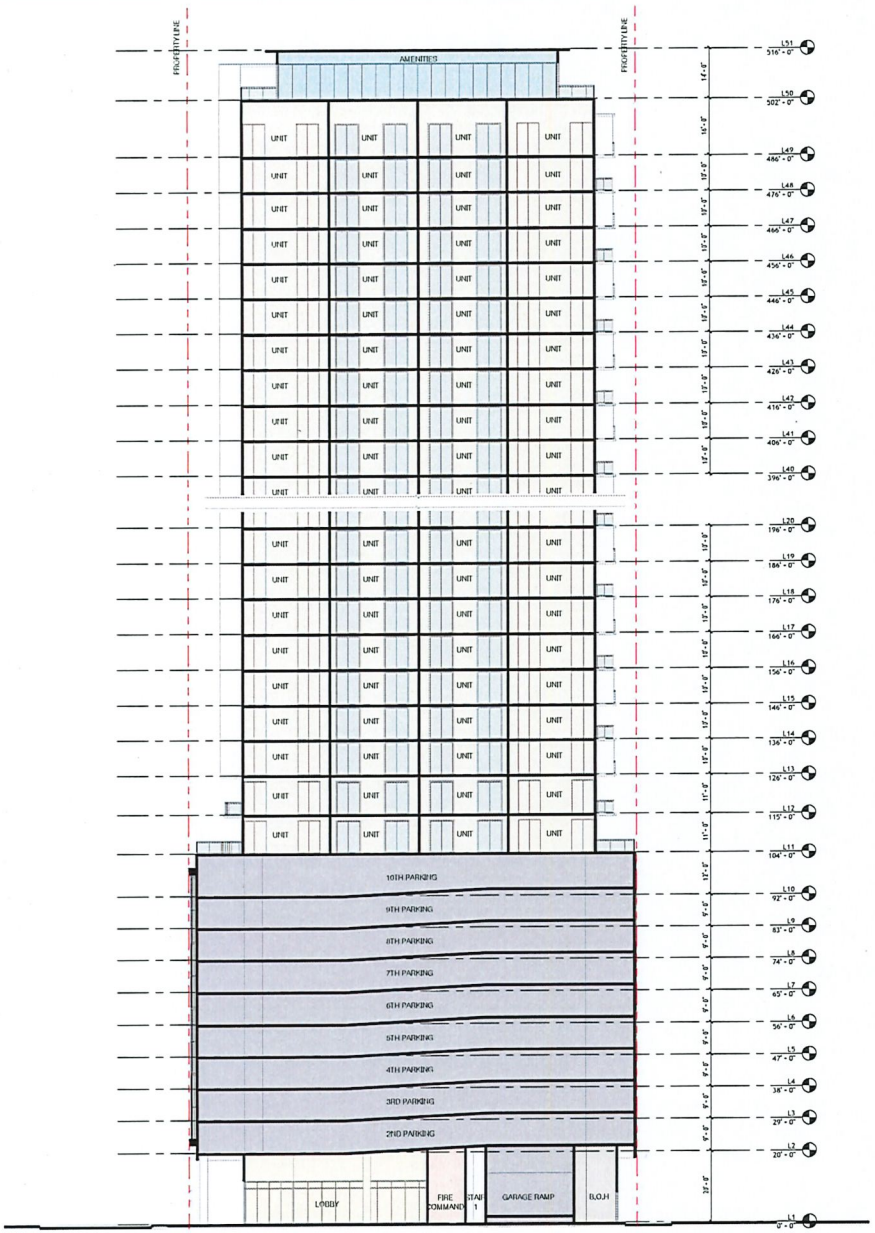

Section 1 - Enlarge
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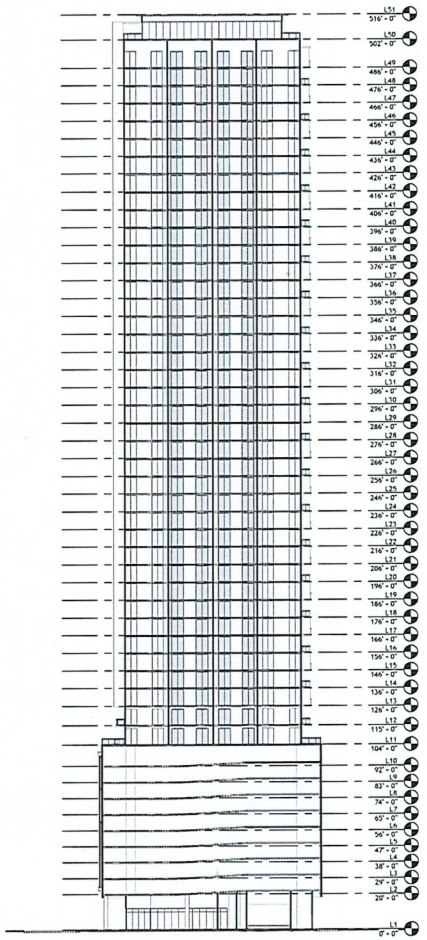

Section 1
SCALE: 1/32" = 1'-0"

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SEAL:

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DATE: 08.29.2025
PROJECT NO: 24-050
DRAWING NAME:
SHEET NO:
A-3.01

RECEIVED MIAMI-DADE COUNTY PROCESS NO : Z24-260 DATE: SEP 17 2025 BY: ISA

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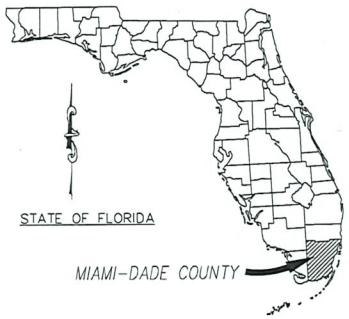
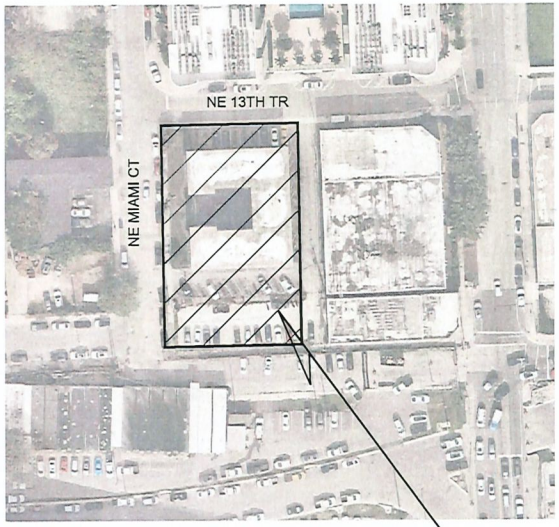


ASPR
LANDSCAPE SET
FOR
1315 NE MIAMI

LOCATED IN
MIAMI-DADE COUNTY, FLORIDA
LOTS 6 TO IN BLK 14
SEPTEMBER 2025



Sheet List Table	
Sheet Number	Sheet Title
L-000	COVER SHEET
L-100	TREE DISPOSITION PLAN
L-150	TREE DISPOSITION NOTES AND DETAILS
L-200	HARDSCAPE PLAN
L-300	LANDSCAPE PLAN
L-310	LANDSCAPE PLAN AMENITY
L-311	LANDSCAPE SCHEDULES AND CODE COMPLIANCE
L-350	LANDSCAPE NOTES
L-351	LANDSCAPE DETAILS

LIST OF CONTACTS:

STORMWATER
DEPT. OF PERMITTING, ENVIRONMENT AND REGULATORY AFFAIRS
701 NW 1ST COURT
MIAMI, FL 33136
305-372-6789
305-372-6759
CONTACT: CARLOS ESPINOZA, DIRECTOR

WATER AND SEWER
MIAMI-DADE COUNTY
WATER AND SEWER DEPARTMENT
3575 S. LEJEUNE ROAD
MIAMI, FLORIDA 33146
CONTACT: LAZARO GUERRA

FIRE PREVENTION
MIAMI-DADE COUNTY FIRE DEPARTMENT
11805 SW 26 ST
MIAMI, FLORIDA 33175
CONTACT: (786) 315-2771

PLANNING AND ZONING
MIAMI-DADE COUNTY
ZONING DEPARTMENT DOWNTOWN OFFICE
STEPHEN P. CLARK CENTER
111 NW 1ST STREET, 11TH FLOOR
MIAMI, FL 33128

TELEPHONE PROVIDER
AT&T DISTRIBUTION
9101 SW 24TH ST
1ST FLOOR
MIAMI, FL 33165
305-222-8745
CONTACT: DINO FARRUGGIO

ENGINEERING
MIAMI-DADE COUNTY
PUBLIC WORKS DEPARTMENT
111 NW 1ST STREET, 16TH FLOOR
MIAMI, FLORIDA 33128
(305) 375-2960

BUILDING DIVISION
MIAMI-DADE COUNTY
BUILDING DEPARTMENT
11805 SW 26 STREET (CORAL WAY)
MIAMI, FL 33175-2474

ELECTRIC PROVIDER
FLORIDA POWER & LIGHT
303 HASTINGS ROAD
ST.AUGUSTINE, FLORIDA 32084
(386) 586-6403
CONTACT: EDGAR AGUILAR

CABLE PROVIDER
COMCAST CABLE
2601 SW 145TH AVENUE
MIRAMAR, FLORIDA 33027
(954) 444-5113
CONTACT: LEONARD MAXWELL-NEWBOLD

NATURAL GAS PROVIDER
FLORIDA CITY GAS
955 EAST 25TH ST
HIALEAH, FL 33013
(305) 835-3624
CONTACT: GUSTAVO PENA

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6175 NW 153RD ST. SUITE 321
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PHONE: 305-822-6082

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES
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GABRIEL ROMANACH
PHONE: 786-547-7886

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LANDSCAPE ARCHITECT:
Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY NO. 35016

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WWW.KIMLEY-HORN.COM REGISTRY 35106

No.	REVISIONS	DATE	BY

LANDSCAPE ARCHITECT
MICHELLE ANGELIA LATTE
No LA667514
STATE OF FLORIDA

KHA PROJECT 143531001
DATE 9/10/2025
SCALE AS SHOWN
DESIGNED BY ER
DRAWN BY ER
CHECKED BY ML

COVER SHEET

1315 NE MIAMI COURT
PREPARED FOR
1315 PARTNERS LLC
CITY OF MIAMI FLORIDA

SHEET NUMBER
L-000

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Choose positive response center before you dig!

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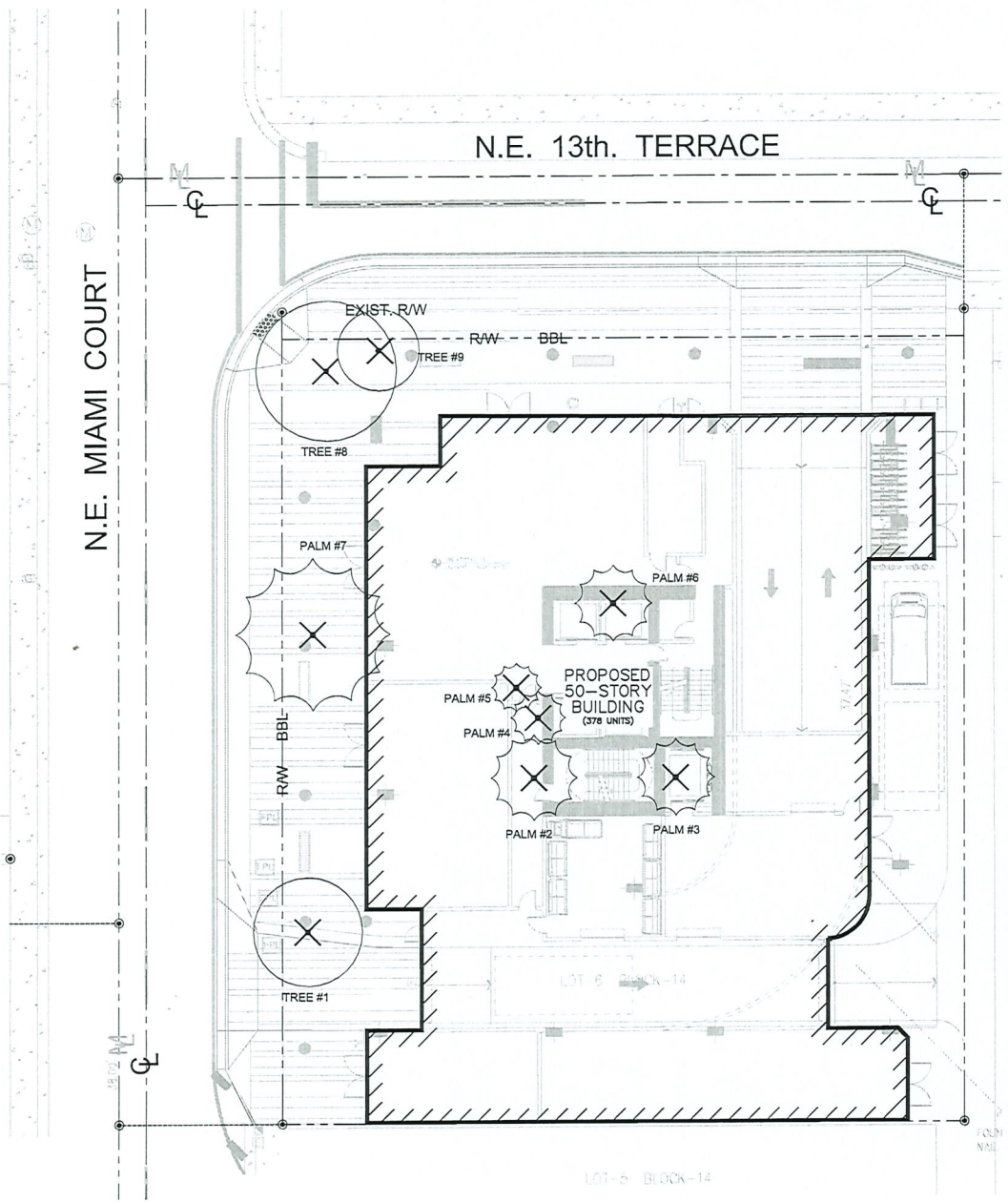

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

LEGEND:

R/W — P	RIGHT-OF-WAY LINE OR PROPERTY LINE
℄	CENTER LINE OF RIGHT OF WAY
M	MONUMENT LINE OF RIGHT OF WAY

TREE DISPOSITION GRAPHIC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
TREE #	TREE TO BE REMOVED	PALM #	PALM TO BE REMOVED
TREE #	EXISTING TREE NOT IN SCOPE	PALM #	EXISTING PALM NOT IN SCOPE

NOTES:

- REFER TO TREE DISPOSITION LIST ON SHEET L-100
- TREE DISPOSITION PLAN BASED ON AND RELIANT UPON SURVEY BY ROYAL POINT LAND SURVEYORS, INC. DATED 11/14/24, AND ARBORIST REPORT PREFORMED BY TROPICAL DESIGNS OF FLORIDA DATED ON 6/23/25

- CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE LIMITS OF WORK LINE, AND ON PRIVATE PROPERTY, AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES INCURRED AS A RESULT OF THEIR WORK AT NO ADDITIONAL COST TO OWNER. CONTRACTOR SHALL RECEIVE WRITTEN APPROVAL FROM ALL OWNERS AND REGULATORY PARTIES NECESSARY WITH REGARD TO WORK HARMONIZING THE PUBLIC AND PRIVATE INTERFACE, PRIOR TO COMMENCEMENT OF WORK.

TREE DISPOSITION LIST

TREE # ON SURVEY	COMMON NAME	BOTANICAL NAME	DBH (in)	Height (ft)	CANOPY (ft)	CONDITION	TPZ (FT.)	NOTES	DISPOSITION	MITIGATION (sf.)
1	Seaside mahoe	*Thespesia populnea*	30	5	10	Invasive	0.5	Multi-trunk	Remove	N/A
2	Spindle palm	*Hyophorbe lagenicaulis*	10	14	16	Good	3		Remove	N/A
3	Christmas palm	*Adonidia merrillii*	5	16	14	Good	3		Remove	N/A
4	Christmas palm	*Adonidia merrillii*	4	16	10	Good	3		Remove	N/A
5	Christmas palm	*Adonidia merrillii*	4	16	9	Good	3		Remove	N/A
6	Christmas palm	*Adonidia merrillii*	5	14	14	Good	3		Remove	N/A
7	Coconut Palm	*Cocos nucifera*	10	30	28	Moderate	5		Remove	615.44
8	Mango	*Mangifera indica*	29	24	26	Poor	6	Multi-trunk	Remove	530.88
9	Wax Privet	*Ligustrum japonicum*	11	10	15	Poor	4		Remove	176.83
									TOTAL DBH REMOVE	1322.75

TREE MITIGATION CALCULATIONS

PLANT TYPE	MIN. HEIGHT	QUANTITY	CANOPY CREDIT (sqft.)	CANOPY (sqft.)
Shade Tree 1	12' Overall Height	6	500	3000
Shade Tree 2	8' Overall Height	4	300	1200
Palm Tree 1	10' Clear Trunk		300	0
Palm Tree 2	3' Clear Trunk		100	0
Small Tree	6' Overall Trunk		200	0
			Total Canopy Provided =	4,200.00

NOTES:
- N/A: NO MITIGATION REQUIRED FOR INVASIVE SPECIES AND/ OR PALMS WITH A DBH LEES THAN 6 INCHES OR LESS THAN 16' HT.

TOTAL MITIGATION REQUIRED : 1,322.73 SF
TOTAL CANOPY PROVIDED: 4,200 SF

TREE #1

PALM #2, #3, #4, #5

PALM #6

PALM #7

TREE #8, #9

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Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check pushbutton components before you dig!

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

No.	REVISIONS	DATE	BY

LANDSCAPE ARCHITECT — NICOLELE AVELIA LATTE — No. LA6667514 — STATE OF FLORIDA

KHA PROJECT 143531001
DATE 9/10/2025
SCALE AS SHOWN
DESIGNED BY ER
DRAWN BY ER
CHECKED BY NL

1315 NE MIAMI COURT
PREPARED FOR
1315 PARTNERS LLC
CITY OF MIAMI FLORIDA

TREE DISPOSITION PLAN

SHEET NUMBER
L-100

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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA

TREE REMOVAL AND TREE TO REMAIN PRUNING SPECIFICATIONS

PART 1 - EXPLANATION OF NATURAL RESOURCE PRESERVATION PROCEDURES

The sequence of operation is critical to the protection of the trees.

A. Tree canopy pruning is to compensate for root loss and damage.

B. Fertilization is to stimulate root systems to heal quickly and grow back in root-pruned areas. It also produces faster availability of food to a root system that is less efficient due to the damage incurred.

C. Root pruning is to remove the roots with a trenching procedure that is less damaging to the roots than regular construction.

PART 2 - DEFINITIONS

A. Natural Resource - Existing trees or palms.

B. Critical Root Zone - The mass of roots surrounding a tree that is required by the tree to live. The critical root zone is often much larger than the canopy. The critical root zone for each tree or palm within the project limits to be determined by the Contractor's Certified Arborist.

C. DBH - Diameter Breast High - indicates the location on the trunk, approximately 4.5' above ground, to measure the diameter of a tree.

D. Grade - The grade of a tree refers to the overall health and appearance of the tree. The grades range from "A" being excellent to "D" being hazardous.

E. Preserved Trees - Trees that are to be saved/remain in place.

F. Owner's Representative - A representative, hired and paid for by the owner, that supervises the construction of the procedures shown on the tree disposition plans.

G. Protection Zones/Areas - Any area enclosed partially or completely by a tree protector barrier/fence

H. Contractor's Certified Arborist - an independent ISA Certified Arborist, hired and paid for by the contractor, that supervises the construction of the procedures shown on the tree disposition plans.

PART 3 - PRODUCTS FOR TREE TREATMENT

Every effort shall be made to utilize chemicals of an organic or biodegradable nature in order to offer the least impact to the natural environment. Contractor is responsible for mixing, applying, and disposal of all chemicals in accordance with strict adherence to manufacturer's directions, unless otherwise directed in these drawings. Refer to "Part 4B" below.

A. Chemical Treatments.

1. Recommended Fertilizer:
   a. "Al. Injecta Feed" product of Doggett Corp., Lebanon, New Jersey (908) 236-0335. Apply a 12-24-24 ratio with a dilution rate 1/3 more water than specified on bag.
2. Recommended Wetting Agent:
   a. "APSA-80", product of Amway Corp, (800) 253-7368.
3. Mycorrhizal Treatment:
   a. Plant Health Care, Inc. (800) 421-9051.
      Products of the same type from other sources shall not be excluded, provided they possess like physical and functional characteristics and are approved by the Project Landscape Architect.

B. Insecticide Treatments.

1. "Astro", a product of FMC Corporation, (800) 321-1362.

C. Tree Protector Barrier Material.

1. Six (6) feet tall orange vinyl mesh construction fence supported by eight (8) feet tall metal T-Tiler Posts and Post Caps.
2. The tree protector barrier shall have a two (2) foot by two (2) foot "tree protection zone" sign affixed to the fence every twenty (20) feet placed in such a manner to be clearly visible to the construction workers. The sign must be made up of weather resistant material.
3. The eight (8) foot tall metal T-Tiler Post and Post Cap shall be placed a maximum of six (6) foot intervals.

PART 4 - EXECUTION

A. Tree Canopy/Root Pruning Operation

1. Trees to be pruned shall include only trees affected by construction or as designated on the tree disposition list. This item is to be coordinated by the Contractor's Certified Arborist with the Owner's Representative.
2. All pruning shall be done in accordance with ANSI A300 (Part 1) Pruning.
3. The Contractor's Certified Arborist must be present during all pruning operations.
4. Pruning shall consist of the following methods:
   a. Cleaning
   b. Interfering branch removal.
   c. Raising
   d. Root pruning.

B. Fertilization Operation

1. Only trees affected by construction (canopy and/or root pruning) shall be fertilized.
2. Trees specified to receive fertilizer shall be treated during the time of year as recommended by the Contractor's Certified Arborist.
   a. Mix fertilizer with a dilution rate 1/3 more water than listed instructions into a tank with agitation capability (150lbs. = 133 Gallons).
   b. Mix Wetting Agent at a rate of 5 oz. Per 100 gallons of fertilizer solution into same tank with fertilizer. Agitate mix.
   c. Inject the mixture with a hydraulic injection system set at 100 to 150 p.s.i. for sandy soils, 200 p.s.i. for silt/clay soils, into the upper 6-12 inches of soil with a soil probe. Inject at the rate of one third (1/3) gallon at each injection site.
   d. Critical Root Zone areas shall be injected, where possible, in the Critical Root Zone area plus 2' beyond Critical Root Zone, but not beyond Root Prunes.
   e. Fertilizer shall be installed prior to installation of any aeration systems (if applicable).
      AT THE REQUEST OF THE OWNER'S REPRESENTATIVE, EMPTY PRODUCT BAGS TO BE RETURNED TO THE OWNER'S REPRESENTATIVE FOR PROOF OF USE.
3. Insoluble Fertilizer Treatment.
   a. Mix fertilizer with a dilution rate 1/3 more water than listed instructions into a tank with agitation capability (150lbs. = 133 Gallons).
   b. Mix Wetting Agent at a rate of 5 oz. Per 100 gallons of fertilizer solution into same tank with fertilizer. Agitate mix.
   c. Inject the mixture with a hydraulic injection system set at 100 to 150 p.s.i. for sandy soils, 200 p.s.i. for silt/clay soils, into the upper 6-12 inches of soil with a soil probe. Inject at the rate of one third (1/3) gallon at each injection site.
      EMPTY PRODUCT BAGS TO BE STOCKPILED FOR INSPECTION BY OWNER'S REPRESENTATIVE PRIOR TO DISPOSAL.
4. Inoculant & Biostimulant.
   a. Use one 2 oz. Packet of MycorTree Tree Saver Transplant Mycorrhizal Transplant Inoculant for every one (1)foot diameter of root ball. Mix inoculant in 10" wide topsoil ring around the root ball.
   b. Mix one 4 oz. Bag of MycorTree Tree Saver Injectable Mycorrhizal Inoculant and 4 packs (to equal 1 pound) PHC BioPack per 100 gallons of water.
   c. Agitate for 10 minutes.
   d. Inject the mixture with a hydraulic injection system set at 100 to 150 p.s.i. for sandy soils, 200 p.s.i. for silt/clay soils, into the upper 6-12 inches of soil with a soil probe. Inject at the rate of one third (1/3) gallon at each injection site. See transplant details on this sheet for injection locations.
      EMPTY PRODUCT BAGS TO BE STOCKPILED FOR INSPECTION BY OWNER'S REPRESENTATIVE PRIOR TO DISPOSAL.

C. Insecticide Operation

1. Apply "Astro" as a topical solution as directed by the Contractor's Certified Arborist.
   Notify Owner's Representative if an infestation is noticed. Apply around base of trunk to soil line, trunk and any limb 1/3 the size of the trunk to 25-30' high. Insure complete coverage. Reapply "Astro" 2-3 months after initial application utilizing same procedure.
2. Follow all manufacturers' recommendations concerning application when applying "Astro".
   Read all warning labels. Any pets, as well as, the pets food and water bowls should be removed from the area and any swimming pools should be covered (if applicable).
3. Contractor shall ensure no mixing of chemicals occurs without protective measures to prevent spillage and potential contamination of soils.

D. Root Pruning Trenching Operation

1. Trenching locations shall be approved in the field by the Owner's Representative and the Contractor's Certified Arborist.
2. Trenching equipment that will burn at high RPM's is preferred. Trenching equipment is to be used to perform all root pruning operations.
   A minimum depth of three feet is required or as determined by Contractor's Certified Arborist. Clean cut roots in trench on tree side with sterile equipment, loopers, or chain saw after trenching is complete.
3. The trench shall be backfilled and compacted immediately, as directed by the Contractor's Certified Arborist.
4. Pruned root pruning timeframes vary by species. Contractor's certified arborist shall direct pruning schedule.

E. Tree Protector Barrier

1. See details this sheet.
2. Tree Protector Barrier is to be placed by the Contractor around each tree to remain as directed by the Contractor's Certified Arborist.

F. Tree Removals

1. Contractor shall remove and discard all trees shown as "Remove" on the Tree Disposition Plan and the Tree Disposition List.
   All trees shown to be removed shall be felled with a chain saw and stump ground 6" below surface. Any tree shown to be removed and in an area where compaction is critical, the tree shall be felled with a chain saw and stump removed by the Contractor. Care must be taken not to damage the existing trees marked to remain.
2. If Tree Protector Barrier is damaged, repair is to be performed immediately. Care must be taken not to damage the trees to remain.
3. Contractor shall remove and haul away from the job site all wood generated from tree removals, including stumps, the same day the removal happens.
4. Burn pits are not allowed.

PART 5 - PENALTIES

A. Repair of Damaged Trees To Remain

1. If any damage to trees to remain or other natural resources should occur by accident or negligence during the construction period, the Owner's Representative shall appraise the damage and make recommendations to the Owner for repair by the Contractor, at the Contractor's expense.
2. If any tree that is designated to remain is deemed substantially damaged or dead due to construction damage, at the sole discretion of the Owner's Representative, the following penalties will apply:
   a. Trees 1" - 12" of trunk diameter, measured at 1' from the ground will be valued at $300.00 per diameter inch.
   b. Trees 13" and above of trunk diameter measured at 4.5' from the ground will be valued at $400.00 per diameter inch.
   c. If any tree designated to remain is removed from the site without permission of the owner's Representative, the penalty will be $600.00 per inch.

B. Repair of Damaged Tree Protector Barrier

1. If any damage to the Tree Protector Barrier should occur by accident or negligence, the Contractor will be responsible for immediate repairs of the initial damage. Fines will be imposed as follows:
   a. First time offense, a fine of $200.00 will be imposed.
   b. In the event the fence is not repaired within 24 hours to the Owner's Representative's satisfaction, an additional fine of $100.00 per day will be imposed, until the fence is satisfactorily repaired.
   c. In the event a natural resource is damaged due to a Tree Protector Barrier being down, a fine of $200.00 plus the cost of repair or replacement of the natural resource as appraised by the Owner's Representative will be imposed.
   d. Contractor shall also bear the cost of any fines, bonded tree values, attorney fees, expenses incurred by project delays, etc., as determined by the county and local municipality for unauthorized tree removal.

PART 6 - NATURAL RESOURCE PROTECTION SEQUENCE

A. The sequence of tree treatment and preservation measures shall be:

1. Contractor shall submit a staging/access plan provided to Contractor's Certified Arborist for written approval prior to commencement.
2. Tree Protector Barrier
3. Root Pruning and Root Barriers
4. Clearing and Grading
5. Tree Pruning
6. Fertilization
7. Insecticide

B. Contractor's Surveyor shall stake all site improvements in order to facilitate accurate location of trenching and fencing operations.

C. Contractor's Certified Arborist to determine the location of the Tree Protector Barrier around each tree to remain based on his/her analysis of each existing tree to remain that is adjacent to construction improvements such as utility installation, pavement addition and/or restoration, etc.

D. Contractor shall maintain and repair the Tree Protector Barrier during site construction operations.

E. Contractor's access to the fenced tree protection areas will be permitted only with approval of Owner's Representative and Contractor's Certified Arborist's written directive.

F. Contractor shall perform any excavation or grading required within the fenced root zone areas by hand. This operation is to be done under the direct supervision of the Contractor's Certified Arborist and the Owner's Representative.

G. Contractor to limit required grading within the fenced tree protection areas to a maximum of 3" cut or fill of the tree critical root zone areas. All grading to be supervised by the Contractor's Certified Arborist and the Owner's Representative.

H. Contractor shall clear by hand trees designated to be removed within critical root zone areas of the trees to remain.

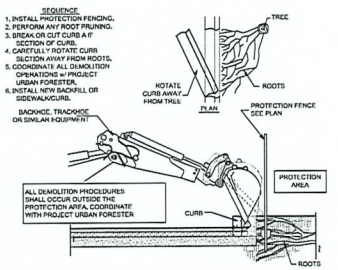
I. Contractor shall not install conduit, sprinklers, or any utility line in any critical root zone areas without the approval of the Contractor's Certified Arborist and Owner's Representative.

PART 7 - IRRIGATION

Contractor shall water the trees that have been pruned (canopy and/or root) as shown below.
Water all pruned trees immediately after pruning. Contractor shall water by hand. If a potable water source is not available on-site or if it is not in working condition, then the Contractor will be responsible for providing the water and water source at his/her own expense.

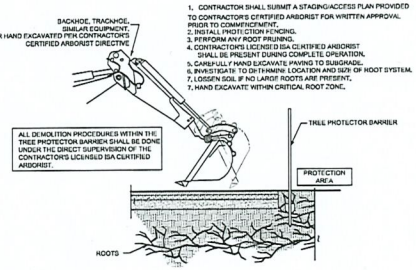
A. Hand Watering Schedule
   Use the following watering schedule:
   1. Contractor shall water all newly (canopy and root) pruned trees:
      (3) three times a week for the first three months
      (2) two times a week for months four and five
      (1) one time a week for month six
   2. Contractor shall consult his/her Certified Arborist for watering requirements for the trees that have been canopy and/or root pruned.

B. Per direction of 1 and 2, Contractor shall proceed with the more stringent watering schedule.



A DEMOLITION PROCEDURE - CURB

NTS



B DEMOLITION PROCEDURE - PAVEMENT

NTS

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NICHELLE ANGELIA LATTE LICENSED LANDSCAPE ARCHITECT No LA6667514 STATE OF FLORIDA

Kimley»Horn

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No.	REVISIONS	DATE	BY

KHA PROJECT 193190001
DATE 9/10/2025
SCALE AS SHOWN
DESIGNED BY ER
DRAWN BY ER
CHECKED BY NL

TREE DISPOSITION NOTES AND DETAILS

1315 NE MIAMI COURT

PREPARED FOR
1315 PARTNERS LLC

CITY OF MIAMI FLORIDA

SHEET NUMBER
L-150

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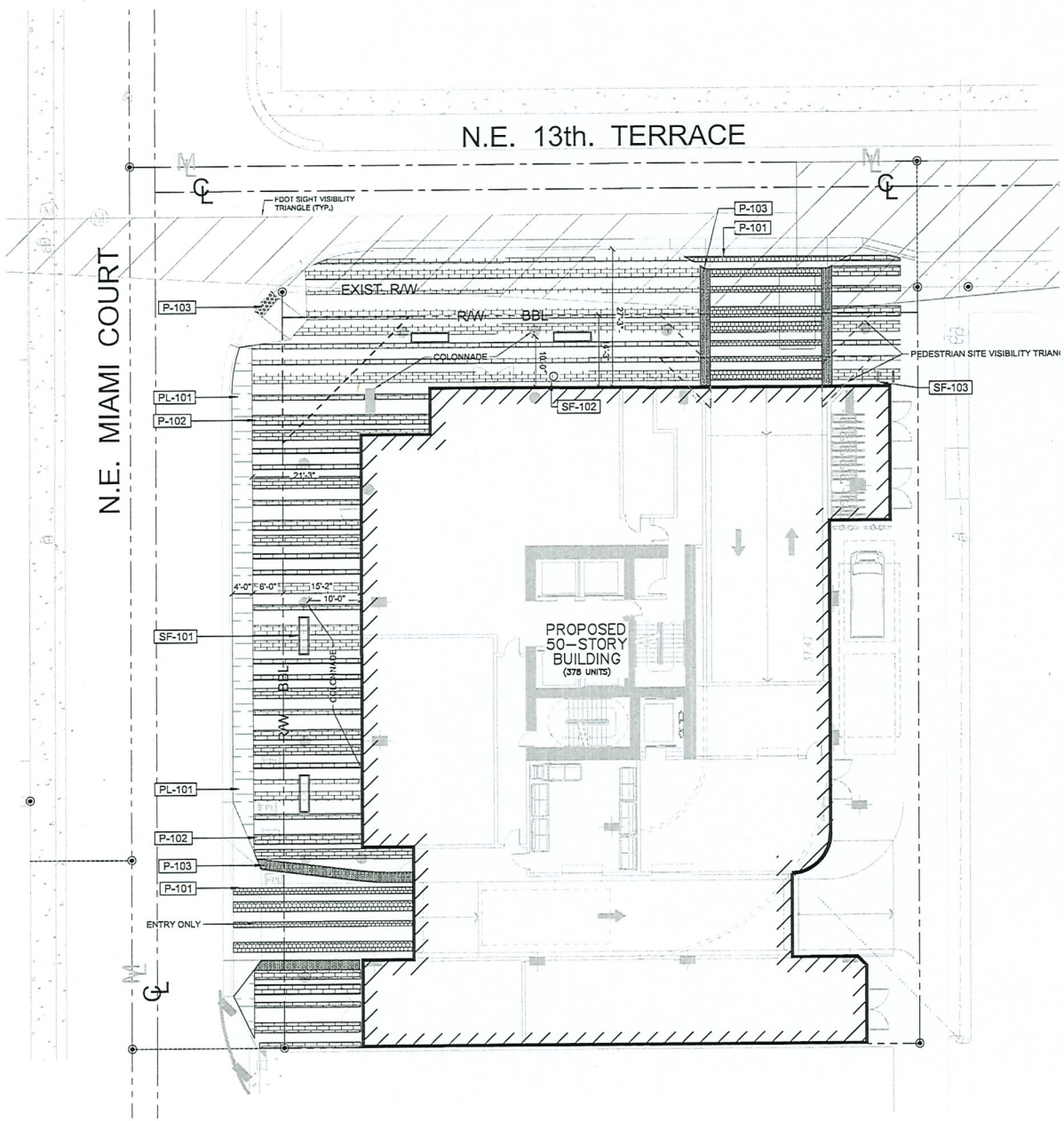

LEGEND:

- R/W — R — RIGHT-OF-WAY LINE OR PROPERTY LINE
- ℄ — CENTER LINE OF RIGHT OF WAY
- ML — MONUMENT LINE OF RIGHT OF WAY

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
PAVING	
P-101	VEHICULAR PAVERS (REFER TO ARCH. DWGS.)
P-102	PEDESTRIAN PAVERS (REFER TO ARCH. DWGS.)
P-103	TRUNCATED DOMES (REFER TO CIVIL ENG. DWGS.)
PLANTER	
PL-101	FLUSH PLANTER
SITE FURNISHING	
SF-101	BENCH
SF-102	TRASH RECEPTACLE
SF-103	BIKE RACK

HARDSCAPE GRAPHIC LEGEND

2019-11-20 11:27

SYMBOL	DESCRIPTION
	CONCRETE SIDEWALK REFER TO CIVIL ENG. DWGS FOR BASE AND REINFORCEMENT.
	PLANTING REFER TO LANDSCAPE PLANS.
	PEDESTRIAN PAVER REFER TO CIVIL ENG. DWGS FOR BASE AND REINFORCEMENT.
	VEHICULAR PAVER REFER TO CIVIL ENG. DWGS FOR BASE AND REINFORCEMENT.

GENERAL SITE NOTES

1. REFER TO CIVIL ENGINEER'S DRAWINGS FOR GRADING, SURFACE DRAINAGE, UTILITY LOCATIONS, AND R.O.W.
2. REFER TO ARCHITECT AND / OR CIVIL ENGINEER'S DRAWINGS FOR SPOT ELEVATIONS AND FINISH FLOOR ELEVATIONS.
3. GENERAL CONTRACTOR, SUBCONTRACTORS, AND INSTALLERS SHALL CROSS REFERENCE ARCHITECTURE, ENGINEERING, AND LANDSCAPE DRAWINGS THROUGHOUT IMPLEMENTATION TO ENSURE THE DESIGN INTENT IS MET. ANY DISCREPANCIES SHALL BE NOTED AND BROUGHT TO THE GENERAL CONTRACTOR'S ATTENTION FOR CLARIFICATION WITH THE LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING SITE PRIOR TO BIDDING IN ORDER TO FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO, PRIVATE AND PUBLIC UTILITIES ON AND OFF SITE, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
5. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY EXPECTED OR UNKNOWN CONDITIONS OR DISCREPANCIES IN THE DRAWINGS AND CONTRACT DOCUMENTS, AS WELL AS ANY ERRORS OR OMISSIONS ON THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK OR SHOP FABRICATION.
6. ALL HARDSCAPE SHALL BE SLIP RESISTANT IN COMPLIANCE WITH FBC SECTION 454.1.3.1
7. LANDSCAPE ROOT BARRIER SHALL BE PROVIDED WHERE ANY TREE IS 5' OR LESS AND PALM IS 4' OR LESS FROM ANY UTILITIES AND/OR HARDSCAPE STRUCTURE SUCH AS PAVING (PAVERS OR CONCRETE SIDEWALK).
8. ENG.= ENGINEERING
9. ARCH.= ARCHITECT
10. DWGS.= DRAWINGS
11. CONC.=CONCRETE
12. TYP.= TYPICAL

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REGISTRY 35106

No.	REVISIONS	DATE	BY

KHA PROJECT 143510001
DATE 9/10/2025
SCALE AS SHOWN
DESIGNED BY ER
DRAWN BY ER
CHECKED BY ML

1315 NE MIAMI COURT

PREPARED FOR
1315 PARTNERS LLC

CITY OF MIAMI FLORIDA

HARDSCAPE PLAN

SHEET NUMBER
L-200

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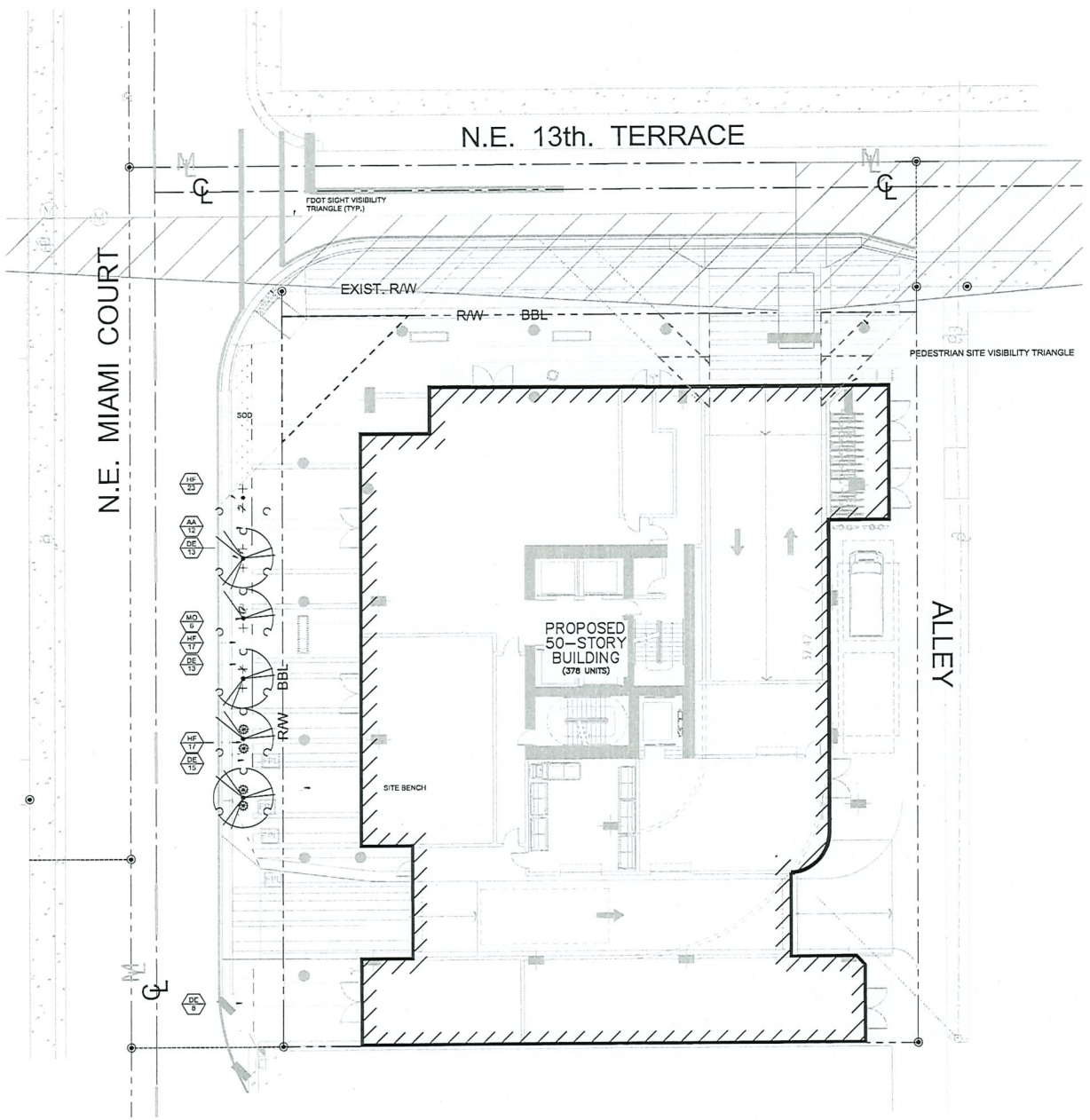

LEGEND:

- R/W — RIGHT-OF-WAY LINE OR PROPERTY LINE
- ℄ — CENTER LINE OF RIGHT OF WAY
- ML — MONUMENT LINE OF RIGHT OF WAY

PLANT KEY

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	MO	6	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER
SYMBOL		QTY	BOTANICAL / COMMON NAME
SHRUBS			
		12	AGAVE ATTENUATA FOXTAIL AGAVE
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
SHRUB AREAS			
	DE	47	DURANTA ERECTA 'GOLD MOUND' GOLD MOUND DURANTA
	HP	75	HAMELIA PATENS FIREBUSH
GROUND COVERS			
	SS	104 SF	STENOTAPHRUM SECUNDATUM ST. AUGUSTINE GRASS

* REFER TO SHEET L-301 FOR FULL LANDSCAPE SCHEDULE

LANDSCAPE / PLANTING GENERAL NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE IN THE EVENT OF QUANTITY DISCREPANCIES, THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
3. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN CAN BEGIN.
4. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
5. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC., ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
6. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN (7) CALENDAR DAYS OF NOTICE TO PROCEED.
7. SUBMIT PRODUCT DATA FOR FERTILIZER, MULCH, AND SOIL AMENDMENTS
8. PLANT MATERIAL SHALL NOT BE PLANTED INTO ROOT BALLS OF TREES AND PALMS.
9. THE SITE SHALL BE IRRIGATED WITH A FULLY AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE WITH 50% OVERLAP ON OVERHEAD SPRAY/ROTARY/ROTOR HEADS. THE SYSTEM WILL BE CONTROLLED BY AN INTELLIGENT CONTROLLER THAT FACTORS EVAPO-TRANSPIRATION RATE AND OTHER ENVIRONMENTAL FACTORS TO AUTOMATICALLY ADJUST THE CLOCK AND SCHEDULE. THE SYSTEM WILL ALSO FEATURE A RAIN SENSOR TO OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL OCCURS.
10. ALL PLANTING SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
11. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
12. SOD SHALL BE INSTALLED IN ALL AREAS NOT OTHERWISE COVERED BY BUILDING, PAVING, SIDEWALK, OR OTHER LANDSCAPING.
13. ALL TREES SHALL BE PLACED A MINIMUM OF FOUR (4) FEET FROM UNDERGROUND UTILITIES.
14. LANDSCAPING SHALL BE MAINTAINED BELOW 30" HT AND TREES PROPERLY TRIMMED TO MAINTAIN CLEAR VISIBILITY AT ALL SIGHT VISIBILITY TRIANGLES. VEGETATION SHALL BE TRIMMED SO THAT NO FOLIAGE OR LIMBS EXTEND INTO REQUIRED VISIBILITY AREA.
15. ALL SHADE TREES INSTALLED WITHIN SIX (6) FEET OF PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM.
16. ALL TREES PLANTED ADJACENT TO WALKWAYS ARE TO HAVE LIMBS NO LESS THAN 8' 8" AFF WHEN LIMBS EXTENDED OVER WALKWAYS
17. 4' CLEARANCE FROM BACK OF CURB SHALL BE MAINTAINED FOR ALL STREET TREES ADJACENT TO ROADS.

