

## THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

Will hold a Public Hearing on the following zoning applications on **March 19, 2026, at 9:30a.m.** in the **Miami-Dade County Commission Chambers, located on the 2nd Fl, Stephen P. Clark Center, 111 NW 1st St, Miami, FL 33128.**

### THIS IS AN IN-PERSON MEETING

**APPLICANT: KENDALL ASSOCIATES I, LLLP; 9800 CALUSA CLUB DRIVE, LLC; AND HOME AT 9810, LLC. Z2021000031**

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 540 residential units. 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. **The public hearing for this application was opened and closed on February 19, 2026 and the Board of County Commissioners deferred the application to the March 19, 2026 meeting.**

- (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/garbage 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 & Yvette 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 Board of County Commissioners meeting.

**LOCATION:** 9400 SW 130 Avenue and 9800 & 9810 East Calusa Club Drive, Miami-Dade County, Florida.

**SIZE OF PROPERTY:** ±169.27 acres

**This is an in-person meeting. Interested parties must appear in person to participate. Documents and materials must be submitted by e-mail [ZONINGmeetings@miamidade.gov](mailto:ZONINGmeetings@miamidade.gov), or visit our website at:**

**<https://www.miamidade.gov/zoning/hearing-commissioners.asp>**