

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

PH: Z25-020

January 22, 2026

Item No. 8A1

Recommendation Summary	
Commission District	8
Applicants	Citinet Aventura LLC and Redland Grove LLC
Summary of Requests	The applicants seek to permit a rezoning of the subject property from AU (Agricultural, minimum 5-gross acre lots) and EU-M (minimum 15,000 sq. ft. lots) to PAD (Planned Area Development) in order to develop the parcel with 138 residential units. Additionally, the applicants seek to allow single-family residential lots to have no frontage on public streets and to permit access to such lots by way of private drives, have less private open space for the detached units, to allow some of the units to have no on-street parking spaces, and to allow less common open space than required by code.
Location	Located between SW 220 Street and SW 226 Street and between SW 132 Court and SW 133 Court, Miami Dade County, FL
Property Size	±20.91-gross (±20.15 net) Acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Single-family residences, agricultural groves, vacant land
2030-2040 CDMP Land Use Designation	Low Density Residential w/ One Density Increase (DI-1) (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250003) * <i>(see attached Zoning Recommendation Addendum)</i>
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, Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval of request #1, subject to the Board's acceptance of the proffered PAD agreement, and approval with conditions of requests #2 through #5 (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250003 and it becoming effective) *

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20250003 to amend the CDMP, which the Board of County Commissioners (the Board) is scheduled to hear, pursuant to section 2-116.1 of the County Code, prior to and on the same day as the hearing on this concurrent zoning application.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 2-116.1(5)(e), which provides that the zoning application shall, at the applicant's request, be processed concurrently with the CDMP amendment application, and the Board of County Commissioners may take action on the concurrent zoning application on the same day at which it takes final action on the CDMP amendment application.

PROCEDURAL HISTORY:

This item was deferred from the November 20, 2025, meeting of the Board of County Commissioners (BCC), in order to allow the applicants to meet with the neighbors. Subsequently, this item was deferred again at the December 18, 2025, meeting of the BCC.

The public hearing on this item was held.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, and EU-M, Estate Modified District, to PAD, Planned Area Development.
- (2) NON-USE VARIANCE of zoning and subdivision regulations requiring lots to have frontage on a public right-of-way; to waive same to permit the proposed residential lots with 0' of frontage and to permit access to a public street by means of private drives.
- (3) NON-USE VARIANCE to permit detached single-family residences to have a minimum of 38% private open space (125% of the interior gross square footage of the ground floor of each unit required).
- (4) NON-USE VARIANCE to permit 30 units with 0 parking spaces (2 parking spaces required for each) and to allow the required parking spaces to be provided within private garages (not permitted).
- (5) NON-USE VARIANCE to allow a minimum of 23.18% of common open space where 30% is required.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Rodan Estates," consisting of architectural plans prepared by Pascual, Perez, Kiliddjian, Starr and Associates, P.A., comprising 23 sheets dated-stamped received June 25, 2025, and 5 sheets dated-stamped received on September 30, 2025; civil plans prepared by Ford Engineers, Inc., comprising 7 sheets dated-stamped received September 30, 2025; a photometric plan prepared by HSQ Group, Inc., comprising 3 sheets, dated-stamped received September 30, 2025; and landscape plans prepared by Witkin Hults and Partners, comprising 16 sheets dated-stamped received September 30, 2025; for a total of 54 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP202500003) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the ±20.91-gross (±20.15 net) acres subject parcel from "Estate Density Residential" (1 to 2.5 Dwelling units per gross acre), to "Low Density Residential w/ One Density Increase (DI-1)" (6 to 13 Dwelling units per gross acre with sound urban design). The CDMP amendment would be subject to the Board's acceptance of a proffered Declaration of Restrictions (CDMP covenant) requiring that sound urban design principles are incorporated into the design of the development on the property consistent with the One Density Increase (DI-1), limiting development on the subject site to a maximum of one-hundred and thirty eight (138) residential dwelling units, providing proportionate share mitigation prior to tentative plat to mitigate impacts on SW 220 street, SW 226 street, SW 133 court, SW 132 court and SW 133 avenue, as well as connection to water and sewer service.

Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20250003 and it becoming effective.

The applicant seeks to rezone the subject property from AU, Agricultural District, and EU-M, Estate Modified District, to PAD, Planned Area Development, in order to develop the parcel with 138 detached single-family residential units. With the aforementioned request, the applicant also seeks to allow the proposed single-family lots to have no frontage on the adjoining public streets, and to permit access to such lots by way of private driveways. Additionally, this zoning application also seeks ancillary non-use variances to provide less private open space for the detached units than otherwise required by code, and seeks approval for 30 detached single-family units to have no on-street parking spaces, and have the required parking for such units be provided within attached 2-car garages, and to allow less common open space than required by code. The proposed PAD development will have twenty-one (21) ingress/egress points of direct vehicular and pedestrian access to help facilitate the flow of traffic for the proposed residential development. There would be seven ingress/egress point of access from the west side where there will be a proposed street dedication, and eleven along SW 233 Avenue. The applicant has submitted plans that depict the subject site being developed with 138-unit detached single-family residential lots with parking and private open spaces and serviced by internal private driveways. These model homes, consisting of 3, 4, and 5-bedroom type dwellings, are two (2)-story high, and do not exceed 35 feet in height. Staff notes that each model home will include a private garage, is constructed on an individual platted lot containing a minimum lot area of 1,950 sq. ft., and will have a rear yard enclosed with privacy fences. Parking and driveways are internal to the site, and each individual lot, with the exception of 30 lots, will include two surface parking stalls towards the front. Parking for those 30 lots will be within a private two-car garage and is also the subject for one of the ancillary non-use variances. Submitted plans indicate that the proposed lots and blocks are designed along a network of private drives to allow connectivity for pedestrians and autos alike. The site amenities depicted on the submitted plans include designated common open space areas that will include active and passive recreational amenities such as a tot lot, mail-kiosks, and a dog park. The development includes a Natural Forest Community (NFC) preservation area that will preserve as such, the NFC preservation is 1.99 acres. Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided around the proposed buildings, as well as along the perimeter of the property lines for the subject parcel, with street trees provided along all the five abutting roadways. The applicant has proffered a planned area development agreement, which, besides providing certain development parameters, restricts the site to the submitted site plans, and limits the subject property to a maximum density of 138 single-family detached residential dwelling units. Furthermore, the zoning PAD agreement also provides that the owner shall comply with the CDMP covenant accepted in conjunction with the approval of CDMP amendment application no. CDMP20250003, being processed concurrently with this zoning hearing application.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU and EU-M; single-family residences, agricultural groves, vacant land	Low Density Residential w/ One Density Increase (DI-1) (Subject to approval of the concurrent CDMP amendment)
North	AU, EU-1; single-family residences	Estate Density Residential (1 to 2.5 dua)
South	EU-M; single-family residences	Estate Density Residential (1 to 2.5 dua)

East	EU-1, AU and EU-M; single-family residences.	Estate Density Residential (1 to 2.5 dua)
West	AU; agricultural groves and FPL land.	Estate Density Residential (1 to 2.5 dua)

NEIGHBORHOOD COMPATIBILITY:

The subject site is a ±20.91-gross (±20.15 net) acres irregularly shaped area comprised of six parcels which include single-family residences, agricultural groves and vacant land. It is generally bounded by SW 220 Street and SW 226 Street and between SW 132 Court and SW 133 Court. The properties to the north of the subject site are single-family residences, including some large lot residences and the zoning district is EU-1. To the west there are active agricultural properties that also have FPL power lines zoned AU. To the east of the site there are more single-family residences zoned AU and EU-1, and to the south there are more single-family residences zoned EU-M. Additionally, the subject property is inside and approximately 0.13 miles (700 feet) east of the Urban Development Boundary (UDB).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the subject property in order to provide additional residential uses in this area of the County. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate 135 PM daily peak hour vehicle trips. Staff notes that the application may add to the population in the area and may bring additional noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

As previously mentioned, the subject property is the subject of a small-scale CDMP amendment application (CDMP20250003) being processed concurrently with this zoning application, pursuant to Section 2-116.1(5)(d)(e) of the Code of Miami-Dade County. The concurrent CDMP application is slated to be heard by the Board of County Commissioners, prior to the zoning hearing application. The CDMP application seeks to re-designate the ±20.91-gross (±20.15 net) acres subject parcel from "Estate Density Residential" (1 to 2.5 Dwelling units per gross acre), to "Low Density Residential w/ One Density Increase (DI-1)" (6 to 13 Dwelling units per gross acre with sound urban design principles incorporated into the design of the proposed development). *The residential densities allowed in the **Low Density Residential** use category shall range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre.* Furthermore, this category includes the One Density Increase (DI-1) overlay designation provided that sound urban design principles are incorporated into the design of the proposed development, which would allow one density category higher than the aforementioned 2.5 to 6 allowed under Low Density, and would be from 6 to 13 dwelling units per gross acre. As such, subject to the approval of the concurrent CDMP amendment, this would allow the applicant to develop the ±20.91-gross acre subject site with a maximum total of 271 dwelling units as the maximum density allowed under the CDMP Low Density Residential w/ One Density Increase (DI-1) threshold on the LUP map. Notwithstanding, staff notes that as part of the hearing for this application, the applicant has submitted a planned area development agreement for approval and acceptance, which, besides providing certain development parameters and that the subject parcel shall be developed in

substantial compliance with the submitted site plans, also restricts the site to a maximum density of 138 single-family detached residential dwelling units. Furthermore, the PAD agreement provides that the owner shall comply with the CDMP covenant accepted in conjunction with the approval of CDMP amendment application no. CDMP20250003, that is being processed concurrently with this zoning hearing application. Based on the foregoing, staff opines that the proposed density under this application would be **consistent** and, as demonstrated, within the maximum numerical residential density threshold that would be permitted by the Land Use Plan map, as well within the maximum unit count that may be approved under the concurrent CDMP application. Provided the site is designed and developed using sound urban design principles such as ensuring that there are no rear yards abutting public roadways.

The criteria for determining compatibility is outlined in CDMP Land Use Element, **Policy LU-4A**, among which are *noise, lighting, height, bulk, scale of architectural elements, landscaping and buffering as applicable*. Staff opines that the proposed rezoning for the PAD development of 138 detached single-family residential units, at a density of ± 6.59 dwelling units per gross acre, would be **compatible** with the development trend within the surrounding area and with the County's policies to appropriately increasing residential densities and intensities of development within the UDB, and the rezoned property will act as a reasonable transition between the large lot residences to the north, east and south. Furthermore, submitted landscape plans depict ample landscaping in the form of trees and shrubs provided along the perimeter of the property lines for the subject parcel, with street trees provided along the four abutting public roadways. Based on the foregoing, staff opines that the proposed development will be adequately buffered and will not have a significant visual impact on the surrounding properties and would be **compatible** with the area based on the criteria set forth in the CDMP Land Use Element and **Policy LU-4A**.

Therefore, subject to the Board's approval of the CDMP small-scale amendment to allow the redesignation of the subject parcel to Low Density Residential w/ One Density Increase (DI-1) on the CDMP LUP map, and subject to the acceptance of the proffered planned area development agreement, staff opines that the proposed district boundary change to PAD on the subject property would be **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical density threshold permitted for the **Low Density Residential** use on the CDMP Land Use Plan (LUP) map. Staff further opines that approval of the application will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from AU, Agricultural District and EU-M (minimum 15,000 sq. ft. lots), to PAD, Planned Area Development, on the subject property (request #1). For the reasons stated above and below, staff opines that when the request to rezone the ± 20.91 -gross (± 20.15 net) acre parcel to PAD in order to develop the parcel with 138 single-family detached residential units, is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surrounding area when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that contingent on the approval of the CDMP land use map amendment to redesignate the subject

parcel to Low Density Residential w/ One Density Increase (DI-1) requiring that certain urban design principles be incorporated into the design of the development on the subject property, as well as subject to the acceptance of the proffered zoning PAD agreement, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to PAD would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map, and would be **compatible** with the trend of development in the surrounding area. Staff opines that the proposed 2-story high, 138-unit detached single-family residential development will create a harmonious transition between the single-family residential lots located to the north, east and south.

Staff notes that the proposed development complies with all the zoning regulations regarding building setbacks, heights of buildings, lot area, lot coverage and landscaping. As designed, the proposed PAD development, with the pedestrian and auto connectivity, proposed residential structures with massing and intensity similar in scale to the surrounding uses, as well as the proposed landscaping, will produce a development that will be compatible with the neighborhood. Additionally, staff opines that based on the submitted landscape plans, the perimeter of the subject parcel is to be substantially buffered with ample landscaping in the form of a continuous row of street trees and shrubs, and that such landscaping elements will create a visual perception of continuous greenery and be sufficient to mitigate any visual or aural impacts generated by the proposed development on the neighboring properties. Staff further opines that the proposed development depicts the applicant's intent to utilize development parameters in a manner that maintains the development trend in the area, comply with the conditions proffered within the CDMP Declaration of Restrictions by incorporating design principles to obtain a CDMP density increase (DI-1); providing connection to water and sewer service. Staff notes that under the requested redesignation on the Land Use Plan (LUP) map to "Low Density Residential w/ One Density Increase (DI-1)" (up to a maximum of 13 Dwelling units per gross acre), the ± 20.91 -gross (± 20.15 net) acre subject site could be developed with a maximum total of 271 dwelling units. However, staff notes that the applicant intends to develop the parcel with 138 single-family detached residential units which is an approximate density of ± 6.84 dwelling units to the net acre (± 6.59 dwelling units per gross acre), and has also proffered a zoning PAD agreement that requires that the subject parcel shall be developed in substantial compliance with the submitted site plans, as well as restricts the property to a maximum density of 138 dwelling units.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the request will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum dated July 1, 2024, states that the application meets traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate 135 PM daily peak hour vehicle trips. The Infrastructure Planning Division of the Department of Transportation and Public Works (DTPW) has no objection to the application, subject to conditions set forth in their memorandum. Further, the Department of Regulatory and Economic Resources (RER) Code Coordination and Public Hearings Section's Environmental Review indicates that the application meets all applicable LOS standards for an initial development order for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Miami-Dade Police Department (MDPD), the Miami-Dade Fire Rescue Department (MDFRD), the Miami-Dade Parks Recreation and Open Spaces (MDPROS) Department, Water and Sewer Department (WASD), and the Miami-Dade Department of Solid Waste Management (DSWM), as well as Miami-Dade County Public Schools, do not object to the application. Based on the aforementioned department memoranda, staff opines that the request for rezoning will not result in, among other things, excessive noise or cause undue or excessive

burden on public facilities. As such, staff opines that approval of the request to rezone the subject parcel to PAD, would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the rezoning in relation to the present and future development of the area. **Therefore, staff recommends approval of request #1 for a district boundary change to PAD, Planned Area Development, under Section 33-311, District Boundary Change. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250003 and it becoming effective)**

In order to implement the proposed residential development, the applicant is requesting ancillary non-use variances to permit the proposed detached single-family residential lots to have 0' of frontage on public rights-of-ways, and to permit such lots to have access to public streets by means of private driveways (request #2), to permit these residences to have 38% private open space, where a minimum of 125% of private open space is required (request #3), to allow 30 units with 0 parking spaces (2 parking spaces required for each) and to allow the required parking spaces to be provided within private garages (not permitted) (request #4), and to allow a minimum of 23.18% of common open space where 30% is required (request #5). When these requests are analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff notes that, because of the site plan tied to the PAD re-zoning, these requests are intrinsically intertwined with the request for a zone change to PAD which staff supports, and opines that the approval of these requests with conditions would be **compatible** with the area concerned, when considering the necessity and reasonableness of the deletion in relation to the present and future development of the area concerned.