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NICHOLE ANGELIA LATTE LICENSED LANDSCAPE ARCHITECT No LA6667514 STATE OF FLORIDA

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No.	REVISIONS	DATE	BY

KHA PROJECT 143531001
DATE 9/10/2025
SCALE AS SHOWN
DESIGNED BY ER
DRAWN BY ER
CHECKED BY ML

LANDSCAPE PLAN

1315 NE MIAMI COURT

PREPARED FOR
1315 PARTNERS LLC

CITY OF MIAMI FLORIDA

SHEET NUMBER
L-300

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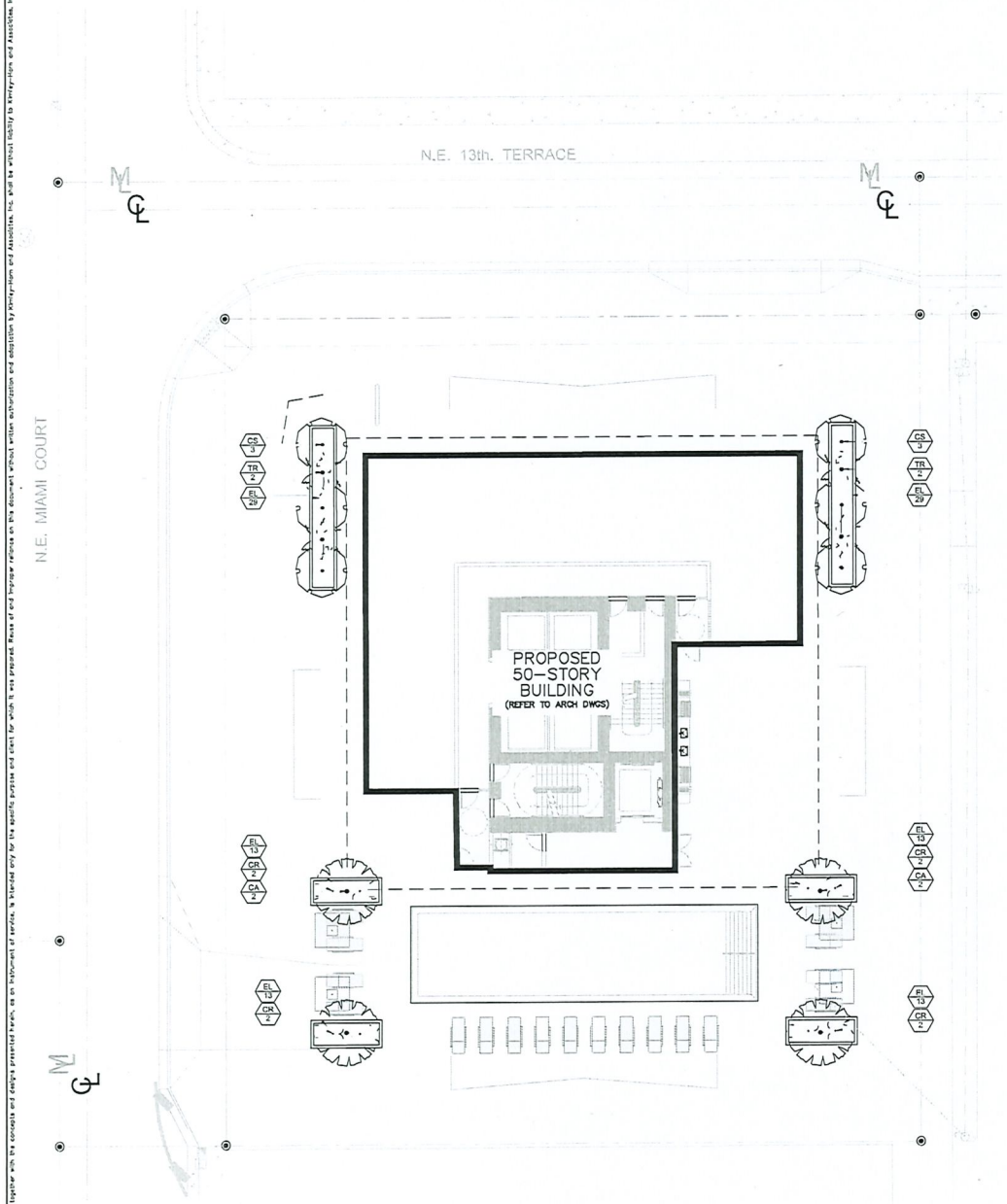

LEGEND:

- RW — PL — RIGHT-OF-WAY LINE OR PROPERTY LINE
- ℄ — CENTER LINE OF RIGHT OF WAY
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AMENITY LEVEL PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	SIZE	NATIVE	DROUGHT TOL.	REMARKS
TREES									
	CA	4	CLUSIA ROSEA AUTOGRAPH TREE	FG	2" CAL MIN.	12' HT MIN	YES		CHARACTER TRUNK
	CS	4	CONOCARPUS ERECTUS F. SERICEUS SILVER BUTTONWOOD	FG	2" CAL MIN.	16' HT MIN.	YES	HIGH	
	MO2	4	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER	FG	2" DBH MIN.	12' HT MIN	YES		
PALMS									
	PS	3	PHOENIX SYLVESTRIS WILD DATE PALM	FG		8' CT MIN.	NO	HIGH	
	TR	12	THRINAX RADIATA FLORIDA THATCH PALM	FG		6' C.T. MIN.	YES	HIGH	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	SIZE	NATIVE	DROUGHT TOL.	REMARKS
SHRUBS									
	AO	10	ALOCASIA ODORA ELEPHANT EAR	CONT.	AS SHOWN	36" HT MIN	NO	MEDIUM	
	ZI	4	ZAMIA INTEGRIFOLIA COONTIE	CONT.	AS SHOWN	2' HT. MIN.	YES	HIGH	
SHRUB AREAS									
	CH2	184	CHRYSOBALANUS ICACO 'HORIZONTALIS' HORIZONTAL COCO PLUM	CONT.	24" O.C	24" HT. MIN.	YES	HIGH	
ORNAMENTAL GRASSES									
	MC	24	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	CONT.	24" O.C	24" HT. MIN.	YES	MEDIUM	
	TD2	52	TRIPSACUM FLORIDANUM DWARF FAKAHATCHEE	CONT.	24" O.C	24" HT. MIN.	YES	HIGH	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT/ROOTBALL SIZE	SPACING	SIZE	NATIVE	DROUGHT TOL.	SPACING	REMARKS
GROUND COVERS										
	EL	8	ERNODEA LITTORALIS GOLDEN CREEPER	CONT.	24" O.C	18" HT. MIN.	YES	HIGH	24" o.c.	
	LM	21	LIRIOPE MUSCARI LILYTURF	CONT.	18" O.C.	18" HT. MIN.	NO	MEDIUM	24" o.c.	

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

LANDSCAPE ARCHITECT
MICHELLE ANGELIA LATTE
No LA6667514
STATE OF FLORIDA

No.	REVISIONS	DATE	BY

KHA PROJECT 143531001
DATE 9/10/2025
SCALE AS SHOWN
DESIGNED BY ER
DRAWN BY ER
CHECKED BY ML

LANDSCAPE PLAN AMENITY

1315 NE MIAMI COURT
PREPARED FOR
1315 PARTNERS LLC
CITY OF MIAMI FLORIDA

SHEET NUMBER
L-310

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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	DBH, SIZE	SIZE	NATIVE	DROUGHT TOL.	F
TREES									
	MO	6	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER	FG	2" DBH MIN.	12' HT MIN	YES	HIGH	4
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	SIZE	NATIVE	DROUGHT TOL.	F
SHRUBS									
	AA	12	AGAVE ATTENUATA FOXTAIL AGAVE	CONT	AS SHOWN	24" HT	NO	HIGH	
SHRUB AREAS									
	DE	47	DURANTA ERECTA 'GOLD MOUND' GOLD MOUND DURANTA	CONT.	24" O.C.	24" HT. MIN.	NO	MEDIUM	
	HF	75	HAMELIA PATENS FIRE BUSH	CONT.	18" O.C.	24" HT. MIN.	YES	HIGH	F
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	SIZE	NATIVE	DROUGHT TOL.	SPACING F
GROUND COVERS									
	SS	104 SF	STENOTAPHRUM SECUNDATUM ST. AUGUSTINE GRASS	SOD	SOD		NO	MEDIUM	

AMENITY LEVEL PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	CALIPER	SIZE	NATIVE	DROUGHT TOL.	REMARKS
TREES									
	CA	4	CLUSIA ROSEA AUTOGRAPH TREE	FG	2" CAL MIN.	12' HT MIN	YES		CHARACTER TRUNK
	CS	4	CONOCARPUS ERECTUS F. SERICEUS SILVER BUTTONWOOD	FG	2" CAL MIN.	10' HT MIN.	YES	HIGH	
	MO2	4	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER	FG	2" DBH MIN.	12' HT MIN	YES		
PALMS									
	PS	3	PHOENIX SYLVESTRIS WILD DATE PALM	FG		8' CT MIN.	NO	HIGH	
	TR	12	THRINAX RADIATA FLORIDA THATCH PALM	FG		6' C.T. MIN.	YES	HIGH	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	SIZE	NATIVE	DROUGHT TOL.	REMARKS
SHRUBS									
	AO	10	ALOCASIA ODORA ELEPHANT EAR	CONT.	AS SHOWN	30" HT MIN	NO	MEDIUM	
	ZI	4	ZAMIA INTEGRIFOLIA COONTIE	CONT.	AS SHOWN	2' HT. MIN.	YES	HIGH	
SHRUB AREAS									
	CH2	194	CHRYSOBALANUS ICACO 'HORIZONTALIS' HORIZONTAL COCO PLUM	CONT.	24" O.C	24" HT. MIN.	YES	HIGH	
ORNAMENTAL GRASSES									
	MC	24	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	CONT.	24" O.C	24" HT. MIN.	YES	MEDIUM	
	TD2	52	TRIPSACUM FLORIDANUM DWARF FAKAHATCHEE	CONT.	24" O.C	24" HT. MIN.	YES	HIGH	
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT/ROOTBALL SIZE	SPACING	SIZE	NATIVE	DROUGHT TOL.	SPACING REMARKS
GROUND COVERS									
	EL	8	ERNODEA LITTORALIS GOLDEN CHELFLOWER	CONT.	24" O.C	18" HT. MIN.	YES	HIGH	24" o.c.
	LM	21	LIRIOPE MUSCARI LILYTURF	CONT.	18" O.C.	18" HT. MIN.	NO	MEDIUM	24" o.c.

MIAMI-DADE LANDSCAPE LEGEND

Zoning District: RTZ Net Lot Area: 0.41 Acres or 17,993 SF

		REQUIRED	PROVIDED
OPEN SPACE			
A.	Square feet of open space required by Chp. 33, as indicated on site plan: Net Lot area = 17993 x 15% Landscaped	2698.95 SF	3,102 SF
B.	Square feet of parking lot open space required by Chp 18A, as indicated on site plan: The number of parking spaces = 0 x 10 SF per parking space=	0 SF	- SF
C.	Total SF of landscaped open space required by Chp. 33 = A + B	2,699 SF	3,102 SF
LAWN AREA CALCULATION			
A.	Total square feet of landscape open space required by Chp. 33 =	2,699 SF	
B.	Maximum lawn area permitted = 60% x required landscape open space =	1,619 SF	598 SF

Note: Very dry tolerant grasses and low growing native plants, including grasses and forbs, as referenced in the Landscape Manual, may be used as groundcover beyond the maximum permitted grass area specified.

			REQUIRED	PROVIDED
TREES				
A.	The number of site trees required per net lot area =	30 site trees per net lot area		(6 Trees provided on ground level, 3 trees on amenity level)
	less the existing number of trees that meet minimum requirements	existing trees		
	required trees x net lot acreage =	12 trees - existing trees	12 trees	9 trees (25% max. provided on the amenity level. Refer to sheet L-310)
B.	30% palm trees allowed (two palms = one tree) =		4 "trees"	0 "trees"
C.	Percentage of native trees required = the number of trees provided x 30% =		4 trees	3 trees
	Percentage of low maintenance and drought tolerant trees = provided trees x 50% =		6 trees	3 trees
D.	Street trees (max. average spacing of 30' O.C.) by Sec. 33C-3(D): 125 (along NE 13TR.) linear feet; 150 (along NE MIAMI CT.) linear feet; 275 linear feet. Total street trees =		N/A trees	N/A trees (Street trees not required when a colonade is proposed)
E.	Street trees located directly beneath power lines (max. average spacing of 25' O.C.): N/A linear feet along street / 25 =		N/A trees	N/A trees
F.	Total number of trees provided: required site trees + street trees =		12 trees	3 trees
SHRUBS				
A.	The total number of trees required x 10 = the number of shrubs required		120 shrubs	130 shrubs
B.	The number of shrubs required x 30% = the number of native shrubs required		36 shrubs	75 shrubs

IRRIGATION PLAN

Required by Chp. 33:
Auto Irrigation: X
Hose Bibs:

DUE TO SITE PLAN LIMITATIONS, THERE'S A DEFICIT OF 3 TREES. TO MEET MINIMUM CODE REQUIREMENTS. DEFICIT SHALL BE PROVIDED VIA TREE TRUST FUND CONTRIBUTION AS DETERMINED BY THE CITY.

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No.	REVISIONS	DATE	BY

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PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

STATE OF FLORIDA — ANGELA LAITE — LA #667514 — LANDSCAPE ARCHITECT

KHA PROJECT 143531001
DATE 9/10/2025
SCALE AS SHOWN
DESIGNED BY ER
DRAWN BY ER
CHECKED BY WL

LANDSCAPE SCHEDULES AND CODE COMPLIANCE

1315 NE MIAMI COURT

PREPARED FOR
1315 PARTNERS LLC

CITY OF MIAMI FLORIDA

SHEET NUMBER
L-311

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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIPLINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIPLINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS STATED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL UPON SUBMITTALS APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) INDICATE SIZES (HEIGHT/WITH AND QUALITY PER SPEC. CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.
FURTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER, AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE, NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

D. ANY PLANT DESIGNATED AS "SPECIMEN" SHALL BE FLORIDA FANCY GRADE.

E. SOIL MIXTURE

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 70% COARSE SAND AND 20% FLORIDA PEAT, AS DESCRIBED BELOW, AND 10% PINE BARK.

2. SOIL MIXTURE FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, AND FRIABLE, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL HAVE A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, FOOT ORTONA MINED SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TEST FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

4. CONTRACTOR SHALL SUBMIT SAMPLES OF SOIL MIXTURE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

5. CONTRACTOR SHALL PROVIDE PH TEST RESULT FOR ALL MIX COMPONENTS. CONTRACTOR SHALL SUBMIT SIEVE TEST RESULTS FOR SOIL MIXTURE.

6. CONTRACTOR SHALL PROVIDE PENETROMETER ON-SITE AT ALL TIMES FOR COMPACTION INSPECTION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

7. PENETROMETER CRITERIA / SPECIFICATION SHALL RANGE FROM APPROX. 75 PSI TO LESS THAN 300 PSI OR AS DETERMINE BY LANDSCAPE ARCHITECT.

8. SOIL SHALL BE SUPPLIED BY ATLAS PEAT & SOIL INC. 9621 STATE RD. BOYNTON BEACH, FLORIDA 33472, PHONE: 561-734-7300.

9. FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 110 POUNDS PER CUBIC FOOT WHEN COMPACTED TO 85% STANDARDS PROCTOR.

10. CONTRACTOR SHALL PROVIDE STRUCTURAL SOIL PER THE WYNWOOD STREETSCAPE MASTER PLAN REQUIREMENTS FOR ALL STREET TREE PLANTINGS. STRUCTURAL SOIL SHALL BE PROVIDED BY ATLAS PEAT & SOIL INC. 9621 STATE ROAD, BOYNTON BEACH, FLORIDA 33472. CONTRACTOR SHALL SUBMIT SAMPLES OF SOIL MIXTURE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MANMADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC., IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE, AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES, CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH" OR SHREDDED, STERILE EUCALYPTUS MULCH

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "TOP" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS, SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. SERVING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITH IN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS, REFER TO CIVIL ENGINEERS PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ONSITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ACCURATE PERCOLATION CAN NOT BE ACHIEVED. CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK, CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EMPLOYED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK Z60.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS. AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING BY" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET, PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE, DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS, AND TOP 4" TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND STAKING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUNDUP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER, (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH, DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP, HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED, WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS. ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE. THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

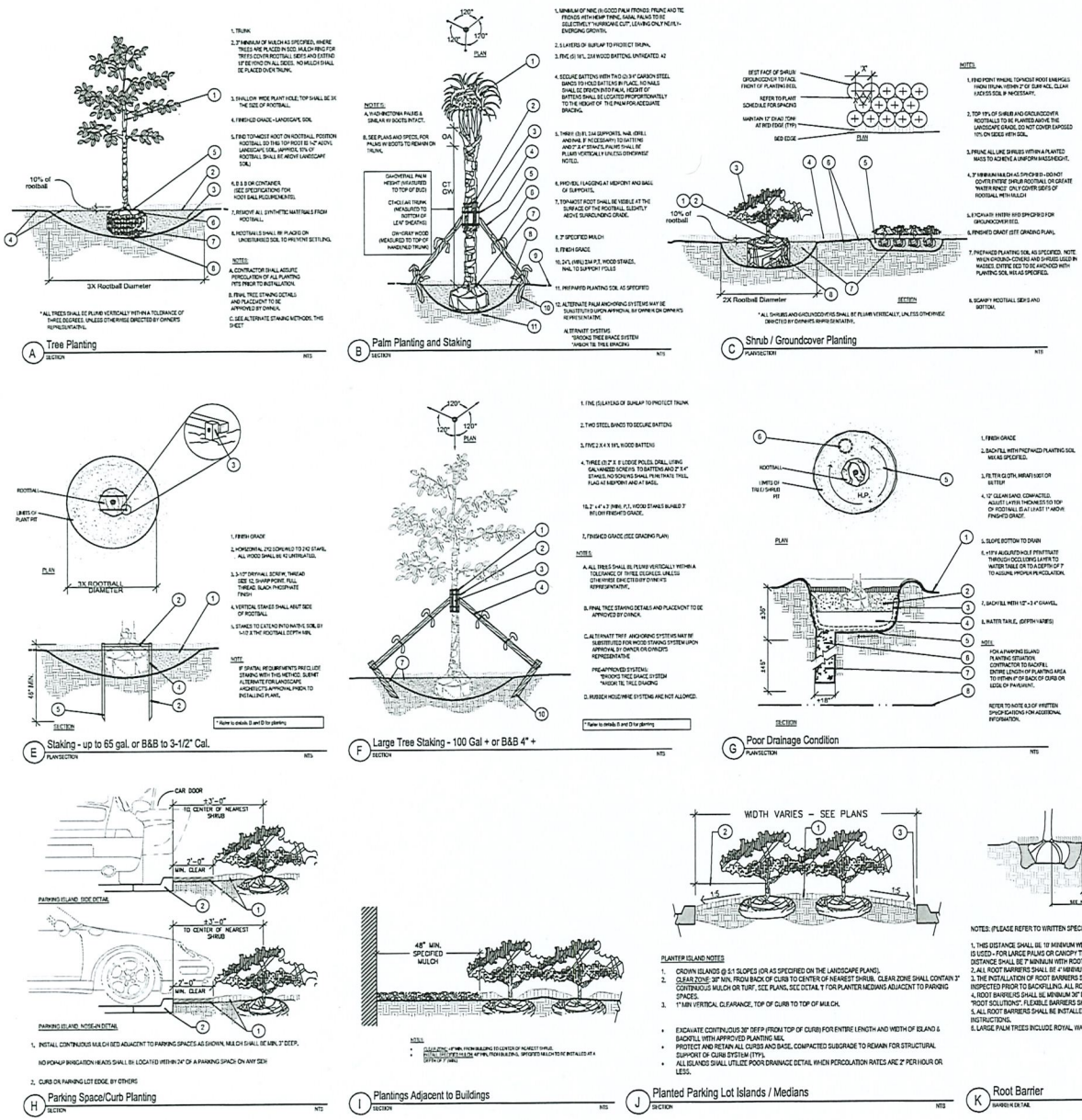
U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

2. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDU

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: 724-260 DATE: SEP 17 2025 BY: ISA



Kimley»Horn
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM REGISTRY 35106

No.	REVISIONS	DATE	BY

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHELLE ANGELIA LATTE, P.L.A. LA6667514 ON DATE ADJACENT TO SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHELLE ANGELIA LATTE LA6667514 ON THE DATE ADJACENT TO THE SEAL.

LANDSCAPE ARCHITECT
MICHELLE ANGELIA LATTE
No LA6667514
STATE OF FLORIDA

KHA PROJECT 143531001
DATE 9/10/2025
SCALE AS SHOWN
DESIGNED BY ER
DRAWN BY ER
CHECKED BY ML

LANDSCAPE DETAILS

1315 NE MIAMI COURT
PREPARED FOR
1315 PARTNERS LLC
CITY OF MIAMI FLORIDA

SHEET NUMBER
L-351

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

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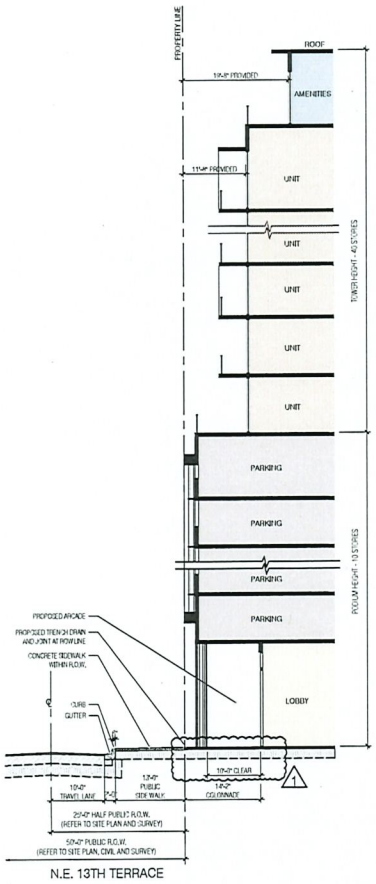
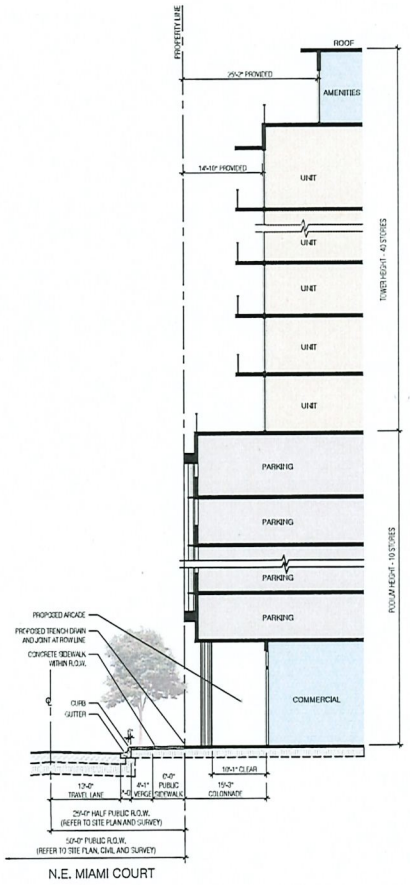


1 STREET SECTION A-A
SCALE: 3/32"=1'-0"



2 STREET SECTION B-B
SCALE: 3/32"=1'-0"

NOTE:
FOR ADDITIONAL INFORMATION ABOUT THE STREET TYPES, SECTIONS AND DETAILS, PLEASE REFER TO CIVIL SHEETS

STREET SECTIONS

BEHAR · FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

Digitally signed by Roberto Behar
Date: 2025.09.11 17:13:36-04'00'

ROBERT BEHAR AR No. 14339

1315 NE MIAMI CT.
MIAMI, FL 33132

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06-27-2025
A.S.P.R. REVISION 1 ⚠

DATE: 08.29.2025
PROJECT NO. 24-050
DRAWING NAME:
SHEET NO.
G-1.03

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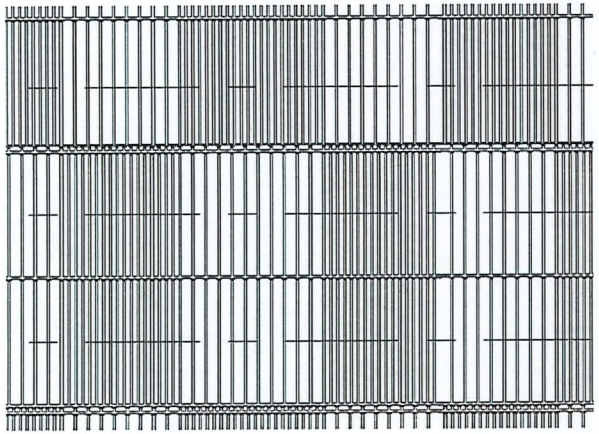


PARKING GARAGE ARCHITECTURAL METAL SCREEN

ALUMINUM-GLASS RAILING 42"

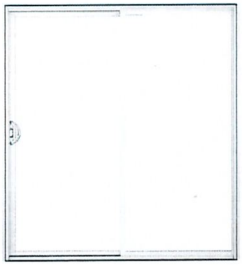
ELECTRIC CAR PARKING

BICYCLE PARKING RACK

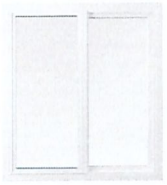
¾" WHITE STUCCO

¾" LIGHT GRAY STUCCO

¾" DARK GRAY STUCCO



IMPACT RESISTANT
SLIDING GLASS DOOR
W/LIGHT GRAY LAMINATED GLASS



IMPACT RESISTANT
HORIZONTAL ROLLER WINDOW
W / LIGHT GRAY LAMINATED GLASS

DOUBLE-STACK BIKE
STORAGE RACKS

IMPACT RESISTANT STOREFRONT SYSTEM
W / LIGHT GRAY LAMINATED GLASS

MATERIALS BOARD

N.T.S.

BEHAR·FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

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MIAMI, FL 33132

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DATE: 08.29.2025
PROJECT NO: 24-050
DRAWING NAME:
SHEET NO:
A-4.1

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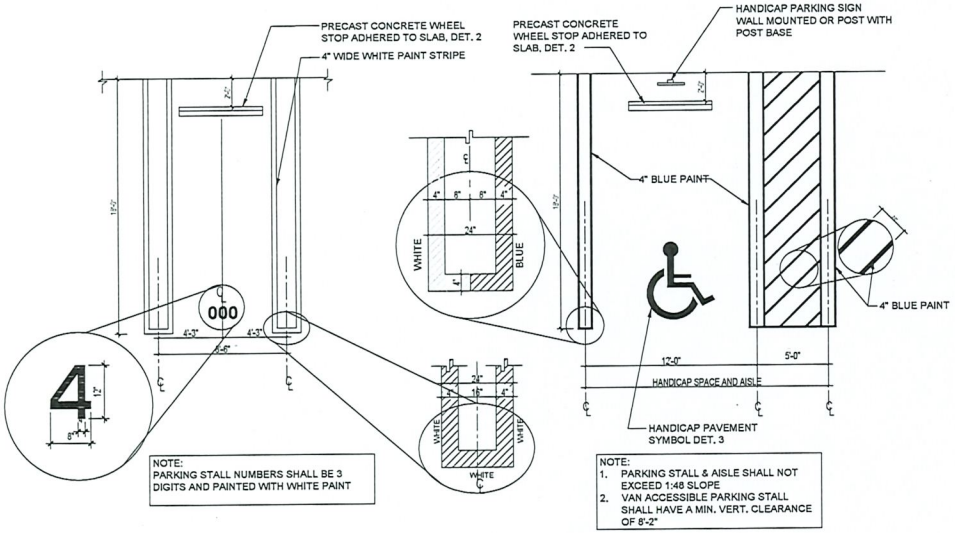
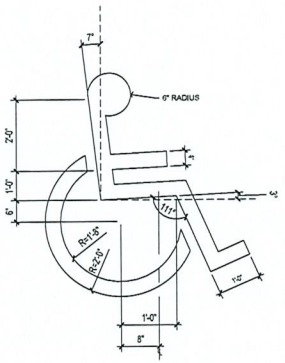


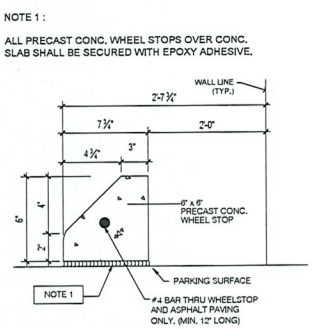
1 TYPICAL PARKING STALL AND PARKING STALL FOR PHYSICALLY DISABLED

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



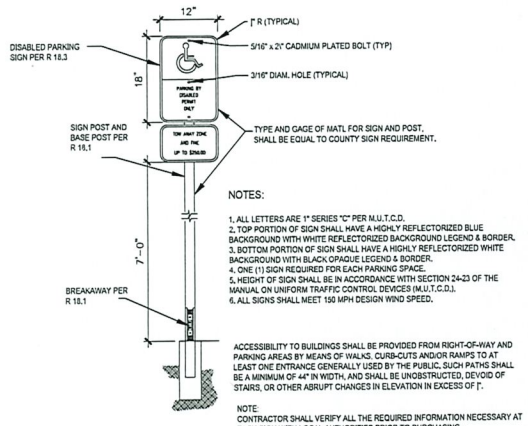
2 TYPICAL HC SYMBOL

SCALE: 1-1/2" = 1'-0"



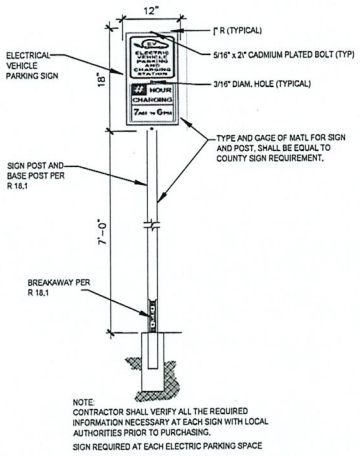
3 TYPICAL WHEELSTOP

SCALE: 1-1/2" = 1'-0"



4 TYPICAL HC SYMBOL & HANDICAP PARKING SIGN DETAIL

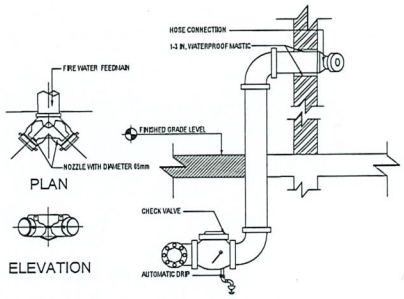
SCALE: N.T.S.



5 EVSE SIGN DETAIL

(ZONING CODE, CHAPTER 33, Sec. 33-122.5. - Electric vehicle supply equipment requirements.)

SCALE: N.T.S.



6 WALL MOUNTED SIAMESE CONNECTION DETAIL

N.T.S.

PARKING AND F.D.C DETAILS

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CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

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MIAMI, FL 33132

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DRAWING NAME:
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A-4.2

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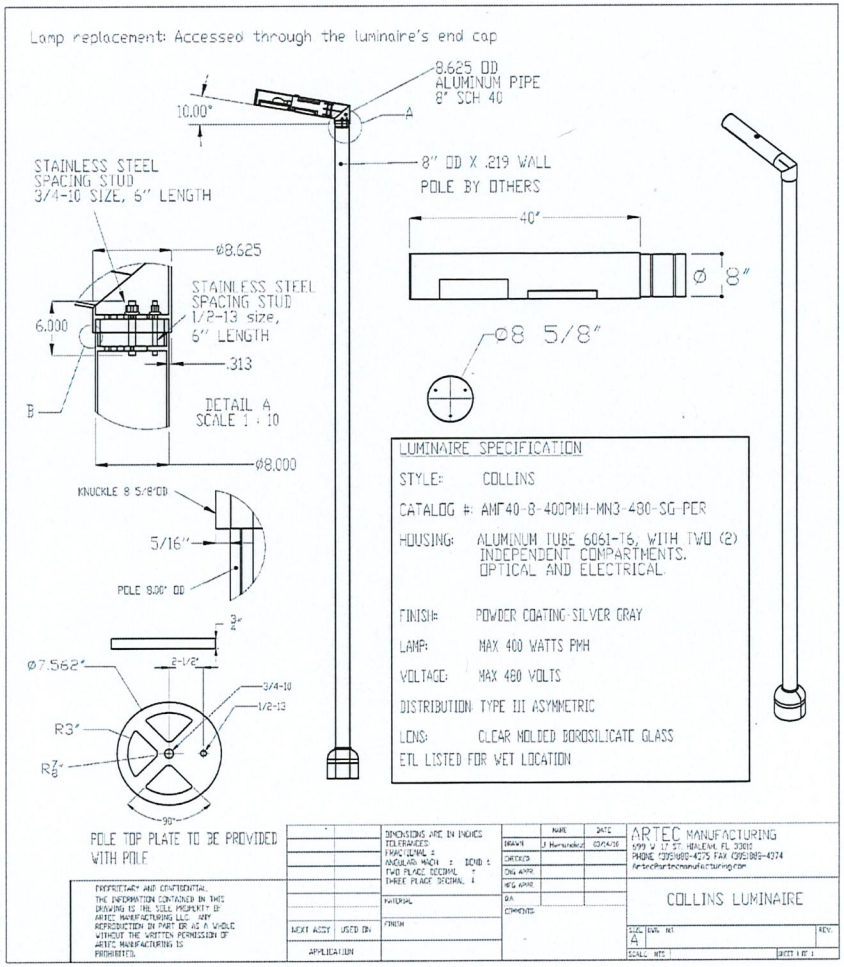

1 REQUIRED STREET LIGHTING FIXTURE SPECS.

(ZONING CODE, CHAPTER 33-284.99.60(B)(2)(g) - Street lighting requirements)

SCALE: N.T.S.

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DRAWING NAME:
SHEET NO.
A-4.3

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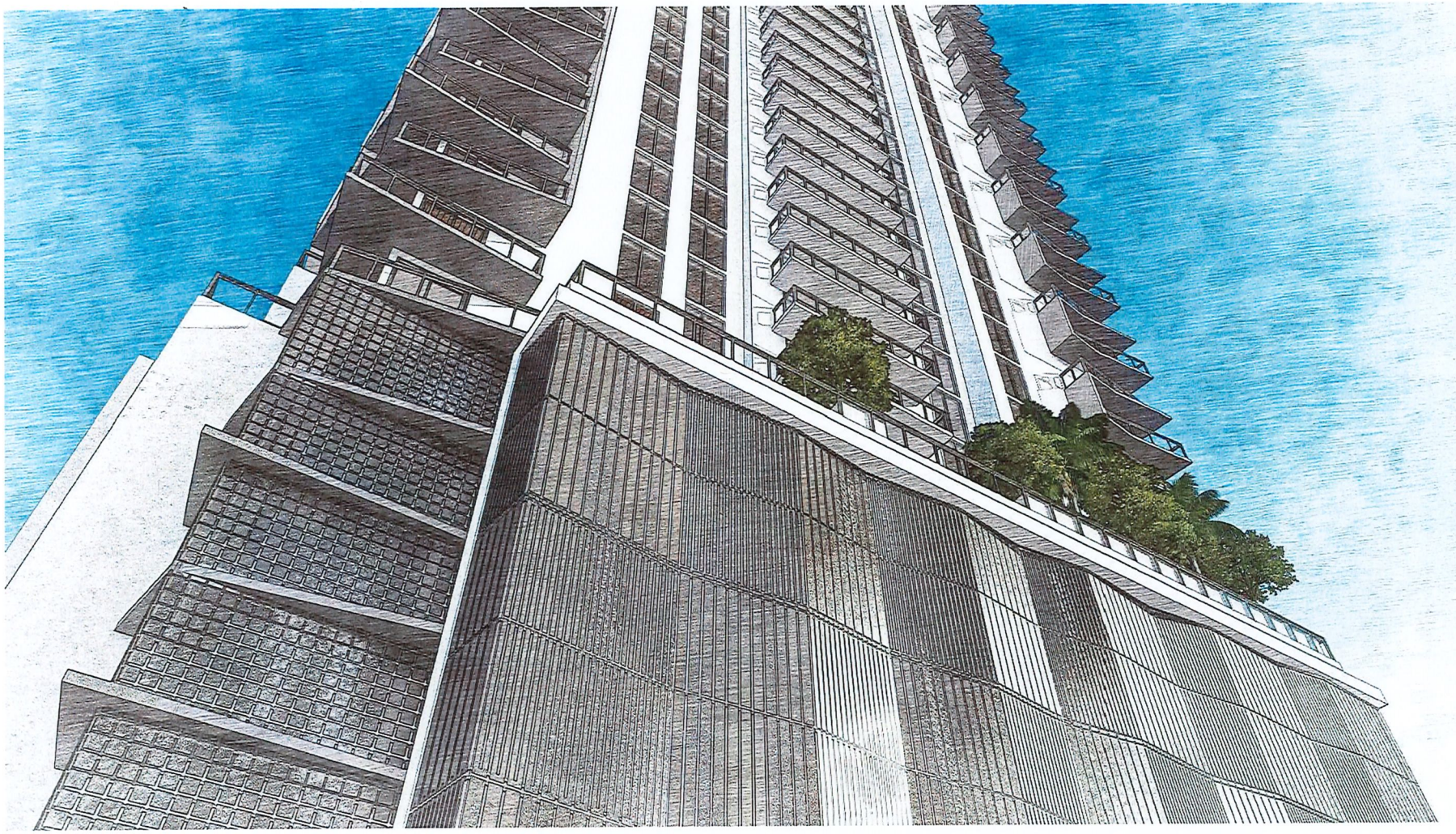

RENDERING

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PROJECT NO. 24-050
DRAWING NAME:
SHEET NO.
R-1.0

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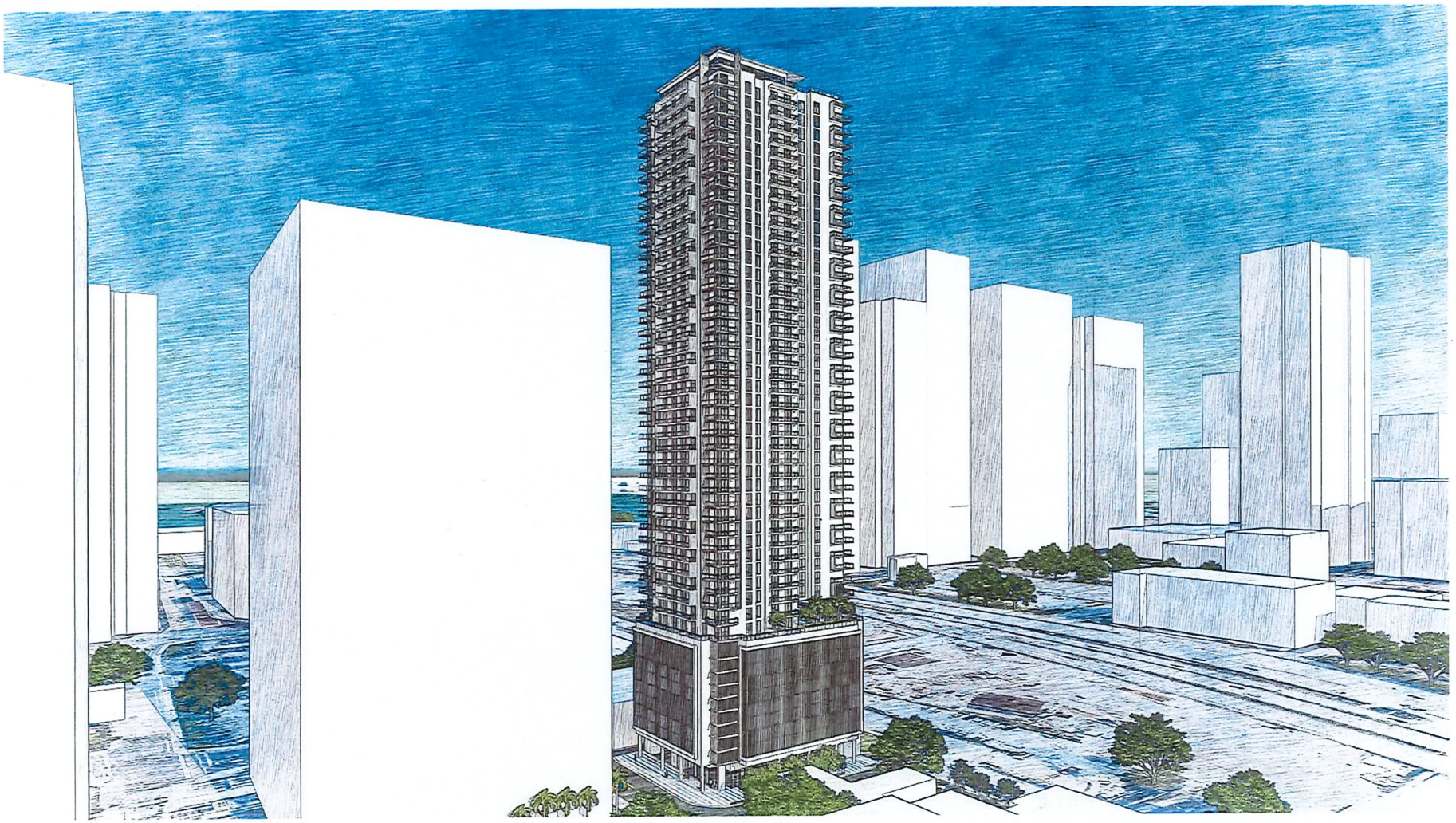

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DATE: 08.29.2025
PROJECT NO: 24-050
DRAWING NAME:
SHEET NO:
R-1.1

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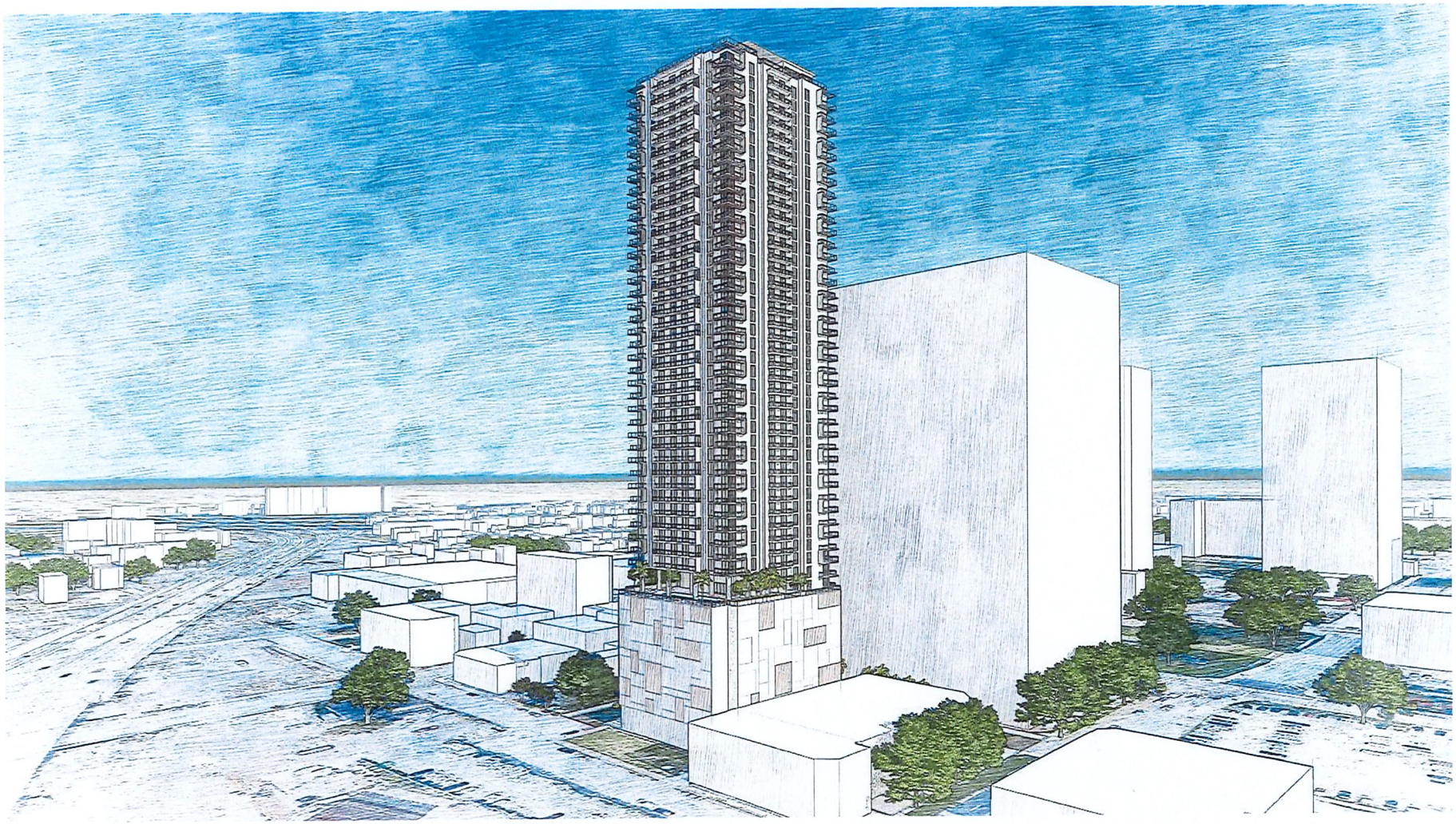
DRAWING NAME:
SHEET NO.
R-1.2