Staff notes that the private drives will be internal to a subject property which is generally bound by the following public rights-of-ways; SW 133 Court to the west, SW 220 Street on the north, SW 133 Avenue on the east, and SW 226 Street on the south. Staff opines that due to the characteristics of the irregularly shaped subject site, the use of private drives are necessary and should be approved based on the special circumstances affecting the subject property. Staff further opines that the frontage of the proposed single-family residential detached lots along private drives would be internal to the subject site, would not be visible in the area, and would not create a significant visual impact in the area. Further, staff notes that the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources does not object to the request. When analyzing request #3, staff opines that the private open spaces that are less than required will be internal to the said lots, would only impact the interior areas within the subject parcel, and would not create a significant visual impact on the surrounding properties. Staff opines that the private open space variance is mitigated for the residents by providing convenient access to passive and active recreational amenities within the common areas, which are an integral part of the planned area development. Furthermore, any impact generated by the sub-standard private open spaces will be adequately mitigated by landscaping in the form of trees and shrubs provided along the perimeter of the blocks and around the proposed structures, creating a visual perception of greenery around the proposed units, enhancing the views of passersby along the abutting roadways and from the neighboring residential properties. Similarly, when request #4, to permit 30 units with 0 parking spaces (2 parking spaces required for each) and to allow the required parking spaces to be provided within private garages (not permitted), is analyzed under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards, staff opines that approval with conditions would be compatible with the surrounding area. Staff notes that zoning regulations do not allow the use of these spaces in calculating the total available parking spaces for the proposed units, resulting in the variance for providing 0 parking spaces for these 30 units that is the subject of request #4. Staff supports the request and opines that the likelihood of the spillage of parking onto the abutting roadways is very minimal, and notes that the proposed PAD development provides for a total of 425 parking spaces where a total of 276 parking spaces are

required by code. Staff further notes that the Model "E" (30 units) section of the PAD Agreement contains a condition that reads, "Model Unit E Parking: The garage shall not be enclosed in any manner for habitable space and remain for parking of vehicles and storage of items only." Additionally, when request #5 to allow a minimum of 23.18% of common open space where 30% is required. Staff opines that the requested reduction of the common open space, will be internal to the said development and the residential lots, would only impact the interior areas of the subject property, and would not create a significant visual impact on the surrounding properties.

Staff, therefore, opines that approval with conditions of the requests #2, through #5 would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variances will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. **Therefore, staff recommends approval with conditions of request #2 through #5 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250003 and it becoming effective)**

ACCESS, CIRCULATION AND PARKING: The submitted site plan depicts twenty-one (21) ingress/egress points of direct vehicular and pedestrian access to help facilitate the flow of traffic for the proposed residential development. There are seven such access points from proposed SW 133 Court, and eleven provided along SW 133 Avenue, whereas three such access points have been provided along both SW 132 Court. Additionally, the submitted plans indicate that the proposed PAD residential development is designed along a network of private drives to allow seamless connectivity to the various individual tracts within the proposed development for pedestrians and autos alike. The proposed PAD development provides for a total of 425 parking spaces, out of which 172 parking spaces are provided within garages attached with the units, and 253 parking spaces are provided in driveways and on-street. The proposed development complies with the code minimums that require a total of 276 parking spaces.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval of request #1, subject to the Board's acceptance of the proffered PAD agreement, and approval with conditions of requests #2 through #5. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250003 and it becoming effective)

CONDITIONS FOR APPROVAL: For requests #2, through #5 only.

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources or its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Rodan Estates," consisting of architectural plans prepared by Pascual, Perez, Kiliddjian, Starr and Associates, P.A., comprising 23 sheets dated-stamped received June 25, 2025, and 5 sheets dated-stamped received on September 30, 2025; civil plans prepared by Ford Engineers, Inc., comprising 7 sheets dated-stamped received September

30, 2025; a photometric plan prepared by HSQ Group, Inc., comprising 3 sheets, dated-stamped received September 30, 2025; and landscape plans prepared by Witkin Hults and Partners, comprising 16 sheets dated-stamped received September 30, 2025; for a total of 54 sheets.

3. That the use be established and maintained in accordance with the approved plan.
4. That the applicant submits to the Department of Regulatory and Economic Resources for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
5. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Department of Regulatory and Economic Resources (RER) Code Coordination and Public Hearings Section's Environmental Review as contained in their memorandum.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in their memorandum.
7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division as indicated in their memorandum.
8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as indicated in their memorandum.
9. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Solid Waste Management department as indicated in their memorandum.

ES:JB:SS:PM



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

ZONING RECOMMENDATION ADDENDUM

Citinet Aventura LLC and Redland Grove LLC
PH: Z25-020

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	<i>No objection*</i>
Platting and Traffic Review Section (RER)	<i>No objection* needs update</i>
Department of Transportation and Public Works (DTPW)	<i>No objection*</i>
Parks, Recreation and Open Spaces Department (PROS)	<i>No objection</i>
Miami-Dade Fire Rescue Department (MDFR)	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection *</i>
Miami-Dade County Public Schools	<i>No objection</i>
Miami-Dade Sheriff's Office	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Low Density Residential (Pg. I-31)</p> <p>With One Density Increase (DI-1) w/ Urban Design (Pg. I-32)</p>	<p><i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i></p> <p>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.</p> <p>(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20230024)</p>
<p>Objective LU-4 (Pg. I-11)</p>	<p><i>Miami-Dade County shall, by the year 2020, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i></p>
<p>Policy LU-4A (Page I-9)</p>	<p><i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i></p>

PERTINENT ZONING REQUIREMENTS/STANDARDS

ZONING RECOMMENDATION ADDENDUM

Citinet Aventura LLC and Redland Grove LLC
PH: Z25-020

<p>Section 33-311 District Boundary Change</p>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i> (5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><i>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.</i></p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

CITINET AVENTURA, LLC AND REDLAND GROVE, LLC. 13250/13330 SW 224 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000020

DATE

HEARING NUMBER

FOLIO: 30-6914-000-0228/30-6914-000-0260/30-6914-000-0284/30-6914-000-0271/30-6914-000-0283/30-6914-000-0270

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 28, 2025

NEIGHBORHOOD REGULATIONS:

Folio No.: 30-6914-000-0228

Case No. 202502001494 was opened on 03/11/2025. Warning Notice **W462276** was issued on 03/17/2025 for "FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: OVER GROWTH GRASS THROUGH OUT THE VACANT LOT EXCEEDLYING MORE THAN 12 INCHES." Since compliance was not met, Civil Violation Notice **T128544** was issued on 03/31/2025 for "FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: OVERGROWTH GRASS AND WEEDS THROUGHOUT THE VACANT LOT." Citation was paid on 04/22/2025 and compliance met on 05/06/2025. **Case is closed.**

Folio No.: 30-6914-000-0260

Case No. 202402003056 was opened on 05/16/2024. Warning Notice **W429212** was issued on 05/20/2024 for "STORING OR MAINTAINING SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS AS STATED IN 19-14(A)(2), TO WIT: FAILURE TO MAINTAIN JUNK/TRASH/DEBRIS (TRASH BAGS, BLUE/WHITE TARP, CARDBOARD, CLOTHES, PLASTICS, AND OTHER MISC. ITEMS) ON A PRIVATE PROPERTY. REMOVE JUNK/TRASH/DEBRIS ON THE PROPERTY." Since compliance was not met, Civil Violation Notice **T121234** was issued on 06/17/2024 for "FAILURE TO REMOVE SOLID WASTE, JUNK, TRASH, AND/OR DEBRIS AS STATED IN 19- 14(A)(2), TO WIT: FAILURE

TO MAINTAIN JUNK/TRASH/DEBRIS (TARP, TRASH BAGS, WOOD PANELS, BUCKETS, AND OTHER MISC. ITEMS) ON THE PROPERTY." Compliance was met on 08/13/2024 and citation paid on 11/20/2024. **Case is closed.**

Folio No.s: 30-6914-000-0284

Case No. 202502005001 was opened on 08/28/2025. Warning Notice **W475516** was issued on 09/04/2025 for "FAILURE TO MAINTAIN RIGHT-OF-WAY SWALE AREA ABUTTING PRIVATE PROPERTY IN A NON-RESIDENTIAL DISTRICT, TO WIT: OVERGROWTH ON RIGHT OF WAY SWALE ABUTTING (NORTH) SW 224 STREET AND (SOUTH) SW 226 STREET." Since compliance was not met, Civil Violation Notice **T132768** was issued on 09/22/2025 for "FAILURE TO MAINTAIN RIGHT-OF-WAY SWALE AREA ABUTTING PRIVATE PROPERTY IN A NON-RESIDENTIAL DISTRICT OVERGROWTH ON RIGHT OF WAY SWALE ABUTTING (NORTH) SW 224 STREET AND (SOUTH) SW 226 STREET TO INCLUDE PROPERTY TO THE WEST 13330 SW 224 ST (FOLIO: 30-6914-000-0283)." Citation was paid on 10/06/2025. **There are no outstanding fees.**

Folio No.: 30-6914-000-0271

Case No. 202502005112 was opened on 09/04/2025. Warning Notice **W475531** was issued on 09/04/2025 for "FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWTH ON VACANT LOT (INCLUDING LOTS TO THE NORTH WITH FOLIO: 30-6914-000-0270 AND 30-6914-000-0260) TO INCLUDE RIGHT OF WAY SWALE ABUTTING SW 224 ST." **This case is pending a compliance inspection.**

Folio No.: 30-6914-000-0283

Case No. 202402005282 was opened on 08/27/2024. Warning Notice **W443332** was issued on 08/27/2024 for "FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWTH OF GRASS AND WEEDS ON THE SOUTH SIDE OF THE PROPERTY ADJACENT SW 226 ST." Since compliance was not met, Civil Violation Notice **T123838** was issued on 09/10/2024 for "FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWTH OF GRASS AND WEEDS THROUGHOUT THE PROPERTY TO INCLUDE SOUTH SIDE ADJACENT SW 226 ST AND NORTH SIDE SW 224 ST." Citation was paid on 10/16/2024. Compliance was confirmed on 01/24/2025. A settlement payment was made on 02/28/2025. **Case is closed.**

Case No. 202502005197 was opened on 09/08/2025. Citation **T132483** was issued on 09/12/2025 for "FAILURE TO PERFORM LOT MAINTENANCE IN A RESIDENTIAL DISTRICT AS STATED IN 19-13(A)(2), TO WIT: OVERGROWTH GRASS AND ABUTTING THE SWALE." Citation was paid on 10/06/2025. **There are no outstanding fees.**

Case No. 202502005327 was opened on 09/12/2025. Warning Notice **W476532** was issued on 09/12/2025 for "FAILURE TO PROVIDE ANY OR PROPER STREET ADDRESS NUMBER, TO WIT: NO ADDRESS DISPLAY ON BUILDING STRUCTURE." Since compliance was not met, Civil Violation Notice **T133233** was issued on 10/07/2025 for "FAILURE TO DISPLAY ANY OR PROPER STREET ADDRESS NUMBER, TO WIT: NO ADDRESS DISPLAY ON THE BUILDING STRUCTURE." Citation was paid on 10/15/2025. **There are no outstanding fees.**

Folio No.: 30-6914-000-0270

Case No. 202302001147 was opened on 03/08/2023. Warning Notice **W400661** was issued on 03/10/2023 for "FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: OVERGROWTH OF GRASS, CANE GRASS, AND/OR WEEDS OBSERVED ON AN AGRICULTURE ZONE PROPERTY. CONTIGUOUS FOLIOS: 30-6914-000-0270 AND 30-6914-000-0271." Since compliance was not met, Civil Violation Notice **T111858** was issued on 03/21/2023 for "FAILURE TO PERFORM LOT MAINTENANCE IN A NON-RESIDENTIAL DISTRICT AS STATED IN 19-14(A)(1), TO WIT: OVERGROWTH OF GRASS, CANE GRASS, AND/OR WEEDS OBSERVED ON AN AGRICULTURE ZONE PROPERTY. CONTIGUOUS FOLIOS: 30-6914-000-0270 AND 30-6914-000-0271." Citation was paid on 05/19/2023. Settlement payment was made on 06/17/2025 and compliance met on 05/30/2025. **Case is closed.**

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-6914-000-0228/30-6914-000-0260/30-6914-000-0284/30-6914-000-0271/30-6914-000-0283/30-6914-000-0270

There are no open/closed cases in BSS.

VIOLATOR:

CITINET AVENTURA, LLC AND REDLAND GROVE, LLC.

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: November 5, 2025

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

From: Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources (RER)

Subject: Z2025000020-5th Review
Citinet Aventura LLC and Redland Grove LLC
SW 133rd Court and SW 222nd Street
DBC from AU/EU-M to PAD and several non-use variances for a
residential development.
(AU and EU-M) (20.9 acres)
14-56-39

The applicant is requesting a district boundary change from AU/EU-M to UDBPAD for a single-family residential development on approximately 20.9 acres.

RER has reviewed concurrent application No. CDMP20250003 for compliance with Chapter 24 of the Code and the CDMP. The review conducted by RER on this concurrent zoning application must assume that the CDMP application is approved; if the CDMP application is denied, then RER recommends that this concurrent zoning applications be denied, as it would be inconsistent with the unamended CDMP. Accordingly, RER's analysis and recommendations consider whether this concurrent zoning application is consistent with the CDMP amendment as requested by the applicant and with the applicable zoning and other land development regulations. This analysis does not revisit the merits of the aforementioned CDMP application.

Finally, if the Board adopts the CDMP application but with modifications, the recommendations and analyses provided in this report may have to be supplemented or revised to address any such modifications.

Miami Dade County has performed an environmental review of the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal contingent upon the CDMP application CDMP250003 being approved and remaining in effect.

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the requested district boundary change and non-use variances, the future development is within feasible distance to connect to public water and public sanitary sewers. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. Please note that this development will need to obtain water and sanitary sewer extension permits prior to approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum

shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal.

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

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

Under section 24-43.4(2)(b)(iii) of the Code, once a property or portion thereof is determined to be within feasible distance, the owner shall record, in the Public Records of Miami-Dade County and at the owner's expense, a covenant in a form acceptable to the Director acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof. Please contact Glennys.Fernandez-Martinez@miamidade.gov 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, review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: That the owner submits a covenant in accordance with the requirements of section 24-43.4(2)(b)(iii) of the Code.

Water Control Review

A RER Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval.

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

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

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

The applicant is advised that a proposed surface water management system for this project may require approval from DERM Pollution Remediation Section (PRS). It is the applicant's responsibility to contact the PRS at (305)372-6700 for additional information.

Depending on PRS results, the applicant is advised that a RER Class VI Permit may be required for the construction of the proposed surface water management system for the development.

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

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater), and a Natural Forest Community (NFC) on the property identified by folio no. 30-6914-000-0260. Information regarding the on-site NFC is described separately. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

A landscape plan entitled "Rodan Estates" prepared by Steven C. Eaves, R.L.A., and dated as received by Miami-Dade County on September 30, 2025, shows the proposed removal of non-specimen and specimen tree resources. However, RER Staff has reviewed the Tree removal permit application Tree Permit #2500037 associated with the subject application area and has determined that the removal of the specimen trees is allowed pursuant to section 24-49.2(II) of the Code. RER has no objection to this application provided that the applicant obtains this tree permit and that all conditions of the tree permit are adhered to once it is issued.

The applicant is advised to contact the Tree and Forest Resources Section at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the properties prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov regarding any additional information or concerns with this review.

Conditions of Approval: Issuance and compliance with the requirements of Miami-Dade County Tree Permit #2500037.

Endangered Species Review

Objective 9 of the Conservation Element CDMP states, *"Freshwater fish, wildlife and plants shall be conserved and used in an environmentally sound manner and undeveloped habitat critical to federal, state or County designated endangered, threatened, or rare species or species of special concern shall be preserved."* RER notes that the proposed development must be consistent with Policy CON-9B of the CDMP which states *"All nesting, roosting and feeding habitats used by federal or State designated endangered or threatened species, shall be protected and buffered from surrounding development or activities and further degradation or destruction of such habitat shall not be authorized. In addition, Policy CON-9C of the CDMP states "Rookeries and nesting sites used by federal, or state designated endangered or threatened species shall not be moved or destroyed."*

RER has reviewed the wildlife report titled "Endangered Species Review Rodan Estates" prepared by Smart-Sciences and submitted to Miami Dade County on August 15, 2025. RER acknowledges the information provided on the threatened and endangered species that may or may not utilize the subject application area. The report provided information on the Florida bonneted bat (FBB) and determined the site offers potential foraging and/or roosting habitat for the FBB. RER concurs with the proposed Best Management Practices (BMPs) listed in the report to improve conditions for use by FBBs and to help conserve FBBs that may be foraging or roosting in the area. The proposed BMPs are:

- Include a combination of native and FBB-friendly plants in the landscape plantings.
- Retain potential roost trees within the 2.24 acres of NFC pine rockland.
- Maintain natural light conditions; design artificial lighting to meet minimum life safety requirements according to Service recommendations. This includes restricting upward-directed light, using the lowest lumens possible, implementing motion-sensor lighting, and preventing indoor lighting from reaching the outdoor environment.
- Avoid engineering designs that encourage bats to use roofs, buildings, or structures.
- Refrain from the widespread application of insecticides.
- Remove potential roost trees and structures outside the breeding season when possible (January 1 through April 15).
- Conduct a visual survey of all potential roost trees and structures within 30 days prior to removal.
- Use a "treetop" camera to inspect any cavities and ensure that any cavities unreachable or not fully visible by camera are surveyed during emergence.
- Suspend tree removal if evidence of use by Florida bonneted bats is discovered.
- Enter roost and emergence survey data into the NABat Partner Portal.

A review of the landscape plans entitled "Rodan Estates" prepared by Steven C. Eaves, R.L.A., and dated as received by Miami-Dade County on September 30, 2025, revealed the BMPs are included in

said plans. **Therefore, RER recommends approval of this application. In addition, RER will require a roost survey to be conducted 30 days prior to tree permit issuance.**

Prior to development at the subject properties, it is recommended that the applicant contact the USFWS Vero Beach office at (352) 448-9151 and the Natural Resources Division of RER at Jackelyn.Alberdi@miamidadegov or 305-372-6694 with any questions regarding threatened and endangered species.

Conditions of Approval: None

Natural Forest Communities Review

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

The property identified by folio no. 30-6914-000-0260 contains approximately 2.80 acres of county-designated Natural Forest Community (NFC) pine rockland. The development and use of the subject property must avoid adverse environmental impacts to the NFC including the storage of construction materials adjacent to the NFC, drainage onto the NFC, and erosion affecting the NFC. Section 24-49.2 of the Code requires that an NFC permit be obtained prior to the removal of NFC and that the remaining portions of the NFC be preserved with an NFC restrictive covenant running with the land in favor of Miami-Dade County. The covenant shall require the preservation and management of the remaining NFC in a natural state so that the existing NFC canopy and understory vegetation are not disturbed or removed and remain free of exotic herbaceous and exotic woody vegetation.

RER recommends that a Special Taxing District, or similar mechanism, be created to fund the future maintenance of the NFC Preservation Area. NFC and Tree Removal Permit application TREE-2500037 was submitted on January 16, 2025. RER notes the proposed NFC impacts have been increased, and the proposed 2.24-acre NFC preservation area has been reduced to 1.99 acres due to the Department of Transportation and Public Works (DTPW) required improvement of SW 133rd Avenue. It has been determined that the 1.99-acre NFC Preservation Area shown on sheets L-2 and L-3 of the landscape plan entitled "Rodan Estates", prepared by Steven C. Eaves, R.L.A., and dated as received by Miami-Dade County on September 30 2025, is equivalent in size to the minimum preservation area required for the site under section 24-49.2(l) of the Code. **RER has no objection to this application provided that the applicant executes the tree permit and NFC Covenant prior to any additional development approvals for the property and provided that all conditions of tree permit TREE-2500037 are adhered to.**

RER notes cross section I on civil plan sheet XS-1 shows a 2-foot area of harmonization of the proposed SW 133rd Avenue improvements with the NFC Preservation Area. **Please be advised the harmonization of the SW 133rd Avenue improvements must remain outside of the NFC Preservation Area. RER's no objection to approval of the application precludes cross section I.**

Management of the NFC pine rockland may include the use of prescribed burns to assist in controlling exotic and invasive species. Firebreaks are necessary to protect the proposed development during planned prescribed burns and potential wildfires within the NFC pine rockland preserve. Required firebreaks shall be located outside of the NFC preservation area. The applicant can contact Tim Joyner of the Tree and Forest Resources Section at (305) 372-6574 or John.Joyner@miamidadegov for any

questions regarding NFC permitting and preservation requirements. The applicant is advised that per section 24-49.9 of the Code of Miami-Dade County, prohibited species shall not be planted on any site and controlled species shall not be planted within 500 feet of the native plant community.

Condition of Approval: issuance of tree permit TREE-2500037 and NFC Covenant prior to approval of any future development orders and compliance with all the conditions of the tree permit.

Pollution Remediation Review

DERM has records of current environmental investigation issues on the subject site tracked under Rodan Estates (DERM file no. HWR-1535). All construction plans (inclusive of drainage) and dewatering plans shall require DERM review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include Department of Parks and Recreation and Open Spaces (PROS) for a park and Department of Transportation and Public Works (DTPW) for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

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

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. of the DERM Environmental Monitoring and Restoration Division at Thomas.kux@miamidade.gov or (305)372-6700 should you have any questions.

Conditions of Approval: None

DERM Enforcement History Review

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: October 21, 2025

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

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

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

Subject: Zoning Application Comments - Rodan Estates
Application No. Z2025000020 - Revision No. 3 - (Pre-App. Z24P-281)

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

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

Application Name: Rodan Estates

Location: The proposed project is located between SW 220th Street and SW 226th Street, at SW 133rd Avenue, in approximately 20 acres, with Folio Nos. 30-6914-000-0228, -0260, -0270, -0271, -0283, and -0284, within the Urban Development Boundary, in unincorporated Miami-Dade County.

In addition, due to the project's proximity to the UDB, the proposed development is subject to review and approval by a WASD proximity to UDB project review team, as required by Policy WS-2E in the County's CDMP.

Proposed Development: The applicant is requesting a district boundary change from AU (Agricultural Zoning District) and EU-M (Estates modified, single-family, minimum lot area 15,000 ft² net) to PAD, (Planned Area Development) and Non-Use Variance to permit lots to front on private drives and to permit access to public streets by means of private drives in order to develop 138 Single Family Residences under 3, 001 Square foot under A/C, as per Floor plan submitted.

The estimated total water/sewer flows for the proposed 138 single-family homes will be 28,980 gallons per day (gpd).

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

A WASD Agreement No. 33426 is pending to be finalized for the subject project, with approved points of connection (P.O.C.) dated October 6, 2025. Per said points of connection, this property is connecting to

WASD's water system for the first time. Therefore, the developer is required to install a water main along one entire boundary of the property, as per WASD Rules & Regulations, Section 2.02(1) and 2.04(2)(d).

The developer shall connect to an existing 12-inch water main (E22649D02A-5) at SW 224th Street (half section line) and west SW 132nd Court and extend the same 12-inch water line westerly along SW 224th Street to the southwestern corner of the development. No more than one fire service shall be connected to any dead-end water main.

The developer shall also extend, if required, an 8-inch water main AT FULL DEPTH within the property in dedicated public right of way (R/W) and/or in WASD easements to a point as required to provide service to all the lots within the proposed development.

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

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the WASD Agreement No. 32426 is offered. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

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

Per approved P.O.C. dated October 6, 2025, since this property is connecting to WASD's sewer system for the first time, the developer is required to install a gravity sewer main along one entire boundary of the property, as per WASD Rules & Regulations, Section 3.02(6) and 3.04(2)(d).

Therefore, the developer shall connect to an existing 8-inch gravity sewer main (ES22649D02A-4) in SW 224th Street east of SW 132nd Court and extend the same 8-inch gravity sewer main westerly **at full depth** in SW 224th Street to the most western corner of the development.

The developer shall also extend, if required, an 8-inch gravity sewer main **at full depth** within the property in dedicated public right of way and/or in WASD easements to a point as required to provide service to all the lots within the proposed development.

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

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 1146, and PS 522. Both pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for said pump stations.

P.S. 1146

Existing NAPOT: 3.11 hrs.

Proposed Development: 28,980 gpd

Proposed Projected NAPOT: 4.07 hrs.

P.S. 522

Existing NAPOT: 4.74 hrs.

Proposed Development: 28,980 gpd

Proposed Projected NAPOT: 4.77 hrs.

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

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

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

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

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

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


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

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

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov.

Memorandum



Date: October 24, 2025
To: Eric Silva, AICP, Assistant Director
Regulatory and Economic Resource Department
From:  Raul A. Pino, PLS, Division Chief
Regulatory and Economic Resource Department
Subject: DIC 25-020
Name: Citinet Aventura, LLC and Redland Grove, LLC
Section 14 Township 56 South Range 39 East

I. PROJECT LOCATION:

The property is located between SW 220 Street and SW 226 Street and between SW 132 Court and SW 133 Court.

II. APPLICATION REQUEST:

This application is to request the approval of a district boundary change to rezone the property from AU and EU-M to PAD.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site from the east and west is provided by SW 224 Street and from the north and south by SW 133 Court and SW 133 Avenue.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 11th Edition)

135 PM Peak Hour trips are generated by the proposed 138 single-family residences. 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

A. Cardinal Distribution

North	63 %	East	18 %
South	16 %	West	3 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9900 located on SW 216 Street west of SW 134 Avenue, has a maximum LOS "C" of 1,359 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 777 vehicles and 145 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9900** with its PHP and assigned vehicles is at LOS "C". The 17 vehicle trips generated by this development when combined with the 777 and those previously approved through Development Orders, 145, equal 939 and will cause this segment to remain at LOS "C" whose range is up to 1,359.

Station 9898 located on SW 216 Street west of US 1/SR 5, has a maximum LOS "D" of 1,440 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 761 vehicles and 489 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9898** with its PHP and assigned vehicles is at LOS "C". The 78 vehicle trips generated by this development when combined with the 761 and those previously approved through Development Orders, 489, equal 1,328 and will cause this segment to remain at LOS "C" whose range is up to 1,359.

Station 9908 located on SW 232 Street west of US 1/SR 5, has a maximum LOS "D" of 1,440 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 832 vehicles and 488 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-5003** with its PHP and assigned vehicles is at LOS "C". The 16 vehicle trips generated by this development when combined with the 832 and those previously approved through Development Orders, 488, equal 1,336 and will cause this segment to remain at LOS "C" whose range is up to 1,359.

Station 9910 located on SW 232 Street west of SW 137 Avenue, has a maximum LOS "C" of 1,359 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 621 vehicles and 155 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9910** with its PHP and assigned vehicles is at LOS "C". The 12 vehicle trips generated by this development when combined with the 621 and those previously approved through Development Orders, 155, equal 788 and will cause this segment to remain at LOS "C" whose range is up to 1,359.

Station F-0008 located on US 1/SR 5 south of SW 232 Street, has a maximum LOS "E+20%" of 4,296 vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of 2,593 vehicles and 807 vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F-0008** with its PHP and assigned vehicles is at LOS "C". The 12 vehicle trips generated by this development when combined with the 2,593 and those previously approved through Development Orders, 807, equal 3,412 and will cause this segment to remain at LOS "C" whose range is up to 3,420.

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

VII. PLATTING REQUIREMENT:

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

VIII. STANDARD CONDITIONS:

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

Memorandum



Date: October 09, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000020

The Miami-Dade Fire Rescue Department has **no objection** to site plan uploaded to "EnerGov" on 09/30/2025.

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

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

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum



Date: October 22, 2025

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

From: Francisco Arbelaez, AICP, LEED Green Associate
Principal Planner – Transportation Planning and Policy Division
Department of Transportation and Public Works (DTPW)

Subject: Review of DIC Project No. Z2025000020
Citinet Aventura LLC and Redland Grove LLC
DTPW Project No. OSP 173

Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division have reviewed the above referenced application and have no objections to this application, subject to the following conditions and recommendations:

CONDITONS/RECOMMENDATIONS:

I. Transportation Planning and Policy Division:

A. Conditions

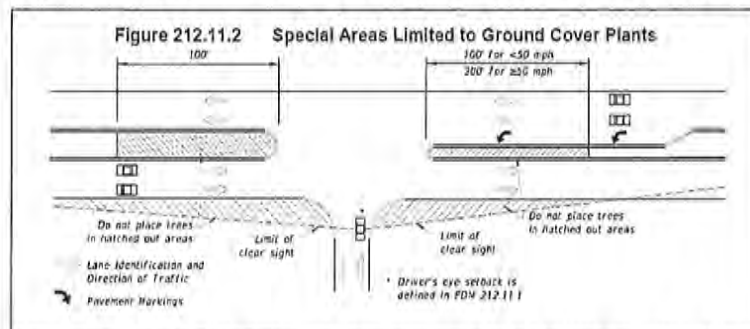
1. The Applicant shall ensure that all existing sidewalks remain maintained and in good, operable condition over the course of the construction project.
2. The Applicant shall evaluate options to incorporate bicycle and pedestrian accessibility into the development site that will ensure a safe connection to the existing sidewalk network and transit stops.
 - a. Adequate lighting throughout all pedestrian/bicycle connections/pathways shall be provided by the Applicant.
 - b. The Applicant shall install a minimum 6ft unobstructed pedestrian path along SW 224th Street. All street furniture shall be clear of the pedestrian path.
3. The applicant shall consider providing enhanced crosswalks or additional pavement markings at the intersections of SW 134th Ave and SW 244th St. and SW 133rd Ave and SW 224th St., if approved by TED.
4. The Applicant shall coordinate with DTPW's Design and Engineering section to ensure wayfinding signage is provided to all available transit options.

Please contact Francisco Arbelaez, AICP at Francisco.Arbelaez@miamidade.gov if you have any questions on the conditions above.

II. Traffic Engineering Division:

A. Conditions

1. This development is approved to rezone the subdivision which would permit the property to develop 138 detached single-family homes. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. According to the latest FDOT FDM manual Section 212.11.6, trees may not be



placed within the hatched-out areas of the sight triangles, as shown in the figure below

3. The developer will construct the south half of SW 220th Street to provide a tow-lane road along the site's frontage.
4. The developer will construct the north half of SW 226th Street to provide a two-lane road along the site's frontage.
5. The developer will construct the east half of theoretical SW 133rd Court to provide one-lane for northbound traffic along the site's frontage.
6. The developer will construct the west half of SW 132nd Court to provide a two-lane road along the site's frontage.
7. The developer will construct sections of SW 133rd Avenue along the site's frontage to either provide one lane of traffic or two lanes of traffic if the right-of-way for the other half exists.