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA



RENDERING

BEHAR-FONT

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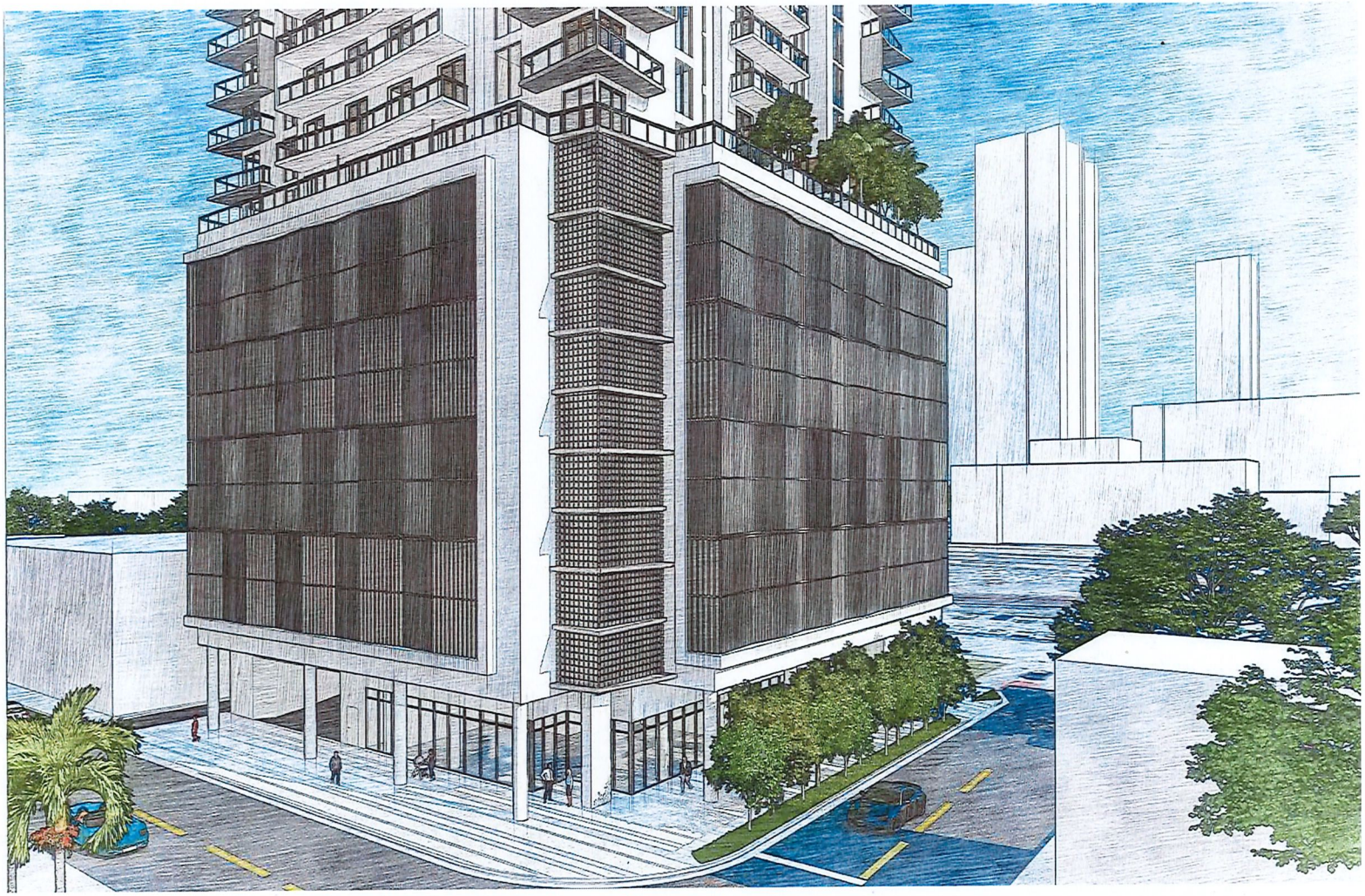
PROJECT NO. 24-050
DRAWING NAME:
SHEET NO.
R-1.3

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA



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SEAL:

ROBERT BEHAR AR No. 14339

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R-1.4

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DRAWING NAME:
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R-1.5

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SEAL:

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MIAMI, FL 33132

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PROJECT NO: 24-050
DRAWING NAME:
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R-1.6

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SEAL:

ROBERT BEHAR AR No. 14339

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MIAMI, FL 33132

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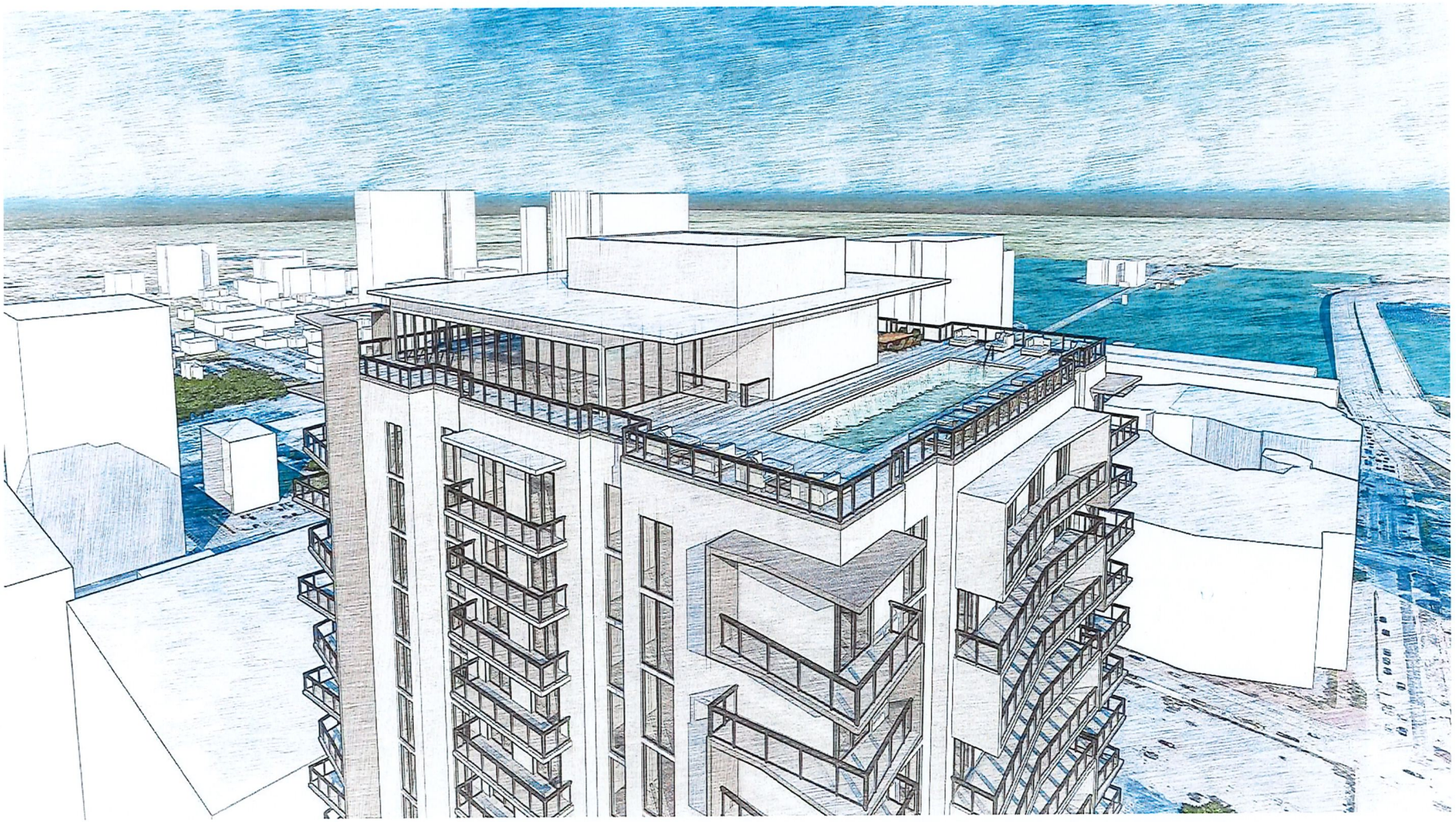
DATE: 08.29.2025
PROJECT NO: 24-050
DRAWING NAME:
SHEET NO:
R-1.7

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA



RENDERING

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DATE: 08.29.2025
PROJECT NO. 24-050
DRAWING NAME:
SHEET NO:
R-1.8

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: NOV 26 2025 BY: E128863

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: 1315 Partners, LLC

NAME AND ADDRESS	PERCENTAGE OF STOCK

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the 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 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: _____

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

Special Exception for General Development Plan for RTZ Project

**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.: Z24-260 DATE: NOV 26 2025 BY: E128863

Disclosure of Interest

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

NAME OF PURCHASER: _____

NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

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 or zoning determination, 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

Joseph Ehrman - Manager
Print Name

Sworn to and subscribed to before me on the 13 day of November, 2024

Affiant is personally known to me or has produced Drivers license as identification..

Notary: _____

[Stamp/Seal]

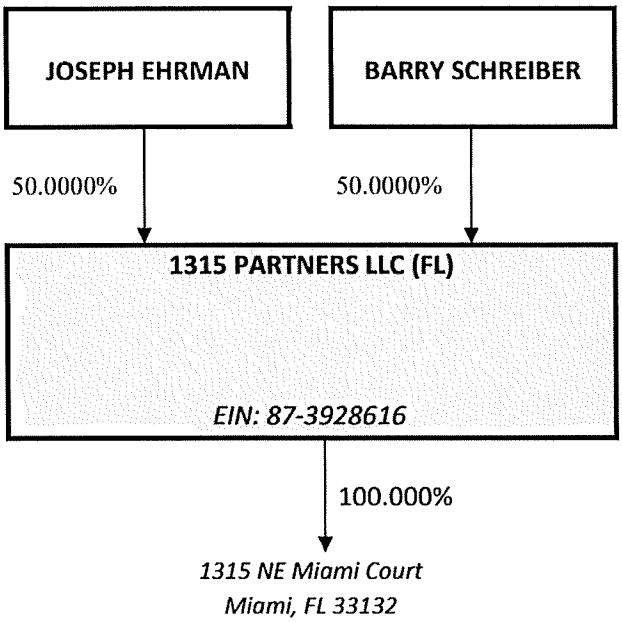
EMILY PARISEN
Notary Public, State of New Jersey
Comm. # 50211366
My Commission Expires 6/30/2028

Commission expires: 6/30/2028

This form is available online at *www.miamidade.gov/zoning/forms.asp*

FORM REVISION 2019/3

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: NOV 26 2025 BY: E128863



Address for all persons/entities above:
14000 BISCAYNE BLVD
NORTH MIAMI, FL 33181

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: NOV 26 2025 BY: E128863

After recording, return to:
Ethan B. Wasserman, Esq.
Greenberg Traurig, P.A.
333 SE 2nd Avenue, Suite 4400
Miami, FL 33131

Folio Number: 01-3136-009-1540

(Space reserved for the Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, **1315 Partners, LLC**, a Florida limited liability company (the "**Owner**"), holds the fee simple title to those certain parcels of land located in the City of Miami and under the building and zoning jurisdiction of Miami-Dade County (the "**County**"), which is legally described in Exhibit "A" (the "**Property**") to this Declaration of Restrictions; and

WHEREAS, the Owner has filed an application with the County's Department of Regulatory and Economic Resources ("**RER**"), which application is currently pending under Public Hearing Application No. Z2024000260 (the "**Application**"), for the purpose of seeking a Special Exception approval to facilitate the future development of the Property in accordance with the Metromover Subzone of the Miami-Dade County Rapid Transit Zone; and

WHEREAS, because the Property is located within the Metromover Subzone of the Rapid Transit Zone, pursuant to Miami-Dade County Code Section 33C-15(D)(3), approval of the Application may be conditioned on the provision of public benefits that the Board of County Commissioners deems appropriate to address the impacts of the new development on rapid transit infrastructure and on other properties or public facilities or infrastructure surrounding the proposed development area; and

WHEREAS, in support of this evaluation, the Owner has proffered certain public benefits in connection with the Application; and

WHEREAS, the public benefits set forth herein address development impacts beyond minimum concurrency requirements pursuant to Chapter 33G, and the minimum subdivision requirements pursuant to Chapter 28, of the Miami-Dade County Code.

NOW, THEREFORE, IN ORDER TO ASSURE the County that the representations made by the Owner during its consideration of the Application will be abided by, the Owner freely, voluntarily, and without duress, hereby makes the following Declaration of Restrictions (the "**Declaration**") covering and running with the Property:

1. **Off-Site Pedestrian Improvements**. Prior to the issuance of a Certificate of Occupancy, the Owner shall construct the following improvements: 1) install a marked crosswalk, pedestrian curb ramps, and associated signage/marking at the north leg of the intersection of NE Miami Court and NE 13th Terrace, and 2) install at marked crosswalk, pedestrian curb ramps, associated signage and markings, and rapid rectangular flashing beacons (RRFB) at the south leg of the intersection of NE 1st Avenue and NE 13th Terrace (collectively, the "**Off-Site Pedestrian Improvements**"). The estimated costs for the Off-Site Pedestrian Improvements are $600,000.00. Pursuant to Section 33E-10 of the Miami-Dade County Code, as may be amended, the Owner shall be entitled to a dollar-for-dollar credit against any multimodal mobility impact fees that the County assesses in connection with the development of the Property for the costs associated with the construction of the Off-Site Pedestrian Improvements. The County acknowledges and agrees that the County Public Works Director has accepted the Owner's offer to provide for the construction of the Off-Site Pedestrian Improvements as a contribution in-lieu-of-fee in accordance with Section 33E-10 of the Miami-Dade County Code. The Developer may allocate

such credit to the development of the Property pursuant to Section 33E-14 of the Code. In no event shall the Owner be entitled to a credit in excess of the actual cost of constructing the Off-Site Pedestrian Improvements, and if the cost of the Off-Site Pedestrian Improvements exceeds the road impact fees owed, the Owner shall not be entitled to a refund for any such excess, but will be entitled to credit.

2. **Workforce Housing**. The Owner shall provide a total of 10% of the total residential units within the development at the Property as workforce housing, as follows: (i) five percent (5%) of the total residential units shall be restricted to serve households whose income is established at up to one hundred ten percent (110%) of the most recent area median income for the County reported by HUD as maintained by the Department, and (ii) five percent (5%) of the total residential units shall be restricted to serve households whose income is established at up to one hundred forty percent (140%) of the most recent area median income for the County reported by HUD as maintained by the Department. The commitment to provide 10% of the total residential units ultimately developed on the Property as workforce housing within the AMI rates provided in this Paragraph 2 shall run with the land for a period of twenty (20) years from the date that a Temporary Certificate of Occupancy ("**TCO**") is issued for the occupancy of the residential units to be developed on the Property. Annual monitoring reports shall be submitted to the County's Department of RER and Housing and Community Development during such twenty (20) year period. Notwithstanding anything to the contrary, the Owner shall be entitled to a waiver of impact fees for any portion of a residential development activity that provides workforce housing units in accordance with Section 33E-14(d) of Chapter 33E of the Miami-Dade County Code.

Miscellaneous

A. **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 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 are being complied with.

B. **Covenant Running with the Land**. This Declaration on the part of the 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. The restrictions contained within this Declaration, while in effect, shall be for the benefit of, and constitute limitations upon, all present and future owners of the Property, and for the benefit of Miami-Dade County and the public welfare. The Owner, its heirs, successors, and assigns, acknowledge that acceptance of this declaration does not in any way obligate or provide a limitation on the authority of the County.

C. **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 this Declaration in whole, or in part, provided that the Declaration has first been modified or released by the County.

D. **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.

E. **Enforcement**. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Declaration. 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/her/its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

F. **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 is hereby authorized to withhold, in connection with the particular parcel which is in default, any further permits, and refuse to make any inspections or grant any approvals with respect to the particular parcel which is in default, until such time as this Declaration is complied with.

G. **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.

H. **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 Declaration.

I. **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 provision is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated provision.

J. **Recording**. This Declaration 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 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 or the executive officer of the successor of said department, or in the absence of such director or executive officer by her/his assistant in charge of the office in her/his absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

K. **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 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.

L. **Owner**. The term "**Owner**" shall include 1315 Partners, LLC, and its heirs, successors, and assigns.

[Signature Pages to Follow]

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions as of this _____ day of 2025.

WITNESSES:

_____

Print Name:_____

Address:_____

_____

_____

Print Name:_____

Address:_____

_____

SW 1015 1ST AVE PROPERTY LLC,
a Delaware limited liability company
By: _____

Name: _____

Title: _____

STATE OF
COUNTY OF

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization by _____, as _____ of SW 1015 1ST AVE PROPERTY LLC, a Delaware limited liability company, on behalf of said company. She/He [ ] is personally known to me or [ ] has produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2025, in the County and State aforesaid.

_____
Notary Signature
Print Name:_____
Notary Public, State of Florida
Commission No. _____
My Commission Expires: _____

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: NOV 26 2025 BY: E128863

EXHIBIT "A"

PROPERTY ADDRESS:

Property Address: 1315 NE MIAMI COURT, MIAMI, FLORIDA 33132
Tax Folio #01-3136-009-1540

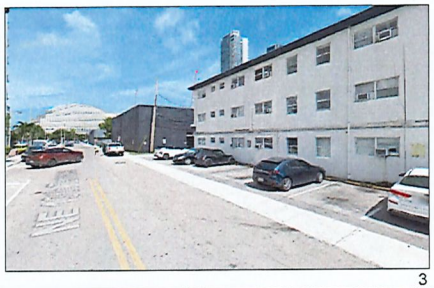
LEGAL DESCRIPTION:

Lots 6, 7 and 8, in Block 14 of "REVISED PLAT OF BALDWIN AND OXAR SUBDIVISION", according to the Plat thereof as recorded in Plat Book B, at Page 87, of the Public Records of Miami-Dade County, Florida.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z24-260 DATE: SEP 17 2025 BY: ISA

1

2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SITE

CONTEXT IMAGES

SCALE: NTS

BEHAR·FONT PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES · ATLANTA

SEAL:

ROBERT BEHAR AR No. 14339

1315 NE MIAMI CT.
MIAMI, FL 33132

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DATE: 08.29.2025
PROJECT NO: 24-050
DRAWING NAME:
SHEET NO:
CP-1.01

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

PH: Z25-125 **April 23, 2026**
Item No. 8C3

Recommendation Summary	
Commission District	8
Applicants	232 Holdings, LLC and 12499 Holdings, LLC
Summary of Requests	The applicants seek to allow a rezoning of the subject property from RU-3M (12.9 units per acre) to RMD, Residential Modified District, and to delete two (2) existing covenants running with separate portions of the land restricting the property to previously approved plans, in order to allow this subject site to be developed with a 192-unit multifamily residential development. Additionally, the applicants also seek to allow the main entrance for one (1) of the proposed residential buildings to be accessed from a parking lot (not permitted).
Location	Lying on the southeast corner of South Dixie Highway (SR 5) and SW 232 Street, Miami-Dade County, Florida.
Property Size	±4.93-gross (±4.89-net) Acres
Existing Zoning	RU-3M, Minimum Apartment House District
Existing Land Use	Vacant land
2030-2040 CDMP Land Use Designation	Medium Density Residential w/ One Density Increase (DI-1) **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20250008) *** *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(7), Generalized Modification Standards, Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval, subject to the Board's acceptance of the proffered covenant (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250008 and it becoming effective) ***

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20250008 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.

REQUESTS:

(1) DISTRICT BOUNDARY CHANGE from RU-3M, Minimum Apartment House District, to RMD, Residential Modified District.

(2) DELETION of a Declaration of Restrictions recorded in Official Records Book 26676, Pages 1313-1318, of the Public Records of Miami-Dade County, Florida.

(3) DELETION of a Declaration of Restrictions recorded in Official Records Book 30819, Pages 2911-2916, of the Public Records of Miami-Dade County, Florida.

The purpose of requests #2 and #3 is to allow the applicants to delete existing covenants that restrict the subject property to prior site plans, in order to be able to build under the proposed zoning district.

(4) NON-USE VARIANCE of the Residential Modified District Regulations requiring that the primary entrance of a building shall provide access to a street; to waive same and permit the primary entrance for one (1) of the proposed residential buildings to be accessed from a parking lot.

PROJECT DESCRIPTION:

The application site was the subject of Comprehensive Development Master Plan (CDMP) amendment Application No. 4 filed in the May 2016 cycle of applications to amend the CDMP that was approved by the Miami-Dade Board of County Commissioners through Ordinance No. 16-117 adopted in October 2016. That application changed the land use designation of the application site from “Low Density Residential” (2.5 to 6 dwelling units per gross acre) and “Business and Office” to it’s current “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre) designation.

Additionally, in 2008, the two western parcels of the subject site, under folios 30-6924-000-0691 and 30-6924-000-0680 (approximately ±2.03-acres), were rezoned from GU, AU and BU-1A, to RU-3M pursuant to Resolution No. CZAB15-13-08 in order to develop the site with 26-unit townhouse-style residential development through the use of the Workforce Housing credits. As part of that approval, the applicants had also proffered a Declaration of Restrictions ORB 26676, Pages 1313-1318 (2008 Covenant), restricting that (1) the site shall be developed in substantial compliance with the submitted site plan; and (2) proffering 12.5 percent of the proposed homes on the property as Workforce Housing units for persons with incomes between 65% and 140% of Area Median Income (AMI).

Later, in 2017, the eastern portion (folio 30-6924-000-0670; ±2.9-acres) of the property was the subject of a request for a district boundary change from AU to RU-3M that was initially denied by the CZAB 15, but reversed on appeal before the Board of County Commission (BCC) and was approved pursuant to Resolution No. Z-25-17. At that time the applicants proffered a Declaration of Restrictions ORB 30819, Pages 2911-2916 (2018 Covenant), which among other things included the following proffers: (1) pedestrian access would be provided from this property to the Busway and US-1; and (2) the property shall be developed with two-story high townhouses.

Staff notes that the subject parcel is located within the buffer area of Miami-Dade County’s South Dade Transitway Corridor. This corridor is one of the six rapid transit corridors identified in the

Strategic Miami Area Rapid Transit (SMART) Plan, which runs along South Dixie Highway and is currently served by the South Dade Transitway. The SMART Plan was adopted by the Miami-Dade County Transportation Planning Organization (TPO) in April 2016 and endorsed by the Board of County Commissioners (BCC) through Resolution No. R-523-16.

Staff notes that the applicants have concurrently filed a small-scale amendment application (CDMP20250008) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the ±4.93-gross (±4.89-net) acres subject parcel from "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre), to "Medium Density Residential with the One Density Increase (DI-1)." 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 residential development on the Property to 192 dwelling units. The covenant also commits to providing forty percent (40%) of the dwelling units as Workforce Housing for households whose annual income is up to one-hundred forty percent (140%) of Area Median Income ("AMI") of Miami-Dade County. The covenant commits to connecting to public water and sanitary sewer service and to conduct an endangered species survey prior to the issuance of any Tree Removal Permit. Further, the applicants have included in the proffered covenant a commitment to entering into a proportionate fair share payment agreement with the County to mitigate impacts to US-1. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20250008 and it becoming effective.

The applicants seek to allow a rezoning of the subject property from RU-3M (12.9 units per acre) to RMD, Residential Modified District. The applicants also seek to delete two (2008 and 2018) prior covenants running on the west and eastern portions of the land restricting the overall subject property to previously approved plans, in order to allow this subject site to be developed with a 192-unit multifamily residential development under the requested RMD standards. Additionally, the applicants seek an ancillary non-use variance to allow the main entrance for one (1) of the proposed residential buildings to be accessed from a parking lot, which is otherwise not permitted under the RMD standards. As part of this application, the applicants have submitted site plans depicting the proposed development. The plans indicate three (3) multi-family buildings with a maximum height of four (4)-stories, with two of the buildings oriented along SW 232 Street, and one to the south of the property closer to the canal. Parking and driveways are internal to the site and facilitate the flow of traffic within the proposed development, with the required parking provided as a surface parking lot located within the center of the parcel and towards the rear of the two buildings that front along SW 232 Street. The third building is accessed from this parking lot, and is the subject of the non-use variance request #4. Vehicular access to the proposed development is provided by means of a main ingress/egress point of direct vehicular and pedestrian access from SW 232 Street. An emergency access with a right turn only has also been provided towards the northwest corner of the site. The submitted landscape plans depict adequate landscaping in the form of trees and shrubs provided along the perimeter of the subject parcel and around the existing/proposed structures. In addition, the applicants have voluntarily proffered a Zoning Declaration of Restrictions, which, among other provisions, limits that: (1) notwithstanding the zoning district and land use designation of the subject property, the maximum number of dwelling units permitted to be developed on the parcel shall not exceed a total of one-hundred ninety-two (192) multi-family apartment dwelling units, including any workforce housing increase; (2) the property shall be developed substantially in accordance with conceptual plans submitted in connection with the application; and (3) that forty percent (40%) of the dwelling units shall be designated as rental or condominium units to households in the "workforce housing

income range," as that term is defined in Section 33-193.6(10) of the County Code, in accordance with the provisions of Chapter 33, Article XIIA of the County Code.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	RU-3M; vacant land	Medium Density Residential w/ One Density Increase (DI-1) **(Subject to approval of the concurrent CDMP amendment) ***
North	BU-1A, RU-1; vacant land, single-family residence	Business and Office, Low Density Residential (2.5 to 6 dua)
South	GU; C-102 canal	Water
East	RMD; single-family residence, vacant land, groves	Low Density Residential (2.5 to 6 dua)
West	GU; C-102 canal	Water
*** Land subject to CDMP Amendment Application No. CDMP20250008, filed concurrently by the applicants, which, if approved by the Board, would change the land use designation to "Medium Density Residential w/ One Density Increase (DI-1)."**		

NEIGHBORHOOD COMPATIBILITY:

The ±4.93-gross (±4.89-net) acres currently vacant subject property is located on the southeast corner of South Dixie Highway (SR 5) and SW 232 Street. The properties to the north are zoned BU-1A and RU-1 that are mostly vacant except for an existing single-family residence. Abutting to the south and west of the site is the curvilinear C-102 Canal, with a gas station, a religious facility, agricultural uses, and vacant properties located across from the canal. The two large properties immediately to the east of the subject site are zoned RMD and are currently vacant, or with existing groves. Additionally, the subject property is inside the Urban Development Boundary (UDB) and within ¼ mile of the South Dade Transitway corridor.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicants to provide additional housing 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 the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and generates approximately 103 PM 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 (CDMP20250008) 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 ±4.93-gross (±4.89-net) acres subject parcel from "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre), to "Medium Density Residential with the One Density Increase (DI-1)" (13 to 25 Dwelling units per gross acre). **Medium density Residential** *use category allows a range in density from a minimum of 13 to a maximum of 25 dwelling units per gross acre and the type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.* 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 13 to 25 allowed under Medium Density, and would essentially be from 25 to 60 dwelling units per gross acre. As such, subject to the approval of the concurrent CDMP amendment, this would allow the applicants to develop the ±4.93-gross acre subject site with a maximum total of 295 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 applicants have voluntarily proffered a Zoning Declaration of Restrictions, which, among other provisions, provides that the property shall be developed substantially in accordance with submitted site plan, and limits the number of units on the parcel to a maximum of 192 units, including that 40% of the dwelling units shall be workforce housing units. 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 as within the maximum unit count that may be approved under the concurrent CDMP application.

Staff also notes that the subject property is located within of the South Dade Transitway Corridor, one of the six (6) rapid transit corridors identified as a part of the **Strategic Miami Area Rapid Transit** (SMART) Plan adopted by the Miami-Dade County's Transportation (TPO) in April 2016, and endorsed by the Board of County Commissioners (BCC) by Resolution No. R-523-16. Additionally, on January 24, 2019, the BCC adopted Ordinance No. 19-7 to allow vertical and horizontal mixed-use development with transit-supportive densities and intensities for projects located along the mixed-use and Rapid Transit Activity Corridors, which includes the SMART Corridors. The property is within ¼ mile of the SMART Plan corridor, where compatible higher intensity and density mixed use development is encouraged at up to 60 units per acre. Although the development proposes a 192-unit residential project which is well within the density threshold allowed for mixed use developments within ¼-mile of the Transitway, it is for a single use and does not include a mix of land uses, thereby does not meet the criteria under the "Mixed Use Development" provisions of the Land Use Element. Notwithstanding, staff notes that the proposed residential development may be authorized through the approval of the land use amendment, and would be **consistent** and in harmony with the intent of the SMART Plan corridor goals, policies and objectives, while providing density that is appropriate for the subject site and character of the neighboring community.

Additionally, staff notes that on September 16, 2025, pursuant to Resolution No. CZAB15-11-25, the parcel located immediately to the east of the subject site (lying on the southwest corner of SW 232 Street and SW 124 Avenue) was approved by the Community Zoning Appeals Board 15 for a district boundary change from RU-3M to RMD, in order to permit the development of an 80-unit multifamily residential project on the property.

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 RMD development of 192

multi-family residential apartments, with 40 percent Workforce Housing Units (WHUs), at a density of ±38.94 dwelling units per gross acre, on the subject site 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. 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. 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 Medium Density Residential w/ One Density Increase (DI-1) on the CDMP LUP map, and subject to the acceptance of the proffered covenant, staff opines that the proposed district boundary change to RMD on the subject property would be **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical density threshold permitted for the **Medium Density Residential with One Density Increase (DI-1)** land use category of 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 applicants seek approval of a request for a district boundary change from RU-3M, Minimum Apartment House District, to RMD, Residential Modified District, on the subject property. For the reasons stated above and below, staff opines that when the request to rezone the ±4.93-gross (±4.89-net) acre parcel to RMD, in order to allow it to be developed with a 192-unit multifamily residential development, 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 Medium Density Residential w/ One Density Increase (DI-1), as well as subject to the acceptance of the proffered zoning covenant, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property 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 given the established residential pattern in the surrounding area characterized by the rezoning of the large parcel located immediately to the east of the subject site which was for a district boundary change from RU-3M to RMD in order to be developed with a multifamily residential project, similar to what is being requested under the current application, staff finds that the proposed rezoning represents a consistent and compatible continuation of the development pattern that would not alter the development trend within the surrounding community.

Staff notes that the proposed residential development complies with all the zoning regulations regarding building setbacks, heights of buildings, open space, lot coverage, parking requirements,

and landscaping. As designed, the proposed development 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. Furthermore, the applicants have proffered a Declaration of Restrictions which, among other things, restricts the residential density on the subject property to a maximum of 192 units, including workforce housing units, to be developed in accordance with submitted site plan.

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 initial development order and that the application will generate approximately 103 PM peak hour vehicle trips. Further, the Code Coordination and Public Hearings Section of the Department of Regulatory and Economic Resources (RER) in their memorandum indicate 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 RMD, 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 RMD, Residential Modified District, under Section 33-311, District Boundary Change standards. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250008 and it becoming effective)**

In order to effectuate that the future development on the site be based on the proposed zoning district, the applicants also request the deletion of the two (2) existing covenants each running with the two respective portions of the land, and which thereby restrict the overall subject property to previously approved site plans. When the requests to delete the previously recorded covenants ORB 26676, Pages 1313-1318 (2008 Covenant) (request #2), and ORB 30819, Pages 2911-2916 (2018 Covenant) (request #3), are analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff recommends approval of the requests. Staff opines that the requests to delete these prior covenants, is inextricably intertwined with request #1, which staff supports. The deletion of the covenants is contingent on the approval of the request to rezone the subject parcel to RMD, in order to allow the applicants to develop the site in accordance with the proposed district zoning regulations. As such, staff opines that the approval of these requests 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. **Therefore, staff recommends approval of requests #2 and #3, subject to the Board's acceptance of the proffered covenant, under Section 33-311(A)(7), Generalized Modification Standards.**

Similarly, when request #4, wherein the applicants seek to allow the main entrance for one (1) of the proposed residential buildings to be accessed from a parking lot, where the RMD zoning regulations require that the primary entrance of a building shall be from a street, is analyzed under Section 33-311(A)(4)(b), Non-Use Variance Standards, staff is supportive of the aforementioned request and is of the opinion that the approval of the request with conditions would be **compatible** with the neighborhood, would not negatively affect the appearance of the community, would not generate excessive noise or traffic, tend to create fire or other equally dangerous hazard, provoke excessive overcrowding of people, or provoke a nuisance in the surrounding area.

The aforementioned variance is required under the Residential Modified District (RMD) standards which require that the primary entrance of a building shall provide access to a street. Specifically, for lots with one (1) street frontage, all principal buildings shall be located along or within the building frontage zone, with a minimum frontage length of 70 percent. Staff notes that the proposed development exceeds this requirement by providing approximately 74% frontage along SW 232 Street. However, staff also notes that two of the buildings are located in such a way that they utilize all the available frontage area, limiting the ability to accommodate the third building along said street frontage. As a result, the third building has been situated towards the interior of the site with its main access provided from the parking lot of the proposed development, and as such, is the subject of this non-use variance request #4. Although this one structure shall not meet the aforementioned building placement requirement, staff opines that the request is internal to the site and is minimally intrusive when taking into consideration the scale and massing of the proposed development. Therefore, staff opines that approval of the request will not create a significant visual impact on the surrounding areas, nor based on memoranda from the reviewing departments, would the aforementioned variance be intrusive to the surrounding area. As such, staff opines that allowing one (1) of the proposed residential buildings to be accessed from a parking lot instead of having a frontage along a street, will 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 that the requested non-use variance for the proposed development would be **compatible** with the surrounding area and would not be detrimental to same. **Based on the foregoing analysis, staff recommends approval of request #4, subject to the Board's acceptance of the proffered covenant, under Section 33-311(A)(4)(b), Non-Use Variance from Other than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted general development plans indicate one (1)-ingress/egress point of main direct vehicular and pedestrian access provided from SW 232 Street to facilitate the flow of traffic for the proposed residential development, whereas an emergency access with a right turn only has also been provided towards the northwest corner of the subject site. Parking and driveways are internal to the site, with the parking provided as surface parking located within the center of the parcel and towards the rear of the two buildings that front along SW 232 Street. Pedestrian access is provided through internal walkways linking parking areas to building entrances. The proposed residential development provides for a total of 277 parking spaces where 212 spaces are required by code and as such complies with the code minimums. Additionally, the plans provide 32 bicycle parking spaces, where 10 are required, further supporting multimodal access.

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. CDMP20250008 and it becoming effective)

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:EA:MA

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

232 Holdings, LLC and 12499 Holdings, LLC
PH: Z25-125

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Code Coordination and Public Hearings Section (RER)	*No objection*
Platting and Traffic Review Section (RER)	*No objection**
Department of Transportation and Public Works (DTPW)	*No objection**
Miami-Dade Fire Rescue (MDFR)	*No objection*
Water and Sewer Department (WASD)	*No objection**
Building and Neighborhood Compliance (BNC)	*No objection*
Miami-Dade Sheriff's Office (Police)	*No objection*
Public Housing & Community Development (PHCD)	*No objection*
**Subject to conditions in their memorandum.*	

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

Medium Density Residential (Pg. I-31) ***With One Density Increase (DI-1) w/ Urban Design (Pg. I-32)***	*The Medium density category allows a range in density from a minimum of 13 to a maximum of 25 dwelling units per gross acre and the type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.* ***Density Increase with Urban Design.*** *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 **DI-1 (Density Increase 1)** denotes that the parcel is eligible for approval of **one density category higher** than the residential density indicated by the underlying color code, and DI-2 denotes eligibility for approval of up to two density categories higher. A property shall be eligible for a DI-1 designation only if the development containing the designated property utilizes **sound urban design principles** 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.* ***(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20250008)***
Policy LU-4A (Page I-9)	*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.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *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*

ZONING RECOMMENDATION ADDENDUM

232 Holdings, LLC and 12499 Holdings, LLC
PH: Z25-125

	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. *(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) 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;* *(2) 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;* *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;* *(4) 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;* *(5) 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.*
Section 33-311(A)(7) Generalized Modification Standards.	*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 (a) 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.*
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	*Upon appeal or direct application in specific cases, the Board shall hear and grant applications for* ***non-use variances*** *from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.*

ZONING RECOMMENDATION ADDENDUM

232 Holdings, LLC and 12499 Holdings, LLC
PH: Z25-125

Sec. 33-284.86. - General Requirements	*B. Buildings.* *11. The primary entrance of a building shall provide access to a street or a designated open space. The primary entrance to the upper levels of a mixed-use building with colonnades shall be through the colonnaded area along the front property line.*
Sec. 33-493. - General Site Regulations	*(c) Minimum Building Frontage Required.* *(i) All buildings, except accessory buildings, shall have frontage along or within the building frontage zone. The frontage length of a single building or the aggregate frontage length of multiple buildings shall comply with the following, as further illustrated in the figures below:* *a. Lots with one frontage: 70 percent.* *b. Lots with two frontages: 60 percent.* *c. Lots with three or more frontages: 50 percent.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

232 HOLDINGS, LLC AND 12499 HOLDINGS, LLC/ARZA, HUGO	N/A MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2025000125
DATE	**HEARING NUMBER**

FOLIO: 30-6924-000-0691/30-6924-000-0680/30-6924-000-0670

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
March 16, 2026

NEIGHBORHOOD REGULATIONS:
Folio No.: 30-6924-000-0691/30-6924-000-0670
There are no open/closed cases in CMS

Folio No.: 30-6924-000-0680
Case No. 202502002497 was opened on 04/30/2025. Citation **T129224** was issued on 05/05/2025 for "*FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: REF CASE 202302001347 OVERGROWTH JUNK AND TRASH . GRASS EXCEEDINGLY MORE THAN 18 INCHES AND MATTRESS, CABINETS AND OTHER MICS ITEMS ON THE VACANT LOT.*". Citation was paid on 05/23/2025 and compliance met on 06/24/2025. **Case is closed.**

BUILDING SUPPORT REGULATIONS:
Folio No.s: 30-6924-000-0691/30-6924-000-0680/30-6924-000-0670
There are no open/closed cases in BSS.

VIOLATOR:
232 HOLDINGS, LLC AND 12499 HOLDINGS, LLC/ARZA, HUGO

OUTSTANDING LIENS AND FINES:
There are no outstanding liens or fines.

Memorandum

MIAMI-DADE COUNTY

Date: January 5, 2026

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: Z2025000125-3rd Review
232 Holdings, LLC and 12499 Holdings, LLC
SE corner of US 1 (SR 5) and SW 232nd Street
DBC from RU-3M to RMD and to deletion of Declaration of Restrictions for a proposed muti-residential development.
(RU-3M) (4.99 acres)
24-56-39

RER is currently reviewing the concurrent application CDMP20250008. 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.

RER 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 supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the requested district boundary change, 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 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.

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.

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.

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 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.

Pursuant to Section 24-48.1(1)(f) of the Code, the applicant is advised that a DERM Class VI Permit may be required for the construction of the proposed surface water management system for the development.

The proposed project is adjacent to the Princeton Canal. The Princeton Canal is a primary canal owned and maintained by the South Florida Water Management District (SFWMD). Permit from SFWMD may be required for the proposed work.

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 to contact the RER Water Control Section at (305)372-6681 or 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. A landscape plan entitled "Summerbreeze" prepared by William A. Eager, R.A., and dated as received by Miami-Dade County on December 23, 2025, was submitted in support of the subject application and indicates the removal/relocation of non-specimen (a tree with a trunk diameter at breast height less than 18 inches) tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. RER has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

The subject application, which requests a district boundary change from RU-3M to RMD could result in tree removal/relocation activity to trees. 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. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. 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.

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 for additional information or concerns regarding this review.

Conditions of Approval: None

Pollution Remediation Review

A preliminary review of available information to the Department based on potential sources (Current/Former Agricultural use), indicates the potential for environmental concerns at the subject property based on historical and/or current land use on the subject or adjoining property(ies). Therefore, the applicant is required to evaluate for and identify all site activities and land uses (historical and current) that represent(ed) a potential to cause or to have caused impairment of the environment (i.e., soil, groundwater, surface water, vapor) at, near or in the vicinity of the site. Based on the findings, appropriate environmental site assessment may be required in support of the site development. A report presenting the results/findings of the above required site investigation(s) and any necessary assessment, including all supporting documentation, shall be submitted to the RER-Pollution Remediation Section (PRS site development plans including but not limited to soil improvement plans, drainage plans/stormwater management plans, dewatering plans, etc. PRS, EMES and/or EMRD review and approval of said documents shall be required.

All construction plans (inclusive of drainage) and dewatering plans shall require the approval from the PRS, EMES and/or EMRD as it relates to environmental contamination issues. Be advised that the PRS, EMES and 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 plans for this development. All contaminated soil within the property to be conveyed must be disclosed at the earliest stage possible and the receiving public entity must be made aware of and accept the contaminated property and any associated restrictions. If soil contamination will remain following the conveyance, documentation of acceptance shall be provided to the Department prior to Final Plat.

Please contact Thomas Kux, P.G. at Thomas.kux@miamidade.gov if you have any questions.

Conditions of Approval: None

DERM Enforcement History Review
The subject property no open and one (1) closed enforcement records for violations of Chapter 24 of the Code. There are no outstanding DERM liens or fines for the subject property. Please contact the Enforcement Section if you require additional information.

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

MIAMI-DADE COUNTY

Date: December 24, 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 - Summerbreeze
Application No. Z2025000125 (Revision No. 2) - (Pre-App. No. Z25P-113)

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.

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 No. 33450 is pending to be finalized

Application Name: Summerbreeze

Location: The proposed project is located on approximately 4.93 gross acres at the southeast corner of South Dixie Highway and SW 232nd Street, with Folio Nos. 30-6924-000-0670, 30-6924-000-0680, and 30-6924-000-0691, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking a district boundary change from RU-3M (Minimum Apartment House District) to RMD (Residential Modified District) in order to develop the property with a residential project consisting of 192 apartment units, through the Workforce Housing Program.

The estimated total water demand for the proposed project will be 25,920 gallons per day (gpd).

Please note that the subject property has a 15 feet WASD Easement within the northwestern boundary of the subject property, per O.R.B. 14182, PG 2833. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

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.

There is WASD Agreement No. 33450 pending to be finalized for the subject project with pending points of connection (P.O.C.).

There is an existing 16-inch water main (E11826-1) in SW 232nd Street and SW 124th Court, abutting the northeastern corner of the property; however, per WASD's Rules and Regulations since the proposed development is considered a low-density residential project connecting to water for the first time, a water

main extension along one side will be required. Therefore, the developer may connect to an existing 16-inch plug (E11826-1) at the intersection of SW 124th Court and SW 232nd Street and extend a new 16-inch water main westerly along SW 232nd Street (Section Line) to the northwest corner of the property, in order to provide water service to the proposed development.

Any public water main extension within the property shall be 8-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 No. 33450 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. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

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 8-inch sanitary gravity sewer system (ES7843-3; MH # 15 per Sewer As-built) located in South Dixie Highway, approximately 210 feet northeast of SW 232nd Street, to where the developer may connect and extend a new 8-inch gravity sewer southwesterly AT FULL DEPTH along South Dixie Highway to SW 232nd Street, thence extend the same 8-inch gravity sewer easterly AT FULL DEPTH along theoretical SW 232nd Street, as required to provide sewer service to the proposed development, provided there is sufficient depth and that there are no obstacles which would preclude construction of the sewer system. **The developer is responsible for providing the minimum coverage on the proposed sewer main extension as specified in the WASD Design standard.** *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 offered.

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

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 1113 and P.S. No. 522. Said pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. No. 1113
Existing NAPOT: 5.73 hrs.
Proposed Development: 25,920 gpd
Proposed Projected NAPOT: 7.17 hrs.

P.S. No. 522
Existing NAPOT: 4.56 hrs.
Proposed Development: 25,920 gpd
Proposed Projected NAPOT: 4.59 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, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez B. at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum

Date: January 2, 2026

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: Z2025000125
Name: 232 Holdings, LLC and 12499 Holdings, LLC
Location: Southeast Corner of US 1 (SR 5) and SW 232 Street
Section 24 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 **103 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
9103	SW 232 Street east of US 1/ SR 5	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

MIAMI-DADE COUNTY

Date: December 30, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000125

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded in "EnerGov" on 12/23/2025.

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 Statue 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 or call 305-775-3357.

Memorandum

MIAMI-DADE COUNTY

Date: Friday, December 26, 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 Z2025000125
Applicant Name: Holdings, LLC

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, subject to the conditions in Section I.

PROJECT LOCATION:

The property is located at the southeast corner of US-1/SR 5 and SW 232nd Street, in unincorporated Miami-Dade County, Florida.

COMMENTS/RECOMMENDATION:

I. CONDITIONS:

1. This development has been approved for the proposed Summer Breeze 192-unit multifamily residential project. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. SR 5/US-1/S Dixie Highway is part of the State of Florida Highway system. All property development adjacent to a State Road must be reviewed by the Florida Department of Transportation (FDOT) for compliance with the Florida Administrative Code (FAC). Improvements within the FDOT Right-of-Way (R/W) must meet current FDOT Design Standards and may involve a property dedication to meet current FDOT Standards. No below or above-ground encroachments are allowed into the FDOT R/W. Access/driveway spacing must meet the criteria in FAC 14-96, and a pre-application meeting with the FDOT is required for driveway categories C, D, E, F, and G. Also, per FAC 14-86.003, a Drainage permit is required for all properties adjacent to a State Road, even if there is no proposed access/driveway connection. Please contact the FDOT District 6 Permits Office for FDOT permitting requirements/guidance: d6permitshelp@dot.state.fl.us, (305) 470-5367.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.

Memorandum

MIAMI-DADE COUNTY

Date: April 7, 2026

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

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

FOR
Alissa Turtletaub

Subject: Z2025000125 – Summerbreeze (Pre-App Z2025P00113)

Applicant Name: Miriam Soler Ramos, Esq. on behalf of 232 Holdings, LLC and 12499 Holdings, LLC.