If you have any questions concerning the conditions, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov

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

- c: Lisa Colmenares, AICP, Chief Planning Officer, DTPW
Paola Baez, P.E., Chief, Infrastructure Planning, DTPW
Eric Zahn, Manager, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW
Leandro Oña, Chief, Highway Division, DTPW

Review of DIC Project No. Z2025000020
Citinet Aventura LLC and Redland Grove LLC
DTPW Project No. OSP 173
Page 3

Yamilet Senespleda, Manager, Traffic Engineering Division, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW

From: [HERRERA, ANA I](#)
To: Amanda.Naldjieff@hklaw.com
Cc: [Simon, Nathaly](#); [Garcia, Jeannette C.](#); [RODRIGUEZ, IVAN M](#); [Concurrency Management](#); [Stillings, Noel \(RER\)](#)
Subject: Preliminary School Concurrency Analysis for Z2025000020 (PH3025101700625)
Date: Wednesday, October 22, 2025 11:51:00 AM
Attachments: [Z2025000020 \(PH3025101700625\).pdf](#)

Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (School Planning Level Review).

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 138 units, which generate 43 students (20 at the elementary, 10 at the middle, and 13 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval.

Should you have any questions, please feel free to contact our office at 305-995-7285.

Regards,



Ana Herrera

**District Coordinator
Growth Management**

Office of Governmental Affairs and Land Use
Facilities Design and Construction
Miami-Dade County Public Schools
1450 N.E. Second Avenue
Miami, Florida 33132
(305) 995-4603



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System Preliminary Concurrency Analysis

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

PH3025101700625
10/17/2025 1:16:18 PM
Public Hearing

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

Miami-Dade
Z2025000020
Land Use

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

Z2025000020
e of SW 133 Ct, N of SW 226 St
3069140000228
3069140000260, 3069140000270, 3069140000228,

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

138
138
0
0

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
661	CARIBBEAN K-8 CENTER (ELEM COMP)	87	20	20	YES	Current CSA
662	CARIBBEAN K-8 CENTER (MID COMP)	58	10	10	YES	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	-105	13	0	NO	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	0	13	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
7531	MIAMI SUNSET SENIOR	721	13	13	YES	Adjacent CSA

*An Impact reduction of **33.68%** included for charter and magnet schools (Schools of Choice).

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

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

Memorandum



Date: October 17, 2025

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

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

Subject: Z2025000020– Rodan Estates (Pre-app: Z2024P00281)- V2

Applicant Name: Amanda Naldjieff, Esq. on behalf of Citinet Aventura LLC and Redlands Grove LLC

Project Location: The applicant site is located on ± 20.915 acres located between SW 226th Street and SW 220 Street, and between SW 132 Court and SW 133 Court, in unincorporated Miami-Dade County (Folios: 30-6914-000-0228; - 0260; - 0270; -0271; - 0283; and -0284). The subject property is designated "Estate Density Residential" and is zoned AU, Agricultural District, and EU-M, Estate Use Modified.

Proposed Development: The applicant seeks a district boundary change from AU and EU-1 to PAD, Planned Area Development, which would permit up to 13 dwelling units per gross acre. In addition, the applicant will seek a concurrent CDMP Amendment Application to amend the County's Land Use Plan Map by redesignating the property from "Estate Density" Residential to "Low-Medium" Density Residential or Land Use Change from Estate Density Residential to Low Medium or Low Density with a DI-1 Increase. The applicant intends to develop the subject property with a proposed residential community of 138 detached single-family homes.

To achieve the proposed development program the applicant additionally requests a non-use variance to (1) permit lots to front on private drives and to permit access to public streets by means of public drives, (2) to permit detached single-family residences to have a minimum of 38% private open space; and to (3) permit Unit 'E' with 0 parking spaces (2 spaces required).

Current Park Benefit District Area Conditions: County-owned park and recreation facilities, both Areawide and Local, serving Park Benefit District 3 (PBD 3) are shown in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A, which lists the park name, park address, park classification, acreage for each park, and type of recreation facility.

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

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
CARIBBEAN PARK	11900 SW 200 ST	NEIGHBORHOOD PARK	5.23	LOCAL
CHARLES BURR PARK	20200 SW 127 AVE	NEIGHBORHOOD PARK	4	LOCAL
DEBBIE CURTIN PARK	22820 SW 112 AVE	NEIGHBORHOOD PARK	9.78	LOCAL
GOULDS WAYSIDE PARK	SW 227 ST AND US 1	NEIGHBORHOOD PARK	2.9	LOCAL
JL (JOE) & ENID W. DEMPS PARK	11350 SW 216 ST	COMMUNITY PARK	30	LOCAL
JOE AND COLLEEN GRIFFIN PARK	12821 SW 232 ST	NEIGHBORHOOD PARK	5	LOCAL
KEVIN BROILS PARK	26150 SW 125 AVE	NEIGHBORHOOD PARK	5.24	LOCAL
LINCOLN ESTATES PARK	22210 SW 108 AVE	MINI-PARK	0.8	LOCAL
LOSNER PARK	11851 SW 188 ST	MINI-PARK	0.57	LOCAL

NARANJA PARK	14150 SW 264 ST	COMMUNITY PARK	10	LOCAL
PINE FOREST PARK	20751 SW 129 AVE	NEIGHBORHOOD PARK	6.63	LOCAL
PINE ISLAND LAKE PARK	12970 SW 268 ST	NEIGHBORHOOD PARK	17.98	LOCAL
PRINCETONIAN PARK	12755 SW 252 TERR	NEIGHBORHOOD PARK	6.5	LOCAL
ROBERTA HUNTER PARK	SW 117 AVE AND 200 ST	NEIGHBORHOOD PARK	15	LOCAL
SHARMAN PARK	12370 SW 218 ST	COMMUNITY PARK	2.06	LOCAL
SILVER PALMS PARK 1	11344 SW 234 LN	NEIGHBORHOOD PARK	1.05	LOCAL
SILVER PALMS PARK 2	11300 SW 240 LN	NEIGHBORHOOD PARK	1.3	LOCAL
SILVER PALMS PARK 3	11306 SW 242 ST	NEIGHBORHOOD PARK	0.81	LOCAL
SILVER PALMS PARK 4	24150 SW 114 CT	NEIGHBORHOOD PARK	1.09	LOCAL
SILVER PALMS PARK 5	11741 SW 233 LN	NEIGHBORHOOD PARK	0.83	LOCAL
SILVER PALMS PARK 6	23380 SW 118 AVE	NEIGHBORHOOD PARK	1.93	LOCAL
SILVER PALMS PARK 7	23800 SW 118 PL	NEIGHBORHOOD PARK	6.2	LOCAL
SOUTH MIAMI HEIGHTS PARK	20800 SW 117 AVE	NEIGHBORHOOD PARK	5.67	LOCAL
TAMARIND PARK	23437 SW 107 AVE	NEIGHBORHOOD PARK	1.56	LOCAL
WILLIAM RANDOLPH COMMUNITY PARK	11950 SW 228 ST	NEIGHBORHOOD PARK	10	LOCAL

The subject site is located within a three-mile radius of the existing South Dade Trail and Black Creek Trail. South Dade Trail is a 20.9-mile pedestrian and bicycle path along the South Miami-Dade Busway that connects communities from South Miami to Florida City and is part of the envisioned Miami LOOP, a 225-mile non-motorized trail network within Miami-Dade County. Black Creek Trail is an approximately 8.5-mile trail that runs from Krome Avenue to the Biscayne Bay as part of the envisioned Miami LOOP.

Impact and Demand: The proposed 138 dwelling units would generate a population of 436 and an impact of 1.20 acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The applicant site is in PBD 3, which currently meets park concurrency requirements. As shown in Table A, there are several Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area.

Recommendation: PROS offers the following recommendations:

- **Given the parkland impact of 1.20 acres, PROS recommends that the applicant provide a full or partial public parkland conveyance, in-lieu of park impact fee payment.** PROS recommends that the applicant provide recreational open space within the proposed development to meet the anticipated level of service needs.
- Amenities may include but are not limited to any passive/active recreation opportunities including pools, indoor recreation rooms, fitness centers, outdoor seating, walking amenities, pet relief stations, picnic tables, and grills.
- PROS recommends that the applicant implement basic urban design principles and orient units along SW 222th Street and SW 224th Street, facing the street, to promote natural surveillance and generate a greater sense of community and placemaking, as suggested in the Miami-Dade County Urban Design Manual- Volume I.
- PROS recommends a continuous sidewalk throughout the subject property to promote pedestrian connectivity. The Miami-Dade County Urban Design Manual states that, "Anomalous block shapes disorient pedestrians and decrease opportunities for creating neighborhood sociability

and focal points", and that "pedestrian circulation shall be provided between activity nodes, all public places, and all subdivisions, through connectivity of section, half-section and local ways constructed with sidewalks and supplemented by pedestrian paths."

- At typical corner lots, please consider including placemaking elements to punctuate the subdivision's layout, as suggested in the Miami-Dade County. Elements that may enhance intersections would be public art, or entrance-like planting features.
- PROS recommends that the applicant provide for a varied tree canopy along each street, by interspersing a mix of tree species not a homogenous variety.
- Please provide details and specifications of the proposed "Dog Park" and "Tot Lot" on SP-1. PROS recommends that the applicant include shading over these proposed areas.

These recommendations are based on the following Recreation and Open Space policies and objectives in the CDMP:

Objective ROS-1 Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

Policy ROS-3B The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.

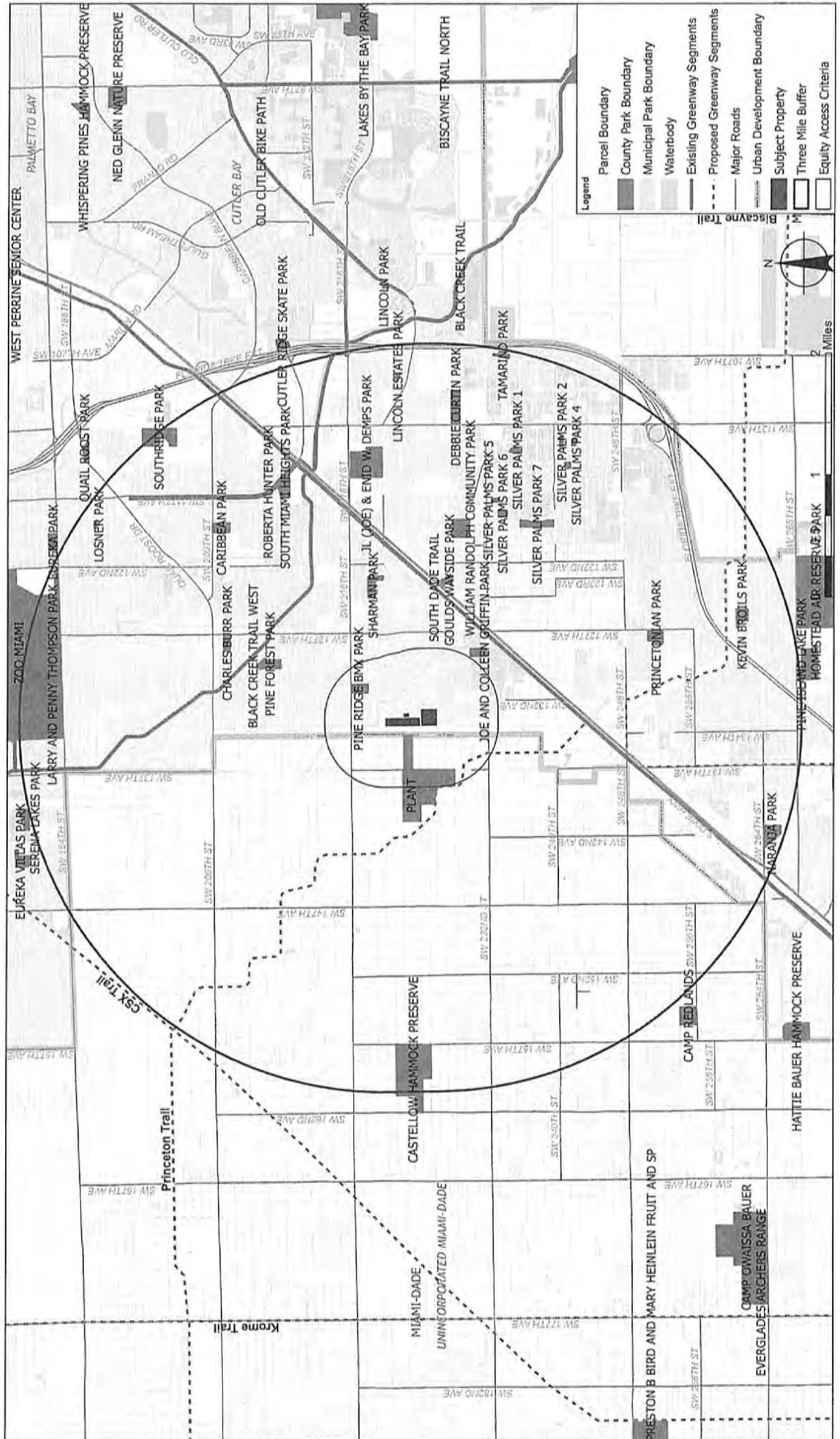
Objective ROS-8 The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Policy ROS-8D Miami-Dade County shall update the Miami-Dade Urban Design Manual, the Standard Details of the Public Works Manual, and other relevant county plans and regulations to incorporate where appropriate, the "Great Streets Planning Principles" contained in the Miami-Dade Parks and Open Space System Master Plan and incorporation of "Complete Streets" components, where feasible. Changes to be incorporated include a hierarchy of street types and designs (gateway streets, civic streets, heritage streets, and neighborhood streets), and complete street measures such as provision of sidewalks and bicycle facilities, pedestrian friendly design, adequate landscaping and street furniture, on-street parking, bus lanes and transit facilities, and clearly defined crosswalks and signalization to provide safe routes to parks.

Based on our findings described herein, **PROS has no objection to this application**. Should you need additional information or clarification on this matter, please contact Alexandra Dreybus, Park Planner 2, at alexandra.dreybus@miamidade.gov.

AZ: at ad
Attachment

**FIGURE 1: Z2025000020 RODAN ESTATES
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS**



Miami-Dade Sheriff's Office
Memorandum



Date: August 28, 2025

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

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

Subject: Review – Zoning Application – Case: No. Z2025000020
Citinet Aventura, LLC. and Redland Grove, LLC.

APPLICATION:

The applicant, Citinet Aventura, LLC. and Redland Grove, LLC., is requesting a district boundary change to rezone the Property from Agricultural District and Estate Use Modified, to Planned Area Development in order to develop a total of 138 dwelling units. The number of bedrooms shall not exceed 552. The 20.915-acre property is located at SW 132 Court and SW 220 Street, in unincorporated, Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The proposed development will be serviced by our South District, located at 10800 SW 211 Street, Miami, Florida. At the time of this project request, the district has received 25 zoning applications aimed at expanding residential, commercial, and educational development. Due to the cumulative impact of these projects, including the proposed development, an increase in police services is necessary to maintain adequate public safety coverage.

APPLICATION REVIEW:

The Miami-Dade Sheriff's Office (MDSO) has reviewed the proposed development for the subject zoning application. MDSO has no objection to this zoning application based on the information provided but reserves the right to reassess its determination upon the production of additional information. A review of the application and supporting documents was conducted to assess the impact on MDSO resources in light of the proposed zoning modifications. This application is requesting a district boundary change to rezone the Property from Agricultural District and Estate Use Modified, to Planned Area Development in order to develop a total of 138 dwelling units. The number of bedrooms shall not exceed 552. Based on current data for police staffing, population, and crime/calls-for-service trends, the projected increase in calls-for-service cannot be supported by current staffing levels at the affected police district. To maintain adequate service, an increase of three additional sworn deputies is required, with an estimated cost of \$370,005. This estimate may change pending further information from the developer regarding the number and type of dwelling units. Should demand for police services exceed these projections, additional sworn personnel, support staff, and equipment will be required. This concurrency approval is limited to the initial development order. A final concurrency statement will be issued upon completion of final development plans.

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

RCS/jhb

Memorandum



Date: 10/16/2025

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

From: Achaya Kelapanda, Deputy Director of Operations *Achaya Kelapanda*
of Solid Waste Management

Subject: Citinet Aventura LLC and Redlands Grove LLC (Z2025-000020)

The Department of Solid Waste Management's (DSWM) review of the above-referenced item is provided below. Additional comments will be provided as needed. **The DSWM has no objections to the proposed application.**

Application: The applicant, Citinet Aventura LLC and Redlands Grove LLC (Rodan Estates) is requesting a District Boundary Change from AU and EU-M to PAD, Planned Area Development, and three Non-Use Variances related to private drives, minimum private open space requirements, and parking in order to develop a community of 138 single-family homes.

Size: The subject property is approximately 20.9 gross acres in size.

Location: The property is located between SW 220th and 226th Street, between SW 132nd Court and SW 133rd Court in unincorporated Miami-Dade County.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida), a Class III landfill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers, as well as anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 29, 2025, which is valid through September 30, 2026, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department, is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There is no solid waste disposal facility within 2.5 miles, or transfer facility within 1.5 miles, or collection facility within ¼ mile of the subject property.

2. Garbage and Trash Collection Services

Should the referenced request be approved, and the anticipated development subsequently constructed, it would meet the definition of "residential unit" as described in Chapter 15 of the Code of Miami-Dade County. Per the code, the residential units planned for development on the property will receive DSWM waste collection services. Twice-weekly curbside waste collection, a twice-yearly scheduled bulky waste collection service, and unlimited use of the 13 Trash and Recycling Centers are the services currently provided to most residential units in the DSWM solid waste collection service area. Any attached residential units developed as a part of this project may require alternative collection service (such as deletion of the recycling service and provision of dumpster garbage service), depending on the final configuration and layout of the units.

3. Recycling

The DSWM provides curbside recycling services to **residential units** located in unincorporated Miami-Dade County, municipalities incorporated after February 16, 1996, and municipalities serviced through interlocal agreements through private contractors. The single-stream recycling program currently includes the collection of glass, aluminum cans, steel cans, plastic bottles, yogurt cups, butter tubs, paper, and cardboard. Further information may be obtained on the Department's website at <https://www.miamidade.gov/global/solidwaste/recycling.page>.

4. Waste Storage/Setout Requirements

Section 15-4 of the Code requires that plans for storage and collection of recycling and solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number, and adequacy of recycling and solid waste collection and storage facilities.

5. Site Circulation Requirements

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and, hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49-foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property, should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. There should be no "dead-end" alleyways developed. A sufficient waste set-out zone should be preserved between the edge of the pavement and any possible obstructions (such as parked cars, fencing, etc.) that would interrupt or preclude waste and recyclables collection. Developments requiring that solid waste haulers use private roads in order to service properties within the community shall hold the haulers, including the Department, harmless for any and all road damage occurring as a consequence of normal use of these roads. Failure to maintain any private roads used to provide solid waste collection services in adequate condition may, with provision of advance notice, result in removal of waste collection services provided by the DSWM.





**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
Z2025000020

Section: 14 Township: 56 Range: 39
 Applicant: Redlands Grove LLC
 Zoning Board: BCC
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



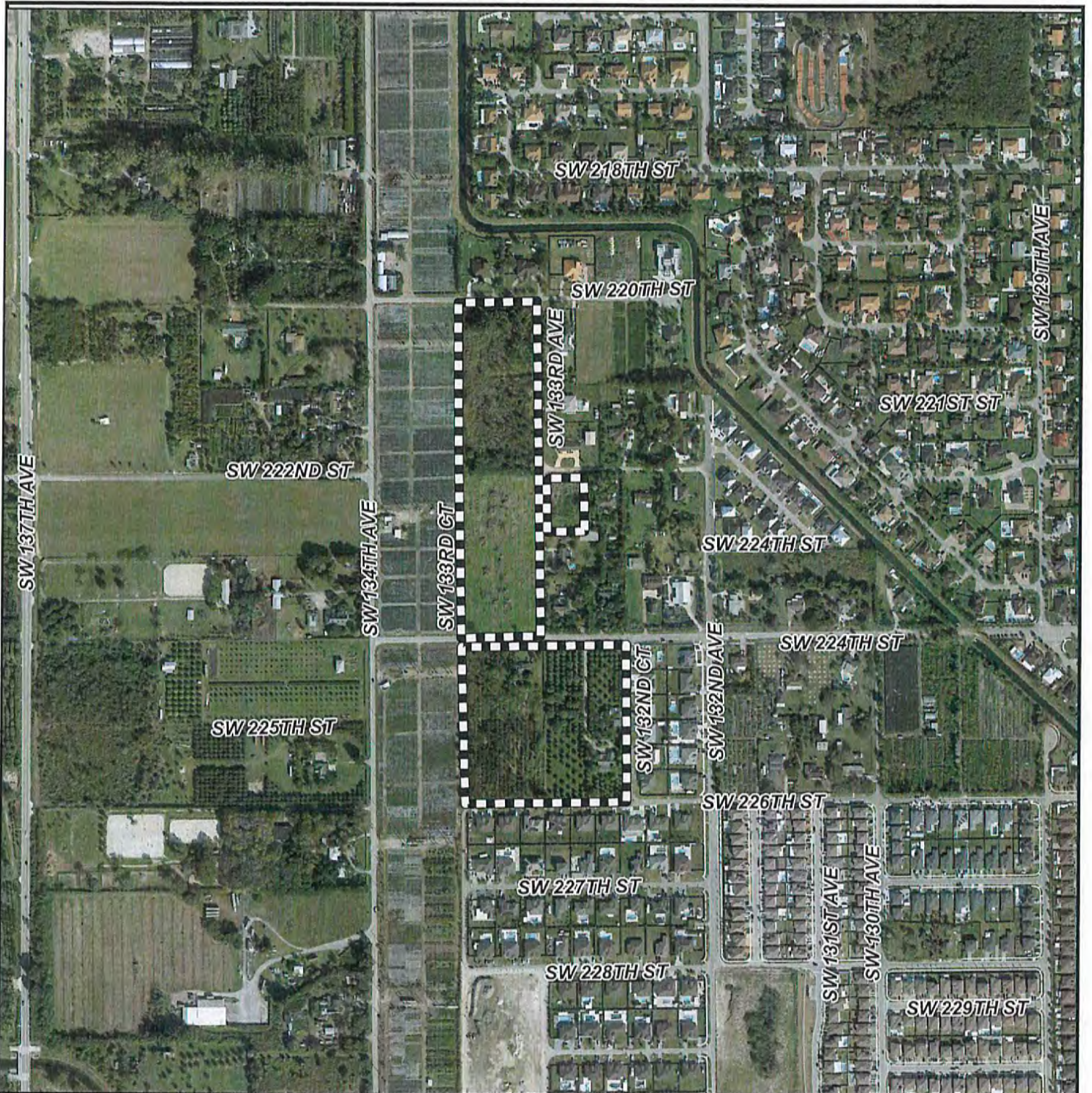
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, February 13, 2025


REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000020

Legend

 Subject Property

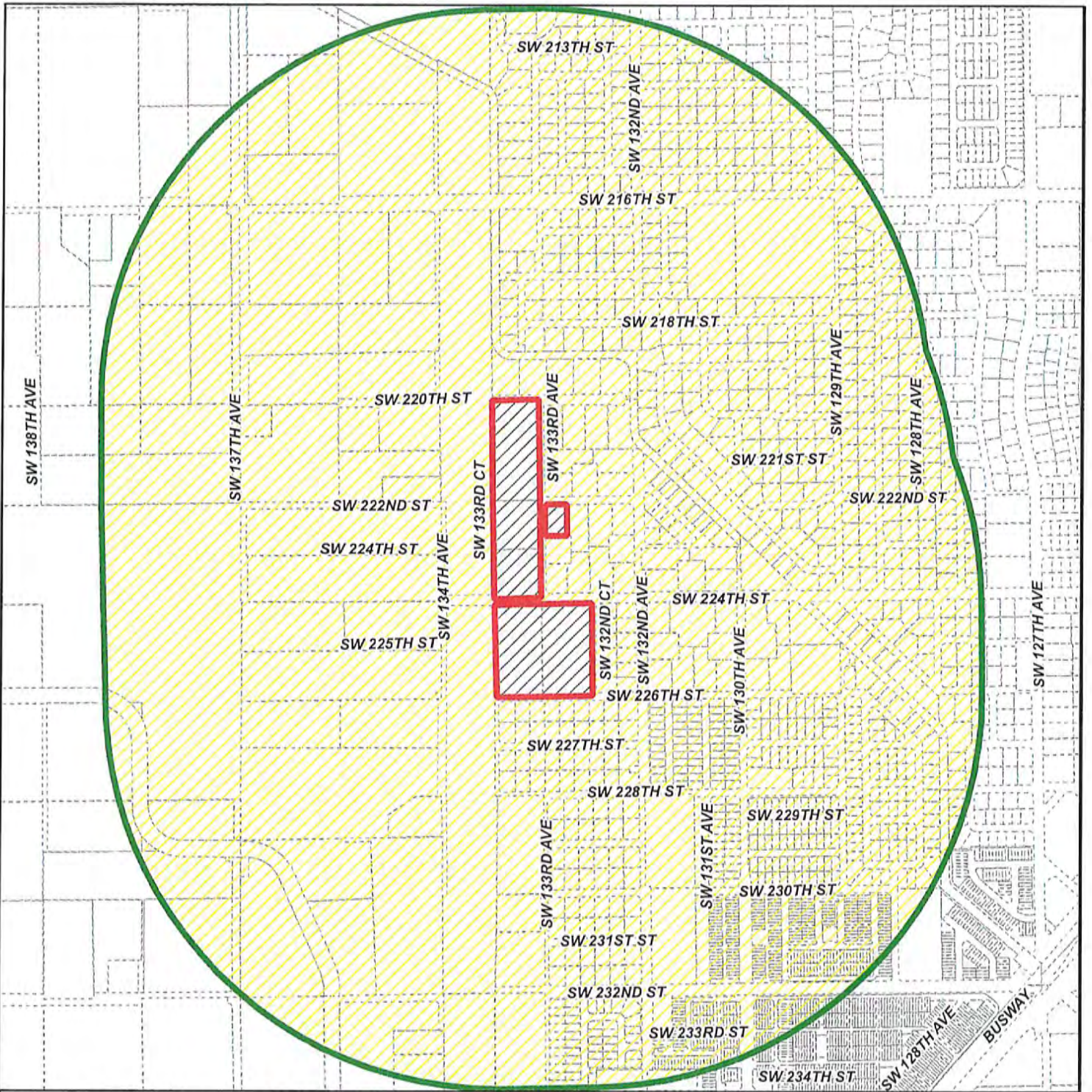


Section: 14 Township: 56 Range: 39
 Applicant: Redlands Grove LLC
 Zoning Board: BCC
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Thursday, February 13, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 14 Township: 56 Range: 39
 Applicant: Redlands Grove LLC
 Zoning Board: BCC
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Process Number
Z2025000020
 RADIUS: 2640

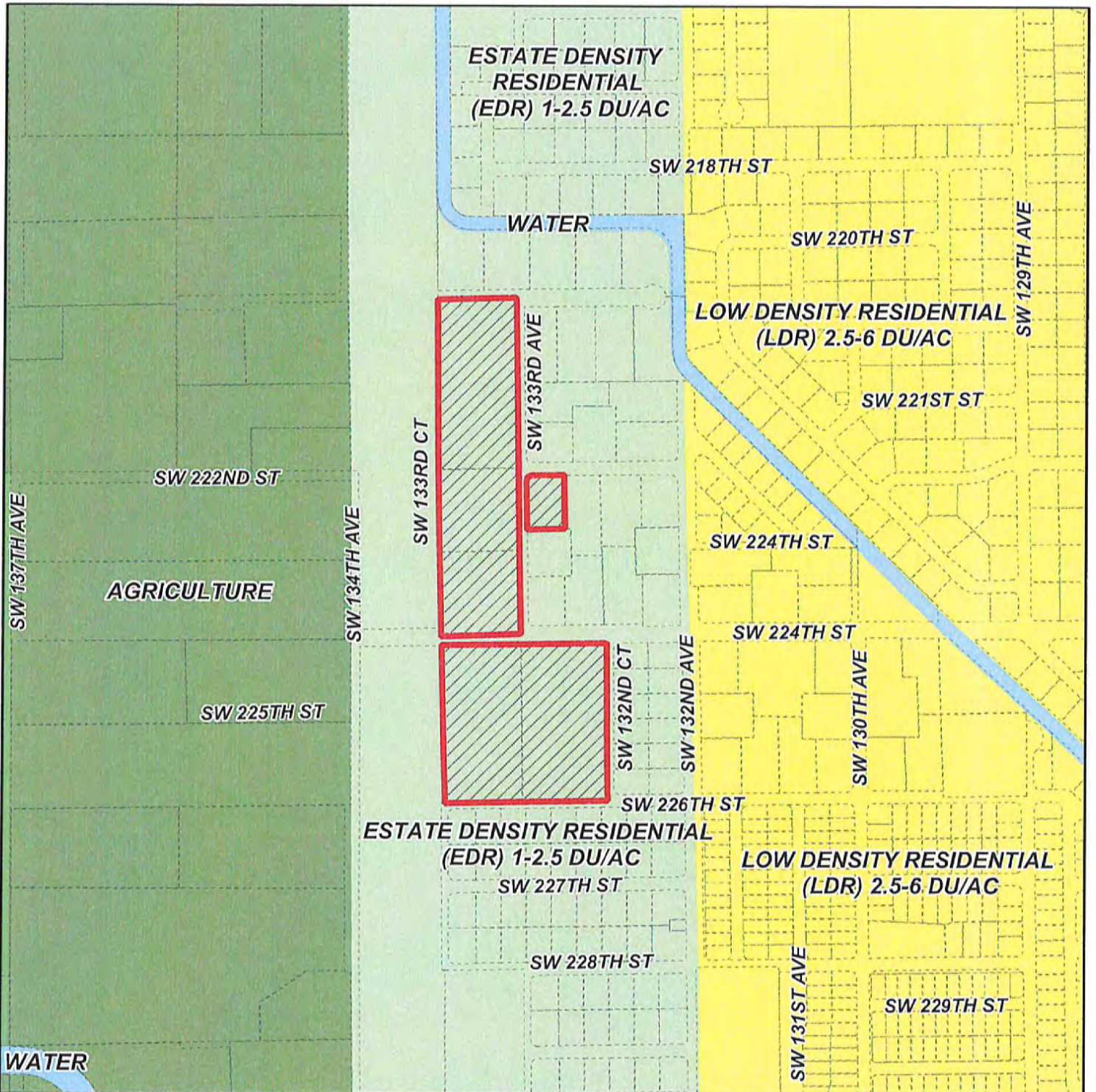
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, February 13, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000020