Project Location: The applicant site is located on ±5.67 acres located at the southeast corner of US-1 and SW 232nd Street, in unincorporated Miami-Dade County (Folios: 30-6924-000-0691, 30-6924-000-0670, 30-6924-000-0680).

Proposed Development: The applicant seeks a district boundary change from RU-3M (Minimum Apartment House District) to RU-4 (High Density Apartment House District) as well as the deletion of two separate Declarations of Restrictions that govern the subject property to allow for the development of 192-unit multi-family residential development. This application is accompanied by a concurrent CDMP amendment that seeks to change the subject property's land use designation from "Low-Medium Density Residential" to "Medium Density Residential with One Density Increase."

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 200TH ST	NEIGHBORHOOD PARK	5.48	LOCAL
CHARLES BURR PARK	20150 SW 127TH AV	NEIGHBORHOOD PARK	3.7	LOCAL
CUTLER RIDGE SKATE PARK	SW 211 ST AND HEFT	SINGLE PURPOSE PARK	3.44	LOCAL
DEBBIE CURTIN PARK	22821 SW 112TH AVE	NEIGHBORHOOD PARK	9.78	LOCAL
GOULDS WAYSIDE PARK	22686 SW 123RD RD	NEIGHBORHOOD PARK	2.72	LOCAL
JL (JOE) & ENID W. DEMPS PARK	11350 SW 216TH ST	COMMUNITY PARK	30.55	LOCAL
JOE AND COLLEEN GRIFFIN PARK	12821 SW 232ND ST	NEIGHBORHOOD PARK	4.33	LOCAL
KEVIN BROILS PARK	26188 SW 125TH AVE	NEIGHBORHOOD PARK	5.22	LOCAL
LINCOLN ESTATES PARK	22210 SW 108TH AVE	MINI PARK	0.82	LOCAL
LINCOLN PARK	22011 SW 102ND AVE	MINI PARK	0.5	LOCAL
NARANJA PARK	14150 SW 264TH ST	COMMUNITY PARK	8.36	LOCAL
PINE FOREST PARK	12875 SW 208TH ST	NEIGHBORHOOD PARK	6.62	LOCAL
PINE ISLAND LAKE PARK	26898 SW 128TH AVE	NEIGHBORHOOD PARK	18.21	LOCAL

PRINCETONIAN PARK	25120 SW 127TH AVE	NEIGHBORHOOD PARK	6.53	LOCAL
ROBERTA HUNTER LEGACY PARK	SW 117 AVE AND 200 ST	NEIGHBORHOOD PARK	20.39	LOCAL
SHARMAN PARK	12370 SW 218TH ST	COMMUNITY PARK	6.84	LOCAL
SILVER PALMS PARK 1	11344 SW 234TH LN	NEIGHBORHOOD PARK	1.05	LOCAL
SILVER PALMS PARK 2	11300 SW 240TH LN	NEIGHBORHOOD PARK	1.3	LOCAL
SILVER PALMS PARK 3	11306 SW 242ND ST	NEIGHBORHOOD PARK	0.81	LOCAL
SILVER PALMS PARK 4	24150 SW 114TH CT	NEIGHBORHOOD PARK	1.09	LOCAL
SILVER PALMS PARK 5	11741 SW 233RD LN	NEIGHBORHOOD PARK	0.83	LOCAL
SILVER PALMS PARK 6	23380 SW 118TH AVE	NEIGHBORHOOD PARK	1.93	LOCAL
SILVER PALMS PARK 7	23800 SW 118TH PL	NEIGHBORHOOD PARK	6.2	LOCAL
SOUTH MIAMI HEIGHTS PARK	20800 SW 117TH AVE	NEIGHBORHOOD PARK	5.9	LOCAL
TAMARIND PARK	23437 SW 107TH AVE	NEIGHBORHOOD PARK	1.56	LOCAL
WILLIAM RANDOLPH COMMUNITY PARK	11951 BAILES RD	NEIGHBORHOOD PARK	10.46	LOCAL

Impact and Demand: The proposed 192 multi-family dwelling units would generate a population of 409 and an impact of 1.12 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.

The applicant site is located near the existing South Dade Trail, a 20.9-mile pedestrian and bicycle path along the South Miami-Dade Busway that connects communities from South Miami to Florida City. The South Dade Trail is a part of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

Recommendation: PROS offers the following recommendations:

- Given the anticipated impact of 1.12 acres of local parkland, PROS recommends that the applicant provide a full or partial public parkland conveyance, in-lieu of park impact fee payment. **PROS requests that the applicant coordinate a meeting with the Department to explore this option further.**
- Provide pedestrian access from the property to the Miami-Dade Busway Corridor and US-1, as indicated in the existing Declaration of Restrictions and as indicated in Miami-Dade County's Urban Design Manual, Volume 1, page 41. **PROS strongly encourages that the applicant coordinate with DTPW to explore this further.**
- Provide seamless, direct, safe, and clearly marked pedestrian pathways and connectivity between Buildings 2 and 3 and the pool, club room, and dog park.
- Provide adequate bicycle parking for users of the pool, club room, and dog park areas.
- Replace palms with shade trees and enhance tree plantings on east, south, and west sides of buildings to mitigate major heat gain from sun exposure, as indicated in Miami-Dade County's Urban Design Manual, Volume I, page 69.
- Shift the walking path along the C-102 Canal north allowing for a landscape buffer south of the walking path that provides a strategically placed shaded and enhanced tree canopy for a comfortable user experience.
- Provide walking path lighting and seating areas along the C-102 Canal to ensure a safe and enjoyable recreational experience for users of the walking path.
- Provide enhanced shade canopy and seating in the dog park area to provide an enjoyable recreational experience for amenity users and pets.

- Reduce heat island effects and provide more shaded and walkable areas by integrating as many landscaped parking islands and including tree-lined streets and pedestrian pathways per the Great Streets Vision identified in the Miami-Dade County OSMP and the Miami-Dade County Urban Design Manual, Volume I, page 26.

These recommendations are based on the following 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 LU-7B It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to pedestrian, bicycle and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians or bicyclists, pedestrian and bicycle accommodations shall include, as appropriate, continuous sidewalks to the transit station, cross walks and pedestrian signals, bicycle lanes/paths, bicycle parking facilities, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian/bicycle paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians and bicyclists.

Objective CHD-1 Miami-Dade County shall apply design standards to the public domain to encourage physical activity across generations.

Policy CHD-1A Miami-Dade County shall create a network of sidewalks, trails, accessible parks and recreation facilities that establishes a pedestrian-friendly and bicyclist-friendly environment, which encourages physical activity and links destinations, such as restaurants, shops, workplaces and neighborhood-based retail to each other and residential areas.

Policy CHD-1C Design and develop neighborhoods that provide a comfortable and safe environment conducive for programs that integrate physical activity in the daily lives of children and adults.

Policy CHD-1F Adopt and implement by 2014 high-quality streetscape design standards and façade treatments to reflect the character of the community to attract pedestrian activity.

Objective CHD-2 Miami-Dade County shall apply design standards to private development projects to encourage physical activity across generations.

Policy CHD-2A Miami-Dade County will encourage land development to incorporate community design principles that encourage physical activity through the promotion of strategies, when appropriate, but not limited to:

1. Utilization of non-motorized transportation modes;
2. Location of public facilities accessible by multiple transportation modes;
3. Availability and maintenance of quality pedestrian paths or sidewalks;
4. Provision of street furniture and lighting enhancements;
5. Provision of civic and recreational facilities;
6. Establishment of interconnectivity between similar development projects through vehicular and/or pedestrian/bicycle cross access; and
7. Provision of pedestrian and bicycle linkages between existing residential and non-residential land uses.

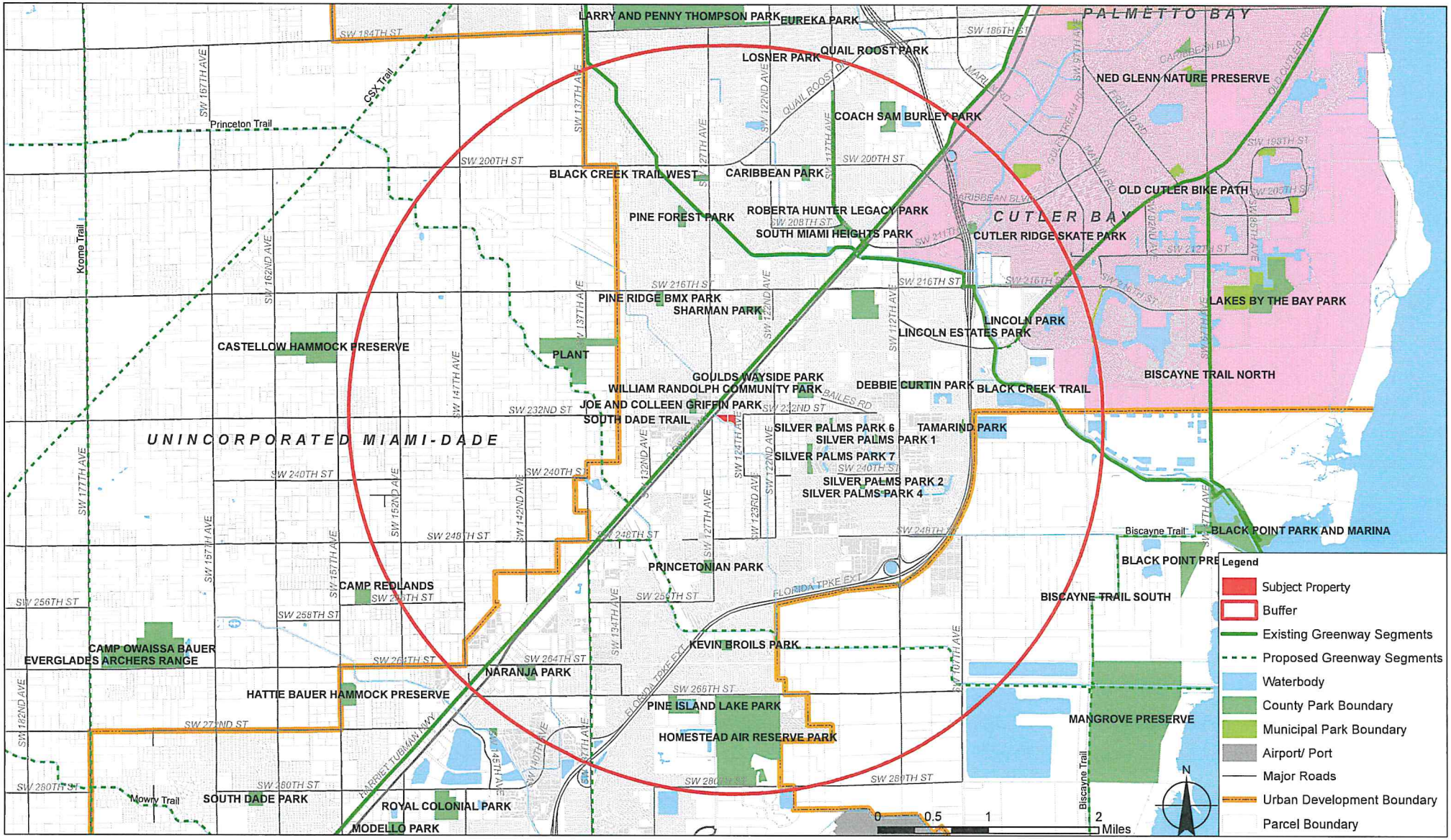
Policy CHD-2B Encourage well-designed infill and redevelopment to reduce vehicle miles traveled, improve air quality, and support an outdoor environment that is suitable for safe physical activity.

Policy CHD-3A Design and develop neighborhoods that can facilitate children walking safely to Miami-Dade County Schools.

Based on our findings described herein, **PROS has no objections to this application.** Should you need additional information or clarification on this matter, please contact Carlos Lopez, Park Planner 2, at carlos.lopez6@miamidade.gov.

AZ: rk cl
Attachment

FIGURE 1: Z2025000125 - SUMMERBREEZE
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Miami-Dade Sheriff's Office

Memorandum

Date: March 12, 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. Z2025000125
232 Holdings, LLC. and 12499 Holdings, LLC.

APPLICATION:

The applicant, 232 Holdings, LLC. and 12499 Holdings, LLC., is requesting to rezone the Property from RU-3M (Minimum Apartment House) to RU-4 (High Density Apartment House District) in order to build 192 dwelling units. The residential units will consist of 16 studio units, 92 (1) bedroom units, 80 (2) bedroom units, and 4 (3) bedroom units. The 5.67-acre property is located at US 1 and SW 232 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 in 2025, the district received 11 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 one additional sworn deputy is required, with an estimated cost of $123,335. 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.

RCS/jhb

Memorandum

MIAMI-DADE COUNTY

Date: 03/12/2026

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

From: Achaya Kelapanda, Deputy Director of Operations *Achaya Kelapanda*
Department of Solid Waste Management

Subject: 232 Holdings, LLC, and 12499 Holdings, LLC - (Z2025000125)

The Department of Solid Waste Management's 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, 232 Holdings, LLC, and 12499 Holdings, LLC, is requesting to rezone the Property from RU-3M (Minimum Apartment House District) to RU-4 (High Density Apartment House District) and to delete both existing declarations of restrictions to allow for the development of a 192-unit multi-family residential project. The proposed residential buildings will not exceed 4 stories. The common open space will include recreational amenities, including a swimming pool, a dog park, and bicycle racks.

Size: The subject property is approximately ±4.99 net acres / ±5.67 gross acres in size.

Location: The property is located at the southeast corner of US 1 and SW 232nd Street, in unincorporated Miami-Dade County, Florida.

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, and valid through September 30, 2026, indicates that there is 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 most likely meet the definition of a "multi-family establishment". Per the Code, the following is required of multi-family establishments located in unincorporated Miami-Dade County: "Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." The landlord or property owner is required to arrange for waste and recycling collection services. While the DSWM can provide waste collection services, multi-family and commercial establishments typically work with a permitted private hauler to provide both waste and recycling services under a single contract.

Should any units developed as a part of this project be similar to a townhome, villa, or rowhouse (and which are then more likely to meet the definition of "residential unit" as provided in the Code), they will receive waste collection service from the DSWM in a manner best suited to the layout and configuration of the development.

3. Recycling

Section 15-2.2b of the Code states that the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 of the Code shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation. Applicants are required to incorporate adequate space in their building plans to accommodate the recycling program (i.e., a designated area for residents to store recycling containers).

Sec. 15-4(2)(a) Before building permits may be issued for construction of commercial establishments, multi-family residential establishments, and residential units located in the unincorporated area, building plans for storage and collection of recyclable materials must be approved by the Director as to location, accessibility, number, or adequacy. For properties in incorporated areas, municipalities are requested to require that building plans for commercial establishments, multi-family residential establishments, and residential units be prepared so as to include sufficient space for storage and collection of recyclable materials, but not to prohibit curbside collection of recyclable materials where otherwise permitted in residential districts.

Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs for multi-family properties may be found on the website at https://www.miamidade.gov/global/solidwaste/recycling.page.

As previously noted, should any units developed as a part of this project be similar to a townhome, villa, or rowhouse (and which are then more likely to meet the definition of "residential unit" as provided in the Code), they may also receive recycling collection service from the DSWM.

4. Recycling and Waste Storage/Setout Requirements

Section 15-4 of the Code requires that plans for the storage and collection of solid waste and recycling be adequate before a building permit may be issued. Site plans must address location, accessibility, number, and adequacy of solid waste and recyclable materials collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste and recyclable materials are shown in accordance with Section 15-4 of the Miami-Dade County Code."

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)

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. Additionally, there should be no "dead-end" alleyways developed. Also, 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 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.

Memorandum

Date: March 19, 2026

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

From: Christina Salinas Cotter, Assistant Director, Program Excellence *Christina Salinas Cotter*
Housing & Community Development (HCD)

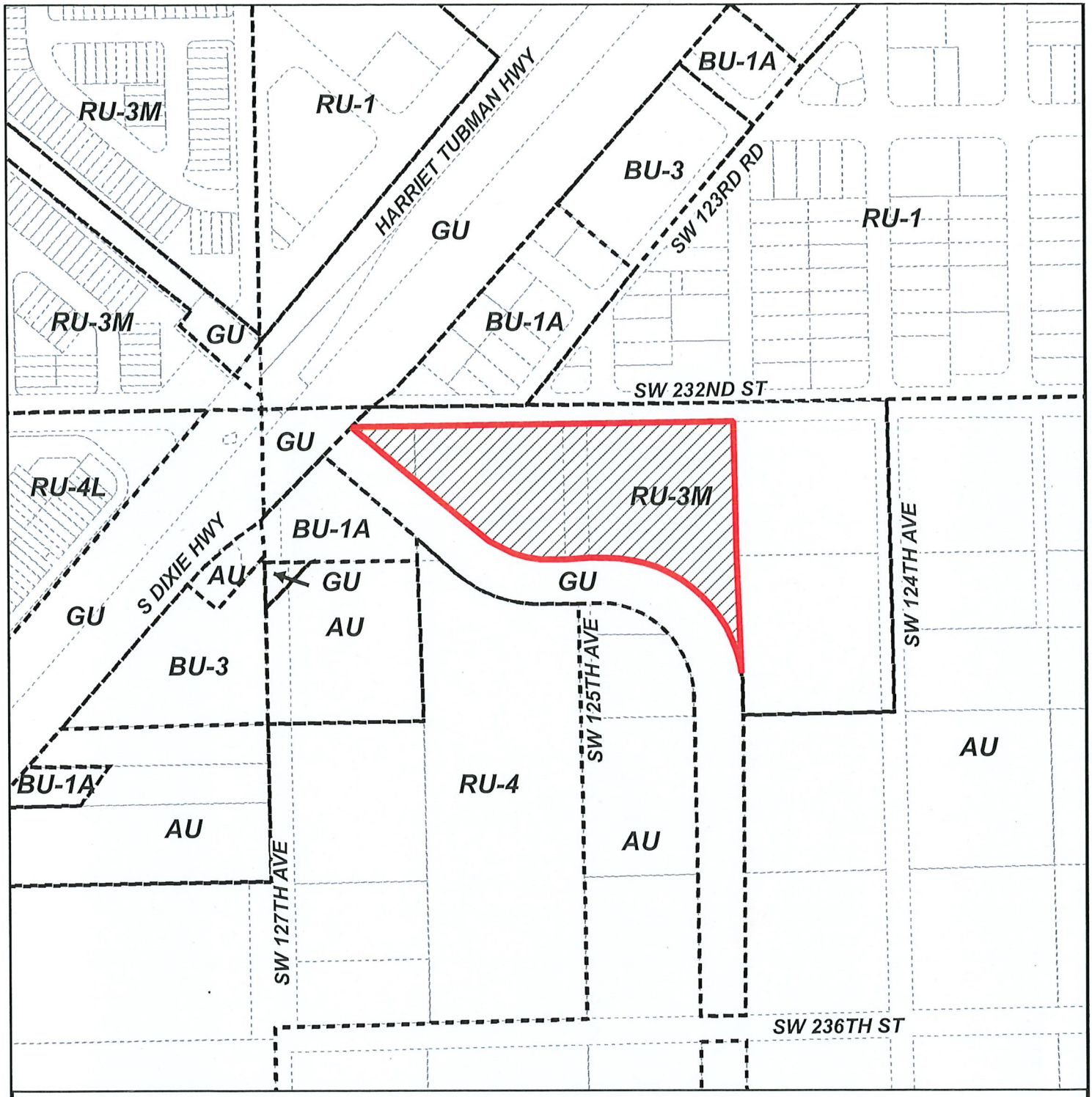
Subject: Zoning Application Comments
Application No.: Z2025000125
Applicant: 232 Holdings, LLC and 12499 Holdings, LLC
Location: Southeast corner of US 1 and SW 232 Street
Folio No(s).: 30-6924-000-0691; -0680; -0670

Housing and Community Development (HCD) has completed its review of the proposed development associated with the subject zoning application.

For questions or assistance related to HCD programs, please contact the appropriate staff:

- **Workforce Housing Agreements, Rental Regulatory Agreements, Compliance, and Impact Fee Waiver Requests:**
  A'kari Johnson – (786) 469-4234 | A'kari.Johnson@miamidade.gov or
  Phyllis Tynes Saunders – (786) 469-4167 | Phyllis.TynesSaunders@miamidade.gov

- **Infill Housing Program Inquiries:**
  Oscar Barco – (786) 469-4226 | Oscar.Barco@miamidade.gov



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2025000125

Section: 24 Township: 56 Range: 39
Applicant: 232 Holdings, LLC and 12499 Holdings, LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

N
W E
S

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, June 20, 2025

REVISION	DATE	BY

MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2025000125

Legend

Subject Property

N
W E
S

Section: 24 Township: 56 Range: 39
Applicant: 232 Holdings, LLC and 12499 Holdings, LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, June 20, 2025

REVISION	DATE	BY

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2025000125

RADIUS: 2640

Section: 24 Township: 56 Range: 39
Applicant: 232 Holdings, LLC and 12499 Holdings, LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

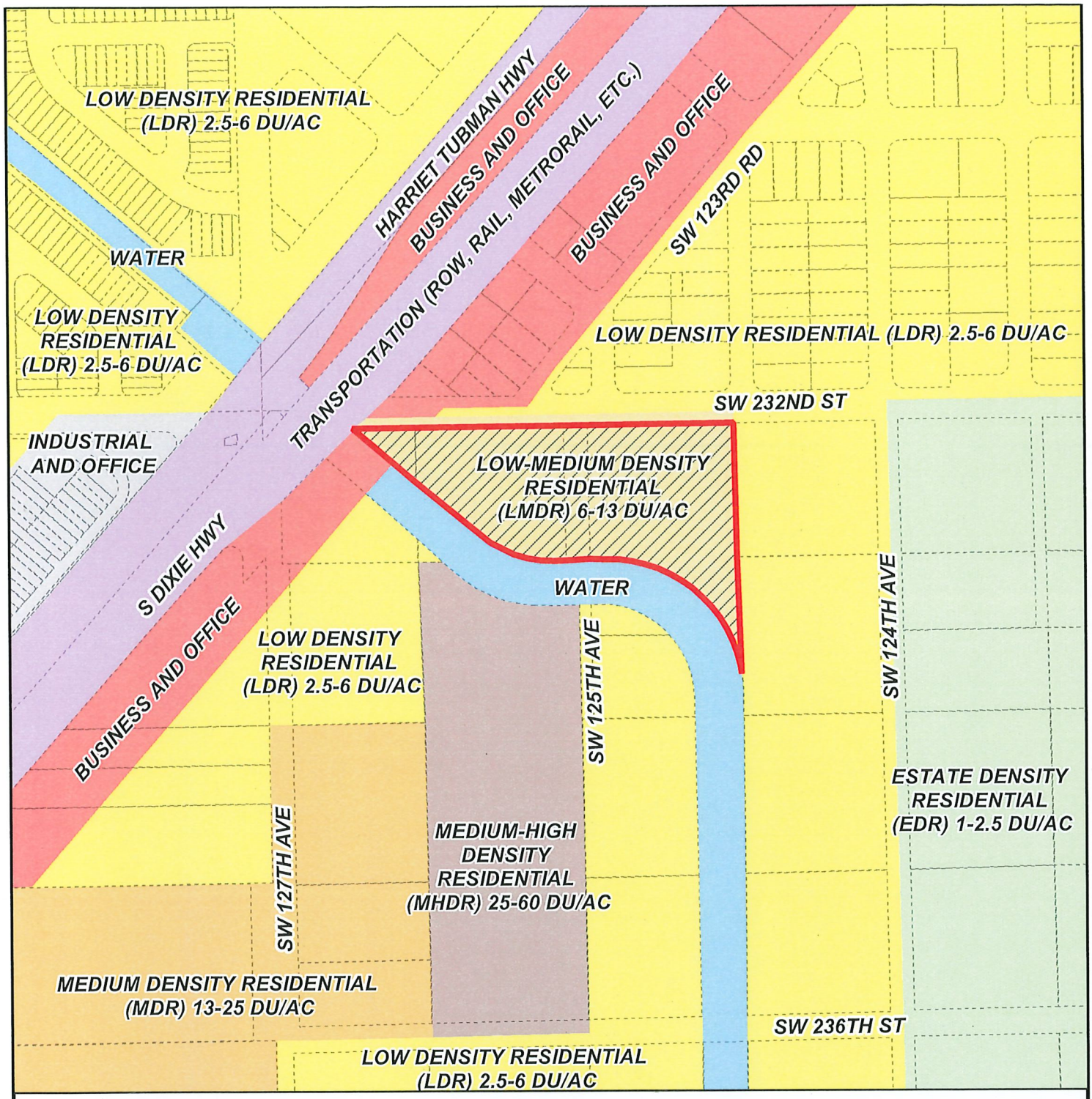
- Subject Property
- Buffer
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Friday, June 20, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2025000125

Legend

Subject Property Case

N
W E
S

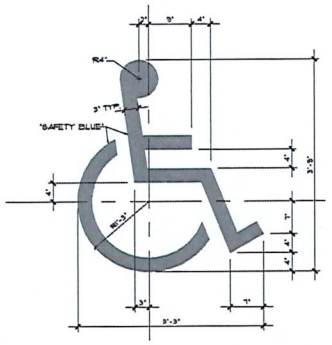
Section: 24 Township: 56 Range: 39
Applicant: 232 Holdings, LLC and 12499 Holdings, LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

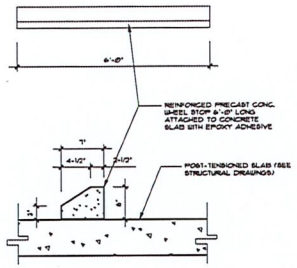
SKETCH CREATED ON: Friday, June 20, 2025

REVISION	DATE	BY

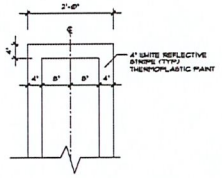
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: FEB 5 2026 BY: E137694



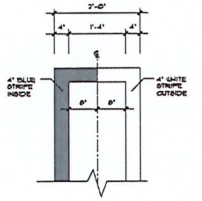
1 A-0.5 **Symbol Striping Detail**
scale: 1" = 1' - 0"



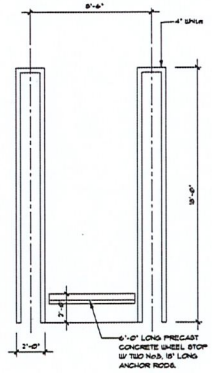
2 A-0.5 **Section**
scale: 3/16" = 1' - 0"



3 A-0.5 **Detail**
scale: 3/4" = 1' - 0"

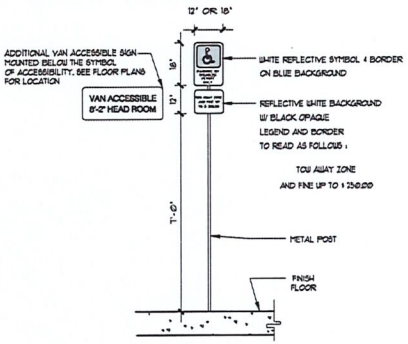


4 A-0.5 **Detail**
scale: 3/4" = 1' - 0"



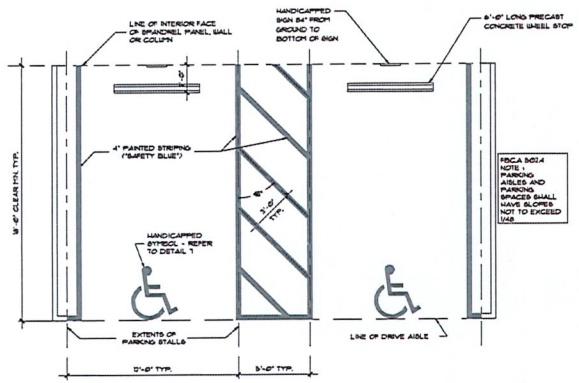
5 A-0.5 **Detail**
scale: 1/4" = 1' - 0"

Parking for handicapped sign required on each parking space

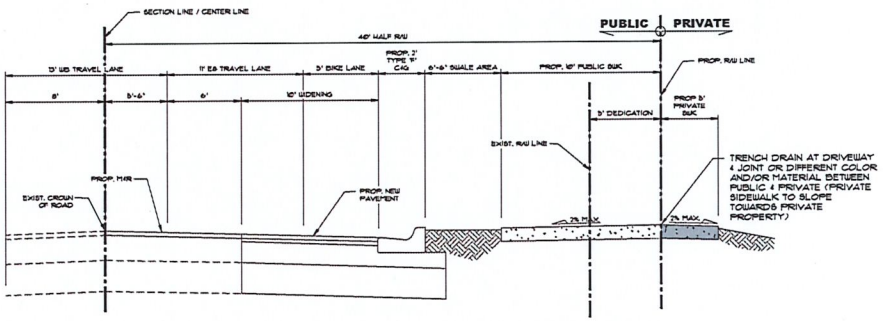


Accessibility to building shall be provided for from right-of-way and parking areas by means of walks, curb-cuts and /or ramps to at least one entrance generally used by the public, such paths shall be a minimum of 44 inches in width, and shall be unobstructed, devoid of stairs, or other abrupt changes in elevation in excess of one-half inch.

6 A-0.5 **Detail**
scale: 1/2" = 1' - 0"



7 A-0.5 **Detail**
scale: 1/4" = 1' - 0"



8 A-0.5 **Street Section**
scale: 1/4" = 1' - 0"

ANILLO TOLEDO LOPEZ
ATL ARCHITECTURE
3161 coral way, suite 400
miami, fl 33145
tel (305) 854-4079
architects@atlarchitecture.com
www.atlarchitecture.com

Revisions
1 11-04-2025 SPA COORDINATION
2 12-19-2025 SPA COORDINATION
3 01-30-2026 SPA COORDINATION

SUMMERBREEZE
PROPOSED MULTI FAMILY PROJECT
12499 SW 232nd. STREET MIAMI-DADE COUNTY, FL 33032

ARCH. LICENSE
AR 0010263
AA 26003671
job no.
-
date.
05 - 23 - 2025
scale.
As Shown
drawn by.
A.T. L

A D LOPEZ

A-0.5

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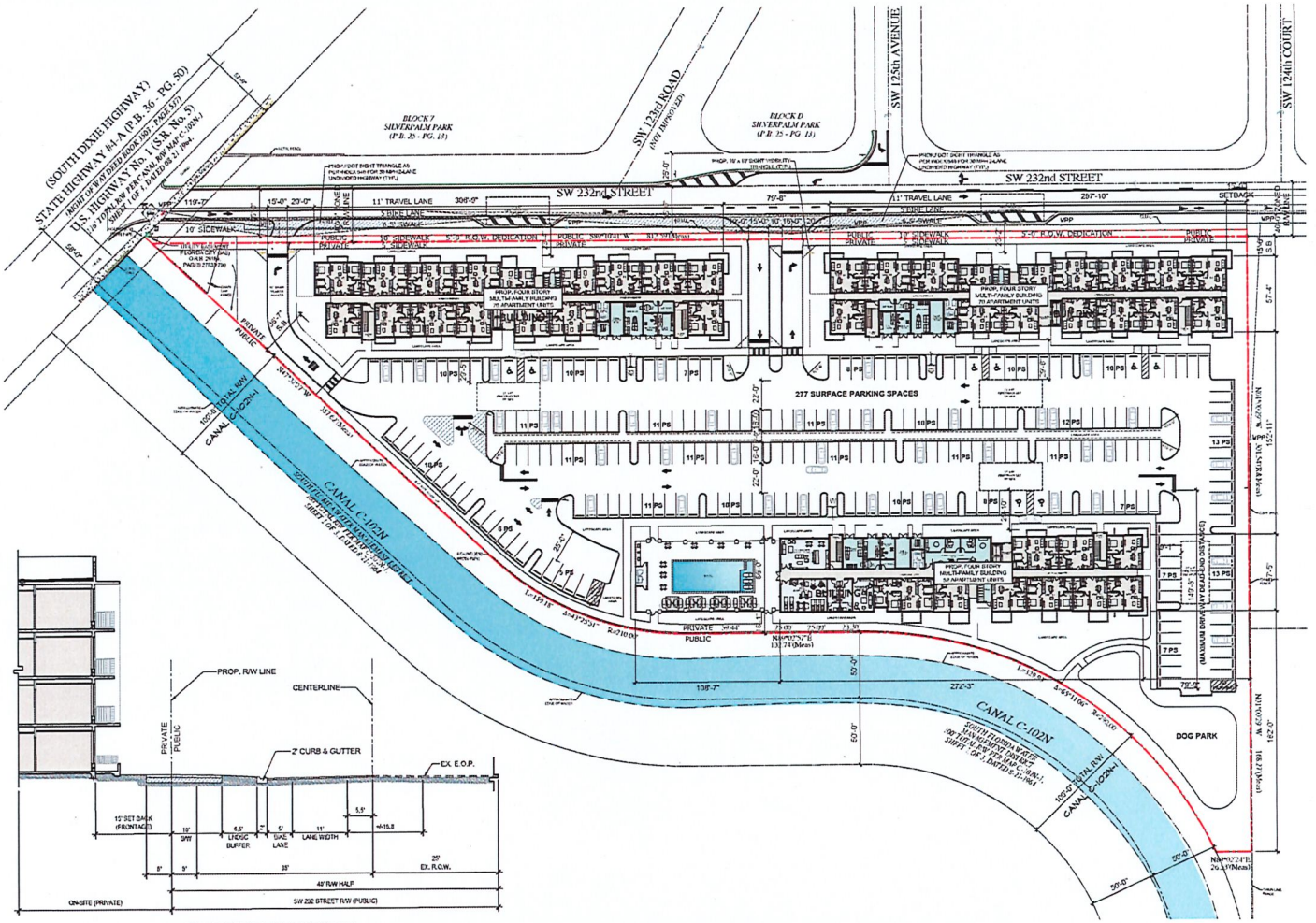
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: FEB 5 2026 BY: E137694



STREET SECTION Scale: N.T.S.

ZONING LEGEND	AS PER MIAMI DADE COUNTY ZONING CODE AND ARTICLE XIIA, WORKFORCE HOUSING DEVELOPMENT PROGRAM		
FOLIO #:	30-6924-000-0991 30-6924-000-0980 30-6924-000-0570		
PROPERTY ADDRESS:	12499 SW 232ND ST		
GROSS AREA:	214,787 SQ. FT. (4.93 ACRES)		
NET AREA (EXCLUDING THE R.O.W. DEDICATION):	213,223.69 SQ. FT. (4.89 ACRES)		
EXISTING ZONING DISTRICT: RU-3M			
PROPOSED ZONING DISTRICT: RM-D (RESIDENTIAL MODIFIED DISTRICT)			
FUTURE LAND USE: MULTIFAMILY			
	REQUIRED/ALLOWED	PROVIDED	
DENSITY: WITHIN 1/4 MILE OF TRANSIT WAY MAX. 60 UNITS PER NET ACRE	293 DWELLING UNITS	192 DWELLING UNITS	
A TOTAL OF SEVENTY-SEVEN (77) UNITS, REPRESENTING FORTY PERCENT (40%) OF THE OVERALL UNIT COUNT, WILL BE DESIGNATED AS WORKFORCE HOUSING.			
SETBACKS REQUIREMENTS:			
FRONT (SW 232ND ST) REAR	FRONT SETBACK 15'-0" REAR SETBACK 0'-0"	FRONT SETBACK 15'-0" REAR SETBACK 15'-1"	
SIDE INTERIOR	EAST SETBACK 0'-0" WEST SETBACK 0'-0"	EAST SETBACK 15'-0" WEST SETBACK 36'-7"	
BUILDING FRONTAGE (LOT W/ 1 FRONTAGE):			
SW 232ND STREET: 812' - 8"	70% 568' - 10"	74% 604' - 0"	
FLOOR AREA RATIO (4 STORY+2.00): WITHIN 1/4 MILE OF TRANSIT WAY	404,951.36 SQ. FT.	192,606.00 SQ. FT.	
GLAZING FENESTRATION CALCULATION (RESIDENTIAL)			
	FACADE AREA	GLAZING REQUIRED (30%)	GLAZING PROVIDED	%
BUILDING 2	10,389.00 SQ. FT.	3,1116.40 SQ. FT.	3,395.00 SQ. FT.	33
BUILDING 3	10,543.00 SQ. FT.	3,216.10 SQ. FT.	3,216.10 SQ. FT.	32
LOT COVERAGE: MAX. 30% OF LOT NET AREA	63,967.10 SQ. FT.	46,202.00 SQ. FT.		
OPEN SPACE: MIN. 15% OF LOT NET AREA	31,983.56 SQ. FT.	74,896.24 SQ. FT.		
HEIGHT OF BUILDINGS	6 MAX. STORIES	4 STORIES		
PARKING REQUIREMENT: STUDIO DWELLING UNITS 1 BEDROOM DWELLING UNITS 2 BEDROOM DWELLING UNITS 3 BEDROOM DWELLING UNITS TOTAL SPACES 10% PARKING REDUCTION (As Per Sec. 33-193.113(3)(a) Group.	16 UNITS X 1.00 = 16 P.S. 92 UNITS X 1.00 = 92 P.S. 80 UNITS X 1.50 =120 P.S. 4 UNITS X 1.60 = 7.2 P.S. 235.2 P.S. -23.5 P.S. 212 P.S.	277 P.S.		
BICYCLE PARKING	10 BICYCLES	32 BICYCLES		

GROSS SQ. FT. OF EACH BUILDING					
BUILDING No.	GROUND FLOOR	2nd. FLOOR	3rd. FLOOR	4th. FLOOR	TOTAL SQ. FT.
BUILDING No. 1	15,169 SQ. FT.	15,169 SQ. FT.	15,169 SQ. FT.	15,169 SQ. FT.	60,676 SQ. FT.
BUILDING No. 2	16,406 SQ. FT.	16,406 SQ. FT.	16,406 SQ. FT.	16,406 SQ. FT.	65,624 SQ. FT.
BUILDING No. 3	16,626 SQ. FT.	16,626 SQ. FT.	16,626 SQ. FT.	16,626 SQ. FT.	66,504 SQ. FT.
TOTAL SQ. FT.	48,201 SQ. FT.	48,201 SQ. FT.	48,201 SQ. FT.	48,201 SQ. FT.	192,804 SQ. FT.

UNIT BREAKDOWN					
UNIT TYPES	S-1 STUDIO (546 SQ. FT.)	A-1 1B / 1B (676 SQ. FT.)	B-1 2B / 2B (876 SQ. FT.)	C-2 3B / 2B (1,129 SQ. FT.)	TOTAL
TOTAL	16	92	80	4	192
%	8%	48%	42%	2%	100%
TOTAL SQ. FT.	8,736 SQ. FT.	62,192 SQ. FT.	70,240 SQ. FT.	4,480 SQ. FT.	145,648 SQ. FT.
AVERAGE UNIT SIZE: 759.56 SQ. FT.					

LEGAL DESCRIPTION:

PARCEL 1:

The N.W.¼ of the N.E.¼ of the N.W.¼ of the N.W.¼ of Section 24, Township 56 South, Range 39 East, less the North 35 feet and the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

PARCEL 2:

That portion of the N.¼ of the S.W.¼ of the N.E.¼ of the N.W.¼ of the N.W.¼, lying Northeasterly of Canal 102N-1, Canal right of way lying within Section 24, Township 56 South, Range 39 East, less the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

PARCEL 3:

The West 25 feet of the N.W.¼ of the N.E.¼ of the N.W.¼ of the N.W.¼ of Section 24, Township 56 South, Range 39 East, less the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

PARCEL 4:

The West 25 feet of that portion of the N.¼ of the S.W.¼ of the N.E.¼ of the N.W.¼ of the N.W.¼, lying Northeasterly of Canal 102N-1, Canal right of way lying within Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

PARCEL 5:

The East 25 feet of the N.E.¼ of the N.W.¼ of the N.W.¼ of the N.W.¼ of Section 24, Township 56 South, Range 39 East, less the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

PARCEL 6:

The portion of the N.W. 1/4, of the N.W. 1/4, of the N.W. 1/4, of the N.W. 1/4. Less the North 30 feet, all lying Northeasterly of C-102-N Canal Right of Way, in Section 24, Township 56 South, Range 39 East, lying and bein in Miami-Dade County, Florida.

PARCEL 7:

The N.E. 1/4, of the N.W. 1/4, of the N.W. 1/4, of the N.W. 1/4. Less the North 35 feet, and the East 25 feet for Road, all lying Northeasterly of C-102-N Canal Right of Way, in Section 24, Township 56 South, Range 39 East, **lying and bein in Miami-Dade County, Florida.**

SITE PLAN
Scale: 1" = 40'-0"

ANILLO TOLEDO LOPEZ
AT+A ARCHITECTURE
3191 coral way, suite 400
miami, fl 33145
tel. (305) 854-4079
fax (305) 864-4079
archtects@atlarchitecture.com
www.atlarchitecture.com

revisions
1 11-04-2025 SPA COORDINATION
2 12-19-2025 SPA COORDINATION
3 01-30-2026 SPA COORDINATION

SUMMERBREEZE
PROPOSED MULTI FAMILY PROJECT
12499 SW 232nd STREET MIAMI-DADE COUNTY, FL 33032

ARCH. LICENSE
AR 0016033
AA 26003571
job no.
-
date.
05 - 23 - 2025
scale.
As Shown
drawn by.
A.T. L

A.D LOPEZ CONTRACTING

A-1.0

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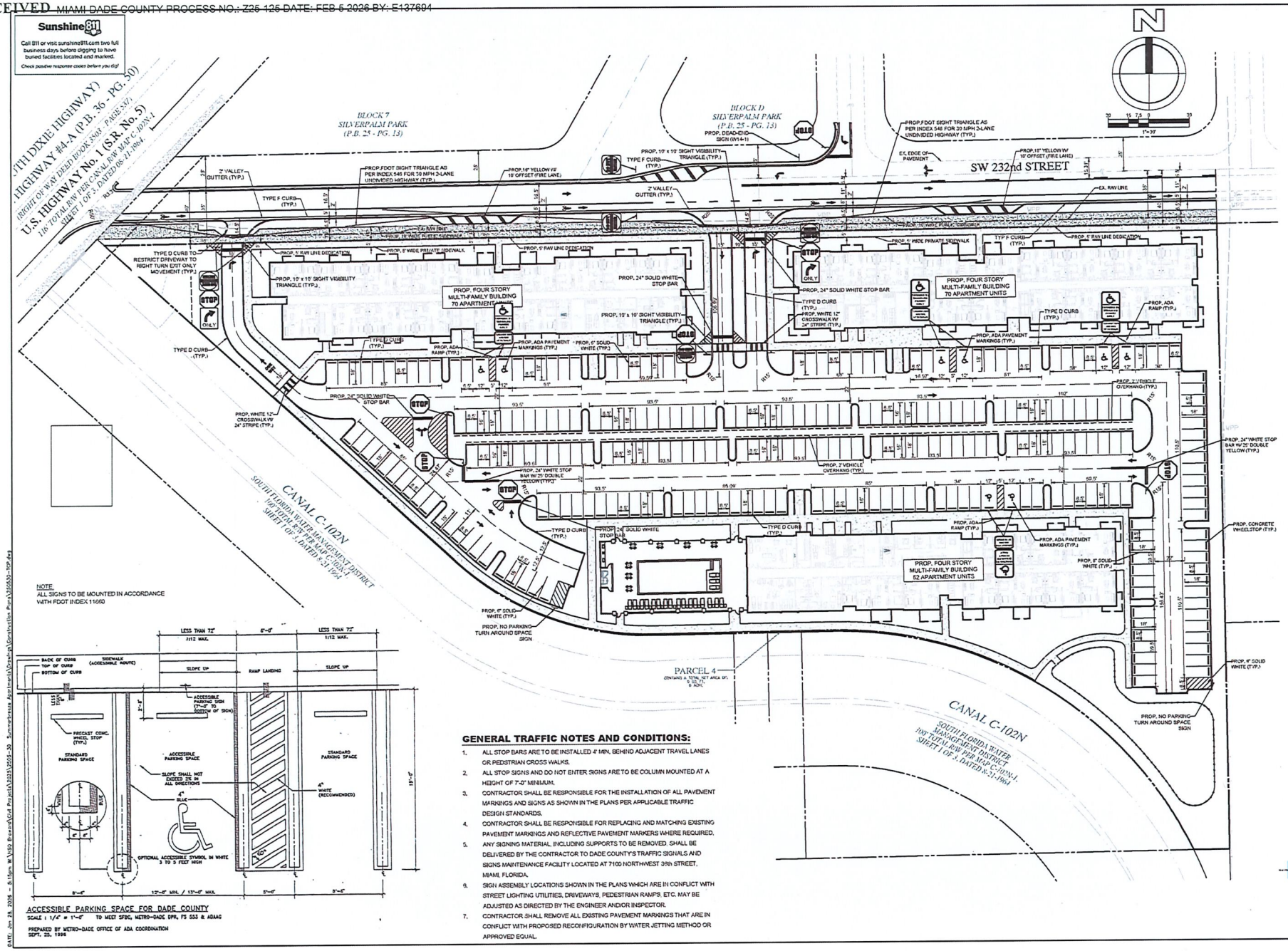
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: FEB 5 2026 BY: E137694

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!