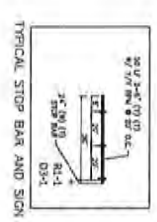
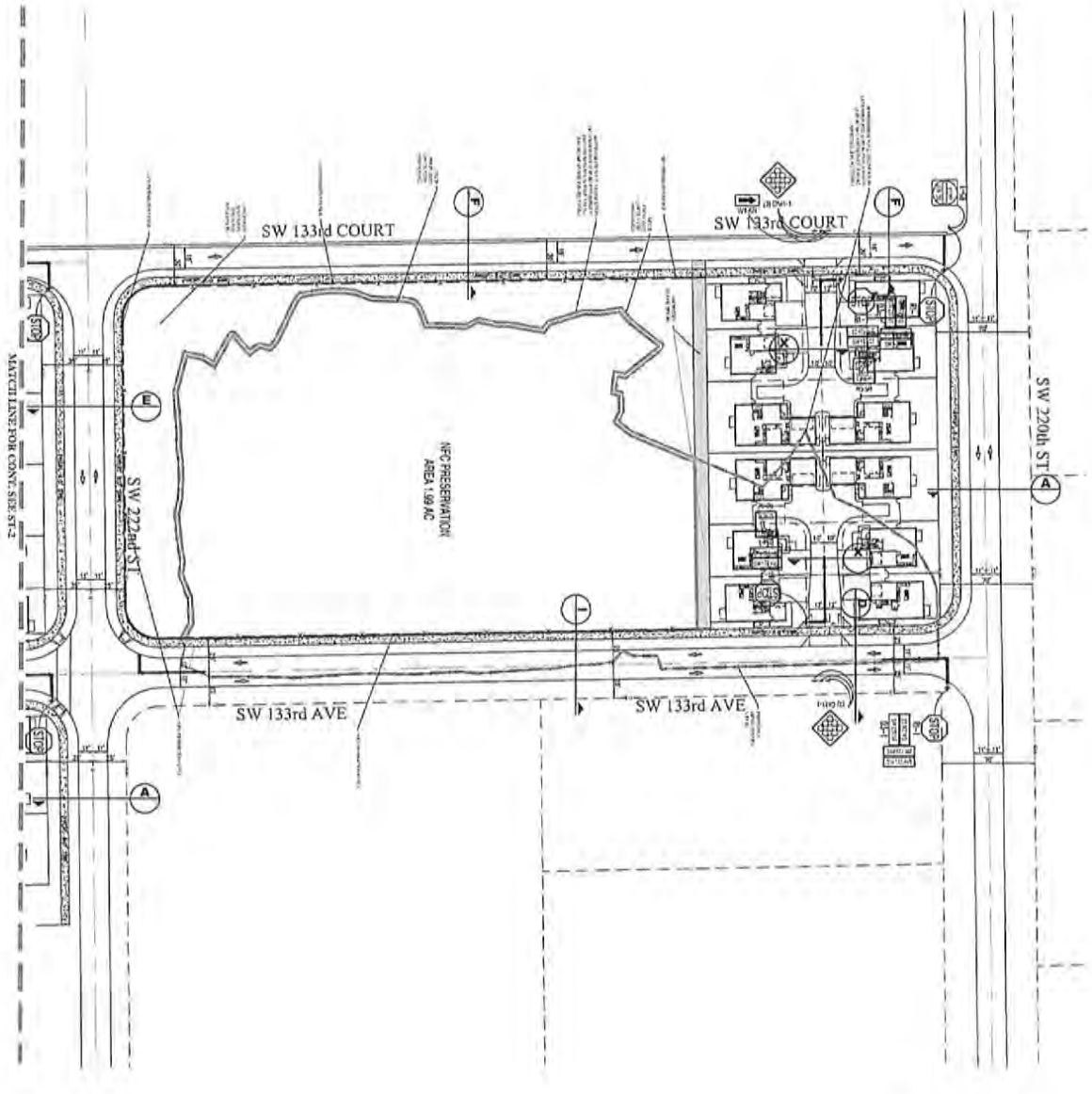
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 Applicant: Redlands Grove LLC
 Zoning Board: BCC
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

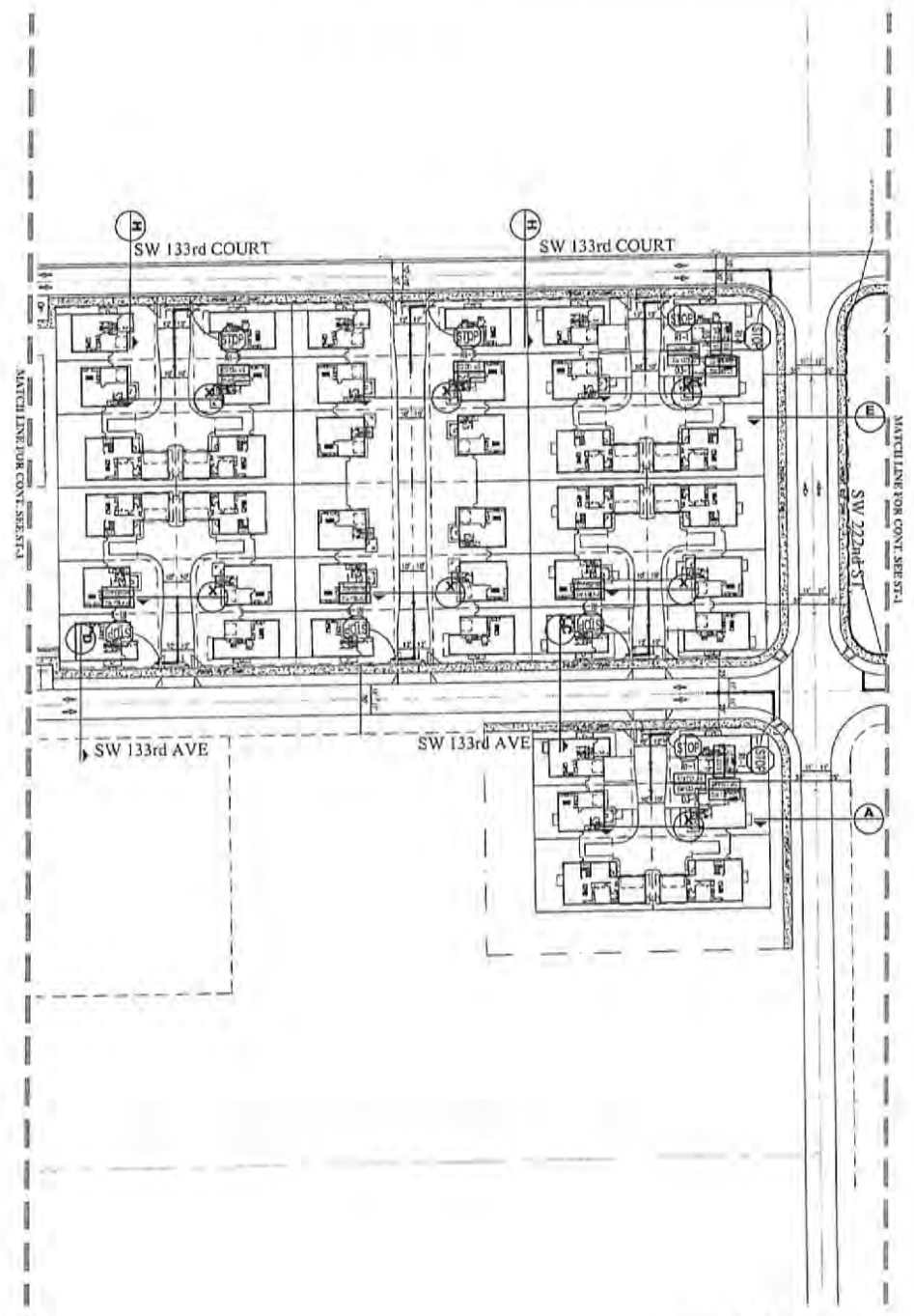
 Subject Property Case



REVISION	DATE	BY

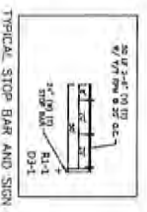



	RODAN ESTATES STRIPING & SIGNAGE PLAN LENNAR HOMES INC.		No. _____ DATE _____ DESCRIPTION _____ RT _____ APP _____ REVISIONS _____
	PROJECT NO. 24-0031 SHEET NO. ST-1 DATE 09/24/25		RODAN ESTATES, INC. 11111 SW 17th Avenue, Suite 100 Miami, FL 33185 (305) 444-1111
	PREPARED BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]		STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS MIAMI DISTRICT OFFICE

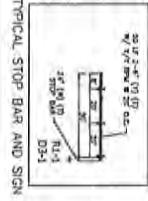
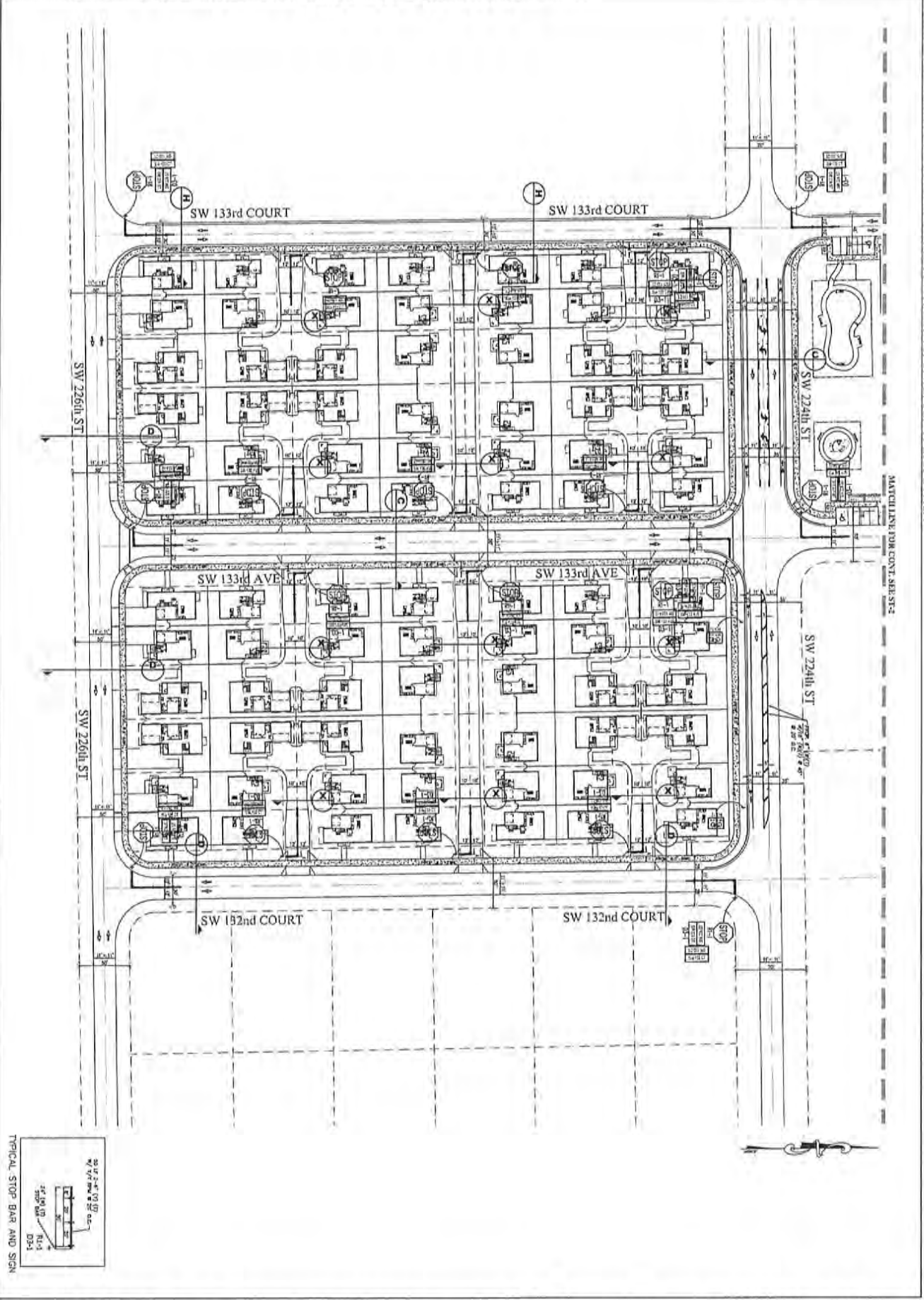


MATCH LINE FOR CONV. SHEET 1

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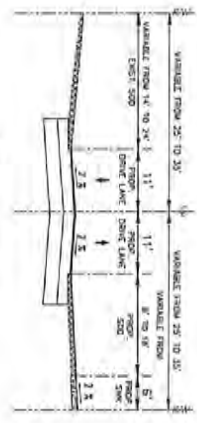


 <p>Robert J. Casanova No. 67053 State of Florida Professional Engineer</p>	RODAN ESTATES		No. DATE DESCRIPTION BY APP.	
	TYPE OF ROAD: STRIPING & SIGNAGE PLAN CLIENT: LENNAR HOMES INC. PROJECT ADDRESS: 1166 BULLOCKSON DRIVE, MIAMI FL 33158 PROJECT NO.: 24-0031 (240031) DRAWING NO.: SIGN PLAN DATE: QUARTER 4, 2024		RECORD OF REVISIONS NO. DATE DESCRIPTION BY APP.	
PROJECT NO. 24-0031 SHEET NO. ST-2 OF 2	PREPARED BY: J. CASANOVA CHECKED BY: M. J. BROWN DATE: 9/17/2025			

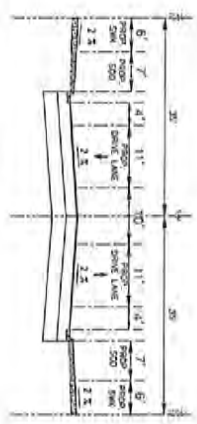


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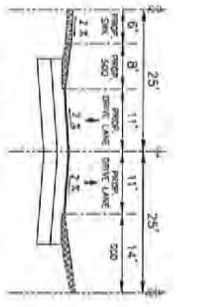
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 4 of 7



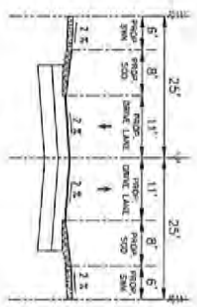
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ROADBED
N.T.S.



C SW 224th ST
ROADBED
N.T.S.



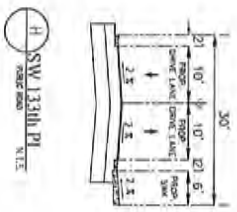
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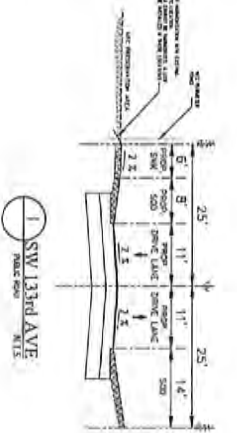
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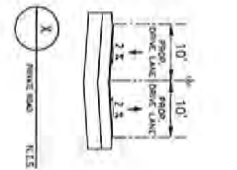
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ROADBED
N.T.S.



H SW 133th PL
ROADBED
N.T.S.