ACCESSIBLE PARKING SPACE FOR DADE COUNTY
SCALE : 1/4" = 1'-0" TO MEET SFBC, METRO-DADE DPR, FS 553 & ADAAG
PREPARED BY METRO-DADE OFFICE OF ADA COORDINATION
SEPT. 23, 1996

GENERAL TRAFFIC NOTES AND CONDITIONS:

1. ALL STOP BARS ARE TO BE INSTALLED 4' MIN. BEHIND ADJACENT TRAVEL LANES OR PEDESTRIAN CROSS WALKS.
2. ALL STOP SIGNS AND DO NOT ENTER SIGNS ARE TO BE COLUMN MOUNTED AT A HEIGHT OF 7'-0" MINIMUM.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS AS SHOWN IN THE PLANS PER APPLICABLE TRAFFIC DESIGN STANDARDS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND MATCHING EXISTING PAVEMENT MARKINGS AND REFLECTIVE PAVEMENT MARKERS WHERE REQUIRED.
5. ANY SIGNING MATERIAL, INCLUDING SUPPORTS TO BE REMOVED, SHALL BE DELIVERED BY THE CONTRACTOR TO DADE COUNTY'S TRAFFIC SIGNALS AND SIGNS MAINTENANCE FACILITY LOCATED AT 7100 NORTHWEST 36th STREET, MIAMI, FLORIDA.
6. SIGN ASSEMBLY LOCATIONS SHOWN IN THE PLANS WHICH ARE IN CONFLICT WITH STREET LIGHTING UTILITIES, DRIVEWAYS, PEDESTRIAN RAMPS, ETC. MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER AND/OR INSPECTOR.
7. CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED RECONFIGURATION BY WATER JETTING METHOD OR APPROVED EQUAL.

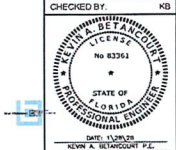
NO	DATE	BY	REVISIONS

HSQ GROUP, LLC.
Engineers · Planners · Surveyors
4770 Biscayne Blvd · Suite 1400 · Miami, FL 33137
C26299 · LB7924

SUMMERBREEZE
12499 SW 232 STREET MIAMI-DADE COUNTY 33032

TRAFFIC CONTROL PLAN

DATE:	5/2025
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB



DATE: 11/2025
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. - 83361

PROJECT:	2505-30
SHEET:	CE-1

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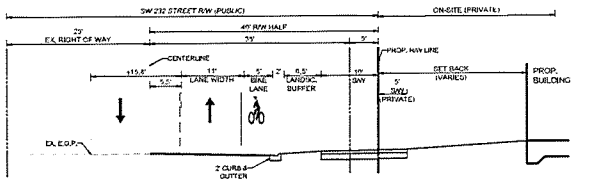
DATE: Jan 29, 2026 - 8:16pm W:\HSQ Projects\Civil Projects\2025\2505-30 - Summerbreeze Apartments\Presets\Construction Plans\2505-30-TCP.dwg

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-126 DATE: FEB 5 2026 BY: E137604

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response card before you dig!



SW 232 STREET SECTION (N1-N1)
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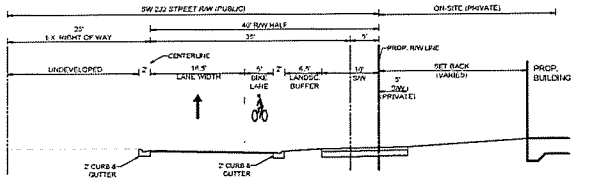

SW 232 STREET SECTION (N2-N2)
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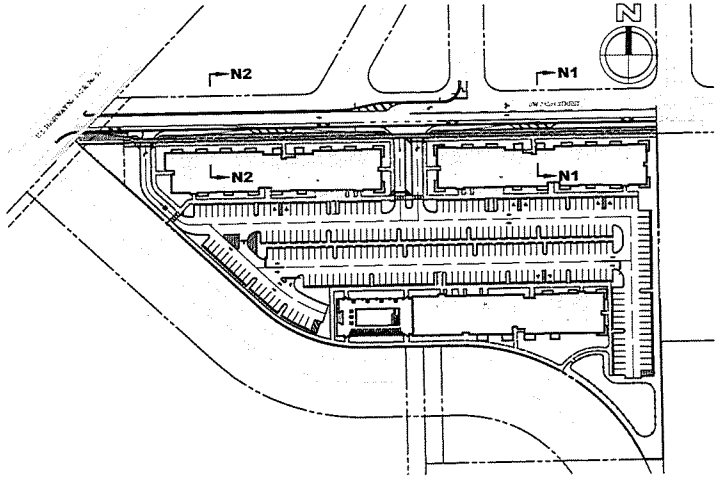

KEYMAP
(NTS)

HSQ GROUP, LLC.
Engineers - Planners - Surveyors
4770 Biscayne Blvd. Suite 1250
Miami, FL 33137
305.374.8300
CA26139 LB7924

NO	DATE	BY	REVISIONS

SUMMERBREEZE
12499 SW 232 STREET MIAMI-DADE COUNTY 33032

STREET SECTIONS

DATE:	5/2025
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

HENRY A. BETANCOURT P.E. LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 11/28/25
HENRY A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. - 83361

PROJECT:	2505-30
SHEET:	CE-2

DATE: Jan 28, 2026 - 5:17pm, M:\HSQ Projects\2025\2505-30 - Summerbreeze Kendall\Vizcaya\Construction Plans\2505-30-TSP.dwg

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: FEB 5 2026 BY: E137894

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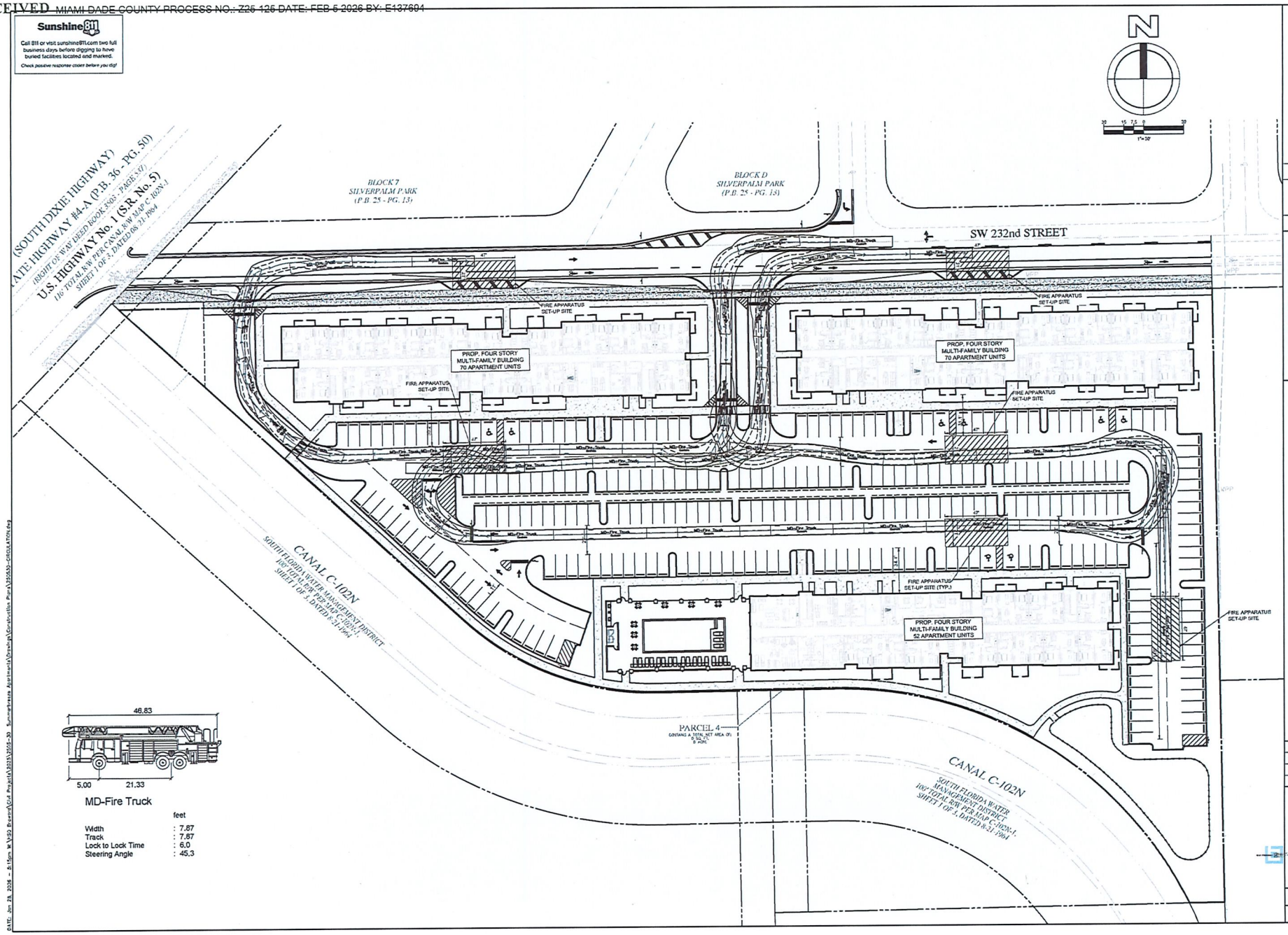


NO	DATE	BY	REVISIONS

HSQ GROUP, LLC.
Engineers - Planners - Surveyors
4770 Biscayne Blvd. - Suite 1040 - Miami, FL 33137
Tel: 305-573-3333 - Fax: 954-440-0990
CA6139 - LB7924

SUMMERBREEZE
12499 SW 232 STREET MIAMI-DADE COUNTY 33032

FIRE ACCESS PLAN

DATE:	5/2025
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

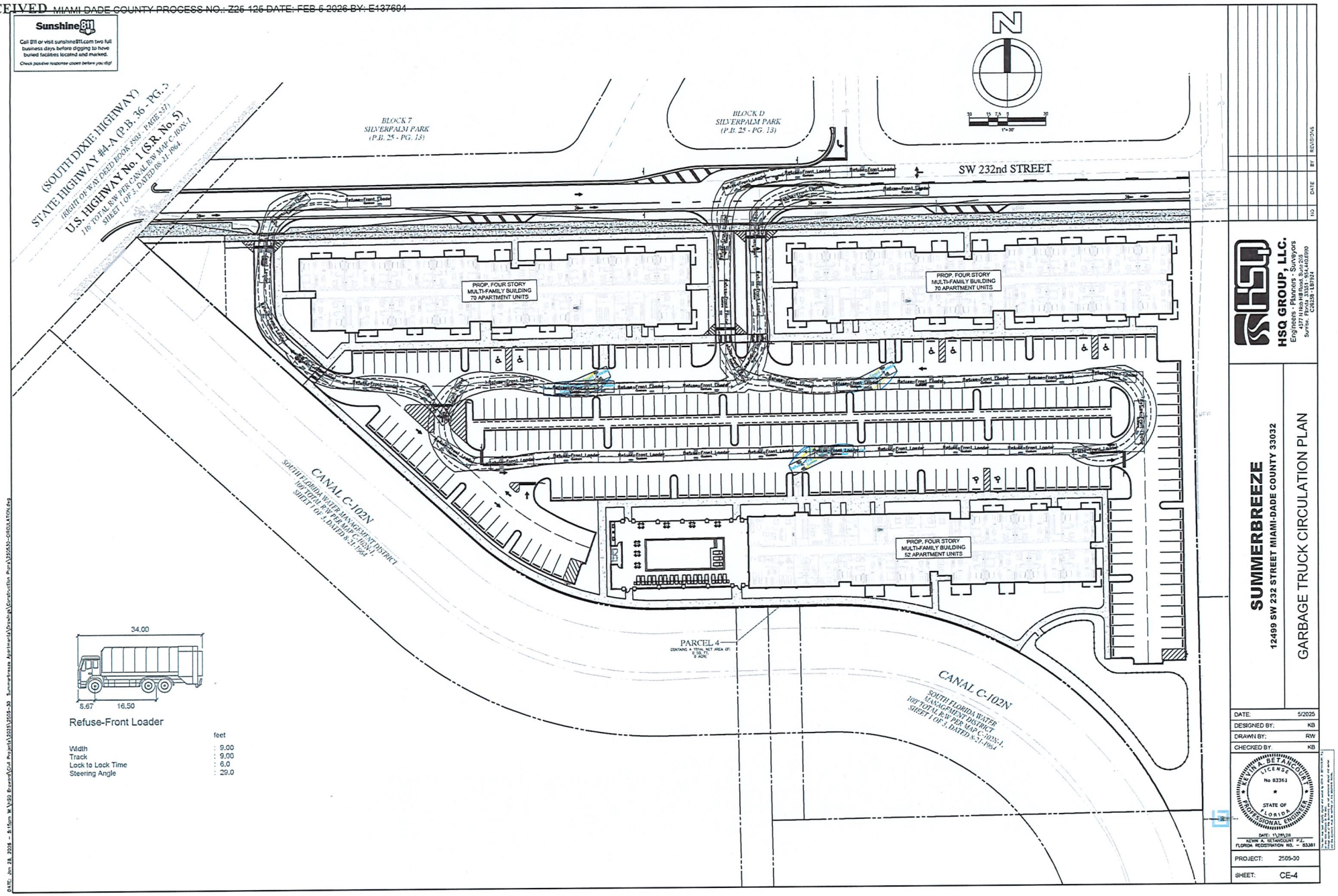
KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 11/28/25
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. - 83361

PROJECT:	2505-30
SHEET:	CE-3

THE SUBMITTED PLANS AND SPECIFICATIONS SHALL BE IN CONFORMITY WITH THE FLORIDA BUILDING CODE AND ALL OTHER APPLICABLE LOCAL AND STATE CODES AND ORDINANCES. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM THEREAFTER REQUIRING A CORRECTION OF ERRORS IN PLANS, CONSTRUCTION OR VIOLATIONS OF THIS CODE. ALL WORK MUST BE APPROVED AT EACH STAGE OF CONSTRUCTION BEFORE MORE WORK IS COMMENCED.

DATE: Jan 29, 2026 - 8:15pm W:\HSQ Projects\Civil Projects\2025\2505-30 - Summerbreeze Apartments\Drawings\Construction Plans\2505-30-CE-FIRE ACCESS PLAN.dwg

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: FEB 5 2026 BY: E137694



NO	DATE	BY	REVISIONS

HSQ GROUP, LLC.
Engineers · Planners · Surveyors
4577 N Hob Hill Road, Suite 205
Sunrise, Florida 33351 · 954.440.6990
C26258 · LB7924

SUMMERBREEZE

12499 SW 232 STREET MIAMI-DADE COUNTY 33032

GARBAGE TRUCK CIRCULATION PLAN

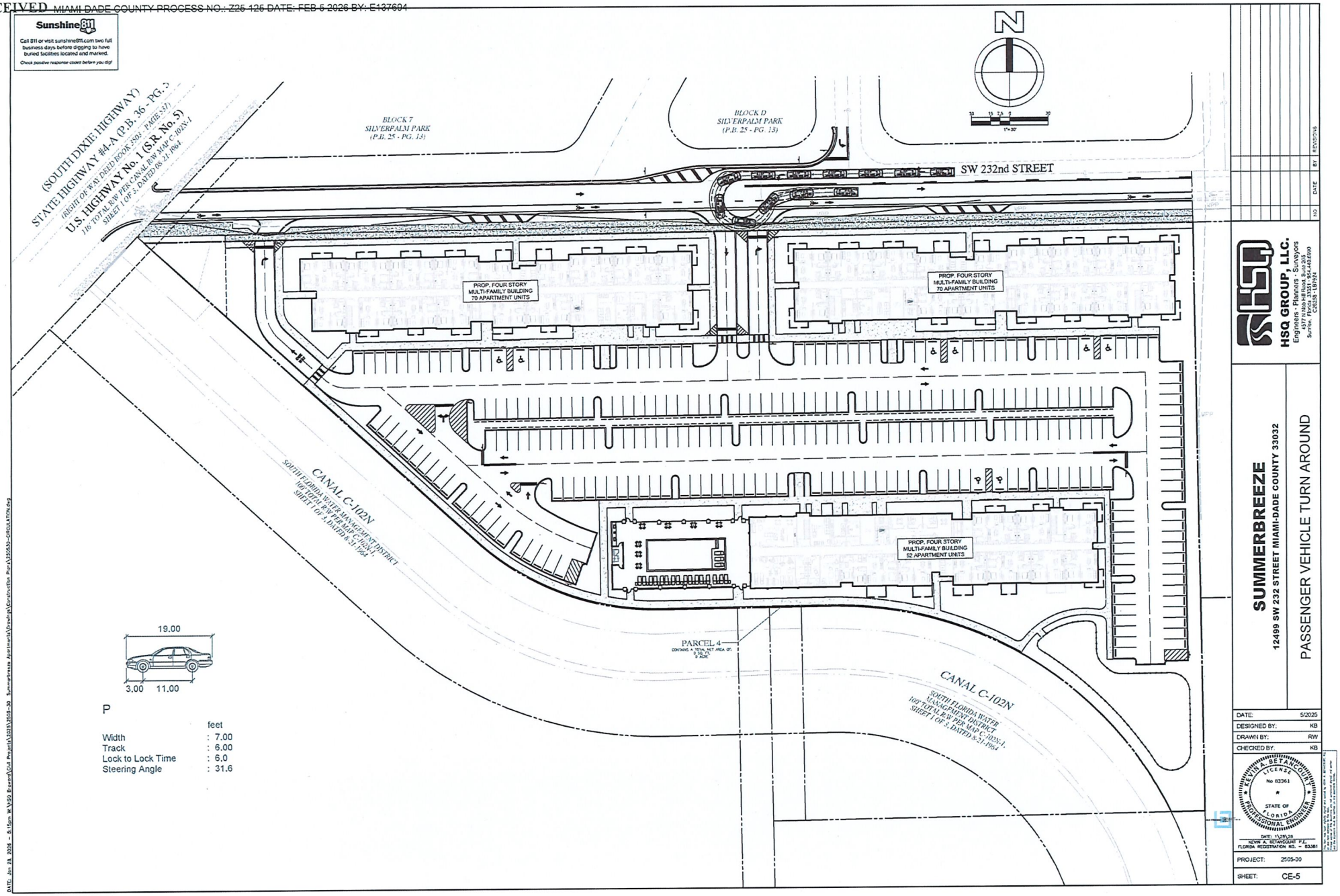
DATE:	5/2025
DESIGNED BY:	KB
DRAWN BY:	RW
CHECKED BY:	KB

KEVIN A. BETANCOURT
LICENSE
No 83361
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 1/28/26
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. - 83361

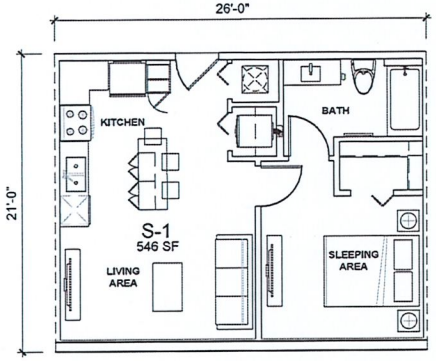
PROJECT: 2505-30

SHEET: CE-4

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-126 DATE: FEB 5 2026 BY: E137694

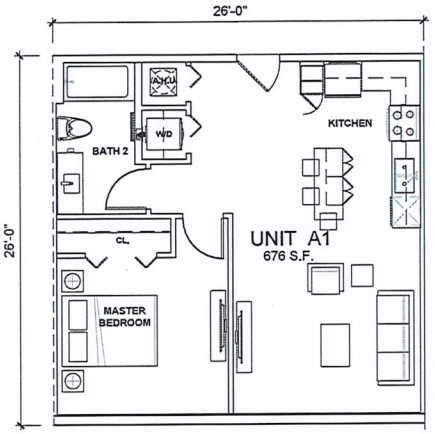


RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: FEB 5 2026 BY: E137694



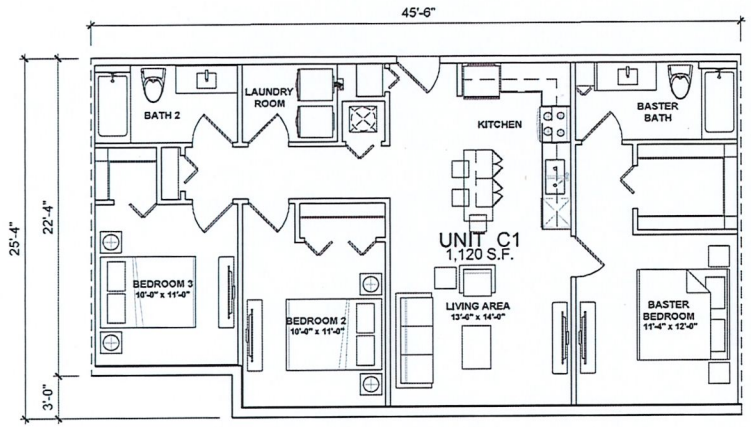
TYPICAL STUDIO S1
SCALE 1/8"=1'-0"

RENTABLE AREA: 546 SQ. FT.



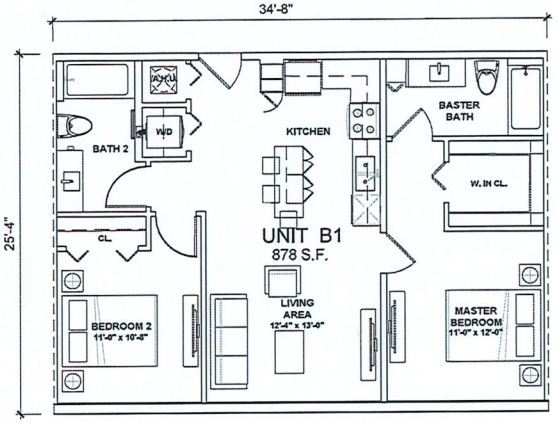
TYPICAL 1 BEDROOM / 1 BATH A1
SCALE 1/8"=1'-0"

RENTABLE AREA: 676 SQ. FT.



TYPICAL 3 BEDROOMS / 2 BATHS C1
SCALE 1/8"=1'-0"

RENTABLE AREA: 1,120 SQ. FT.



TYPICAL 2 BEDROOM / 2 BATHS B1
SCALE 1/8"=1'-0"

RENTABLE AREA: 878 SQ. FT.

UNIT BREAKDOWN					
UNIT TYPES	S-1 STUDIO (546 SQ. FT.)	A-1 1B / 1B (676 SQ. FT.)	B-1 2B / 2B (878 SQ. FT.)	C-2 3B / 2B (1,120 SQ. FT.)	TOTAL
TOTAL	16	82	80	4	192
%	8%	43%	42%	2%	100%
TOTAL SQ. FT.	8,736 SQ. FT.	62,192 SQ. FT.	70,240 SQ. FT.	4,480 SQ. FT.	145,648 SQ. FT.
AVERAGE UNIT SIZE: 758.58 SQ. FT.					

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revisions
1 11-04-2025 SPA COORDINATION

SUMMERBREEZE
PROPOSED MULTI FAMILY PROJECT
12499 SW 232nd. STREET MIAMI-DADE COUNTY, FL 33032

ARCH. LICENSE
AR 0016023
AA 26003571
job no.
-
date.
05 - 23 - 2025
scale.
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drawn by.
A.T. L

A-4.1

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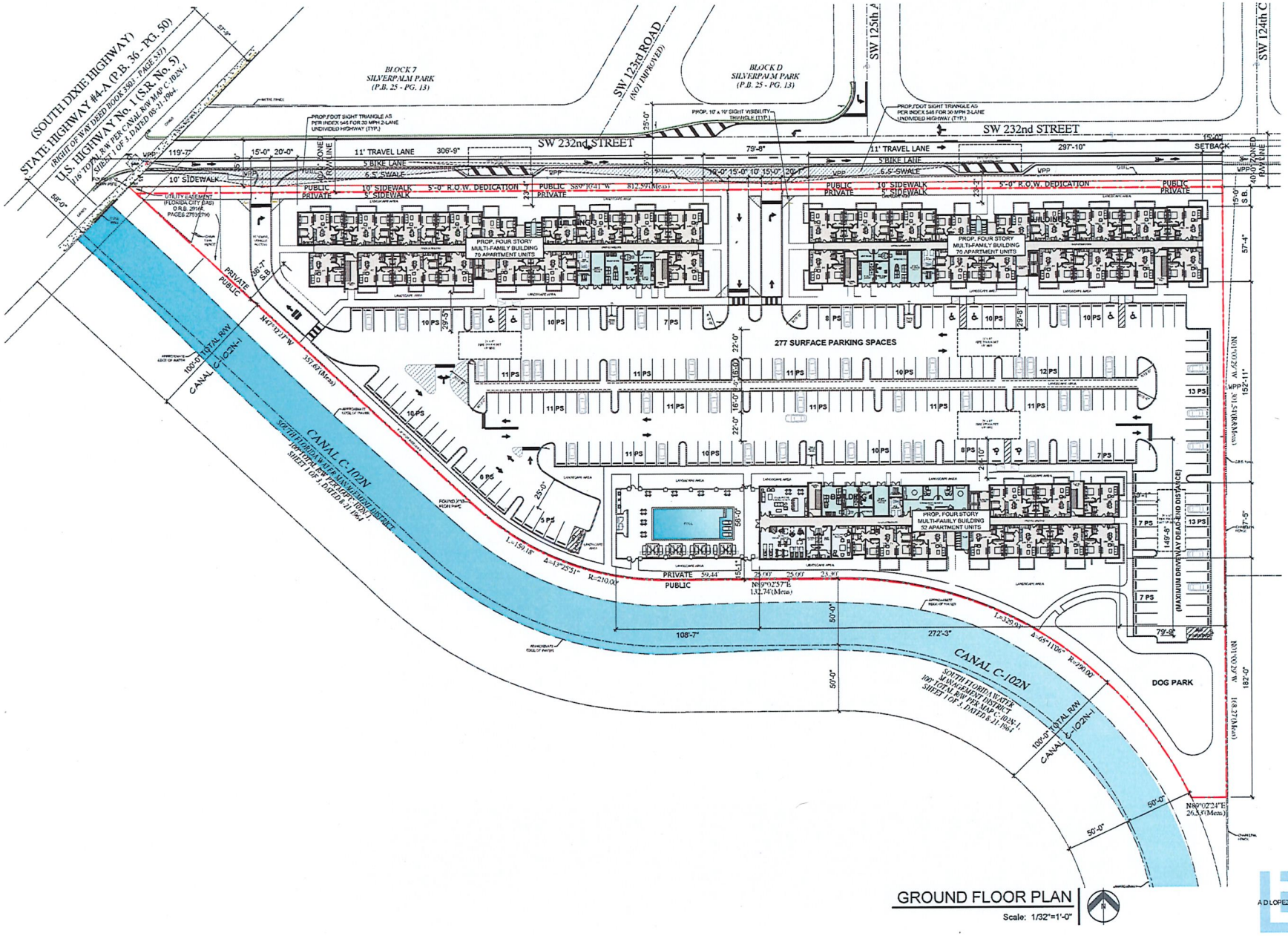

GROUND FLOOR PLAN
Scale: 1/32"=1'-0"

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3 01-30-2026 SPA COORDINATION

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A.T. L

A-1.1

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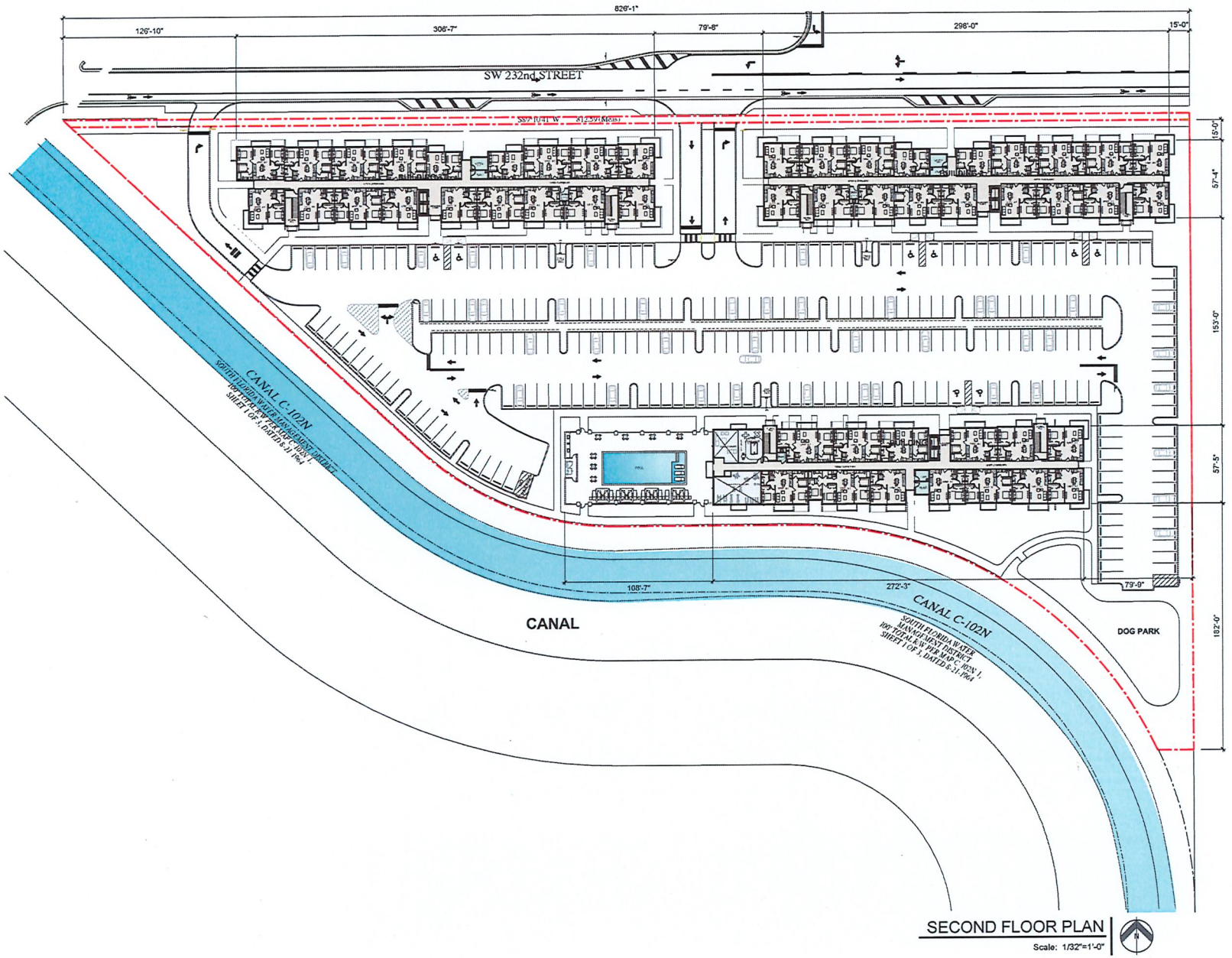

SECOND FLOOR PLAN

Scale: 1/32"=1'-0"

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1 11-04-2025 SPA COORDINATION
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3 01-30-2026 SPA COORDINATION

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A.T. L

A.D.LOPEZ

A-1.2

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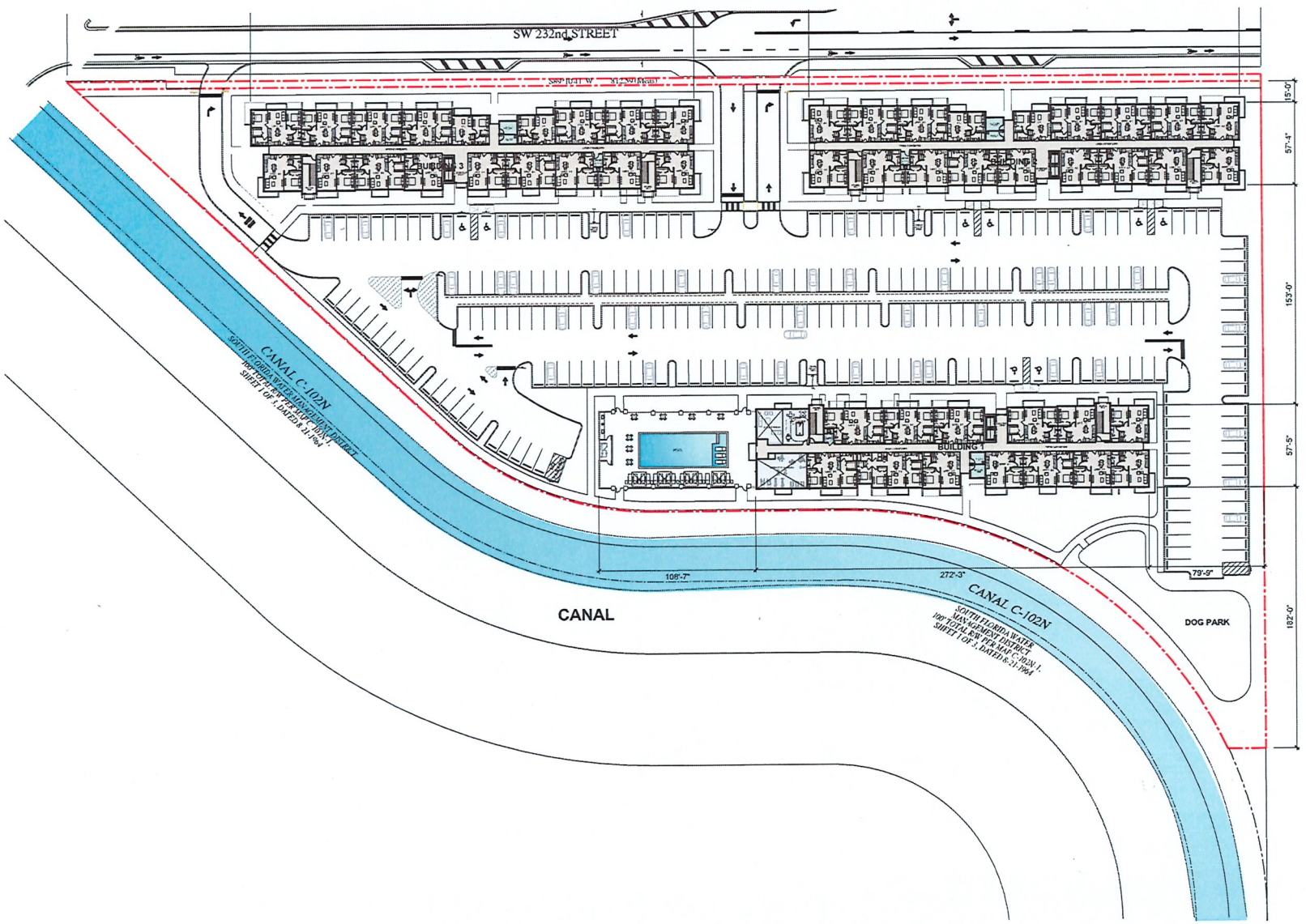

THIRD & FOURTH FLOOR PLAN

Scale: 1/32"=1'-0"

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ATL ARCHITECTURE

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11-04-2025 SPA COORDINATION
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PROPOSED MULTI FAMILY PROJECT

12499 SW 232nd. STREET MIAMI-DADE COUNTY, FL 33032

ARCH. LICENSE
AR 0016093
AA 26003571

job no.
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date.
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A.T. L

A-1.3

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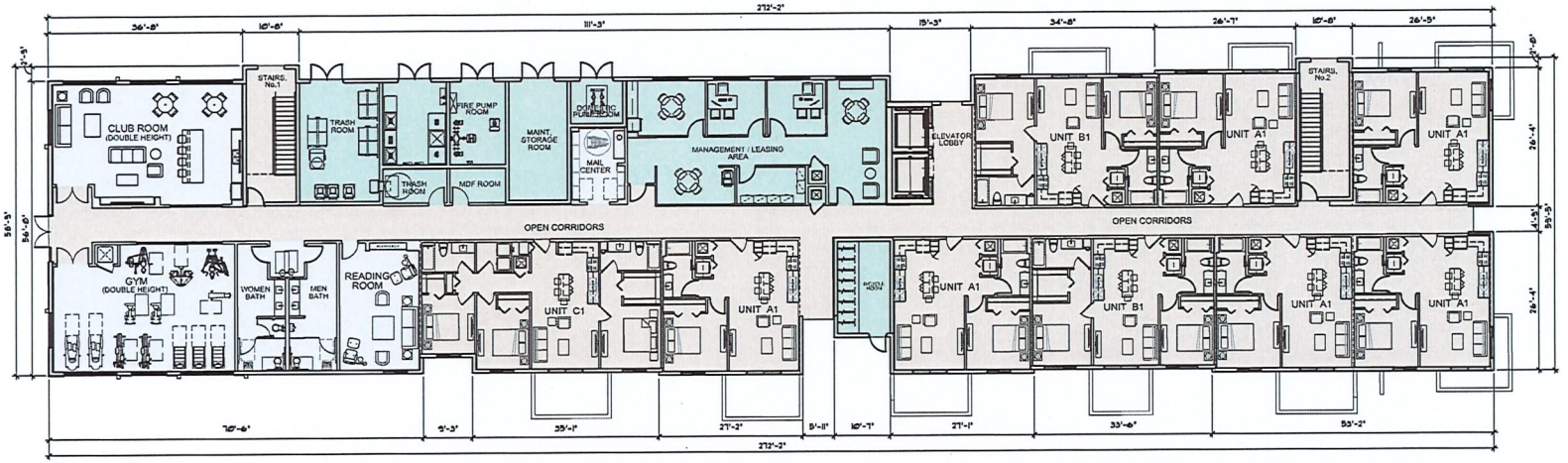
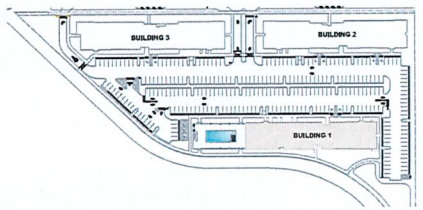


BUILDING 1 GROUND FLOOR PLAN

Scale: 3/32" = 1'-0"



SITE KEY PLAN

N.T.S.

revisions
11-04-2025 SPA COORDINATION

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PROPOSED MULTI FAMILY PROJECT

12499 SW 232nd STREET MIAMI-DADE COUNTY, FL 33032

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AA 29003571

job no.
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A.T. L

A-2.1

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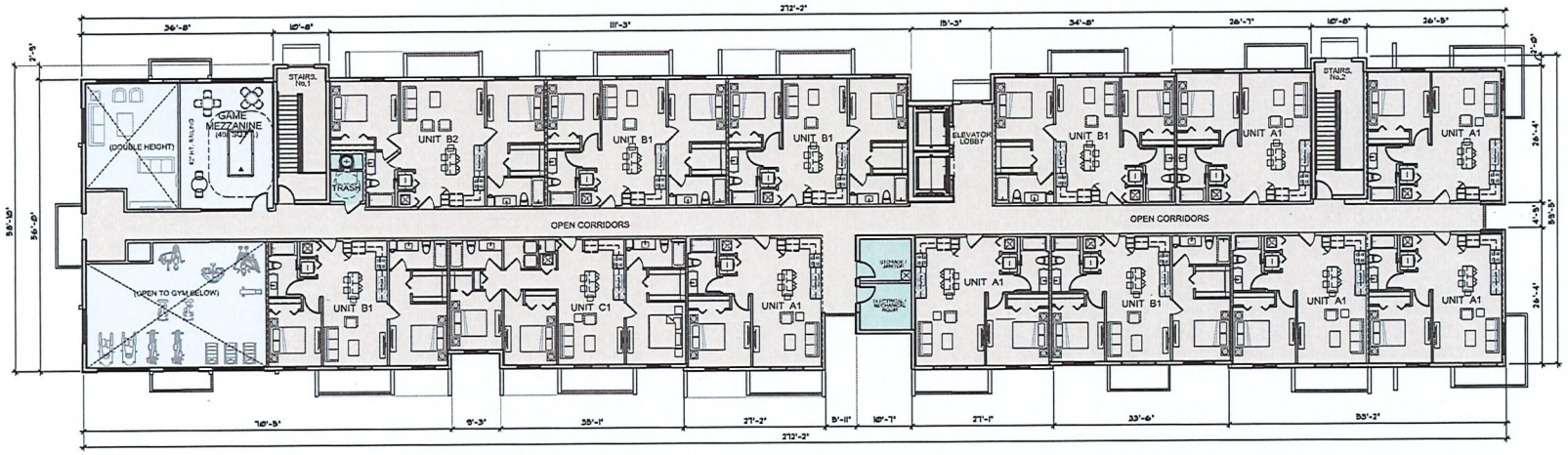
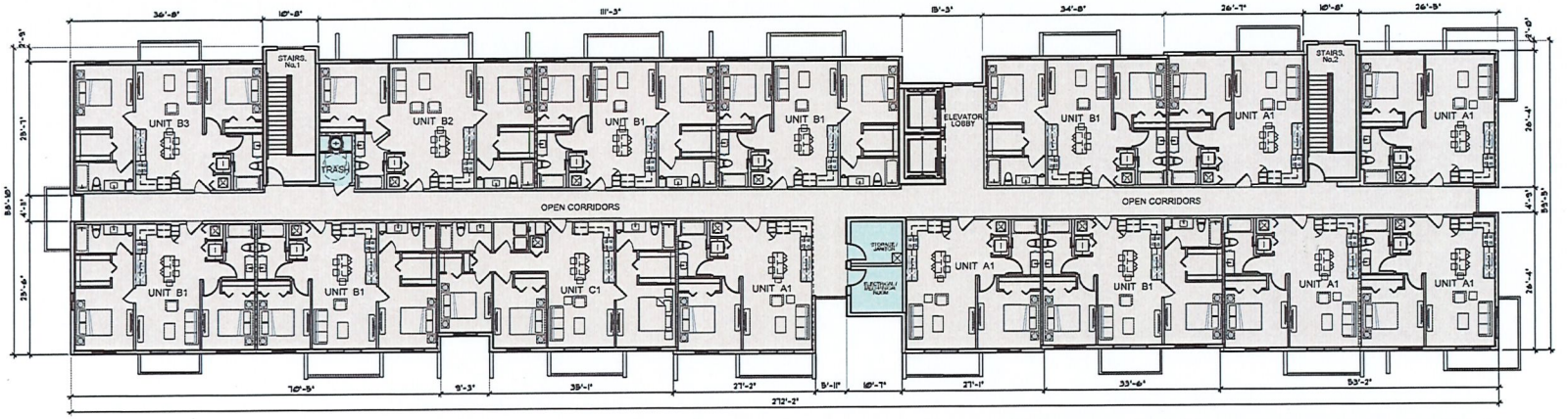


BUILDING 1 SECOND FLOOR PLAN
Scale: 3/32" = 1'-0"



BUILDING 1 THIRD & FOURTH FLOOR PLAN
Scale: 3/32" = 1'-0"

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AR 0016093
AA 26003571
job no.
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A.T. L

A-2.2

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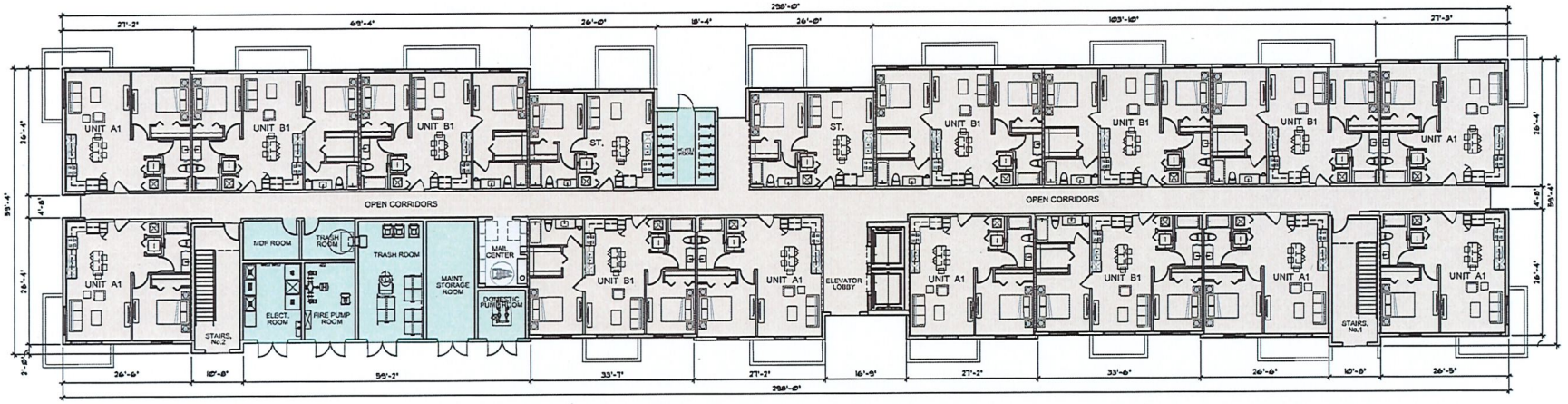
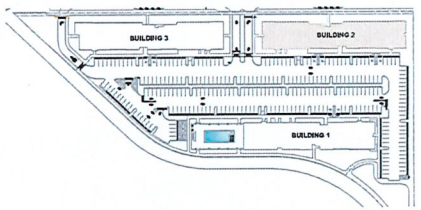


BUILDING 2 GROUND FLOOR PLAN

Scale: 3/32" = 1'-0"



SITE KEY PLAN

N.T.S.

revisions
1 11-04-2025 SPA COORDINATION

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ATLA ARCHITECTURE

SUMMERBREEZE

PROPOSED MULTI FAMILY PROJECT

12499 SW 232nd STREET MIAMI-DADE COUNTY, FL 33032

ARCH. LICENSE
AR 0010093
AA 26003371

job no.
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date.
05 - 23 - 2025
scale.
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drawn by.
A.T. L

A-2.3

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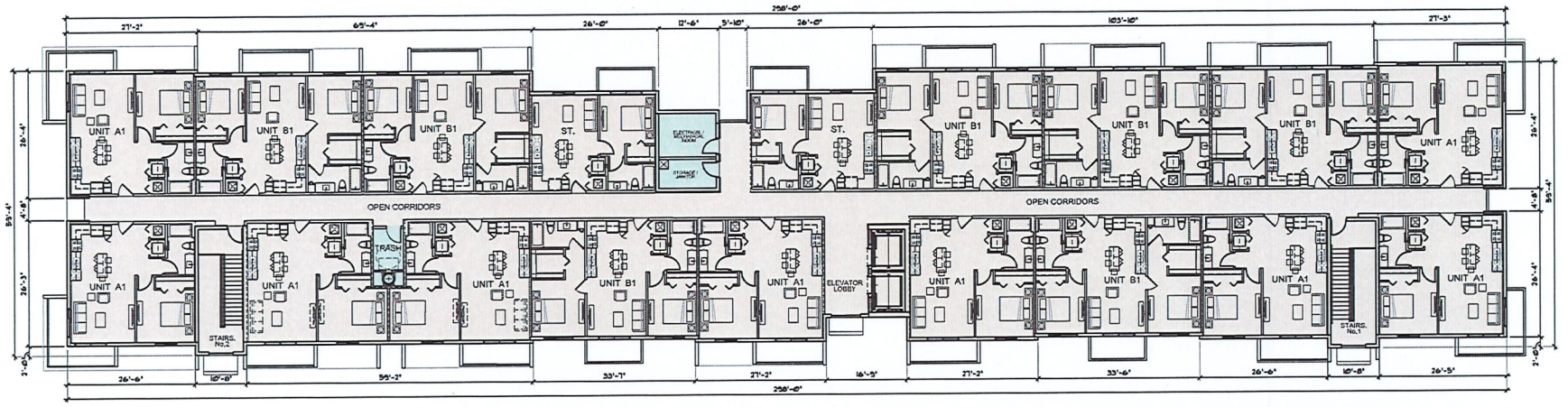
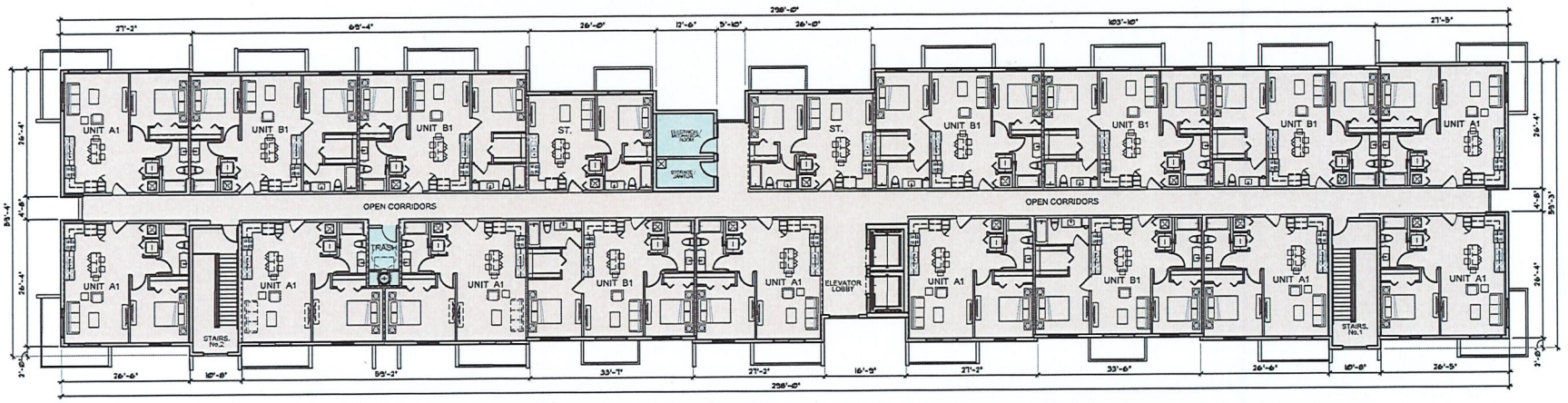


BUILDING 2 SECOND FLOOR PLAN
Scale: 3/32" = 1'-0"



BUILDING 2 THIRD & FOURTH FLOOR PLAN
Scale: 3/32" = 1'-0"

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SUMMERBREEZE
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ARCH. LICENSE
AR 0016993
AA 26003071
job no.
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date.
05 - 23 - 2025
scale.
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A.T, L

A-2.4

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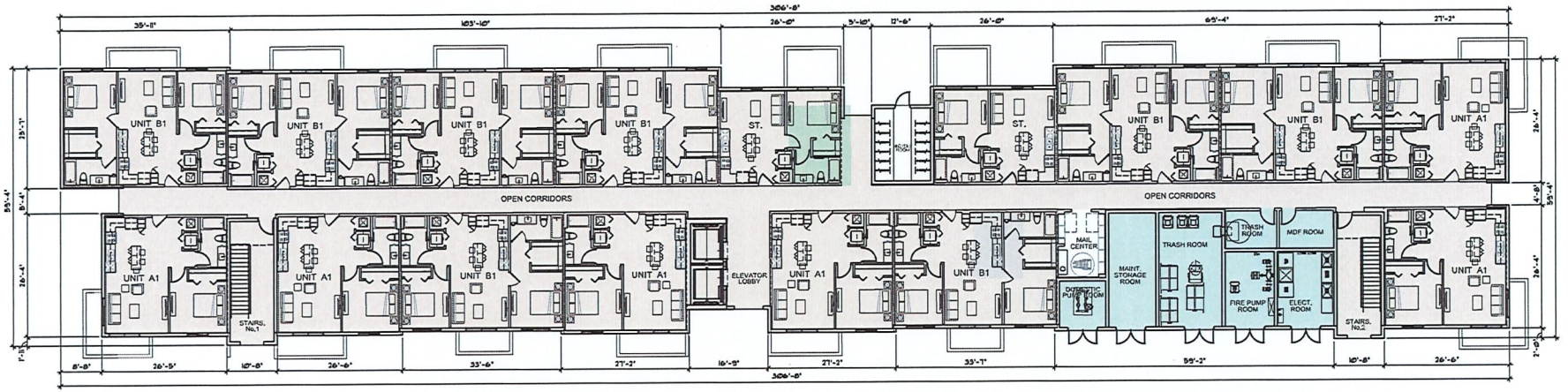
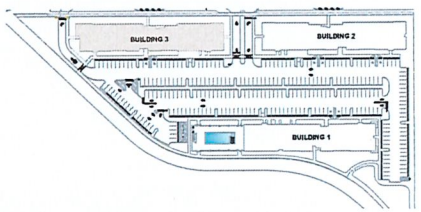


BUILDING 3 GROUND FLOOR PLAN

Scale: 3/32" = 1'-0"



SITE KEY PLAN

N.T.S.