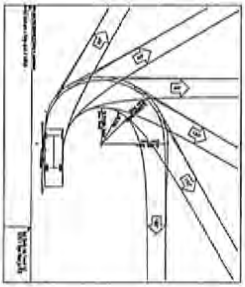
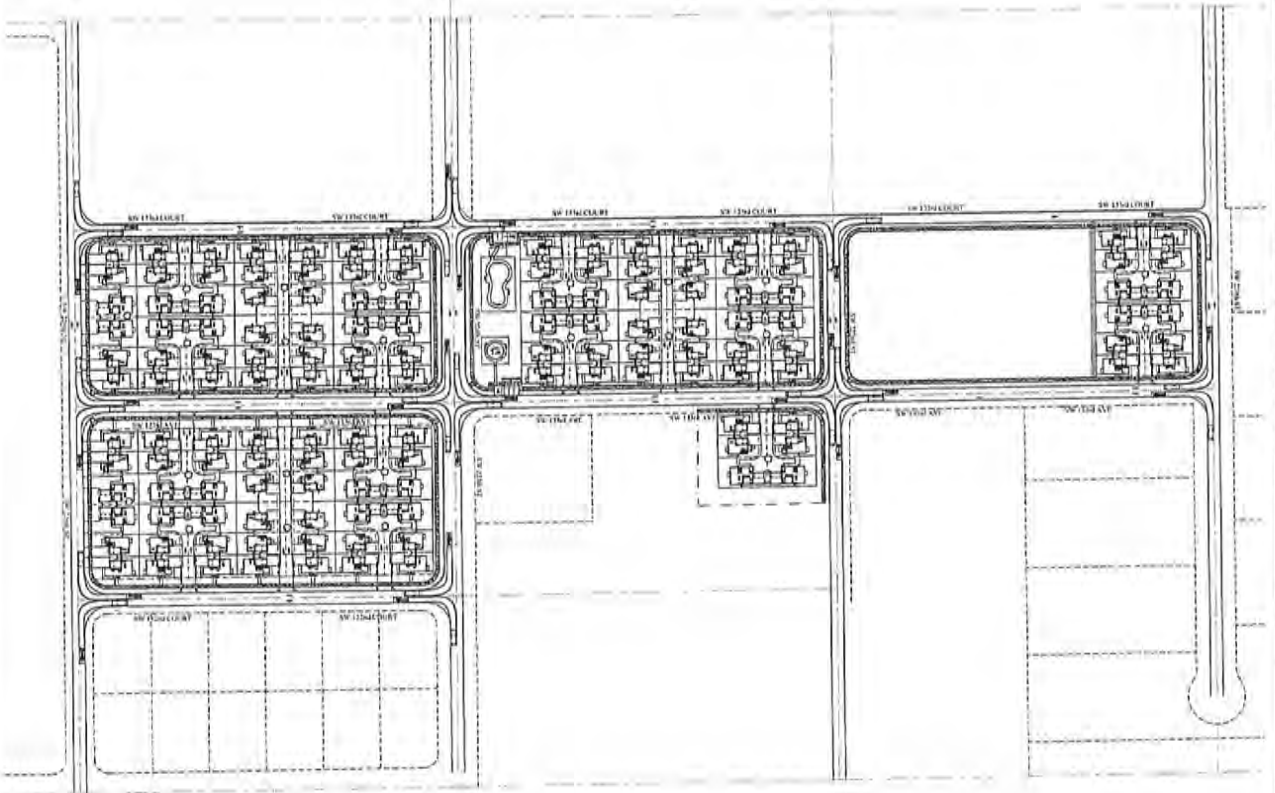


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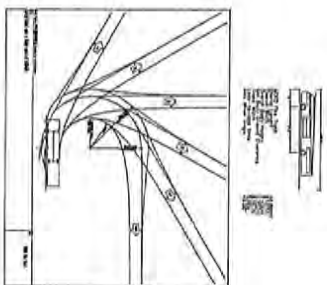
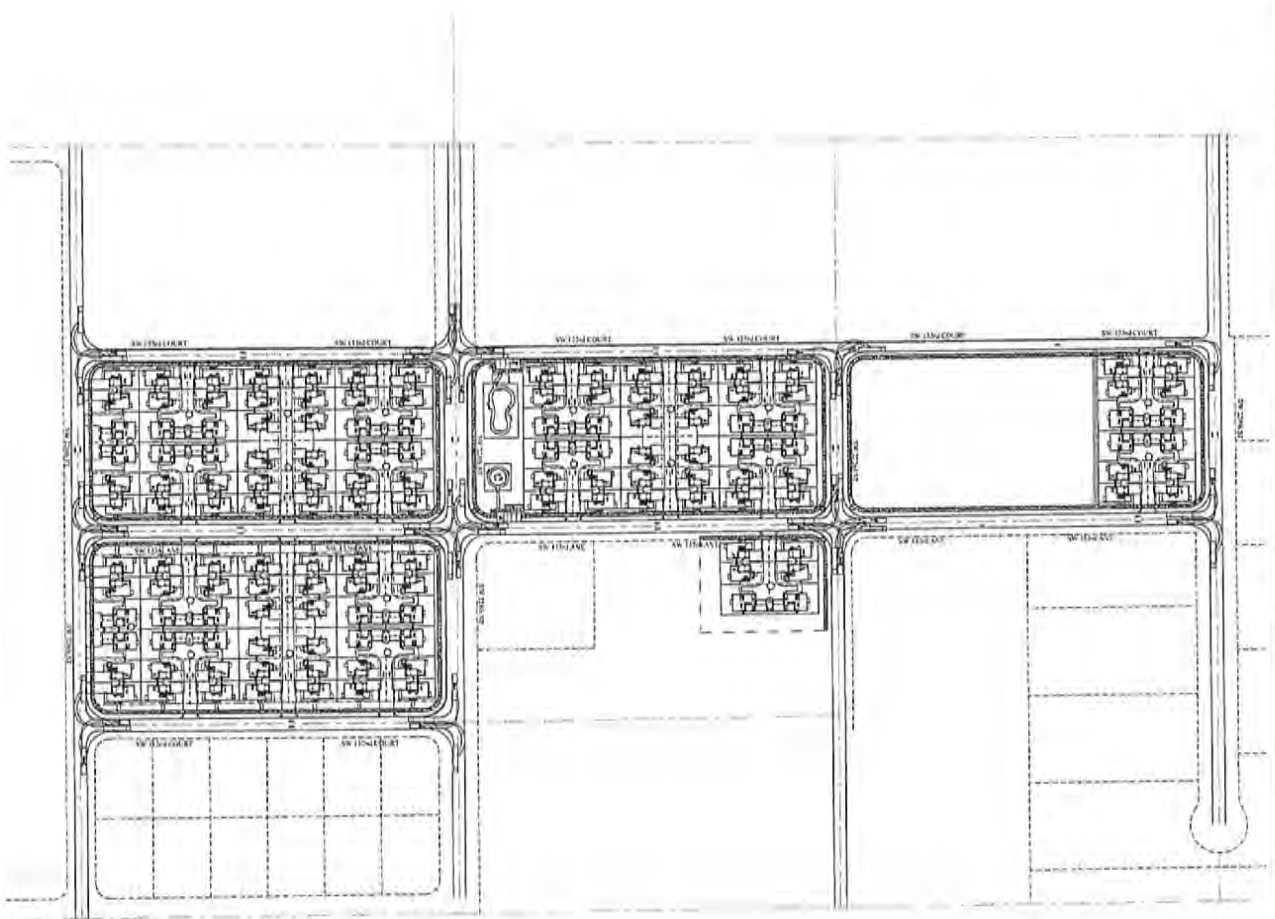


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N.T.S.

	RODAN ESTATES		<table border="1"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>APP.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	DATE	DESCRIPTION	BY	APP.																																																			PREPARED BY: CROSS SECTIONS CHECKED BY: LENNAR HOMES INC.		RECEIVED BY: LENNAR HOMES INC. DATE: SEP 30 2025 BY: ISA
	No.	DATE		DESCRIPTION	BY	APP.																																																							
PROJECT NO: 24-0031 SHEET NO: XS-1		DATE: SEP 30 2025 SCALE: N.T.S.																																																											



	RODAN ESTATES PIPE & PRECAST GARBAGE TRUCK SIMULATION PREPARED BY: LENNAR HOMES INC.		NO. DATE DESCRIPTION BY (APP)	SECTION OF SUBDIVISION	ENGINEER, INC. 200 N.W. 10th Street, Suite 200 Fort Lauderdale, FL 33304 PHONE: (954) 571-1111 FAX: (954) 571-1112
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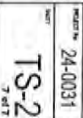
RODAN ESTATES

DATE OF SUBJECT: FIRE TRUCK SIMULATION
 CLIENT: LENNAR HOMES INC.
 PROJECT ADDRESS: 3025 SW 13th Avenue, Suite 200, Miami, FL 33135
 PERM. NO.: SECTION 17, TOWNSHIP AND RANGE OF THE MIAMI
 BASE COUNTY, FLORIDA

No.	DATE	DESCRIPTION	BY	APP.

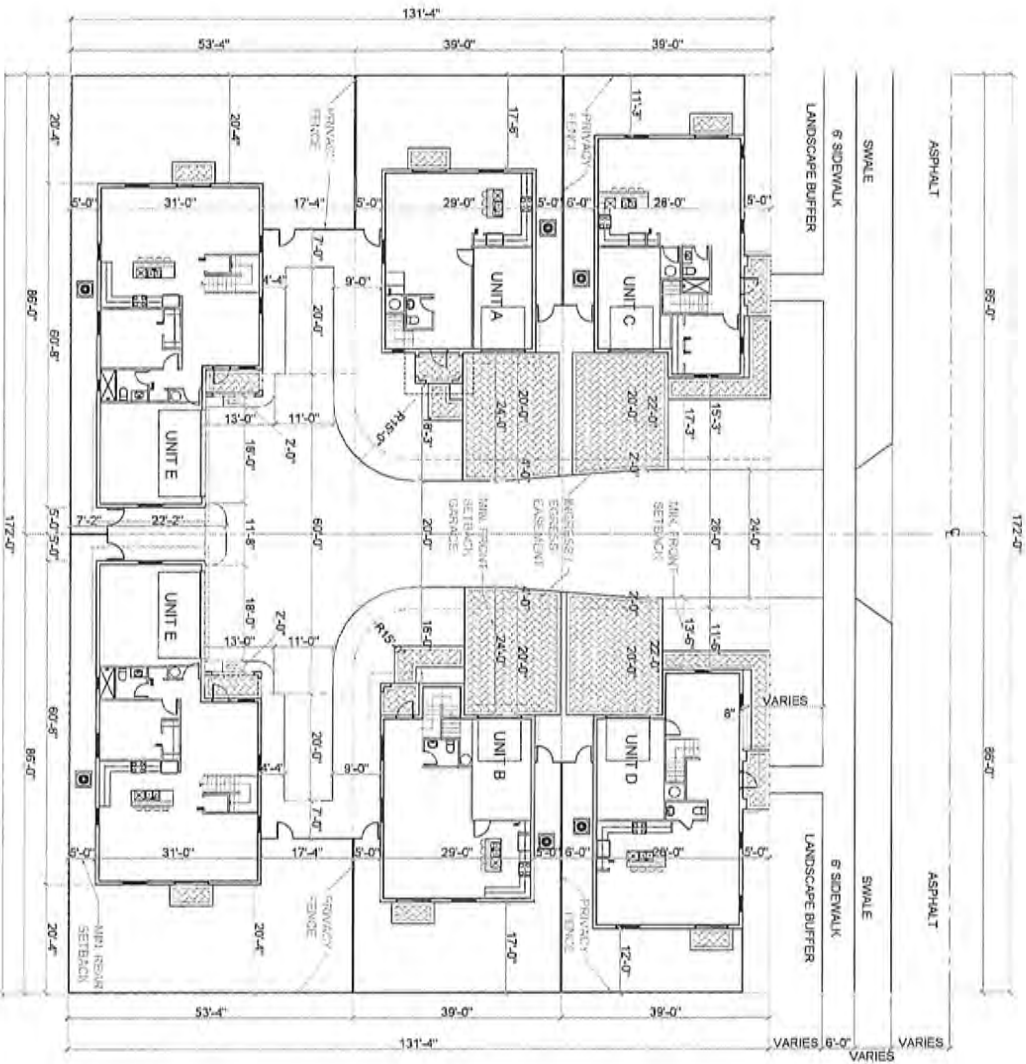


ROBERT M. ACOSTA, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 No. 12512
 EXPIRES 12/31/2024



ROBERT M. ACOSTA, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 No. 12512
 EXPIRES 12/31/2024

TS-2
 7 of 8



CLUSTER
SITE PLAN
SCALE: 1/8" = 1'-0"

PASQUA
PENEZ
KUDOLIAN
STARR
ARCHITECT • PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

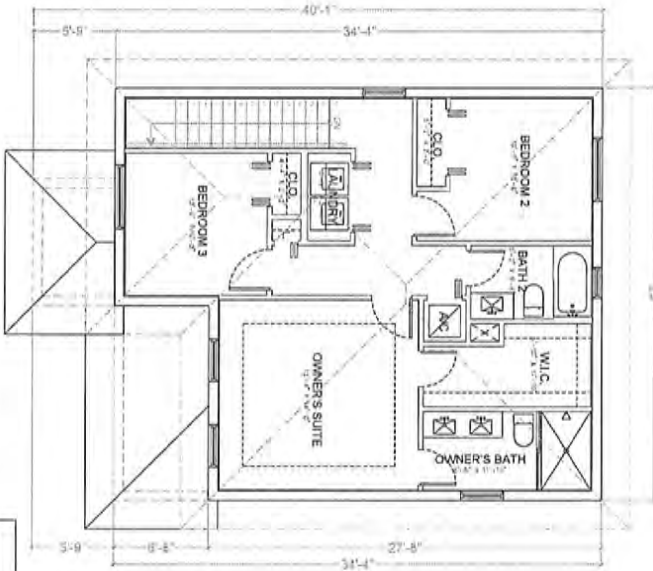
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DATE	DESCRIPTION
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01/11/2024	ISSUED FOR PERMITS
01/11/2024	ISSUED FOR PERMITS
01/11/2024	ISSUED FOR PERMITS
01/11/2024	ISSUED FOR PERMITS
01/11/2024	ISSUED FOR PERMITS

SITE PLAN

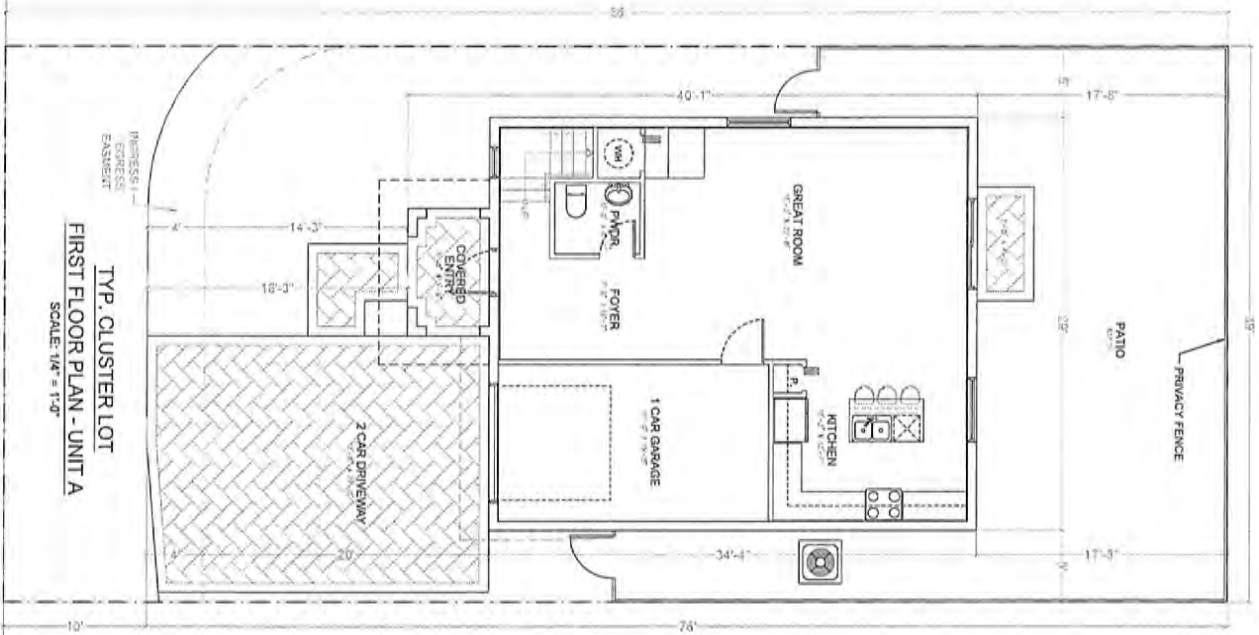
DATE

SCALE



UNIT A	
3 BEDROOM / 2.5 BATH	
AREA CALCULATION	
1ST FLOOR A.C.	766 SF
2ND FLOOR	544 SF
TOTAL A.C.	1,310 SF
1 CAR GARAGE	228 SF
COV. ENTRY	51 SF
LOT COVERAGE TOT. OF	1,046 SF
TOTAL AREA GROSS	1,550 SF
	31.2%
GROSS INTERIOR GROUND FLOOR AREA	
REQUIRED 95% SF X1.25	895 SF
PRIVATE OPEN SPACE PROVIDED	1,244 SF
PRIVATE OPEN SPACE PROVIDED	837 SF