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1 11-04-2025 SPA COORDINATION

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SUMMERBREEZE

PROPOSED MULTI FAMILY PROJECT

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ARCH. LICENSE
AR 0016093
AA 26003371

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date.
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A.T, L

A-2.5

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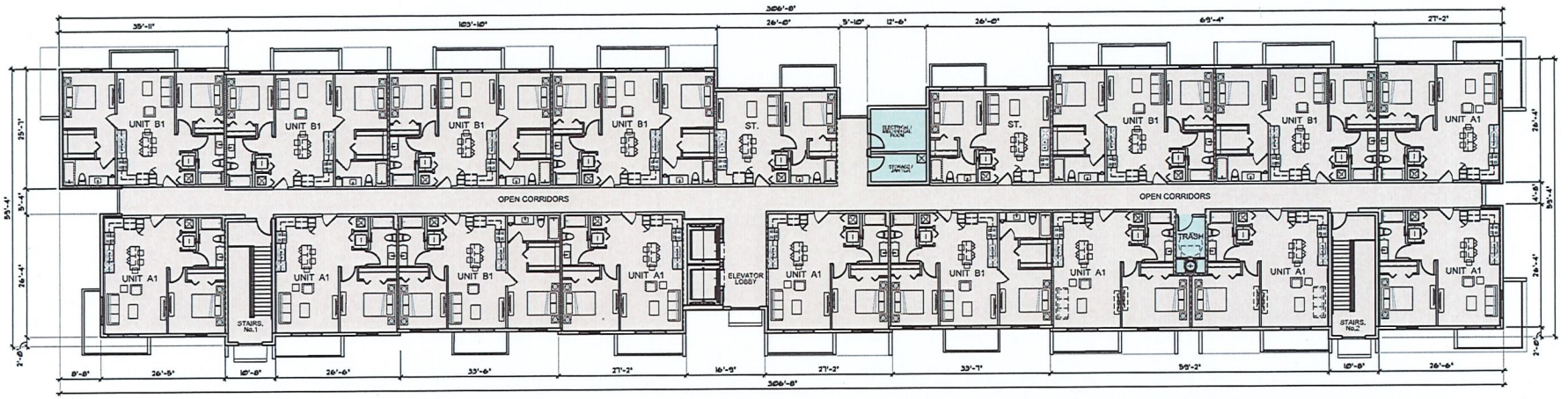
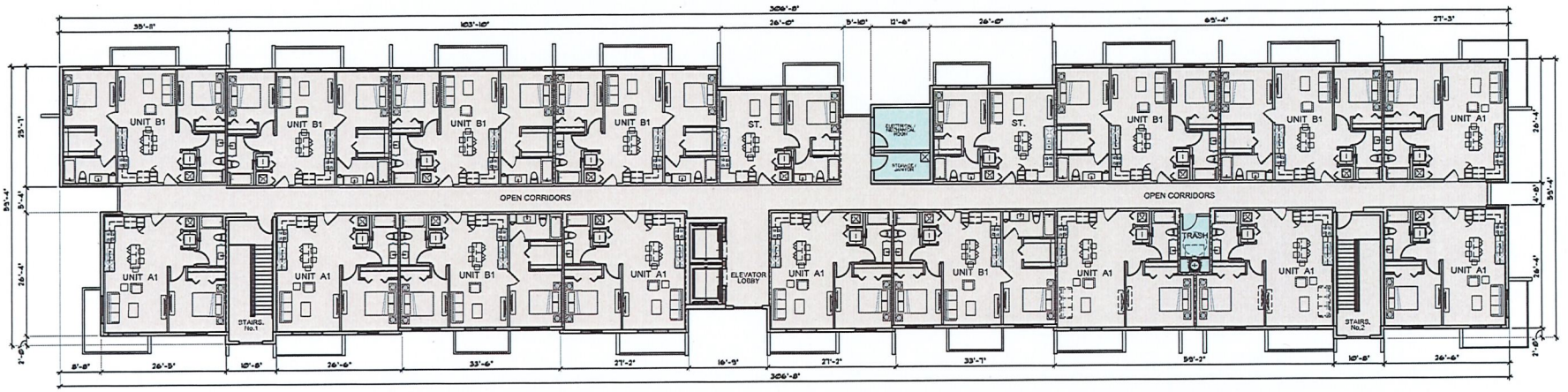


BUILDING 3 SECOND FLOOR PLAN

Scale: 3/32" = 1'-0"



BUILDING 3 THIRD & FOURTH FLOOR PLAN

Scale: 3/32" = 1'-0"

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PROPOSED MULTI FAMILY PROJECT

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date,
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A-2.6

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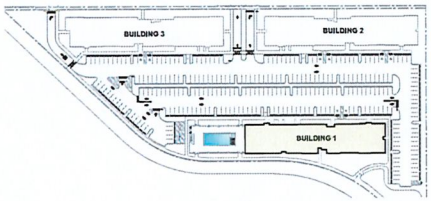
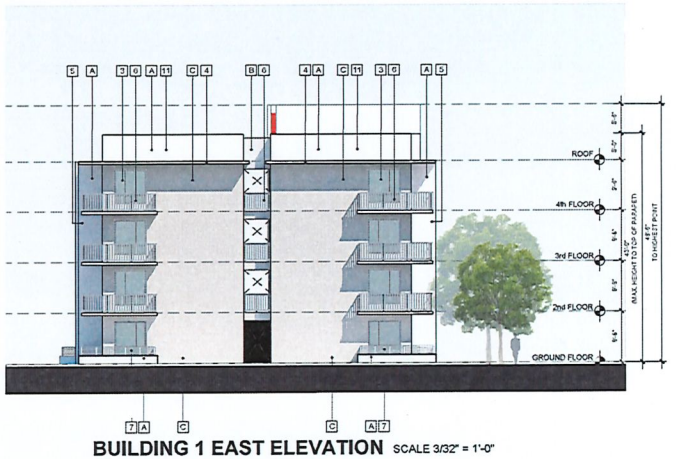
BUILDING 1 NORTH ELEVATION SCALE 3/32" = 1'-0"



SITE KEY PLAN
N.T.S.



BUILDING 1 EAST ELEVATION SCALE 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

EXTERIOR COLOR & MATERIAL SELECTION

STUCCO NOTE:

PAINT NOTE:

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1 11-04-2025 SPA COORDINATION

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PROPOSED MULTI FAMILY PROJECT
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ARCH. LICENSE
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AA 26003571

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date.
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A.T. L

A-3.1

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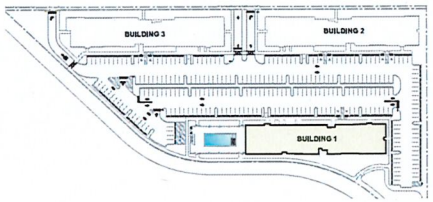
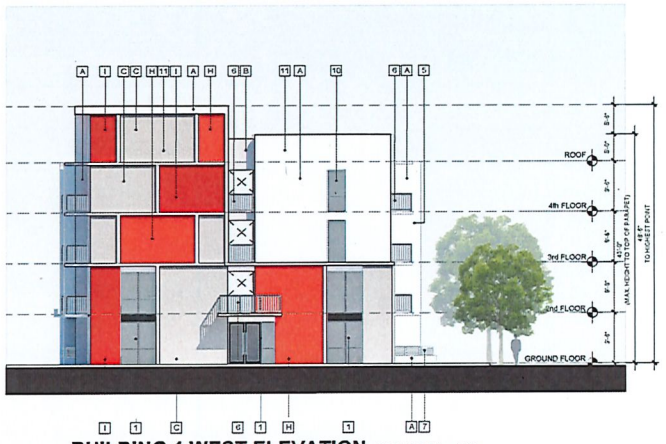
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: FEB 5 2026 BY: E137694

BUILDING 1 SOUTH ELEVATION SCALE 3/32" = 1'-0"



SITE KEY PLAN
N.T.S.



BUILDING 1 WEST ELEVATION SCALE 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

1. IMPACT ALUM. STOREFRONT GLAZING SYSTEM.
2. IMPACT ALUM. SLIDING GLASS DOORS.
3. IMPACT ALUM. SLIDING WINDOWS.
4. 6" CONCRETE EVERHAW
5. 4" ELECTR. CONCRETE FIN
6. 42" HT. A.F.F. ALUM. BALCONY RAILING, VERTICAL PICKETS @ 4" O.C. MAX. TO REJECT OBJECTS, TYPICAL WHERE SHOWN IN THE PACADES. REFER TO EXTERIOR COLOR SELECTION.
7. 42" HT. A.F.F. ALUM. RAILING HORIZONTAL PICKETS @ 4" O.C. MAX. TO REJECT OBJECTS, TYPICAL WHERE SHOWN IN THE PACADES. REFER TO EXTERIOR COLOR SELECTION.
8. 6" STUCCO MOLDING
9. 1" STUCCO SCORE LINES
10. TINTED GLASS IMPACT WINDOW.
11. CONCRETE PARAPET WALL
12. 12 1/4" WIDE IMPACT METAL DOORS.

EXTERIOR COLOR & MATERIAL SELECTION:

A EXTERIOR COLOR SW 7036 (EXTRA WHITE)	B EXTERIOR COLOR SW 7053 (MEMORIAL SILVER)	C EXTERIOR COLOR SW 7036 (ZILK GRAY)	D EXTERIOR COLOR SW 7074 (GREEZY)	E EXTERIOR COLOR SW 7017 (MEDITERANEA)
F EXTERIOR COLOR SW 6769 (SLEEPFUL)	G EXTERIOR COLOR SW 6740 (MELANGE GREEN)	H EXTERIOR COLOR SW 7050 (HAMMERED CHILE)	I EXTERIOR COLOR SW 7004 (SOLEIL)	

STUCCO NOTE:

- PROVIDE 4 FT. BY 4 FT. SAMPLE OF DASHED STUCCO GRIDBUILDING FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO STARTING STUCCO FINISHED COAT.
- EXTERIOR STUCCO IN TO BE INSTALLED IN COMPLIANCE WITH ASTM C926 AND C1063 INCLUDING THE PLACEMENT OF STUCCO CONTROL JOINTS.
- STUCCO PANELS AS NOTED ON THE BUILDING ELEVATIONS ARE NOT TO EXCEED THE MANUFACTURER'S OF ASTM C926 (MAX 8 SQ. FEET) AND LENGTH TO WIDTH RATIO SHOULD EXCEED 2.5 TO 1.
- CULV. WALLS = 3 COAT (CONTOH SHOWN 6 FINISH COAT = N)
- BALCONY EDGES & HORIZONTAL CONCRETE EVERHAWS = 2 COAT (SHOWN 4 FINISH COAT = 20)
- ALL STUCCO SCORE LINES AND WHICH TO RETURN INTO BUILDING IN A GUTS

PAINT NOTE:

- ALL EXTERIOR BUILDING PAINT TO BE 1 COAT PRIMER 2 COATS FLAT FINISH BY SHERWIN WILLIAMS OR APPROVED EQUAL
- PAINT TO BE APPLIED INTO NOT SEAL THE STUCCO GRIP SCREEN, RESTRICTING DRAINAGE FUNCTION.

revisions
△1 11-04-2025 SPA COORDINATION

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ATL ARCHITECTURE

SUMMERBREEZE

PROPOSED MULTI FAMILY PROJECT
12499 SW 232nd. STREET MIAMI-DADE COUNTY, FL 33032

ARCH. LICENSE
AR 0016033
AA 26003571
job no.
-
date.
05 - 23 - 2025
scale.
As Shown
drawn by.
A.T. L

A-3.2

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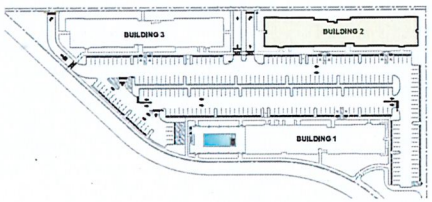
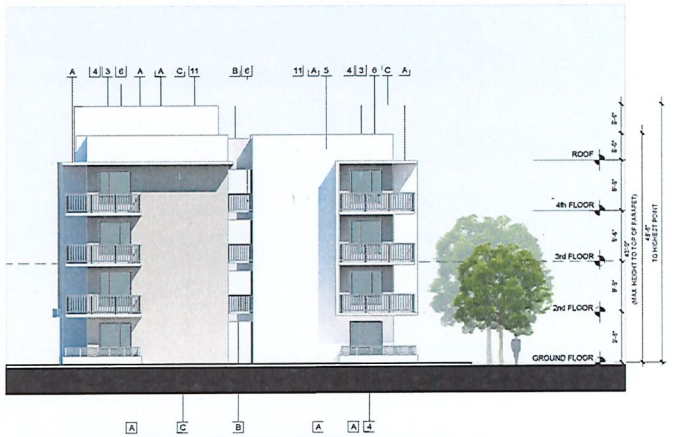
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: FEB 5 2026 BY: E137694

BUILDING 2 NORTH ELEVATION SCALE 3/32" = 1'-0"



SITE KEY PLAN
N.T.S.



BUILDING 2 EAST ELEVATION SCALE 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

1. IMPACT ALUM. STOREFRONT GLAZING SYSTEM.
2. IMPACT ALUM. BLEDING GLASS DOORS.
3. IMPACT ALUM. BLEDING WINDOWS.
4. 4" CONCRETE EVERHAW
5. 4" BLOCK CONCRETE FIN
6. 42" HT. A.F.F. ALUM. BALCONY RAILING, VERTICAL PICKETS @ 4" O.C. MAX. TO REJECT OBJECTS, TYPICAL WHERE SHOWN IN THE FACADES. REFER TO EXTERIOR COLOR SELECTION.
7. 42" HT. A.F.F. ALUM. RAILING HORIZONTAL PICKETS @ 4" O.C. MAX. TO REJECT OBJECTS, TYPICAL WHERE SHOWN IN THE FACADES. REFER TO EXTERIOR COLOR SELECTION.
8. 6" STUCCO MOLDING
9. 1" STUCCO SCORE LINES
10. TINTED GLASS IMPACT WINDOWS.
11. CONCRETE PARAPET WALL
12. 12 1/2"x4" WIDE IMPACT METAL DOORS.

EXTERIOR COLOR & MATERIAL SELECTION:

A EXTERIOR COLOR SW 7035 (EXTRA WHITE)	B EXTERIOR COLOR SW7063 (MEMORIAL SILVER)	C EXTERIOR COLOR SW 7036 (ELK GRAY)	D EXTERIOR COLOR SW7049 (GREECY)	E EXTERIOR COLOR SW 7061 (MEDITERANEAN)
F EXTERIOR COLOR SW6150 (SLEEPY)	G EXTERIOR COLOR SW6750 (MELANGE GREEN)	H EXTERIOR COLOR SW7050 (HARMONIC CHILE)	I EXTERIOR COLOR SW7030 (ROLLER)	

STUCCO NOTE:

- PROVIDE 4 FT. BY 4 FT. SAMPLE OF DASHED STUCCO ON BUILDING FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO SEMITING STUCCO FINISHED COAT.
- EXTERIOR STUCCO IN TO BE INSTALLED IN CONFIRMING WITH ASTM C926 AND C946 INCLUDING THE PLACEMENT OF STUCCO CONTROL JOINTS.
- STUCCO PANELS AS NOTED ON THE BUILDING ELEVATIONS ARE NOT TO EXCEED THE RECOMMENDATIONS OF ASTM C926 (MAXIMUM PANEL SIZE 144 SQ. FEET TO LENGTH TO WIDTH RATIO SHOULD EXCEED 2.5 TO 1).
- CLEAR WALLS = 3 COAT (CONTROL GROWN & FINISH COAT = W)
- BALCONY EDGES & HORIZONTAL CONCRETE EVERHAWS = 2 COAT (GROWN & FINISH COAT = W)
- ALL STUCCO SCORE LINES AND WINDS TO RETURN INTO BUILDING IN A GUTS

PAINT NOTE:

- ALL EXTERIOR BUILDING PAINT TO BE 1 COAT PRIMER 2 COATS FLAT FINISH BY SHERWIN WILLIAMS OR APPROVED EQUAL
- PAINT TO BE APPLIED INTO NOT SEAL THE STUCCO GRIP BORDERS, RESTRICTING DRAINAGE FUNCTION.

revisions
△ 11-04-2025 SPA COORDINATION

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ATL ARCHITECTURE

SUMMERBREEZE

PROPOSED MULTI FAMILY PROJECT
12499 SW 232nd. STREET MIAMI-DADE COUNTY, FL 33032

ARCH. LICENSE
AR 0016933
AA 26003571
job no.
•
date.
05 - 23 - 2025
scale.
As Shown
drawn by.
A.T. L

A-3.3

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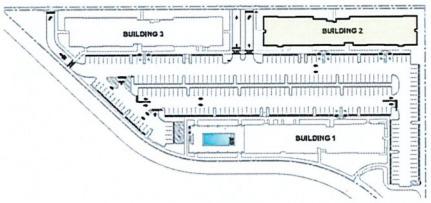
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: FEB 5 2026 BY: E137694

BUILDING 2 SOUTH ELEVATION SCALE 3/32" = 1'-0"



SITE KEY PLAN
N.T.S.

BUILDING 2 WEST ELEVATION SCALE 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

1. IMPACT ALUM. STOREFRONT GLAZING SYSTEM.
2. IMPACT ALUM. SLIDING GLASS DOORS.
3. IMPACT ALUM. SLIDING WINDOW/DR.
4. 6" CONCRETE EYEBROW.
5. 8" BLOCK CONCRETE FIN.
6. 42" HT. A.F.F. ALUM. BALCONY RAILING. VERTICAL PICKETS @ 4'-0" O.C. MAX. TO REJECT OBJECTS. TYPICAL WHERE SHOWN IN THE FACADES. REFER TO EXTERIOR COLOR SELECTION.
7. 42" HT. A.F.F. ALUM. RAILING W/RESISTAL PICKETS @ 4" O.C. MAX. TO REJECT OBJECTS. TYPICAL WHERE SHOWN IN THE FACADES. REFER TO EXTERIOR COLOR SELECTION.
8. 8" STUCCO MASONRY.
9. 6" STUCCO SPORE LINER.
10. FIXED GLASS IMPACT WINDOW.
11. CONCRETE PARAPET WALL.
12. 12'-0"x8'-0" IMPACT METAL DOORS.

EXTERIOR COLOR & MATERIAL SELECTION:

A. EXTERIOR COLOR SW 7008 (EXTRA WHITE)
B. EXTERIOR COLOR WITHIN UNIFORM (AL VELO)
C. EXTERIOR COLOR SW 7012 (BLUE GRAY)
D. EXTERIOR COLOR SW 7015 (UNDECIDED)
E. EXTERIOR COLOR SW 7633 (MEDITERRANEAN)
F. EXTERIOR COLOR SW 6378 (DUTCH BOY)
G. EXTERIOR COLOR SW 6916 (NEUTRA GREEN)
H. EXTERIOR COLOR SW 7592 (WHEELING CHILI)
I. EXTERIOR COLOR SW 6992 (ROLLED)

STUCCO NOTE:

- PROVIDE LEFT AS-IS FF. SAMPLE OF FINISHED STUCCO ON BUILDING FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO STARTED STUCCO FINISHED COAT.
- EXTERIOR STUCCO IS TO BE INSTALLED IN COMPLIANCE WITH ASTM C926 AND C926 REGARDING THE PLACEMENT OF STUCCO CONTROL JOINTS.
- STUCCO PANELS AS NOTED ON THE BUILDING ELEVATIONS ARE NOT TO EXCEED THE RECOMMENDATION OF ASTM C926 (NON-ABSORPTIVE) TABLE 1&2 US, THAT NO LENGTH TO WIDTH RATIO SHOULD EXCEED 2.5 TO 1.
- CMU WALLS = 3 COAT (SCRATCH, BROWN & FINISH COAT = #1)
- BALCONY EDGES & HOME/CURTAIL CORNERS = 2 COAT (BROWN & FINISH COAT = #2)
- ALL STUCCO SOFFIT LINES AND RADIUS TO RETURN INTO BUILDING IN 6 CUTS.

PAINT NOTE:

- ALL EXTERIOR BUILDING PAINT TO BE 1 COAT PRIMER 2 COATS FLAT FINISH BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- PAINT TO BE APPLIED IN TO HOT SEAL THE STUCCO DRIP SCREEDS, PENETRATIONS OR MEANS FUNCTION.

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revisions
1 11-04-2025 SPA COORDINATION

SUMMERBREEZE
PROPOSED MULTI FAMILY PROJECT
12499 SW 232nd. STREET MIAMI-DADE COUNTY, FL 33032

ARCH. LICENSE
AR 0019093
AA 26003571
job no.
-
date.
05 - 23 - 2025
scale.
As Shown
drawn by.
A.T. L

A-3.4

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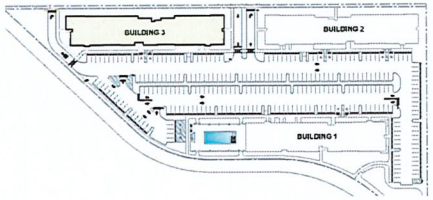
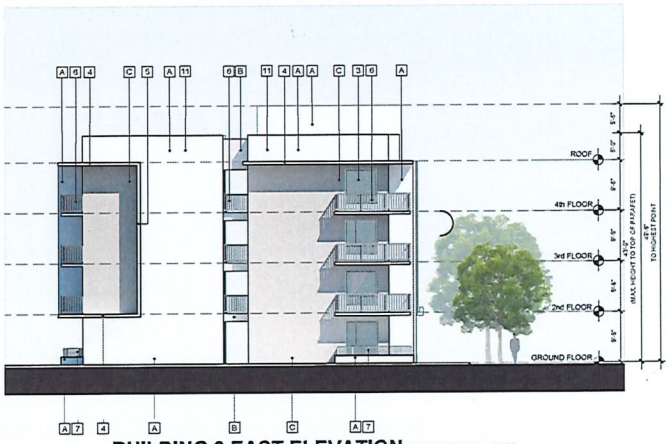
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: FEB 5 2026 BY: E137694

BUILDING 3 NORTH ELEVATION SCALE 3/32" = 1'-0"



SITE KEY PLAN
N.T.S.



BUILDING 3 EAST ELEVATION SCALE 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

1. IMPACT ALUM. STOREFRONT GLAZING SYSTEM.
2. IMPACT ALUM. SLIDING GLASS DOORS.
3. IMPACT ALUM. SLIDING WINDOWS.
4. 6" CONCRETE EYEBROW
5. 5" SILICON CONCRETE FIN
6. 42" HT. A.F.F. ALUM. BALCONY RAILING. VERTICAL PICKETS @4" O.C. MAX. TO REJECT OBJECTS. TYPICAL WHERE SHOWN IN THE FACADES. REFER TO EXTERIOR COLOR SELECTION.
7. 42" HT. A.F.F. ALUM. RAILING. HORIZONTAL PICKETS @4" O.C. MAX. TO REJECT OBJECTS. TYPICAL WHERE SHOWN IN THE FACADES. REFER TO EXTERIOR COLOR SELECTION.
8. 4" STUCCO HOLDERS
9. 1" STUCCO SCORE LINES
10. FIXED GLASS IMPACT WINDOWS
11. CONCRETE PARAPET WALL
12. 2-3-4" WIDE IMPACT METAL DOORS.

EXTERIOR COLOR & MATERIAL SELECTION:

A. EXTERIOR COLOR SW 7036 (ACCESSIBLE WHITE)
B. EXTERIOR COLOR SW 7503 (NONCRAIL SILVER)
C. EXTERIOR COLOR SW 7504 (SHELLBEAR GRAY)
D. EXTERIOR COLOR SW 7515 (SHEEP)
E. EXTERIOR COLOR SW 7517 (MEDITERRANEAN)
F. EXTERIOR COLOR SW 7520 (SLEEPER)
G. EXTERIOR COLOR SW 7519 (INGLEWOOD GREEN)
H. EXTERIOR COLOR SW 7524 (HARMONIC CHILE)
I. EXTERIOR COLOR SW 7502 (BALLERO)

STUCCO NOTE:

- PROVIDE 8 FT. BY 8 FT. SAMPLE OF DAMAGED STUCCO ON BUILDING FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO STARTING STUCCO FINISHED COAT.
- EXTERIOR STUCCO IS TO BE INSTALLED IN COMPLIANCE WITH ASTM C926 AND C926 INCLUDING THE PLACEMENT OF STUCCO CONTROL JOINTS.
- STUCCO PANELS AS NOTED ON THE BUILDING ELEVATIONS ARE NOT TO EXCEED THE RECOMMENDATIONS OF ASTM C926 (MAX 8 FT PANEL SIZE 144 SQ. FEET NO LONGER TO WIDTH RATIO SHOULD EXCEED 2.5 TO 1).
- C.M.U. WALLS = 3 COAT (SCRATCH, BROWN & FINISH COAT = 8")
- BALCONY EDGES & HORIZONTAL CONCRETE EYEBROWS = 2 COAT (BROWN & FINISH COAT = 20")
- ALL STUCCO SCORE LINES AND GRIDS TO RETURN INTO BUILDING IN 6 OUTS

PAINT NOTE:

- ALL EXTERIOR BUILDING PAINT TO BE 1 COAT PRIMER 2 COATS FLAT FINISH BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- PAINT TO BE APPLIED IN TO NOT SEAL THE STUCCO DRIP DEMEDS. RESTRICTING DRAINAGE FUNCTION.

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architects@atlarchitecture.com
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ATL ARCHITECTURE

revisions
△ 11-04-2025 SPA COORDINATION

SUMMERBREEZE

PROPOSED MULTI FAMILY PROJECT
12499 SW 232nd. STREET MIAMI-DADE COUNTY, FL 33032

ARCH. LICENSE
AR 0016093
AA 26003571
job no.
date.
05 - 23 - 2025
scale.
As Shown
drawn by.
A.T. L

A-3.5

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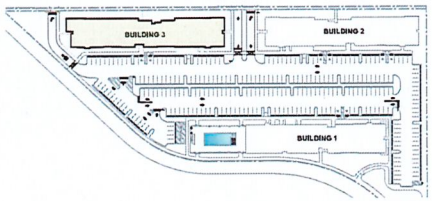
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: FEB 5 2026 BY: E137694

BUILDING 3 SOUTH ELEVATION SCALE 3/32" = 1'-0"



SITE KEY PLAN
N.T.S.

BUILDING 3 WEST ELEVATION SCALE 3/32" = 1'-0"

EXTERIOR MATERIAL LEGEND

1. IMPACT ALUM. STOREFRONT GLAZING SYSTEM.
2. IMPACT ALUM. SLIDING GLASS DOORS.
3. IMPACT ALUM. SLIDING WINDOWS.
4. 6" CONCRETE EXTERIOR WALL.
5. 8" REINFORCED CONCRETE WALL.
6. 42" HT., A.F.F., ALUM. BALCONY RAILING - VERTICAL PICKETS @ 4" O.C. MAX., TO MATCH EXISTING. TYPICAL WHERE SHOWN IN THE FACADES. REFER TO EXTERIOR COLOR SELECTION.
7. 42" HT., A.F.F., ALUM. HANDRAIL/GUARDRAIL PICKETS @ 4" O.C. MAX., TO MATCH EXISTING. TYPICAL WHERE SHOWN IN THE FACADES. REFER TO EXTERIOR COLOR SELECTION.
8. 6" STUCCO MOLDING.
9. 1" STUCCO CONTROL JOINTS.
10. FIXED GLASS IMPACT WINDOWS.
11. CONCRETE PARAPET WALL.
12. 12" X 24" ABS IMPACT METAL LOUVERS.

EXTERIOR COLOR & MATERIAL SELECTION:

A. EXTERIOR COLOR SW 7006 (EXTRA WHITE)
B. EXTERIOR COLOR SW 7029 (AGREEABLE GRAY)
C. EXTERIOR COLOR SW 7052 (HUSH GRAY)
D. EXTERIOR COLOR SW 7076 (CYBERSPACE)
E. EXTERIOR COLOR SW 7069 (IRON ORE)
F. EXTERIOR COLOR SW 6729 (JASMINE)
G. EXTERIOR COLOR SW 6470 (RELIANCE GREEN)
H. EXTERIOR COLOR SW 7048 (URBANE BRONZE)
I. EXTERIOR COLOR SW 7605 (PAPRIKA)

STUCCO NOTE:

- PROVIDE 4 FT. BY 4 FT. SAMPLE OF PAINTED STUCCO ON BUILDING FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO STARTING STUCCO FINISHED COAT.
- EXTERIOR STUCCO IS TO BE INSTALLED IN COMPLIANCE WITH ASTM C926 AND ETAG 004 INCLUDES THE PLACEMENT OF STUCCO CONTROL JOINTS.
- STUCCO WALLS AS NOTED ON THE BUILDING ELEVATIONS ARE NOT TO EXCEED THE RECOMMENDATIONS OF ANSI (TOMMY MAN) PANEL SIZE 144 SQ. FEET NO LENGTH TO WIDTH RATIO SHOULD EXCEED 2.5 TO 1).
- CMU WALLS = 1 COAT (SCRATCH BROWN & FINISH COAT = W).
- BALCONY EDGES & HORIZONTAL CONCRETE OVERHANGS = 2 COAT (BROWN & FINISH COAT = W).
- ALL STUCCO CORNER LINES AND EDGES TO RETURN INTO BUILDING IN 6 CMTS.

PAINT NOTE:

- ALL EXTERIOR MASONRY PAINT TO BE 1 COAT PRIMER 2 COATS FLAT FINISH BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- PAINT TO BE APPLIED BY TOUCH SEAL THE STUCCO DRIP SCREEDS. PREVENTING DRAINAGE FUNCTION.

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www.atlarchitecture.com
A.T.L ARCHITECTURE

REVISIONS
1 11-04-2025 SPA COORDINATION

SUMMERBREEZE
PROPOSED MULTI FAMILY PROJECT
12499 SW 232nd. STREET MIAMI-DADE COUNTY, FL 33032

ARCH. LICENSE
AR 0016093
AA 26003571
job no.
-
date.
05 - 23 - 2025
scale.
As Shown
drawn by.
A.T. L

A.D LOPEZ

A-3.6

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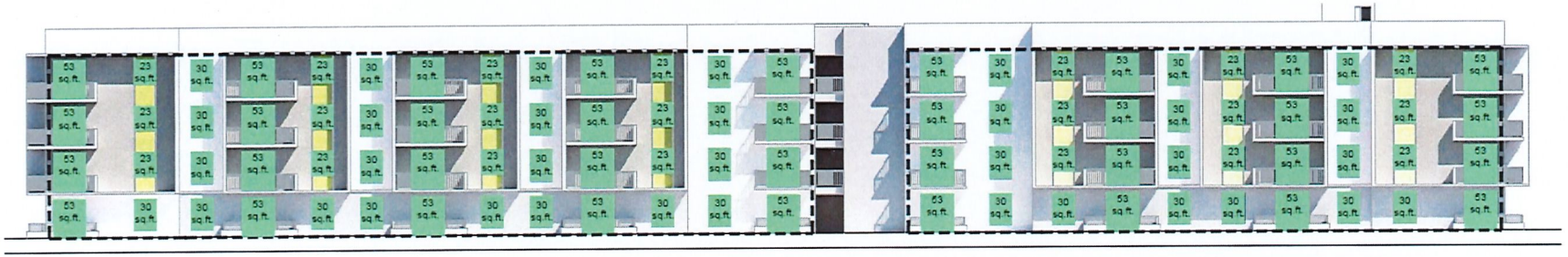
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: FEB 5 2026 BY: E137694



BUILDING 2 NORTH ELEVATION SCALE 3/32" = 1'-0"

BUILDING 3 NORTH ELEVATION SCALE 3/32" = 1'-0"

GLAZING FENESTRATION CALCULATION (RESIDENTIAL)				
	FACADE AREA	GLAZING REQUIRED (30%)	GLAZING PROVIDED	%
BUILDING 2	10,388.00 SQ. FT.	3,1116.40 SQ. FT.	3,398.00 SQ. FT.	33
BUILDING 3	10,543.00 SQ. FT.	3,218.10 SQ. FT.	3,218.10 SQ. FT.	32

REVISIONS A
1. 11-04-2025 SPA COORDINATION
2. 12-19-2025 SPA COORDINATION
3. 01-30-2026 SPA COORDINATION

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As Shown
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A.T. L

A-0.4

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: FEB 5 2026 BY: E137694

L-0.0 LANDSCAPE INDEX
L-1.0 OVERALL PLANTING PLAN
L-1.1 PLANTING PLAN
L-1.2 PLANTING PLAN
L-1.3 PLANTING PLAN / PLANTING SPECIFICATIONS/ PLANT LISTS/ TABULAR DATA & DETAILS

The information contained herein is the nature of general guidance, examples and suggestions, and is not intended to substitute for appropriate architectural or engineering plans. Use of the information herein will require adaptation to identify building and zoning codes, owner's program and construction budget. These drawings are for the exclusive use of clients, as listed on the cover page and their respective affiliates, employees, successors and attorneys and being agreeable and no other party shall have any right to rely on any service provided by Anillo Toledo Lopez LLC without prior written consent. Do NOT scale off any drawings. Information on this individual copy, all dimensions if any, are given in pixel form and subject to the contract.

Landscape architecture
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ANILLO TOLEDO LOPEZ

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ARCH. LICENSE
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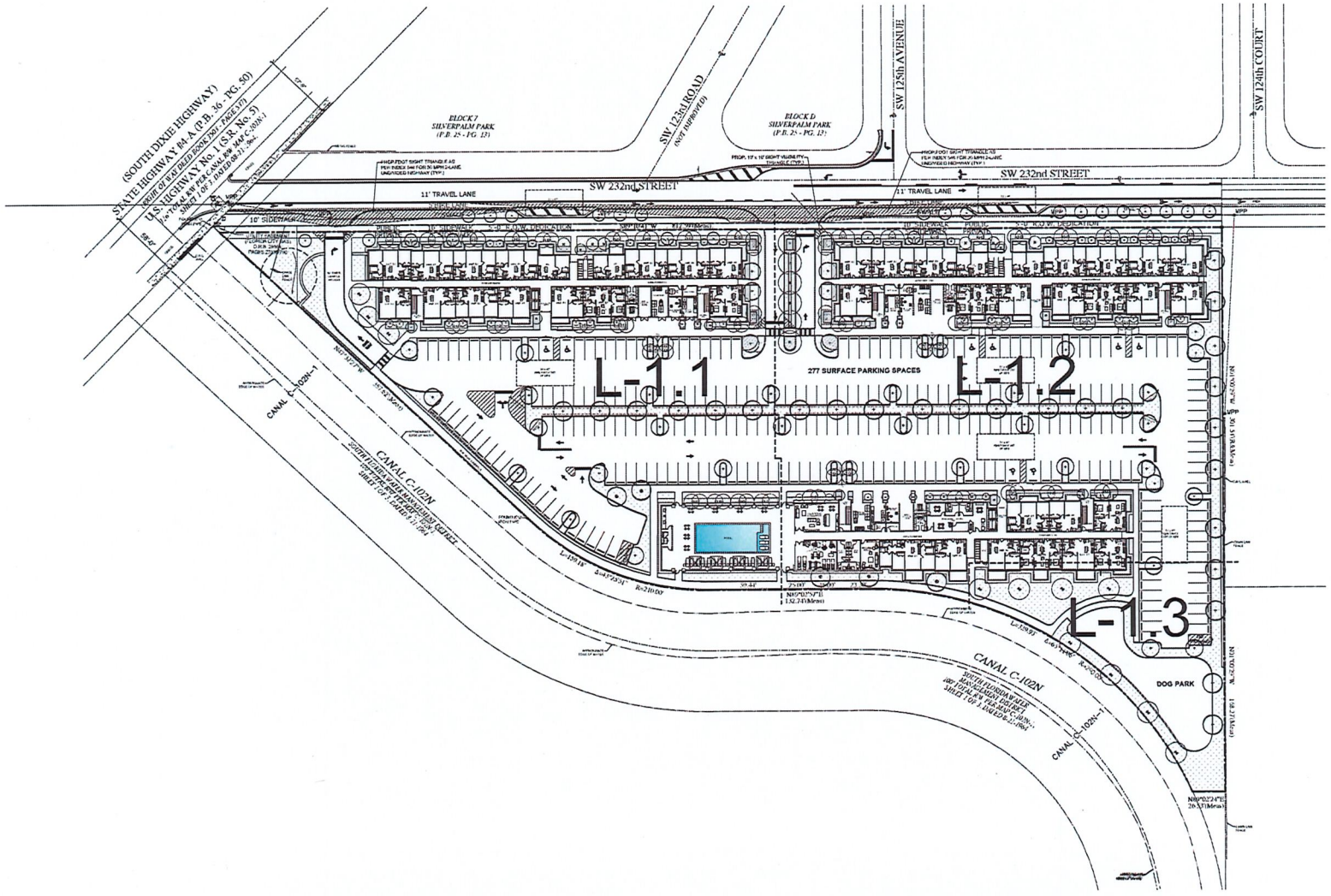
AA 26003671
job no.
date.
05 - 22 - 2025
scale.
As Shown
drawn by.
EGS2 Corp.

William A Eager
Digitally signed by William A Eager
DN: c=US, o=EGS2 Corp., dnQualifier=A01410C0000 0193B72833A0000DB89B, cn=William A Eager
Date: 2026.01.29 11:27:31 -05'00'

L-0.0

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: FEB 5 2026 BY: E137694



OVERALL PLANTING PLAN Scale: 1"=40'-0"

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1. 11-04-2025
2. 12-19-2025

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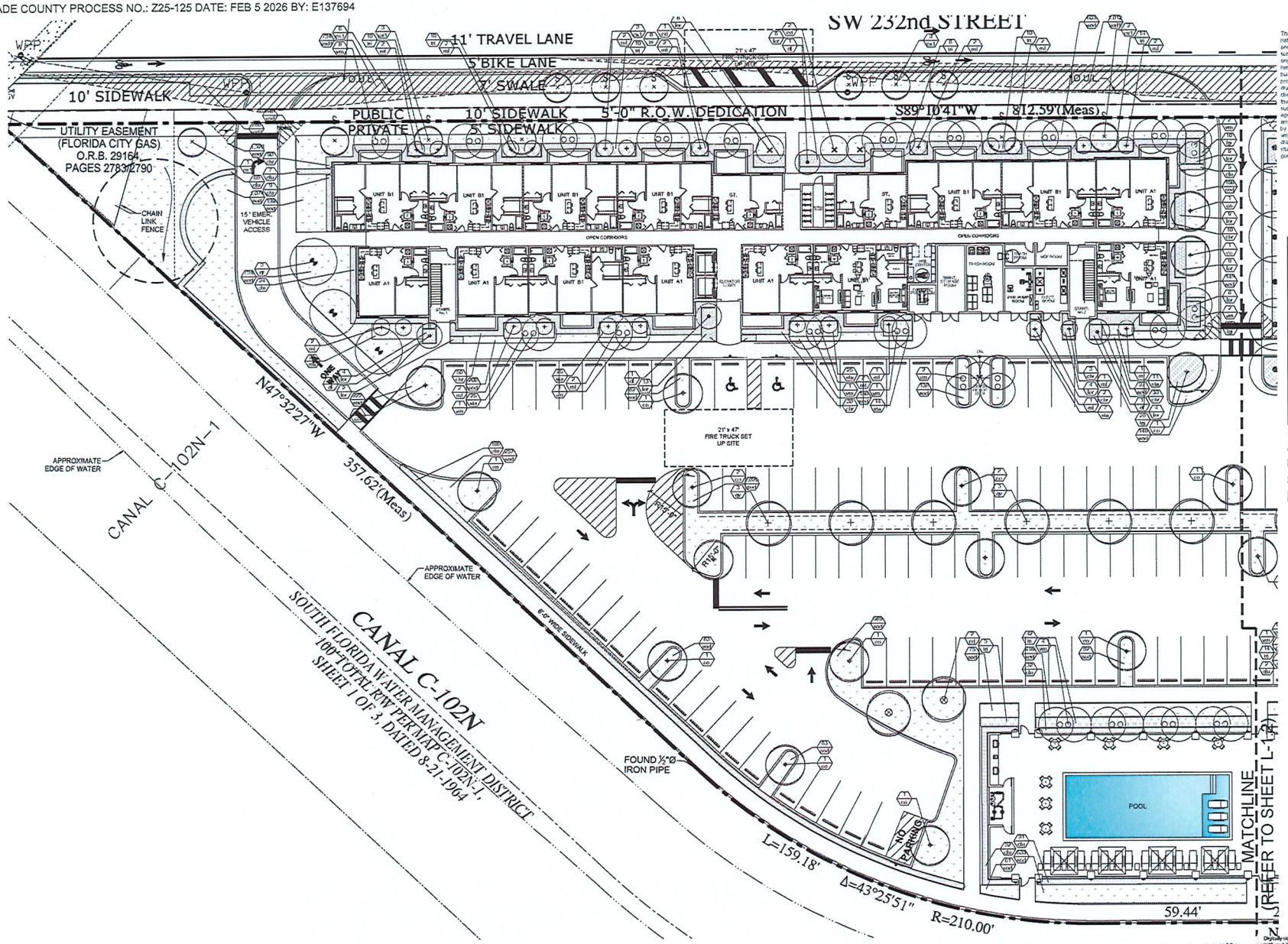
date.
05 - 22 - 2025
scale.
As Shown
drawn by.
EGS2 Corp.

William A Eager

Digitally signed by William A Eager
DN: c=US, o=EGS2 Corp., dnQualifier=A01410C00000193872833A0000DB898, cn=William A Eager
Date: 2026.01.29 11:26:45 -05'00'

L-1.0

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: FEB 5 2026 BY: E137694



PLANTING PLAN Scale: 1/16"=1'-0"

The information contained herein is in the nature of general guidance, examples and suggestions, and it is not intended to substitute for appropriate architectural or engineering plans. Use of the information herein will require adaptation to specific building and zoning codes, owner's program and construction budget. These drawings are for the exclusive use of client(s) as listed on the cover page and their respective affiliates, assignees, successors and assignees and rating agencies, and no other party shall have any right to rely on any service provided by Anillo Toledo Lopez LLC without prior written consent. Do NOT scale off any drawings presented in this feasibility study, all dimensions off any are given in good faith and believed to be correct.

revisions
1. 11-04-2025
2. 12-19-2025

landscape architecture
3191 coral way, suite 400
miami florida 33145
tel: (305) 854-4070
fax: (305) 854-4079
architects@atlarchitecture.com
www.atlarchitecture.com
ANILLO TOLEDO LOPEZ
ATL A ARCHITECTURE

SUMMERBREEZE

PROPOSED MULTI FAMILY PROJECT

12499 SW 232nd STREET MIAMI-DADE COUNTY, FL 33032

ARCH. LICENSE
AR 0016092
AA 26003571

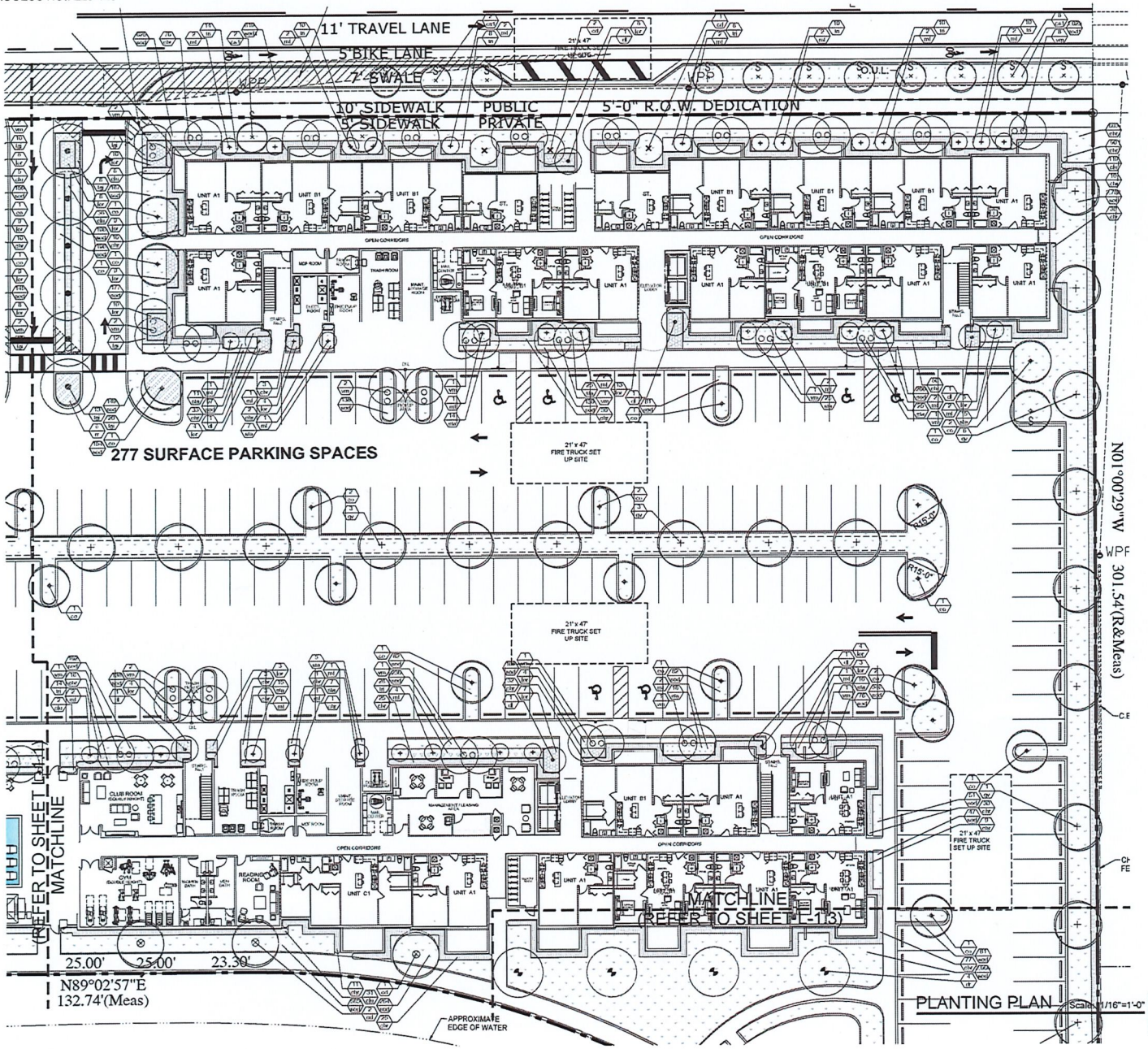
job no.
-
date.
05 - 22 - 2025
scale.
As Shown
drawn by.
EGS2 Corp.

William A Eager

Digitally signed by William A Eager
DN: c=US, o=EGS2 Corp., ou=QualifiedNotAffiliated, 0661938783834000D8, 200, cn=William A Eager
Date: 2026.01.29 11:23:36 -05'00'

L-1.1

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: FEB 5 2026 BY: E137694



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revisions:
1. 11-04-2025
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EGS2 landscape architecture
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SUMMERBREEZE

PROPOSED MULTI FAMILY PROJECT

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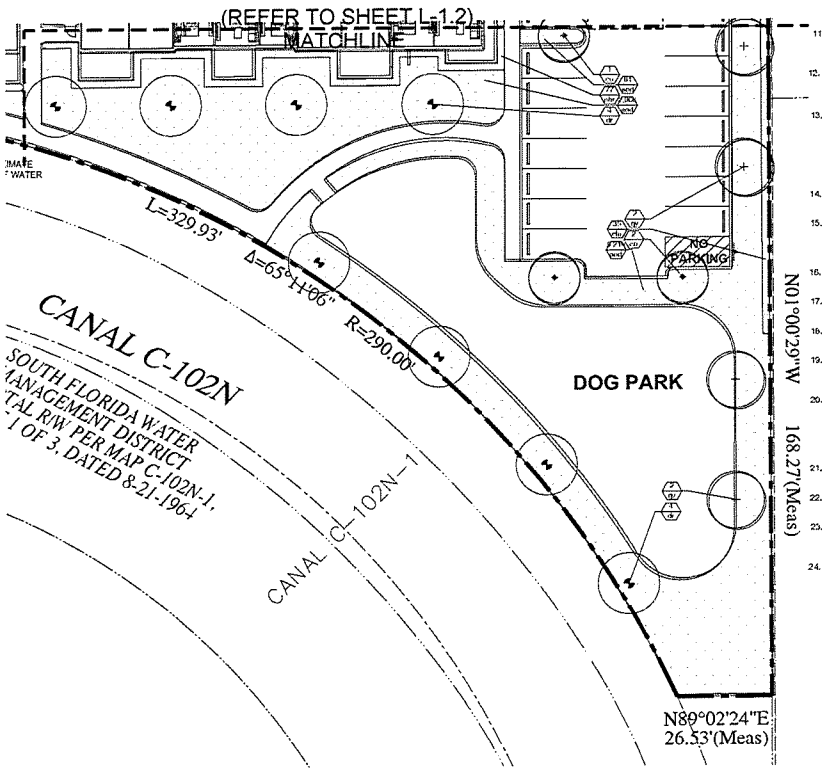
Digitally signed by William A Eager
DN: c=US, o=EGS2 Corp., dnQualifier=A01410C00000193872833A000000B89B, cn=William A Eager
Date: 2026.01.29 11:24:39 -05'00'

L-1.2

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: FEB 5 2026 BY: E137694

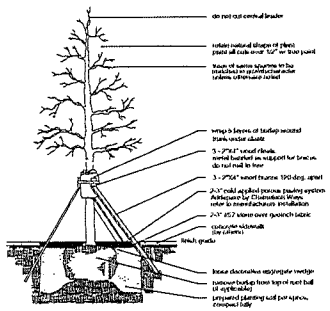


PLANTING PLAN Scale: 1/16"=1'-0"

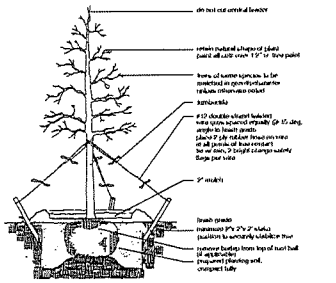
plant specifications

1. Landscape Contractor shall be familiar w/ all work required by these drawings. This shall include all grading plans and detail sheets indicating depths of all plantings on the pool deck. If these sheets are not included, contact General Contractor.
2. All plant material furnished by the Landscape Contractor unless otherwise specified in Grades and Standards for Nursery Plants, second edition February 1998, by the Florida Department of Agriculture and Consumer Services Division of the Plant Industry, shall be Florida Grade #1 or better.
3. All shrubs and groundcovers shall be guaranteed for 1 year from date of final acceptance. All trees and palms shall be guaranteed for 1 year from date of final acceptance. Sod shall be guaranteed for 90 days from final acceptance.
4. Planting soil shall be weed free and consist of 60% clean silica sand, 30% everglades muck and 10% Canadian peat. All plants shall be installed with planting soil as indicated on details.
5. Landscape Contractor shall be responsible for placement of planting soil on raised pool deck. Soil level as indicated on plans and details shall be after settlement.
6. Landscape Contractor shall take all steps required to make all planting beds weed and grass free prior to planting.
7. Landscape Contractor shall locate and verify all underground utilities prior to digging.
8. All trees shall be staked and/or guyed in a good workmanlike manner as per attached details. No nail staking permitted.
9. Any wire guys and/or fabric straps shall be flagged w/ fluorescent colored tape as shown in details.
10. All trees shall be fertilized at installation w/ "Agriform Pills", 21 gram size, w/ a 20-10-5 formulation., (or approved equal) according to manufacturers recommendations.
11. All other plants shall be fertilized at installation w/ "Osmacote" time release pellets (or approved equal) according to manufacturers recommendations.
12. All trees in sod areas to have a 30" ring covered w/ a 2" layer of shredded mulch. Cover all shrub beds w/ a 2" layer of shredded mulch (other than cypress).
13. Sod shall be St. Augustine 'Flor-Tam' (unless otherwise noted) laid w/ alternating abutting joints. Sod shall be laid to edge of curb or right of way. Sod in all areas not covered w/ plant material, paving , gravel or mulch. Sod to be laid level and w/ tight joints. Edges to be clean and smoothly cut to follow outline shown. Landscape Contractor responsible for take-off and 100% coverage of areas.
14. Where quantities and/or species differ between the planting plans and plant lists, the plans shall take precedence.
15. Landscape Contractor is responsible for doing a take-off of the attached plans. Plant list provided is for guidance only. Landscape Contractor, in submitting a proposal based on these plans, is responsible for all materials as noted on plans.
16. Discrepancies shall be brought to the attention of the Landscape Architect.
17. No changes shall be made without the prior consent of the Landscape Architect.
18. All planting beds shall be treated w/ a pre-emergent herbicide as approved by the Landscape Architect.
19. Landscape Contractor is responsible for coordinating with the General Contractor or Owner any and all conditions which may affect the scope of work.
20. Landscape contractor shall include in bid all materials and labor as required to complete the job as indicated on the plans and as directed by the General Contractor. Bid shall include, filter fabric, drainage mat, protection board, mulch, crane and other equip., etc.
21. All plant material shall meet or exceed specifications listed, but not be limited to, plant materials, planting soil and placement.
22. All planted beds shall recieve 100% coverage by a fully automatic irrigation system as per plans.
25. Landscape Contractor shall be responsible for providing temporary watering provisions until such time as the irrigation system is operational.
24. All areas labelled mulch/gravel to recieve a 2" layer of material over a weed barrier material.

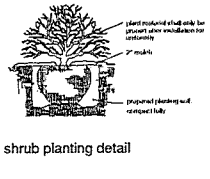
plant details



palm/large tree planting detail



small tree planting detail



shrub planting detail

plant lists

STREET trees

symbol	qty.	name	ht.'	spr.'	cal."	note
×	17	cs1 Conocarpus er. 'Sericeus' (N) Silver Buttonwood	12	6	2	street tree

groundcovers

	9,659	sod1 Stenotaphrum sec. 'Flor-tam' St. Augustine Grass				solid sod

SITE trees

symbol	qty.	name	ht.'	spr.'	cal."	note
×	11	cd Coccoloba diversifolia (N) Pigeon Plum	10	5	2	
✦	38	cb Chrysophyllum oliviforme (N) Satinleaf	10	5	2	
×	18	cs1 Conocarpus er. 'Sericeus' (N) Silver Buttonwood	12	6	2	street tree
•	11	dl Dypsis lutescens Areca Palm	12	8		min 5 trunks
✦	11	rd Delonix regia Royal Poinciana	10	5	2	
⊕	64	mf Myrcianthes fragrans (N) Simpsons Stopper	5	4	1.5	multi trunk
×	20	cs Conocarpus er. 'Sericeus' (N) Silver Buttonwood	10	5	2	
•	6	rr Roystonea regia (N) Royal Palm	12 gw	10	6	matched
○○	47	vm Veitchia montgomeryana Montgomery Palm	12 gw	8	4	double trunk

shrubs & groundcovers

symbol	qty.	name	ht."	spr."	o.c."	note
	847	chr Chrysobalanus ic. 'Red Tip' (N) Red Tip cocoplum	24	20-22	30	full to base
	412	cbi Clusia guttifera (N) Small Leaf Pitch Apple	24	20-22	30	full to base
	100	fgr Ficus mic. 'Green Island' Green Island Ficus	15	15	30	full to base
	162	lbr Leeopetalum 'Raspberry' Chinese Fringe	18	18	30	full to base
	26,874	sod Stenotaphrum sec. 'Flor-tam' St. Augustine Grass				solid sod
	309	sta Stachytarpheta jamaicensis (N) Blue Porterweed	15	15	24	full to base
	227	tri Tripsacum floridana (N) Florida Gama Grass	15	15	30	full clump

landscape legend :

Zoning District RM-0 Net Lot Area 1.69 acres = 73,721.40 s.f.

OPEN SPACE

	REQUIRED	PROVIDED
A. Square f.set of open space required by Chapter 33 , as indicated on site plan. Net Lot Area = 210,000.00 s.f. x 35 % = 73,500.00 s.f.	73,500.00	73,500.21
B. Square f.set of parking lot open space required by Chapter 18A. as indicated on site plan. No. parking spaces 277 x 10 s.f. per parking space =	2,770	2,770
C. Total s.f. of landscaped open space required by Chapter 18A: Add =	74,770.00	73,500.21

LAWN AREA CALCULATION

A. 35 % of total s.f. of landscaped open space required by Chapter 33	74,770.00	73,500.21
B. Maximum lawn area (sod) permitted = 60 % x 210,000.00 s.f. =	127,800.00	26,874

TREES

A. No. trees required per net lot area or provided open space: 28 trees x 1.69 net lot acres = per lot acres of open space	137	114 (*1)
B. % Palms allowed per Chapter 18A-6.09(4) No trees provided is 30% *1 Palms permitted to count on 2:1 basis	41	3 (*1)
C. % Natives Required. No. trees provided is 30%	41	123 (*2)
D. Mixed Trees (maximum allowable quantity of 25% o.c.).	21	21 (*3)
E. Total Trees: (Add's = 72 trees	161	159

SHRUBS

A. No. trees required 161 x 10 = No. of shrubs required	1,610	1,610 (*4)
B. % Natives required. No. shrubs required 1,610 x 50%	805	1,210 (*5)

tabular data:

	cd=Dypsis lut. N	cs=Silv Buttonwood (N)	cs1=Sodded (N)	dl=Royal Poinciana	rd=Simpsons Stopper (N)	fg=Ficus mic.	fgr=Ficus mic.	mf=Bougainvillea f.alba	sta=Blue Porterweed (N)	tri=Florida Gama Grass (N)	lbr=Chinese Fringe	TOTAL REQUIRED	TOTAL PROVIDED
(*1) - native trees	11	-	36	11	34*	23	3*	22*	-	-	-	137	141
(*2) - native trees	11	21	36	-	34	23	3	-	-	-	-	41	131
(*3) - native trees	-	21	-	-	-	-	-	-	-	-	-	21	21
(*4) - remaining shrubs	-	-	-	-	-	-	-	-	150	112	100	1,610	1,610
(*5) - native shrubs	-	-	-	-	-	-	-	-	150	112	-	805	1,210

* denotes palms counted at 2:1
** denotes 30% native trees at 6" ht.

PLANT SPECIFICATIONS, TABULAR DATA, PLANT LIST & DETAILS

The information contained herein is the property of owners, contents, creation and suggestions, and is not intended to be used for representative architectural or engineering plans. Use of the information herein without specific attention to detailed building and zoning codes, owner's program and construction budget, these drawings are for the exclusive use of client, as listed on the seal, and are not to be used by any other party, unless written approval and no other party shall have any right to rely on any service provided by Anillo Lopez Toledo LLC without said written consent. Do NOT scale off any drawings provided in the submittal copy. All dimensions of any site shown in plan have been determined by surveyor.

landscape architecture
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miami, fl 33145
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fax (305) 854-4079
e-mail: info@atlla.com
www.atlla.com
ANILLO TOLEDO LOPEZ
ATLA ARCHITECTURE

revisions
11-19-2025

SUMMERBREEZE
PROPOSED MULTI FAMILY PROJECT
12499 SW 232nd STREET MIAMI-DADE COUNTY, FL 33032

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Date: 2026.01.29 11:23:45 -05'00'

L-1.3

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: FEB 5 2026 BY: E137694

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: **12499 Holdings, LLC, a Florida limited liability company.**

NAME AND ADDRESS	Percentage of Stock
12499 Holdings, LLC, 844 SW 1st Street, Miami, Florida 33130	
SOLE MEMBER: Coinco Investment Company, Inc., 844 SW 1st Street, Miami, Florida 33130	100%
CFO of Sole Member: Sergio Barake, 844 SW 1st Street, Miami, Florida 33130	

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: N/A

NAME AND ADDRESS	Percentage of Interest
N/A	

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: N/A

NAME AND ADDRESS	Percentage of Ownership
N/A	

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: N/A

NAME AND ADDRESS (if applicable)	Percentage of Interest
N/A	

Date of contract: N/A

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: FEB 5 2026 BY: E137694

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

N/A

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.

12499 Holdings, LLC, a Florida limited liability company

By: Coinco Investment Company, Inc., a Florida profit corporation, its Authorized Member

By: _____

Print Name: Sergio Barake
Title: Authorized Representative

VALERIA NEGRIN
MY COMMISSION # HH 706404
EXPIRES: December 1, 2029

Sworn to and subscribed before me this 5 day of February, 2026. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires 12/1/2029

*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.: Z25-125 DATE: FEB 5 2026 BY: E137694

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].

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SOLE MEMBER: Coinco Investment Company, Inc., 844 SW 1st Street, Miami, Florida 33130	100%
CFO of Sole Member: Sergio Barake, 844 SW 1st Street, Miami, Florida 33130	

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TRUST/ESTATE NAME: N/A

NAME AND ADDRESS	Percentage of Interest
N/A	

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PARTNERSHIP OR LIMITED PARTNERSHIP NAME: N/A

NAME AND ADDRESS	Percentage of Ownership
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NAME OF PURCHASER: N/A

NAME AND ADDRESS (if applicable)	Percentage of Interest
N/A	

Date of contract: N/A

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: FEB 5 2026 BY: E137694

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By: Coinco Investment Company, Inc., a Florida profit corporation, its Authorized Member

By: _____

Print Name: Sergio Barake

Title: Authorized Representative

VALERIA NEGRIN
MY COMMISSION # HH 706404
EXPIRES: December 1, 2029

Sworn to and subscribed before me this 5 day of February 2026. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

My commission expires 12/1/2029

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RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE

CFN 2008R0981313
OR Bk 26676 Pgs 1313 - 1318; (6pgs)
RECORDED 12/08/2008 11:44:27
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by:
Name: Simon Ferro
Address: Greenberg Traurig, P.A.
1221 Brickell Avenue
Miami, Florida 33131
(305)579-0500

A/9

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS FOR MIAMI-DADE COUNTY

WHEREAS, the undersigned Owner holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion, and

IN ORDER TO ASSURE the **County** that the representations made by the owner during consideration of Public Hearing **No. Z06-329** will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

(1) **Subdivision Plan**. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "26 Units-Condominium Project Prepared for R.G.V.," as prepared by Bellon Milanes architects planners", consisting of Sheets SP-1, L-1, A-1 and A-2, all stamped date received July 22, 2008.

(2) **Workforce Housing.** The Owner shall develop at least twelve and one-half percent (12.5%) of the total number of market rate residential units on the Property as workforce housing units. Workforce housing shall be deemed to be the sale or rental of property for persons within the income range of 65% to 140% of the median family income for Miami-Dade County as published annually by the U.S. Department of Housing and Urban Development, or as defined by applicable workforce housing requirements in Miami-Dade County. The Owner shall, prior to obtaining the initial building permit for a residential structure on the Property, identify those units within such structure, if any, that satisfy this workforce housing requirement. A declaration of restrictive covenants, in form acceptable to the County, shall be recorded in the public records of Miami-Dade County, Florida stating that the unit is a workforce housing unit and shall remain as such for a period of 30 years or any other period required by an ordinance passed by Miami-Dade County or a successor municipality, if applicable, from the time of the unit's first occupancy.

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.

(Public Hearing)

Section 24-Township 56 South- Range: 39 East
Folio number: 3069240000691; 3069240000680
MIA 180,170,009v1 9-16-08

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: JUN 17 2025 BY: CONNALL

Covenant Running with the Land. This Declaration on the part of the Owner 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 Owner, 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. Owner, 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 of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all 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, after public hearing.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

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 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, and inspections made and approval of

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: JUN 17 2025 BY: CONNALL

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 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 Planning and Zoning 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.

[Execution Pages Follow]

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: JUN 17 2025 BY: CONNALL

(Space reserved for Clerk)

ACKNOWLEDGMENT
CORPORATION

Signed, witnessed, executed and acknowledged on this 11 day of September, 2008.

IN WITNESS WHEREOF, **232nd Street LLC,** a Florida limited liability corporation has caused these presents to be signed in its name by its proper officials.

Witnesses:

Dilay R Gonzalez
Signature
Dilay R Gonzalez
Print Name

Signature
Reinaldo Villar
Print Name

232ND STREET LLC
15500 Newbam Road, Suite 104
Miami Lakes, FL 33014

By **Alicio Pina, Managing Member**

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by **Alicio Pina, the Managing Member** the of **232nd Street, LLC,** a Florida limited liability corporation, on behalf of the corporation. He is personally known to me or has produced _____, as id ntification.

Witness my signature and official seal this 11th day of September, 200 8, in the County and State aforesaid.

Dilay Ruelas Gonzalez
Notary Public, State of
Print Name

Notary Public State of Florida
Dilay R Gonzalez
My Commission DD755987
Expires 02/06/2012

My Commission Expires:

[L:\forms\180170009_1.DOC

(Public Hearing)

Section-Township-Range:
Folio number:

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: JUN 17 2025 BY: CONNALL

(Space reserved for Clerk)

JOINDER BY MORTGAGEE
INDIVIDUAL

The undersigned RUBY ALICIA VILLAR a Mortgagee under that certain mortgage from 232nd STREET, LLC, a Florida limited liability company dated the 18th day of September 2006, in favor of MICHAEL S. JONES, as recorded in Official Records Book 24950, at Page 105, as assigned to RUBY ALICIA VILLAR by Assignment of Mortgage dated August 21, 2008 and recorded in Official Records Book 26541, at Page 4942, said mortgage being further modified by Mortgage Modification Agreement recorded in Official Records Book 26541, at Page 4945, all of the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing agreement, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this 11 day of September, 2008.

Witn sses:

Diley R Gonzalez
Signature
Diley R. Gonzalez
Print Name

Signature
Alicia A Pina
Print Name

Ruby Villar
RUBY ALICIA VILLAR
850 West 49th Street, #608
Hialeah, Florida 33014

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by RUBY ALICIA VILLAR, and she is personally known to me or has produced _____, as identification.

2008 Witness my signature and official seal this 11th day of September,, in the County and State aforesaid.

Diley Riveron Gonzalez
Notary Public, State of Florida at Large
Diley Riveron Gonzalez
Print Name

Notary Public State of Florida
Diley R Gonzalez
My Commission DD755947
Expires 02/06/2012

My Commission Expires:

[I:\Norms\Joinder by Mortgagee Individual1.doc (8/25/08)]

EXHIBIT "A"

Legal Description

Parcel I:

The portion of the Northwest ¼ of the Northwest ¼ of the Northwest ¼ of the Northwest ¼ less the North 35 feet, all lying North Easterly of C-102-N-Canal Right of Way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida;

And

Parcel II:

The Northeast ¼ of the Northwest ¼ of the Northwest ¼ of the Northwest ¼, less the North 35 feet and the East 25 feet for road, and less C-102-N-1 Canal Right of Way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: JUN 17 2025 BY: CONNALL

CFN 2018R0012490
OR BK 30819 Pgs 2911-2916 (6Pgs)
RECORDED 01/08/2018 11:47:03
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared by:
Name: Gilberto Pastoriza, Esq.
Weiss Serota Helfman Cole & Bierman, P.L.
2525 Ponce de Leon Blvd., Suite 700
Coral Gables, FL 33134

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner, 12499 Holdings, LLC, a Florida Limited Liability Company, holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion, and

IN ORDER TO ASSURE the **County** that the representations made by the Owner during consideration of the Appeal Public Hearing No. Z17-002 will be abided by, the Owner freely, voluntarily, and without duress makes the following Declaration of Restrictions covering and running with the Property:

(1) There shall be pedestrian access from the Property to the South Dade Busway Corridor and US Highway #1, as may be permissible by the Department of Transportation and Public Works.

(2) The Property shall be developed with two-story townhouses all in accordance with the Property's Low-Medium Density Comprehensive Plan designation and RU-3M zoning classification.

MISCELLANOUS

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.

Section-Township-Range: 24-56-39
Folio number 30-6924-000-0670

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: JUN 17 2025 BY: CONNALL

Covenant Running with the Land. This Declaration on the part of the Owner 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 Owner, 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. Owner, 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.

Section-Township-Range: 24-56-39
Folio number 30-6924-000-0670

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: JUN 17 2025 BY: CONNALL

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 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, 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 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.

Section-Township-Range: 24-56-39
Folio number 30-6924-000-0670

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: JUN 17 2025 BY: CONNALL

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

[Execution Pages Follow]

Section-Township-Range: 24-56-39
Folio number 30-6924-000-0670

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: JUN 17 2025 BY: CONNALL

Signed, witnessed, executed and acknowledged on this 17 day of August, 2017.

IN WITNESS WHEREOF, 12499 Holdings, LLC has caused these presents to be signed in its name by its proper officials.

Witnesses:

12499 Holdings, LLC,
a Florida Limited Liability Company
Address: 844 SW 1 Street
Miami, Florida 33130

Print Name: Geisy Hernandez

By: Lion Development, LLC,
a Florida Limited Liability Company
Its: Managing Member

By: Coinco Investment Company, Inc.,
a Florida corporation
Its: Managing Member

Print Name: MARLENE MONROZA

By: _____
Jose F. Daccarett, President

STATE OF FLORIDA
COUNTY OF MIAMI DADE

The foregoing instrument was acknowledged before me by Jose F. Daccarett as President of Coinco Investment Company, Inc., managing member of Lion Development, LLC, managing member of 12499 Holdings, LLC, on behalf of the LLC. He is personally known to me or has produced _____ as identification.

Valeria Negrin
Commission # FF 073685
Expires: Dec. 01, 2017
WWW.AARONNOTARY.com

NOTARY, STATE OF FLORIDA
Print Name: Valeria Negrin
Commission No. FF073685
Commission Expires: Dec. 01, 2017

Section-Township-Range: 24-56-39
Folio number 30-6924-000-0670

EXHIBIT "A"

Legal Description

Parcel 1:

The NW 1/4 of the NE 1/4 of the NW 1/4 of the NW 1/4 of Section 24, Township 56 South, Range 39 East, less the North 35 feet and the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 2:

That portion of the N 1/2 of the SW 1/4 of the NE 1/4 of the NW 1/4 of the NW 1/4 , lying Northeasterly of Canal 102N-1, Canal right of way lying within Section 24, Township 56 South, Range 39 East, less the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 3:

The West 25 feet of the NW 1/4 of the NE 1/4 of the NW 1/4 of the NW 1/4 of Section 24, Township 56 South, Range 39 East, less the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 4:

The West 25 feet of that portion of the N 1/2 of the SW 1/4 of the NE 1/4 of the NW 1/4 of the NW 1/4, lying Northeasterly of Canal 102N-1, Canal right of way lying within Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 5:

The East 25 feet of the NE 1/4 of the NW 1/4 of the NW 1/4 of the NW 1/4 of Section 24, Township 56 South, Range 39 East, less the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

Section-Township-Range: 24-56-39
Folio number 30-6924-000-0670

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: DEC 11 2025 BY: E128863

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)

H&K DRAFT 12-5-2025

DECLARATION OF RESTRICTIVE COVENANTS AND WORKFORCE HOUSING AGREEMENT

WHEREAS, the undersigned 232 Holdings, LLC, a Florida limited liability company, and 12499 Holdings, LLC, a Florida limited liability company (hereinafter, collectively referred to as the "Owner"), holds fee simple title to that certain + 5.67 gross acre assemblage of land, generally located on the southeast corner of South Dixie Highway and SW 232nd Street, in unincorporated Miami-Dade County (the "County"), and identified by the Property Appraiser's Office under Tax Folio Nos. 30-6924-000-0670, 30-6924-000-0680, and 30-6924-000-0691, which is legally described in Exhibit "A" attached hereto (hereinafter, referred to as the "Property"), which is supported by the Opinion of Title;

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in the May 2025 Cycle and said amendment is identified as Application No. CDMP20250008; and

WHEREAS, the Owner has also filed an application with the County's Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2025000125 (the "Zoning Application"), for the purpose of seeking the rezoning of the Property and site plan approval to facilitate the future residential development of the Property.

IN ORDER TO ASSURE the County that the representations made to it by the Owner during the consideration of Public Hearing No. Z2025000125 (the "Application") will be abided by, the Owner freely, voluntarily, and without duress hereby makes the following Declaration of Restrictive Covenant and Workforce Housing Agreement (the "Declaration") covering and running with the Property:

1) **Recitals**. The foregoing recitals are incorporated as if fully set forth herein.

2) **Residential Density Limit**. Notwithstanding the zoning district and land use designation of the Property, the maximum number of dwelling units permitted to be developed on the Property shall not exceed a total of one-hundred ninety-two (192) multi-family apartment dwelling units ("Density Limitation"), including any workforce housing increase. Notwithstanding the limitation provided herein, pursuant to Chapter 33, Article XIIA of the County Code of Ordinances ("County Code"), the Owner shall be entitled to transfer any applicable density bonus in excess of the Density Limitation to another property permitted to receive such bonus.

3) **Conceptual Plans**. The Property shall be developed substantially in accordance with conceptual plans submitted in connection with the Application entitled "SUMMERBREEZE," as prepared by Anillo, Toledo, and Lopez, consisting of 35 sheets, dated stamped received November 19, 2025, civil plans prepared by HSQ Group, Inc., consisting of 5 sheets dated stamped received November 19, 2025, and landscape plans prepared by EGS2 Corp, Landscape Architecture, consisting of 5 sheets dated stamped received November 19, 2025, for a total of 45 sheets (the "Plans"). The Plans are on file with the County's Department of Regulatory and Economic Resources (the "Department").

HEARING DRAFT 12-5-2025

4) **Workforce Housing Commitment.** The Owner agrees that forty percent (40%) of the dwelling units shall be designated as rental or condominium units to households in the "workforce housing income range," as that term is defined in Section 33-193.6(10) (as may be amended from time to time) of the County Code, and shall be designated and operated as "workforce housing units," as that term is defined in Section 33-193.6 of the County Code, in accordance with the provisions of Chapter 33, Article XIIA of the County Code..

Miscellaneous

A. **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 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.

B. **Covenant Running with the Land.** This Declaration on the part of the Owners shall constitute a covenant running with the land and shall be recorded, at Owners expense, in the public records of the County and shall remain in full force and effect and be binding upon the undersigned Owners, and its heirs, successors and assigns until such time as the same is modified or released. The restrictions contained within this Declaration, while in effect, shall be for the benefit of, and constitute limitations upon, all present and future owners of the Property, and for the benefit of Miami-Dade County and the public welfare. The Owners, its heirs, successors, and assigns, acknowledge that acceptance of this declaration does not in any way obligate or provide a limitation on the authority of the County.

C. **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

H&K DRAFT 12-5-2025

an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change this Declaration in whole, or in part, provided that the Declaration has first been modified or released by the County.

D. **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.

E. **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants set forth in this Declaration. 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/her/its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

F. **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 is hereby authorized to withhold, in connection with the particular Parcel which is in default, any further permits, and refuse to make any inspections or grant any approvals with respect to the particular Parcel which is in default, until such time as this Declaration is complied with.

H&K DRAFT 12-5-25

G. **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.

H. **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 Declaration.

I. **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 provision is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated provision.

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

H&K DRAFT 12-5-25

K. **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 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.

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

[EXECUTION PAGES FOLLOW]

H&K DRAFT 12-5-2025

The undersigned, 232 Holdings, LLC, a Florida limited liability company, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, the Owner has executed this Declaration of Restrictions as of this ____ day of _____, 2025.

WITNESSES:

232 Holdings, LLC, a Florida limited liability company

By: Coinco Investment Company, a Florida profit corporation

_____
Signature

By: _____
Name: Sergio Barake
Title: Authorized Representative
Address: 844 SW 1st Street
Miami, Florida 33130

_____
Printed Name
Address: _____

_____
Signature

_____
Printed Name
Address: _____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [ ] or online notarization [ ] by Sergio Barake, Authorized Representative of Coinco Investment Company, a Florida profit corporation, as Authorized Member of 232 Holdings, LLC, a Florida limited liability company, and for the purposes stated herein on behalf of said company. He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this ____ day of _____, 2025, in the County and State aforesaid.

_____
Signature

_____
Print Name

_____
Commission Number

My Commission Expires:

FILED DRAFT 12-5-2025

The undersigned, 12499 Holdings, LLC, a Florida limited liability company, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, the Owner has executed this Declaration of Restrictions as of this ____ day of _____, 2025.

WITNESSES:

_____
Signature

_____
Printed Name
Address: _____

_____
Signature

_____
Printed Name
Address: _____

12499 Holdings LLC, a Florida Limited liability company

By: Coinco Investment Company, a Florida profit corporation

By: _____
Name: Sergio Barake
Title: Authorized Representative
Address: 844 SW 1st Street
Miami, Florida 33130

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [ ] or online notarization [ ] by Sergio Barake, as Authorized Representative of Coinco Investment Company, a Florida profit corporation, as Authorized Member of 12499 Holdings, LLC, a Florida limited liability company, and for the purposes stated herein on behalf of said company. He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this ____ day of _____, 2025, in the County and State aforesaid.

_____
Signature

_____
Print Name

_____
Commission Number

My Commission Expires:

HEARD DRAFT 12-5-2025

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-125 DATE: DEC 11 2025 BY: E128863

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL A:

Parcel 1:

The Northwest ¼ of the Northeast ¼ of the Northwest ¼ of the Northwest ¼ of Section 24, Township 56 South, Range 39 East, less the North 35 feet and the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 2:

That portion of the North ½ of the Southwest ¼ of the Northeast ¼ of the Northwest ¼ of the Northwest ¼, lying Northeasterly of Canal 102N-1, Canal right of way lying within Section 24, Township 56 South, Range 39 East, less the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 3:

The West 25 feet of the Northwest ¼ of the Northeast ¼ of the Northwest ¼ of the Northwest ¼ of Section 24, Township 56 South, Range 39 East, less the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 4:

The West 25 feet of that portion of the North ½ of the Southwest ¼ of the Northeast ¼ of the Northwest ¼ of the Northwest 1/4 , lying Northeasterly of Canal 102N-1, Canal right of way lying within Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 5:

The East 25 feet of the Northeast ¼ of the Northwest ¼ of the Northwest ¼ of the Northwest ¼ of Section 24, Township 56 South, Range 39 East, less the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

PARCEL B:

Parcel 1:

The portion of the Northwest ¼ of the Northwest ¼ of the Northwest ¼ of the Northwest ¼, less the North 35 feet, all lying Northeasterly of the C-102-N canal right of way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

HOC DRAFT 12-5-2025

Parcel 2:

The Northeast ¼ of the Northwest ¼ of the Northwest ¼ of the Northwest ¼, less the North 35 feet and the East 25 feet for road, all lying Northeasterly of the C-102N Canal right of way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

H&K DRAFT 12-5-2025

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

PH: Z25-130 **April 23, 2026**
Item No. 8C4

Recommendation Summary	
Commission District	9
Applicants	John P. & Sosamma Thomas
Summary of Request	The applicant seeks to permit a rezoning from EU-1 (Minimum 1 acre lots) to RU-3M (12.9 units per net acre) which would allow the property to be developed with more residential units than currently allowed.
Location	19850 SW 124 Court, Miami-Dade County, Florida
Property Size	±2-66-gross (±2.37-net) Acres
Existing Zoning	EU-1, Single-Family One Acre District
Existing Land Use	Single-Family Residence
2030-2040 CDMP Land Use Designation	Low-Medium Density Residential **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20250013)** * (*see attached Zoning Recommendation Addendum*)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change (*see attached Zoning Recommendation Addendum*)
Recommendation	**Approval, subject to the Board's acceptance of the proffered covenant. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250013 and it becoming effective) ***

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20250013 to amend the CDMP, which the Board of County Commissioners (the Board) will 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.

REQUEST:

DISTRICT BOUNDARY CHANGE from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District.

PROJECT HISTORY AND DESCRIPTION:

Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP20250013) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the ±2-66 gross (±2.37-net) Acres subject parcel from "Low Density Residential" (2.5 to 6 dwelling units per gross acre), to "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre). The CDMP amendment would be subject to the Board's acceptance of a proffered Declaration of Restrictions (CDMP covenant) limiting the development to a maximum 33 residential dwelling units, prohibiting

the development of the property with multifamily apartments and committing 20% of the dwelling units to for-sale workforce housing. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20250013 and it becoming effective.

The applicant seeks to rezone the ±2-66 gross (±2.37-net) acre subject parcel that is currently zoned EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District, which would allow the property to be developed with more residential units than currently allowed. According to the applicant's letter of intent the goal is to develop the subject property as a townhouse development in accordance with the RU-TH zoning district standards. Although staff notes that there were no plans submitted for this subject application, the applicant has voluntarily proffered a zoning Declaration of Restrictions, which, among other provisions, limits that: (1) that the development on the property shall be limited to a maximum of 33 residential dwelling units; (2) prohibits any multi-family residential apartments on the property, and provides that the parcel shall only be developed with single-family dwelling units, including townhouses; and (3) that 20% of the dwelling units shall be deed restricted as for-sale affordable housing units for a period of 20 years to households whose annual income is up to 140% of the Area Median Income (AMI) of Miami Dade County, in accordance with the provisions of Chapter 33, Article XIIA of the County Code.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	EU-1; single-family residence	Low-Medium Density (6 to 13 dua) (**Subject to approval of the concurrent CDMP amendment) ***
North	RU-1Z; single-family residences	Low Density Residential (2.5 to 6 dua)
South	RU-1Z; single-family residences	Low Density Residential (2.5 to 6 dua)
East	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
West	EU-M; educational facility	Low Density Residential (2.5 to 6 dua)
*** Land subject to CDMP Amendment Application No. CDMP20250013, filed concurrently by the applicant, which, if approved by the Board, would change the land use designation to "Low-Medium Density Residential" (6 to 13 Dwelling dua)."**		

NEIGHBORHOOD COMPATIBILITY:

The ±2-66 gross (±2.37-net) Acres subject parcel is comprised of one parcel located at 19850 SW 124 Court. The surrounding area is characterized by existing residential uses, and commercial use. The property abutting the site to the south and north are zoned RU-1Z and currently developed with single-family residences. The property to the east is zoned RU-1 and also developed with single-family residences. The property to the west is zoned EU-M and currently developed with an educational facility (Charter School Kinder through 12 grade). The subject property itself is a double frontage property, fronting on SW 124 Court (east) and with access from SW 125 Avenue (west) as well. 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 property in order to provide additional housing 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 the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate 60 PM 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 (CDMP20250033) 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 stated to be heard by the Board of County Commissioners, prior to the zoning hearing application. The CDMP application seeks to re-designate the ±2-66 gross (±2.37-net) Acres subject parcel from "Low Density Residential" (2.5 to 6 Dwelling Units/Acre), to "Low-Medium Density Residential". The **Low-Medium Density Residential** category allows a range in density from a minimum of 6 to a maximum of 13 dwelling units per gross acre. *The types of housing found in the areas designated low-medium density residential are characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses and low-rise apartments, provided that the maximum gross density is not exceeded.* As such, subject to the approval of the concurrent CDMP amendment, this would allow the applicant to develop the ±2.66-gross acre subject site with a maximum total of 34 dwelling units as the maximum density allowed under the CDMP Low-Medium Density Residential threshold on the LUP map. The applicant seeks a district boundary change from EU-1 to RU-3M. Staff notes that the RU-3M zoning district allows development at a maximum of 12.9 units per net acre, which does not exceed and is within the maximum density threshold of 13 dwelling units allowed under the aforementioned CDMP Low-Medium Density Residential threshold on the LUP map. Although no plans were submitted for this subject application, the submitted letter of intent indicates that the applicant intends to develop the site as a townhouse development in accordance with the RU-TH zoning district standards, and staff notes that the RU-TH zoning district allows development at a maximum of 8.5 units per net acre, which would also be within the aforementioned maximum density threshold. It is important to mention that the RU-3M zoning district allows multifamily apartments and all the uses permitted in the RU-1, RU-1M(a), RU-1M(b), RU-2, RU-3, RU-TH and RU-RH Districts subject only to the requirements, limitations and restrictions applicable in said districts, including, but not limited to, lot width, area, yard areas, height and coverage. Notwithstanding, staff notes that the applicant has voluntarily proffered a Zoning Declaration of Restrictions, which, among other things, restricts the development of the property to a maximum of 33 dwelling units. The covenant also prohibits any multi-family residential apartments on the property, and provides that the parcel shall only be developed with single-family dwelling units, including townhouses. Based on the foregoing, staff opines that the density for the proposed zoning district under this application would be **consistent** and as demonstrated, within the maximum numerical residential density allowed under the CDMP Density threshold, as well as within the maximum unit count that may be approved under the concurrent CDMP application.

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. Additionally, **Policy LU-4C**, states that residential neighborhoods shall be protected from intrusion by uses that *would disrupt or degrade the health, safety, tranquility, character and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic*. Staff notes that the subject property is located within an urbanizing area that is currently comprised of single-family residences including estate and large lot residences and groves. The subject site is inside the Urban Development Boundary (UDB) and runs along runs along SW 125 Avenue and SW 124 Court. Furthermore, CDMP **Objective LU-4** calls for the County to *reduce the number of land uses which are inconsistent with the character of the surrounding community*. The applicant has voluntarily proffered a zoning covenant in support of this application and intends to develop the ±2-66 gross (±2.37-net) Acres subject site with 33 residential dwelling units, which is an approximate density of 5 dwelling units to the gross acres, and as staff notes, within the maximum density threshold of 13 dwelling units to the gross acres allowed under the LUP map. Based on the foregoing, staff opines that the proposed rezoning and allowable densities for residential development on the subject site 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 development on the parcel immediately to the south and north that are zoned RU-1Z developed with single-family detached residences (raging between ±5,000 sq. ft. and 9,342 sq. ft. lots) and the parcel immediately to the east which is zoned RU-1 developed with single-family detached residences (raging between ±6,616 sq. ft. and 9,257 sq.).

Therefore, subject to the Board's approval of the CDMP small-scale amendment to allow the redesignation of the subject parcel to Low Medium Density Residential on the CDMP LUP map, and subject to the acceptance of the proffered zoning covenant, staff opines that the proposed rezoning to RU-3M, would be **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical density threshold permitted for the **Low-Medium 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 EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District, on the subject property For the reasons stated above and below, staff opines that when the request to rezone the (±2.37-net) Acres subject parcel to RU-3M, 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-Medium Density Residential, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to RU-3M would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map, and would be **compatible** with the natural transition of residential zoning trend of development in the surrounding area.

The ±2-66 gross (±2.37-net) Acres currently developed with a single-family residence is located immediately between SW 125 Ave and SW 124 Court and inside the Urban Development Boundary (UDB). Staff notes that the property to the south and north are zoned RU-1Z and are developed with single-family residential properties, the property to the east is also zoned RU-1 and is developed with existing single-family residences, whereas the properties to the west is zoned EU-M and is developed with an educational facility. Staff opines that the proposed RU-3M zoning district, which, per the letter of intent the applicant intends to develop under RU-TH zoning district standards, will create a harmonious transition between the single-family homes residences to the south, north and east, and the educational facility to the west, and would not alter the residential development trend within the surrounding community. Staff also notes that the applicant has voluntarily proffered a zoning covenant which, among other things, restricts the property to a maximum of 33 residential dwelling units, and prohibits any multifamily apartments on the property. The covenant also provides that 20% of the dwelling units shall be restricted as for-sale affordable housing units to households whose annual income is up to 140% of the AMI. Although no site plans were submitted for this application, staff notes that at the time of permitting, any future residential development on the property would need to be compatible with the surrounding area through the implementation of adequate buffering, site planning, and/or design features in a manner that maintains the development in the area as well as complying with the requirements within the zoning covenant. Therefore, staff opines that approval of this request would be **compatible** with the area concerned, when considering the necessity and reasonableness of the district boundary change in relation to the present and future development of the area concerned.

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) 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 will generate 60 PM peak hour vehicle trips. Further, the Code Coordination and Public Hearings Section of the Department of Regulatory and Economic Resources (RER) indicate in their memorandum 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 Fire Rescue Department and the Water and Sewer Department, 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 RU-3M, 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, subject to the Board's acceptance of the proffered covenant, of the request for a district boundary change to RU-3M, Minimum Apartment House District, under Section 33-311, District Boundary Change**. **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20250013 and it becoming effective)**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION: Approval, subject to the Board's acceptance of the proffered covenant. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250013 and it becoming effective)

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:PM

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

John P. & Sosamma Thomas
PH: Z25-130

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Code Coordination and Public Hearings Section (RER)	*No objection**
Platting and Traffic Review Section (RER)	*No objection*
Department of Transportation and Public Works (DTPW)	*No objection**
Fire Rescue Department	*No objection*
Water and Sewer Department (WASD)	*No objection**
Miami-Dade County Public Schools	*No objection*
Building and Neighborhood Compliance (BNC)	*No objection*
Miami-Dade County Office of Historic Preservation (OHP)	*No objection*
Parks, Recreation and Open Spaces Departments (PROS)	*No objection*
**Subject to conditions in their memorandum.*	

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

Low-Medium Density (Page I-31)	*This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.* ***(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20250013)***
Policy LU-4A (Page I-9)	*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.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *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.* *(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) 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;* *(2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade*

ZONING RECOMMENDATION ADDENDUM

John P. & Sosamma Thomas
PH: Z25-130

	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; *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;* *(4) 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;* *(5) 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.*

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

SOSAMMA THOMAS, JOHN P.	19850 SW 124 CT MIAMI-DADE COUNTY, FLORIDA.
APPLICANT	**ADDRESS**
Pending	Z2025000130
DATE	**HEARING NUMBER**

FOLIO: 30-6901-004-0020

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
March 16, 2026

NEIGHBORHOOD REGULATIONS:
There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:
There are no open/closed cases in BSS.

VIOLATOR:
SOSAMMA THOMAS, JOHN P.

OUTSTANDING LIENS AND FINES:
There are no outstanding liens or fines.

Memorandum

MIAMI-DADE COUNTY

Date: January 5, 2026

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: Z2025000130-3rd Review
Bluenest at Quail Roost
19850 SW 124th Court
DBC from EU-1 to RU-3M using RU-TH development standards to develop townhomes.
(EU-1) (2.66 acres)
01-56-39

Miami-Dade County is currently completing an environmental review of concurrent application No. CDMP202500013. 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 completed 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 sections 24-43.1 and 24-43(5) of the Code related to potable water service and wastewater disposal, and wellfield protection area, respectively, contingent upon the CDMP application CDMP202500013 being approved and remaining in effect.

Wellfield Protection
The subject property is located within the Outer Wellfield Protection Area for the South Miami Wellfield. Since the subject land use is for a residential development, a covenant prohibiting hazardous materials and hazardous waste is not required; however, all development shall comply with the requirements of section 24-43 of the Code.

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal
Pursuant to the Code and based on the requested district boundary change, 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 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. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

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.

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.

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: None

Water Control Review

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

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.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property 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.

Further, the requests for a district boundary change from EU-1 to RU-3M 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 for additional information or concerns regarding this review.

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

MIAMI-DADE COUNTY

Date: January 15, 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)

Subject: (**UPDATED**) Zoning Application Comments - John P. & Sosamma Thomas (Bluenest at Quail Roost) - Application No. Z2025000130

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 a Verification Form will be required.

Application Name: John P. & Sosamma Thomas (Bluenest at Quail Roost)

Location: The proposed project is located at 19850 SW 124th Court, in approximately 2.66 gross acres with Folio No.30-6901-004-0020, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is proposing to rezone the property from EU-1 (Single -Family One acre Estate District) to RU-3M (Apt. Townhomes 13 units per acre) and develop 33 Townhomes units under the RU-TH development standards. The applicant intends to designate 20% of the units as for-sale as workforce units. A site plan was not submitted with this application. The subject project has a concurrent CMDP application No. CDMP20250013 that seeks to modify the subject property's land use designation on the Land Use Plan map from "Low Density Residential" (2.5 to 6 dwelling units per acre) to "Low-Medium Density Residential" (6 to 13 dwelling units per acre).

The estimated total water demand for the proposed project will be 5,445 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.

The Developer may connect to any of the following water mains to provide water service to the proposed development:

1. There is an existing 8-inch water main (E934-13) along SW 124th Court, abutting the eastern boundary of the property.

2. There is an existing 8-inch water main (E12918-13) along SW 125th Avenue, abutting the western boundary of the property.

Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. 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.

The developer may connect to any of the following sanitary gravity sewer systems to provide sewer service to the proposed development:

1. There is an existing 8-inch gravity sewer main (ES4999-5 along SW 124th Court, abutting the eastern boundary of the property.

2. There is an existing 8-inch gravity sewer main (ES7171-1) along SW 125th Avenue, abutting the western boundary of the property.

Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 551 and PS No. 522. PS No. 551 is currently in OH (OK-HAMA Limited) Moratorium Code Status and unconditional allocation is allowed. PS No. 522 is currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. 551
Existing NAPOT: 6.86 hrs.

Proposed Development: 5,445 gpd.
Proposed Projected NAPOT: 7.16 hrs.

P.S. 522
Existing NAPOT: 4.50 hrs.
Proposed Development: 5,445 gpd.
Proposed Projected NAPOT: 4.51hrs.

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

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

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

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

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

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

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

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

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

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

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

Memorandum

MIAMI-DADE COUNTY

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: Z2025000130
Name: Bluenest at Quail Roost
Location: 19850 SW 124 Court
Section 01 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 **60 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips exceeds the acceptable level of service on one of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9788	SW 127 Avenue south of SW 184 Street	C	C
9890	SW 200 Street northwest of US 1/ SR 5	F	F
9790	SW 127 Avenue south of SW 216 Street	C	D
F-0054	Quail Roost Drive north of SW 193 Street	C	C
F-1116(*)	Quail Roost Drive west of SW 127 Avenue	D	D

(*) Station F-1116 is within 5% of reaching the roadway capacity limit.

Traffic Concurrency approval for the Initial Development Order of this application is pursuant to Section 33G-5(6)(a), Code of Miami-Dade County (Code). A widening project has been added to the Transportation Improvement Plan (TIP) along SW 200 Street (failing roadway). This allows the applicant to be approved for Initial Development Order. Please be advised, this application must comply with Section 33G-5(6), of the Code in order to receive Intermediate Development Order (Tentative Plat) and/or Final Development Order (Final Plat or Permits) approval. Applicant may enter into a Proportionate Share Agreement in order to mitigate for traffic concurrency.

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.

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

MIAMI-DADE COUNTY

Date: March 18, 2026

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000130

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to "EnerGov" on 06/24/2025. Any future site plan will need a 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 Statue 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 or call 305-775-3357.

Memorandum

Date: Tuesday, December 30, 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 Type: Z2025000130
Applicant Name: 19850 SW 124th Court

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 and II being addressed during the Administrative Site Plan Review (ASPR) process.

PROJECT LOCATION:

The property is located at 19850 NW 124th Court in unincorporated Miami-Dade County, Florida.

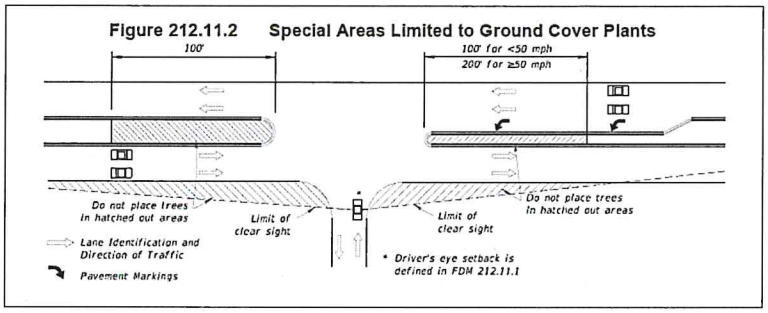
COMMENTS/RECOMMENDATION:

I. Traffic Study Review Comments

1. Please include the proposed land use and size of the project in the LOI. Please verify that the development details in the LOI are consistent with those in the traffic study.
2. The development must include a schematic of a pedestrian trip generation based on its development and surrounding pedestrian generators (this must include transit facilities). Also, the study needs to evaluate the need to upgrade or install pedestrian infrastructure to improve safety and operations within the area of influence.

II. 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. 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.
4. 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.
5. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.
6. 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.

From:	HERRERA, ANA I
To:	"Mischael.Cetoute@hklaw.com"
Cc:	Simon, Nathaly; Garcia, Jeannette C.; RODRIGUEZ, IVAN M; Concurrency Management; Stillings, Noel (RER); Connally, Ronald (RER); Campos, Isaac (RER)
Subject:	Preliminary School Concurrency Analysis for John P. & Sosamma Thomas (Z2025000130) (PH3026011300012)
Date:	Monday, February 9, 2026 2:59:00 PM
Attachments:	John P. & Sosamma Thomas (Z2025000130) (PH3026011300012).pdf

Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, 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 33 units, which generate 13 students (6 at the elementary, 3 at the middle, and 4 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:	**PH3026011300012**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**1/13/2026 3:03:19 PM**	LG Application Number:	**Z2025000130**
Type of Application:	**Public Hearing**	Sub Type:	**Zoning**
Applicant's Name:	**John P. & Sosamma Thomas**		
Address/Location:	**19850 SW 124 CT**		
Master Folio Number:	**3069010040020**		
Additional Folio Number(s):			

PROPOSED # OF UNITS	**33**
SINGLE-FAMILY DETACHED UNITS:	**0**
SINGLE-FAMILY ATTACHED UNITS:	**33**
MULTIFAMILY UNITS:	**0**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5281	SOUTH MIAMI HEIGHTS ELEMENTARY	193	6	6	YES	Current CSA
6111	CUTLER BAY MIDDLE	84	3	3	YES	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR HIGH	4	4	4	YES	Current CSA
ADJACENT SERVICE AREA SCHOOLS						
*An Impact reduction of **35.54%** 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

MIAMI-DADE COUNTY

Date: April 7, 2026

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

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

FOR Alissa Turtletaub

Subject: Z2025000130 – Bluenest at Quail Roost (Pre-App Z2025P00113)

Applicant Name: Pedro Gassant, Esq. on behalf of Bluenest Development, LLC and John P. & Sosamma Thomas.

Project Location: The applicant site is located on ±2.66 acres located at 19850 SW 124th Court, in unincorporated Miami-Dade County (Folio: 30-6901-004-0020).

Proposed Development: The applicant seeks a district boundary change from EU-1 (Single-Family One-Acre Estate Use District) to RU-3M (Minimum Apartment House District), using RU-TH development standards to permit a single-family housing project in the future. This application is accompanied by a concurrent CDMP amendment that seeks to change the subject property's land use designation from "Low Density Residential" to "Low-Medium Density Residential."

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
BEN SHAVIS PARK	17829 SW 104TH AVE	MINI PARK	0.86	LOCAL
CAMP CHOEE	11300 SW 160 ST	COMMUNITY PARK	20.31	LOCAL
CARIBBEAN PARK	11900 SW 200TH ST	NEIGHBORHOOD PARK	5.48	LOCAL
CHARLES BURR PARK	20150 SW 127TH AV	NEIGHBORHOOD PARK	3.7	LOCAL
CUTLER RIDGE SKATE PARK	SW 211 ST AND HEFT	SINGLE PURPOSE PARK	3.44	LOCAL
DEBBIE CURTIN PARK	22821 SW 112TH AVE	NEIGHBORHOOD PARK	9.78	LOCAL
EUREKA PARK	11951 SW 184TH ST	COMMUNITY PARK	4.62	LOCAL
EUREKA VILLAS PARK	14301 SW 180TH ST	COMMUNITY PARK	5.98	LOCAL
FAIRWOOD PARK	16651 SW 107TH AVE	NEIGHBORHOOD PARK	7.93	LOCAL
GOULDS WAYSIDE PARK	22686 SW 123RD RD	NEIGHBORHOOD PARK	2.72	LOCAL
JL (JOE) & ENID W. DEMPS PARK	11350 SW 216TH ST	COMMUNITY PARK	30.55	LOCAL
JOE AND COLLEEN GRIFFIN PARK	12821 SW 232ND ST	NEIGHBORHOOD PARK	4.33	LOCAL
LINCOLN ESTATES PARK	22210 SW 108TH AVE	MINI PARK	0.82	LOCAL
LINCOLN PARK	22011 SW 102ND AVE	MINI PARK	0.5	LOCAL

LOSNER PARK	11865 SW 188TH ST	MINI PARK	0.56	LOCAL
MIAMI HEIGHTS PARK	17303 SW 117TH AVE	NEIGHBORHOOD PARK	38.13	LOCAL
PINE FOREST PARK	12875 SW 208TH ST	NEIGHBORHOOD PARK	6.62	LOCAL
QUAIL ROOST PARK	11336 SW 186 ST	NEIGHBORHOOD PARK	2.63	LOCAL
ROBERTA HUNTER LEGACY PARK	SW 117 AVE AND 200 ST	NEIGHBORHOOD PARK	20.39	LOCAL
SERENA LAKES PARK	13953 SW 180TH ST	NEIGHBORHOOD PARK	5.05	LOCAL
SHARMAN PARK	12370 SW 218TH ST	COMMUNITY PARK	6.84	LOCAL
SILVER PALMS PARK 1	11344 SW 234TH LN	NEIGHBORHOOD PARK	1.05	LOCAL
SILVER PALMS PARK 2	11300 SW 240TH LN	NEIGHBORHOOD PARK	1.3	LOCAL
SILVER PALMS PARK 3	11306 SW 242ND ST	NEIGHBORHOOD PARK	0.81	LOCAL
SILVER PALMS PARK 4	24150 SW 114TH CT	NEIGHBORHOOD PARK	1.09	LOCAL
SILVER PALMS PARK 5	11741 SW 233RD LN	NEIGHBORHOOD PARK	0.83	LOCAL
SILVER PALMS PARK 6	23380 SW 118TH AVE	NEIGHBORHOOD PARK	1.93	LOCAL
SILVER PALMS PARK 7	23800 SW 118TH PL	NEIGHBORHOOD PARK	6.2	LOCAL
SOUTH MIAMI HEIGHTS PARK	20800 SW 117TH AVE	NEIGHBORHOOD PARK	5.9	LOCAL
TAMARIND PARK	23437 SW 107TH AVE	NEIGHBORHOOD PARK	1.56	LOCAL
WEST PERRINE SENIOR CENTER	17753 HOMESTEAD AVE	SINGLE PURPOSE PARK	2.59	LOCAL
WILBUR B BELL PARK	17121 SW 104TH AVE	COMMUNITY PARK	10.3	LOCAL
WILLIAM RANDOLPH COMMUNITY PARK	11951 BAILES RD	NEIGHBORHOOD PARK	10.46	LOCAL

Impact and Demand: The proposed district boundary change would permit as many as 33 single-family dwelling units and would generate a population of 105 and an impact of 0.29 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.

Recommendation: PROS offers the following recommendations:

- Provide a detailed site plan that includes open space requirements diagram and open space calculations detailing proposed and required open space.
- Provide a detailed internal circulation plan that provide a network of seamless, direct, safe, and clearly marked pedestrian connectivity that minimize conflicts among automobiles, pedestrians, and bicycles.
- Provide a detailed landscape plan and include enhanced natural shade canopy, and tree-lined streets and pedestrian walkways per the Great Streets vision identified in the Miami-Dade County Open Space Master Plan (OSMP).
- Provide enhanced shade canopy and seating at any outdoor amenity areas to provide an enjoyable recreational experience for residents.
- Reduce heat island effects and provide more shaded and walkable areas by integrating as many landscaped parking islands and including tree-lined streets and pedestrian pathways per the Great Streets Vision identified in the Miami-Dade County OSMP and the Miami-Dade County Urban Design Manual, Volume I, page 26.

These recommendations are based on the following 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 LU-7B It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to pedestrian, bicycle and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians or bicyclists, pedestrian and bicycle accommodations shall include, as appropriate, continuous sidewalks to the transit station, cross walks and pedestrian signals, bicycle lanes/paths, bicycle parking facilities, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian/bicycle paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians and bicyclists.

Objective CHD-1 Miami-Dade County shall apply design standards to the public domain to encourage physical activity across generations.

Policy CHD-1A Miami-Dade County shall create a network of sidewalks, trails, accessible parks and recreation facilities that establishes a pedestrian-friendly and bicyclist-friendly environment, which encourages physical activity and links destinations, such as restaurants, shops, workplaces and neighborhood-based retail to each other and residential areas.

Policy CHD-1C Design and develop neighborhoods that provide a comfortable and safe environment conducive for programs that integrate physical activity in the daily lives of children and adults.

Policy CHD-1F Adopt and implement by 2014 high-quality streetscape design standards and façade treatments to reflect the character of the community to attract pedestrian activity.

Objective CHD-2 Miami-Dade County shall apply design standards to private development projects to encourage physical activity across generations.

Policy CHD-2A Miami-Dade County will encourage land development to incorporate community design principles that encourage physical activity through the promotion of strategies, when appropriate, but not limited to:

1. Utilization of non-motorized transportation modes;
2. Location of public facilities accessible by multiple transportation modes;

3. Availability and maintenance of quality pedestrian paths or sidewalks;
4. Provision of street furniture and lighting enhancements;
5. Provision of civic and recreational facilities;
6. Establishment of interconnectivity between similar development projects through vehicular and/or pedestrian/bicycle cross access; and
7. Provision of pedestrian and bicycle linkages between existing residential and non-residential land uses.

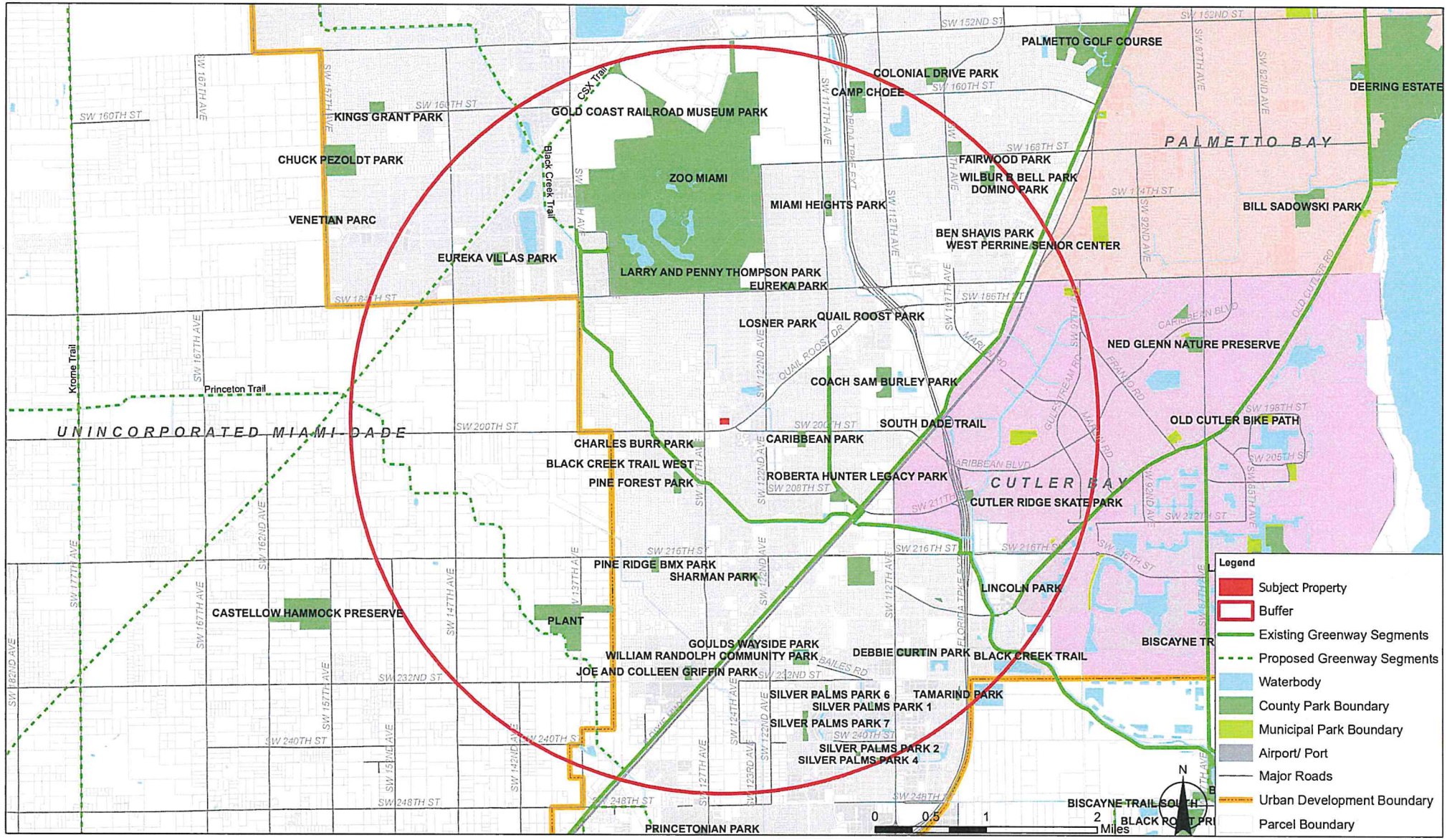
Policy CHD-2B Encourage well-designed infill and redevelopment to reduce vehicle miles traveled, improve air quality, and support an outdoor environment that is suitable for safe physical activity.

Policy CHD-3A Design and develop neighborhoods that can facilitate children walking safely to Miami-Dade County Schools.

Based on our findings described herein, **PROS has no objections to this application.** Should you need additional information or clarification on this matter, please contact Carlos Lopez, Park Planner 2, at carlos.lopez6@miamidade.gov.

AZ: rk cl
Attachment

FIGURE 1: Z2025000130 - BLUENEST AT QUAIL ROOST
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS



Memorandum

MIAMI-DADE COUNTY

Date: January 13, 2026

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 Z2025-000130 John P. And Sosamma Thomas

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The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

The Office of Historic Preservation (OHP) has identified one structure, built in 1970 and associated with folio number 30-6901-004-0020, that meets the 50-year benchmark for historic resource eligibility.

Condition for Approval:
The applicant shall complete and submit a Florida Master Site File Historical Structure form prior demolition of the 1970 historic structure located within the application area. The applicant must also notify the Office of Historic Preservation upon receiving confirmation from the Florida Master Site File (FMSF).

Visit the Florida Division of Historical Resources Florida Master Site File website for instructions, forms, and FAQs. https://dos.fl.gov/historical/preservation/master-site-file/"

For questions regarding historic resources, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov

Memorandum

Date: March 19, 2026

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

From: Christina Salinas Cotter, Assistant Director, Program Excellence
Housing & Community Development (HCD)

Christina Salinas Cotter

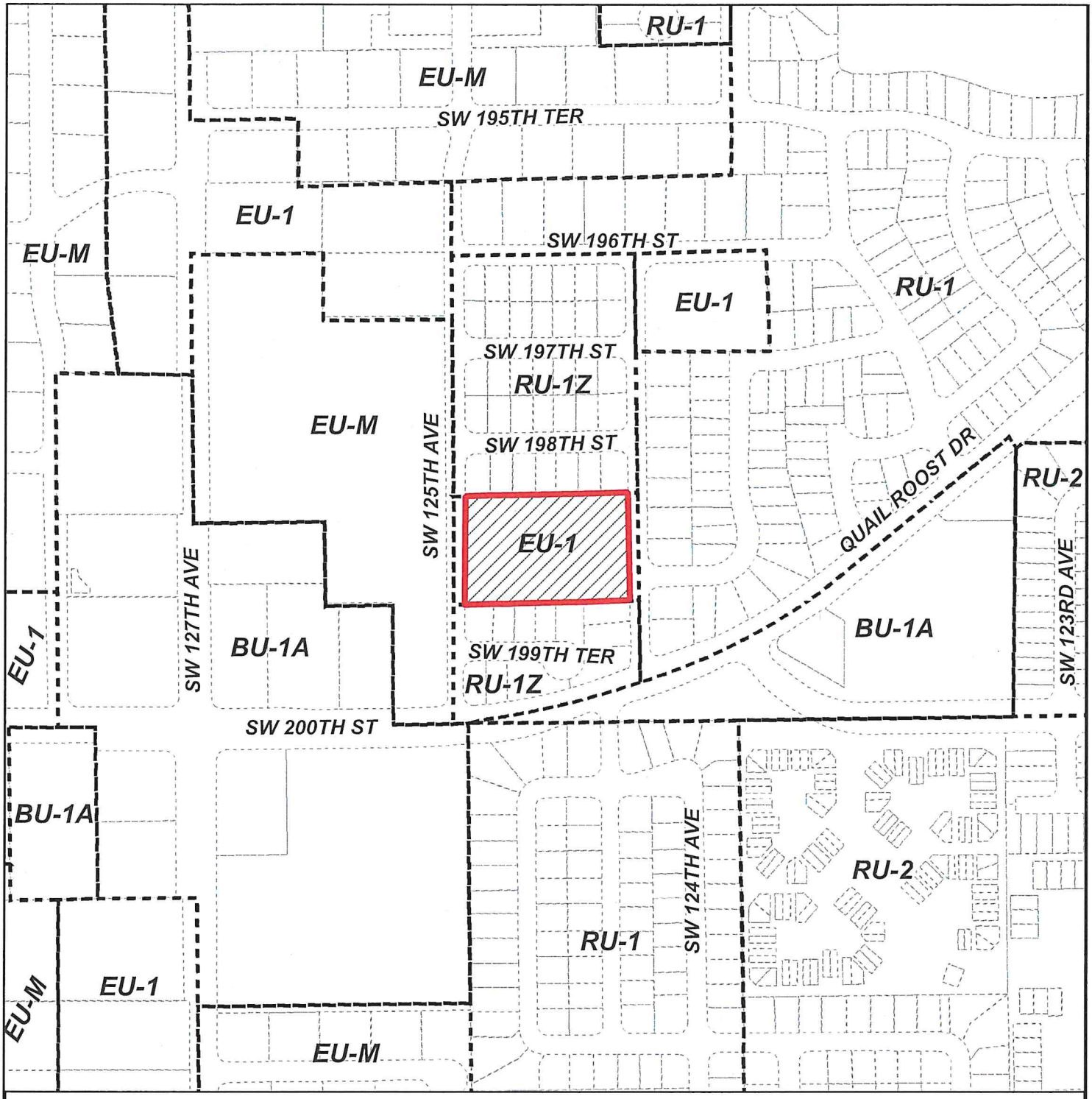
Subject: Zoning Application Comments
Application No.: Z2025000130
Applicant: John P. & Sosamma Thomas
Location: 19850 SW 124 Ct
Folio No(s).: 30-6901-004-0020

Housing and Community Development (HCD) has completed its review of the proposed development associated with the subject zoning application.

For questions or assistance related to HCD programs, please contact the appropriate staff:

- **Workforce Housing Agreements, Rental Regulatory Agreements, Compliance, and Impact Fee Waiver Requests:**
  A'kari Johnson – (786) 469-4234 | A'kari.Johnson@miamidade.gov or
  Phyllis Tynes Saunders – (786) 469-4167 | Phyllis.TynesSaunders@miamidade.gov

- **Infill Housing Program Inquiries:**
  Oscar Barco – (786) 469-4226 | Oscar.Barco@miamidade.gov



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2025000130

Section: 01 Township: 56 Range: 39
Applicant: John P. & Sosamma Thomas
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

N
W E
S

Legend

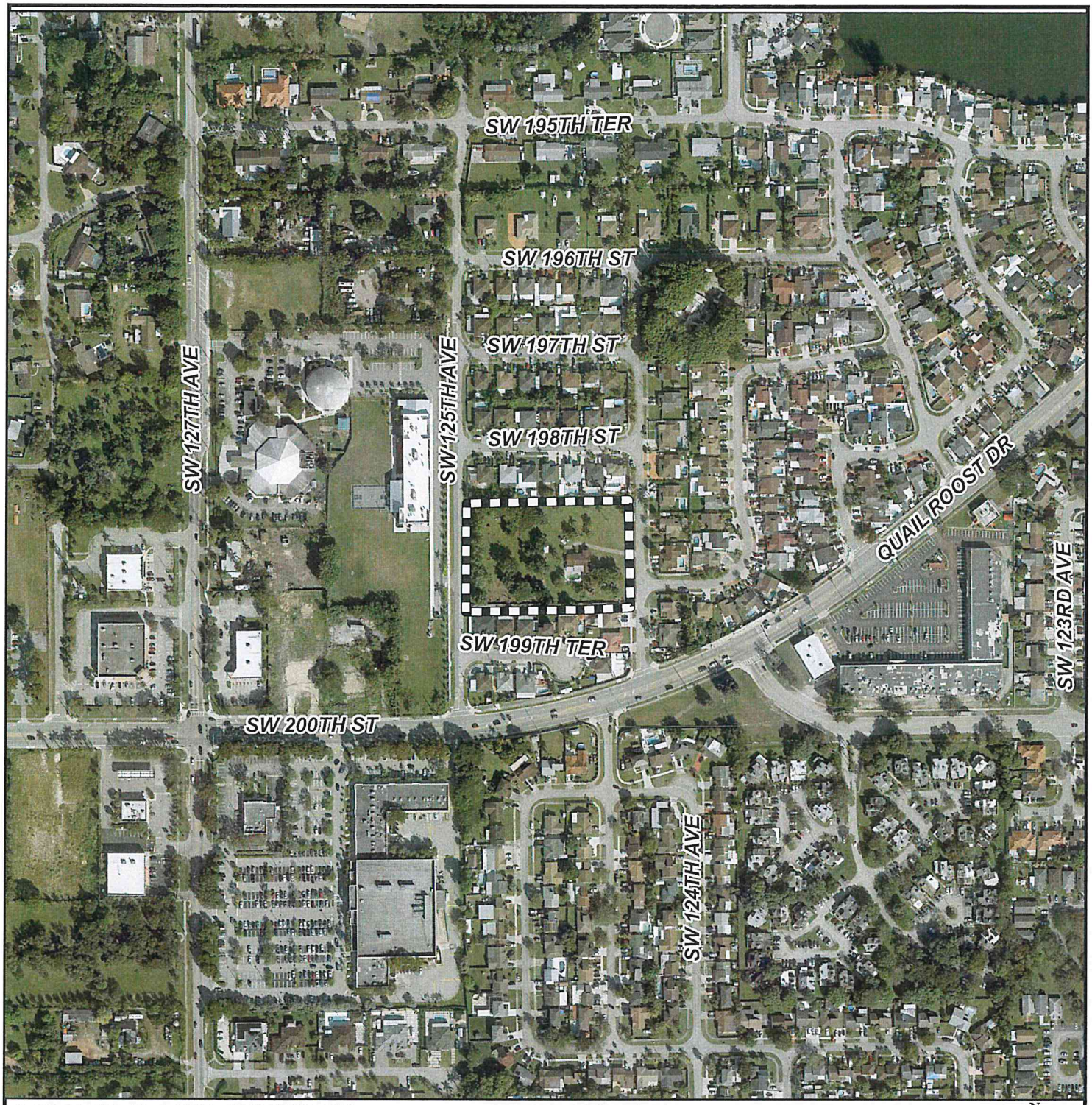
Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 1, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2025000130

Legend

Subject Property

N
W E
S

Section: 01 Township: 56 Range: 39
Applicant: John P. & Sosamma Thomas
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 1, 2025

REVISION	DATE	BY

MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2025000130

RADIUS: 2640

Section: 01 Township: 56 Range: 39
Applicant: John P. & Sosamma Thomas
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

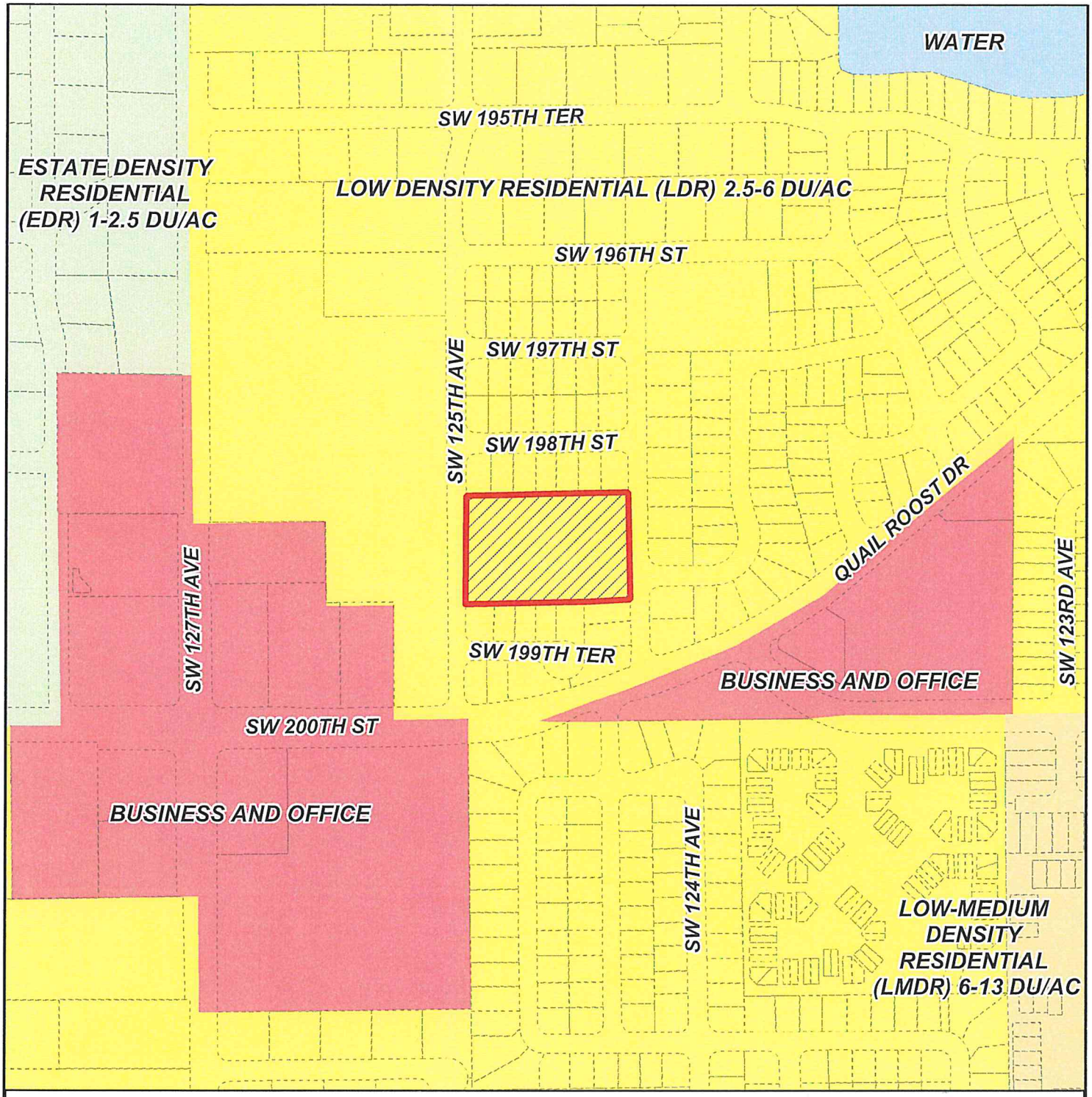
- Subject Property
- Buffer
- Property Boundaries

N
W E
S

MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 1, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2025000130

Section: 01 Township: 56 Range: 39
Applicant: John P. & Sosamma Thomas
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

Subject Property Case

N
W E
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MIAMI-DADE COUNTY

SKETCH CREATED ON: Tuesday, July 1, 2025

REVISION	DATE	BY

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-130 DATE: FEB 23 2026 BY: E128863

This instrument was prepared by:

Names: **Pedro Gassant, Esq.**
Address: **Holland & Knight LLP**
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned husband and wife, John P. and Sosamma Thomas, (the "Owners"), hold fee simple title to the land in Miami-Dade County, Florida, described in **Exhibit "A"**, attached hereto, and hereinafter referred to as the "Property";

WHEREAS, the Owners have concurrently filed an application with the County's Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2025000130, for purposes of seeking the rezoning of the Property to RU-3M with RU-TH development standards, 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. CDMP20250013 (the "Application");

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owners during the consideration of the Application will be abided by, the Owners freely, voluntarily and without duress, make the following Declaration of Restrictions covering and running with the Property:

1. **Density Limitation.** The development of the Property shall be limited to a maximum of thirty-three (33) residential dwelling units ("Density Limitation").
2. **Prohibition of Multifamily Apartments.** No multifamily apartments shall be permitted on the Property.
3. **For-Sale Workforce Housing.** Twenty percent (20%) of the dwelling units shall be deed restricted as for-sale affordable housing units for a period of twenty (20) years to households whose annual income is up to one-hundred forty percent (140%) of the Area Median Income of Miami Dade County. Notwithstanding the Density Limitation provided in Paragraph No. 1, should the Owners participate in the Workforce Housing Development Program, pursuant to Chapter 17 and Chapter 33, Article XIIA of the County Code of Ordinances, the Owners may transfer any applicable density bonus in excess of the Density Limitation to another property permitted to receive such bonus, to the extent permitted by the County Code of Ordinances, as may be amended.
4. **Connection to Public Water and Sanitary Sewer Service.** The Owners hereby acknowledge and agree that any development of the Property shall connect to the public water and public sanitary sewer system at the Owners' expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the Code of Miami Dade County and Water and Sewer Department ("WASD") rules and 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.

5. **Endangered Species Survey.** Prior to issuance of a Tree Removal Permit for any portion of the Property, the Owners 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 County's Division of Environmental Resources Management (DERM), or applicable department. In addition, the Owners are advised that wildlife best management practices may need to be incorporated to minimize impacts of any development to listed species. The Owners may be required to revise site plans subject to DERM review and approval, as necessary to comply with applicable requirements of the Chapter 24 of the Code and for conformance with the relevant provisions of the CDMP.
6. **Florida Memorial University.** The Owners intend to provide a $25,000.00 contribution to Florida Memorial University in support of its community enriching activities. If such contribution is made by the Owners, and accepted by Florida Memorial University, then proof of payment of the contribution will be provided to the Department of Regulatory and Economic Resources within 90 days of such acceptance.

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.

Owners. The term Owners shall include the Owners, and its heirs, successors and assigns.

[Signature Pages to Follow]

Not Official Document

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-130 DATE: FEB 23 2026 BY: E128863

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2026.

WITNESSES:

JOHN P. THOMAS,
an individual

_____
Signature

_____
Print Name

By: _____

Name: John P. Thomas

Address: 19850 SW 124 Court
Miami, FL 33177

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by John P. Thomas for the purposes stated herein. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2026, in the County and State aforesaid.

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2026.

WITNESSES:

SOSAMMA THOMAS,
an individual

_____
Signature

_____
Print Name

By: _____

Name: Sosamma Thomas

Address: 19850 SW 124 Court
Miami, FL 33177

_____
Signature

_____
Print Name

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Sosamma Thomas for the purposes stated herein. She is personally known to me or has produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2026, in the County and State aforesaid.

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-130 DATE: FEB 23 2026 BY: E128863

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT 14 OF QUAIL ROOST ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGE 94, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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 Hearing Application No. Z2025000130, it is hereby certified that I have examined Old Republic National Title Insurance Company Title Search Report No. 25057567, covering the period from the beginning to the 19th day of May, 2025, at the hour of 8:00 a.m) (the "Title Evidence") inclusive, of the property described on **Exhibit "A"** attached hereto. I know of no reason that this Title Evidence is inaccurate or incomplete.

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

John P. Thomas and Sosamma Thomas

Subject to the following encumbrances, liens, and other exceptions:

1. **RECORDED MORTGAGES:**

    1. Mortgage dated September 12, 2007 by Sosamma Thomas joined by John P. Thomas, her husband, in favor of JPMorgan Chase Bank, N.A., in the original amount of $375,000.00, recorded September 18, 2007 in Official Records Book 25932, Page 194, as affected by Loan Modification Agreement recorded in Official Records Book 28010, Page 4002, Florida Assignment of Mortgage in favor of Federal National Mortgage Association recorded in Official Records Book 29529, Page 324, Assignment of Mortgage in favor of Nationstar Mortgage LLC d/b/a Mr. Cooper recorded in Official Records Book 31493, Page 1309, Corporate Assignment of Mortgage in favor of JPMorgan Mortgage Acquisition Corp. recorded in Official Records Book 34566, Page 2852, Assignment of Mortgage in favor of Federal National Mortgage Association recorded in Official Records Book 34604, Page 1920, Assignment of Mortgage in favor of JPMorgan Mortgage Acquisition Corp. recorded in Official Records 34613, Page 3276, and Recission/Vacation of Assignment of Mortgage (as to Assignment in Official Records Book 34566, Page 2852) recorded in Official Records Book 34728, Page 3176, of the Public Records of Miami-Dade County, Florida.

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

1. Notice of Tax Lien for Exemptions and Assessment Limitations recorded May 11, 2016 in Official Records Book 30070, Page 4238, of the Public Records of Miami-Dade County, Florida.

3. **GENERAL EXCEPTIONS:**

1. All taxes for the year 2025 and subsequent years.
2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanics' or materialmen's liens.
5. Zoning and other restrictions imposed by governmental authority.
6. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land and any adverse claim to all or part of the land that is or was previously under water.
7. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the property.

4. **SPECIAL EXCEPTIONS:**

1. All matters set forth on the Plat of QUAIL ROOST ESTATES, as recorded in Plat Book 44, Page 94, of the Public Records of Miami-Dade County, Florida.

NOTE: All recording information herein is to the Public Records of Miami-Dade County, Florida.

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 Restrictive Covenants ("Declaration").

Therefore, it is my opinion that the following parties must join in the Declaration in order to make the Declaration a valid and binding covenant on the lands described herein:

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-130 DATE: DEC 26 2025 BY: E128863

Name	Interest
John P. Thomas and Sosamma Thomas	Owner
JPMorgan Chase Bank, N.A	Mortgagee

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable Declaration.

I, the undersigned, further certify that I am attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 6th day of June, 2025.

Nicholas G. Milano
Florida Bar No. 975788
Holland & Knight LLP
P.O. Box 14070 (Zip Code 33302-4070)
515 East Las Olas Boulevard, Suite 1200
Fort Lauderdale, FL 33301
Telephone: (954) 468-7804

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of __X__ physical presence or _____ online notarization, on this 6th day of June, 2025, by Nicholas G. Milano, who is personally known to me.

Notary Public, State of Florida at Large

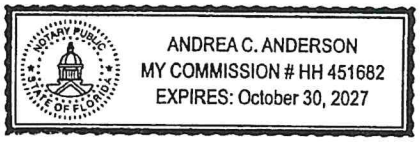

EXHIBIT "A"

Tract 14 of QUAIL ROOST ESTATES, according to the Plat thereof, as recorded in Plat Book 44, Page 94, of the Public Records of Miami-Dade County, Florida.

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z25-130
DATE: JUN 24 2025
BY: GONGOL

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: Bluenest Development LLC

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
SALIM CHRAIBI 5301 BLUE LAGOON DR STE 180 MIAMI FL 33126	100%

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.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 9 day of June, 2025. Affiant is personally known to me or has produced _____ as identification.

_____
(Notary Public)

NOTARY PUBLIC STATE OF FLORIDA
MARIA PONCE
MY COMMISSION # HH 384028
EXPIRES: April 6, 2027

My commission expires April 6 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.