TYPICAL CLUSTER LOT: 3,354 SF

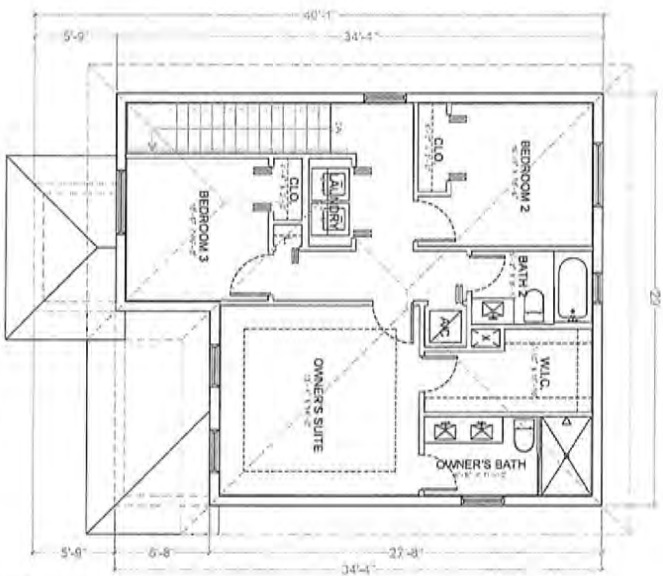


TYP. CLUSTER LOT
SCALE: 1/4" = 1'-0"

RODAN ESTATES
BY: LENNAR HOMES CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

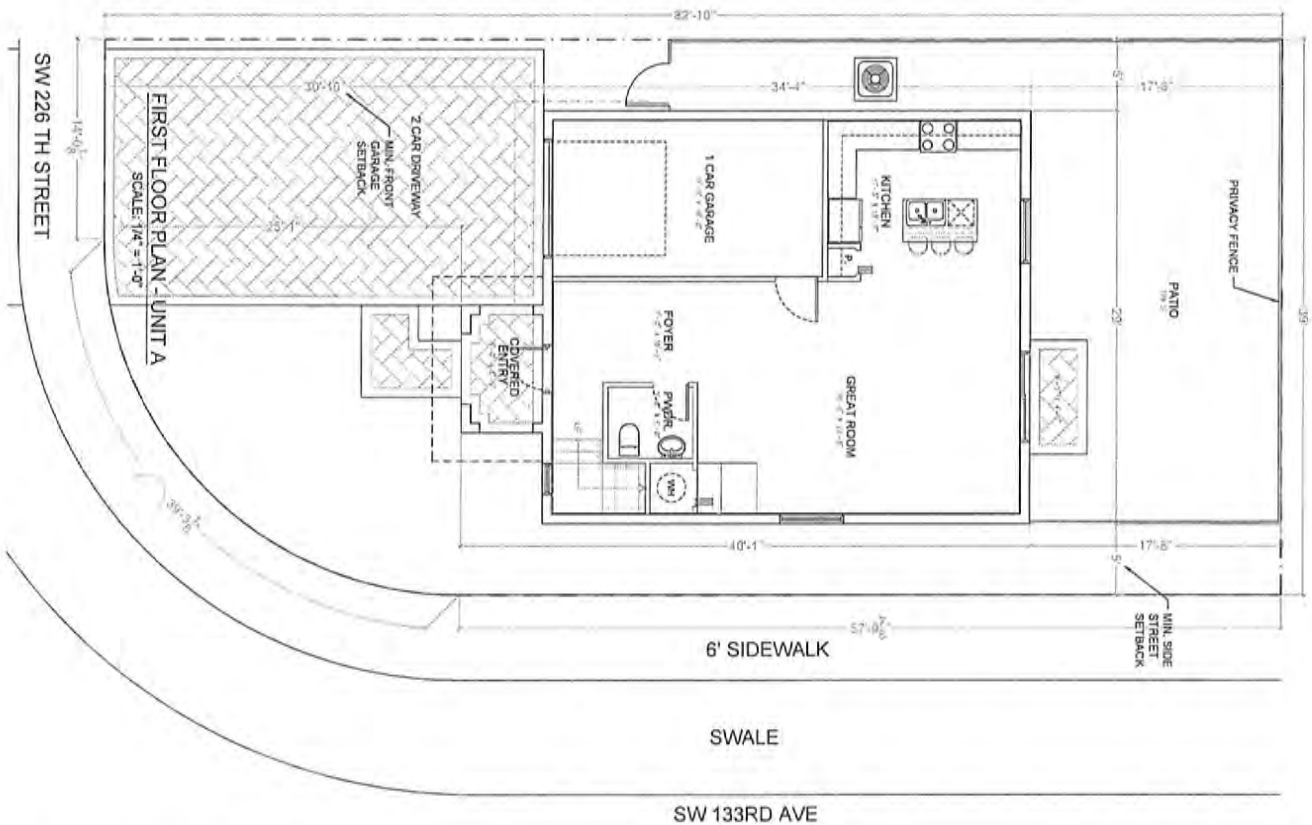
UNIT A
A-2

PASQUA
PENIZ
KUDULAN
STARH
ARCHITECT + PLANNERS



UNIT A	
3 BEDROOM / 2.5 BATH	
AREA CALCULATION	
1 ST FLOOR A/C	788 SF
2 ND FLOOR	904 SF
TOTAL A/C	1,692 SF
1 CAR GARAGE	228 SF
COV. ENTRY	51 SF
1 ST FLOOR GROSS	1,106 SF
2 ND FLOOR GROSS	1,550 SF
TOTAL AREA GROSS	2,656 SF
GROSS INTERIOR GARAGE	995 SF
MIN. FLOOR AREA REQUIRED PER A/C	1,244 SF
PRIVATE OPEN SPACE PROVIDED	729 SF

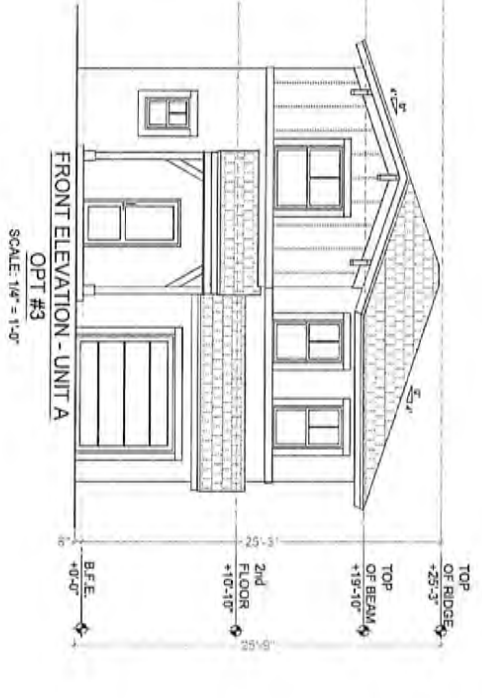
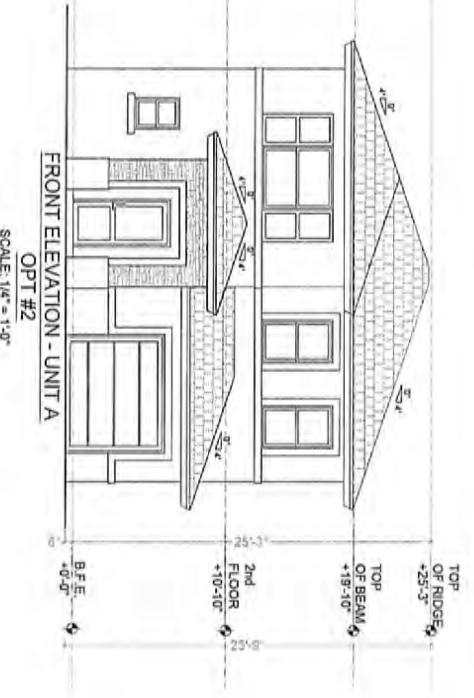
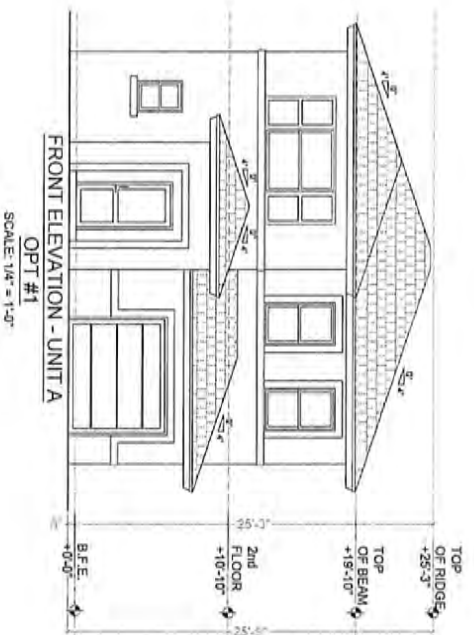
LOT AREA: 3,098.12 SF



RODAN ESTATES
BY: LENNAR HOMES CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

PASQUA PEREZ KUDOLIAN STARR ARCHITECT - FLOORING

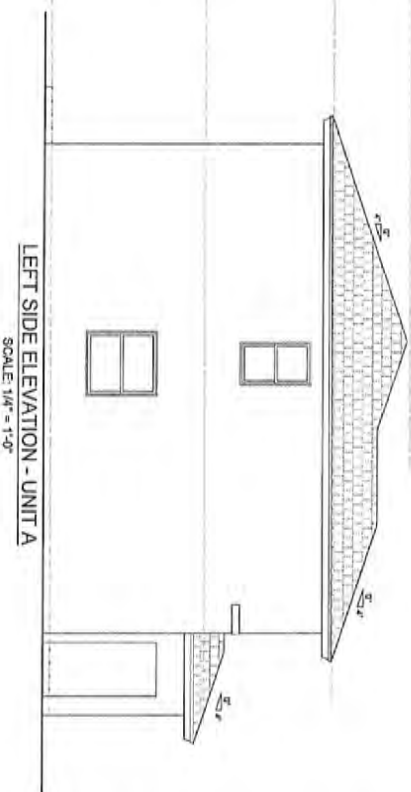
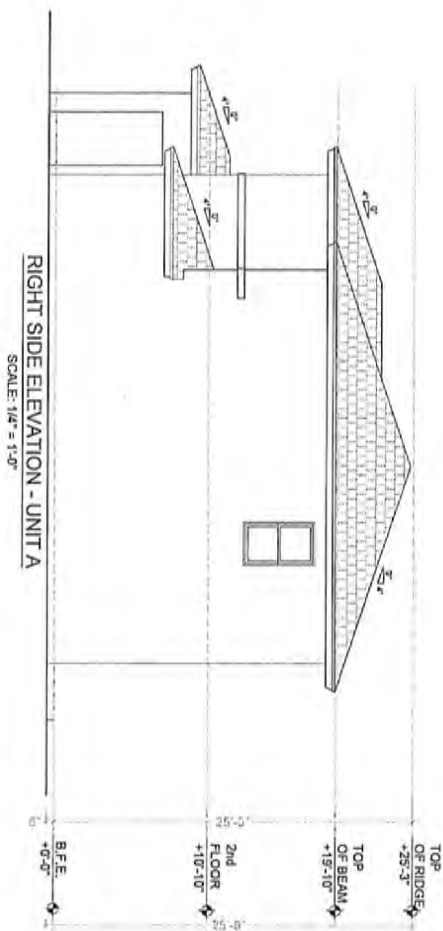
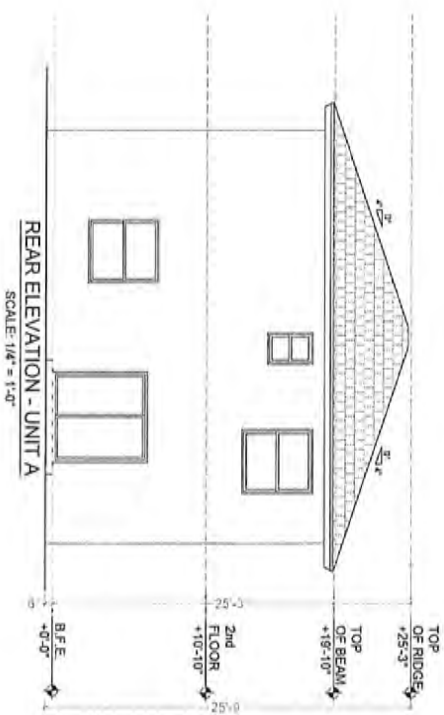
A-2.1



PASQUA
PEREZ
KUDOLJAN
STARBUCK
ARCHITECT • PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

DATE: 06/25/2025
SCALE: 1/4" = 1'-0"
DRAWING NO.: 250110
SHEET NO.: A-3

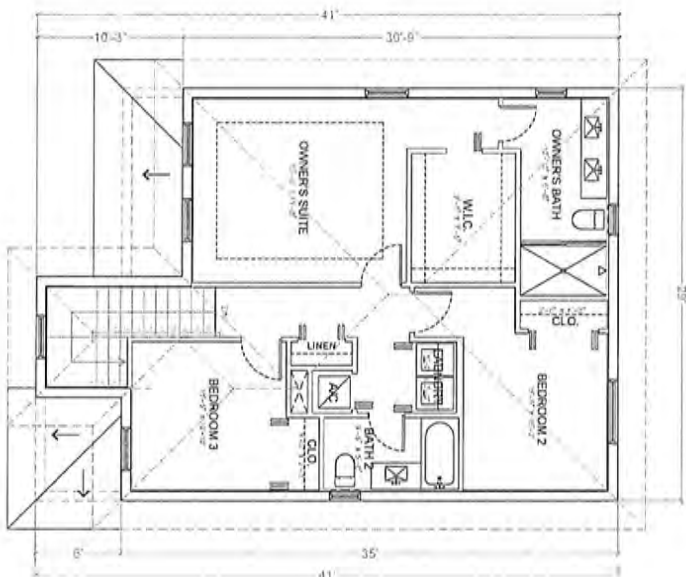


RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

PASQUAL PEREZ KLIOULIAN STARR
ARCHITECTS • PLANNERS

UNIT A
DATE: 06/25/2025
SCALE: 1/4" = 1'-0"

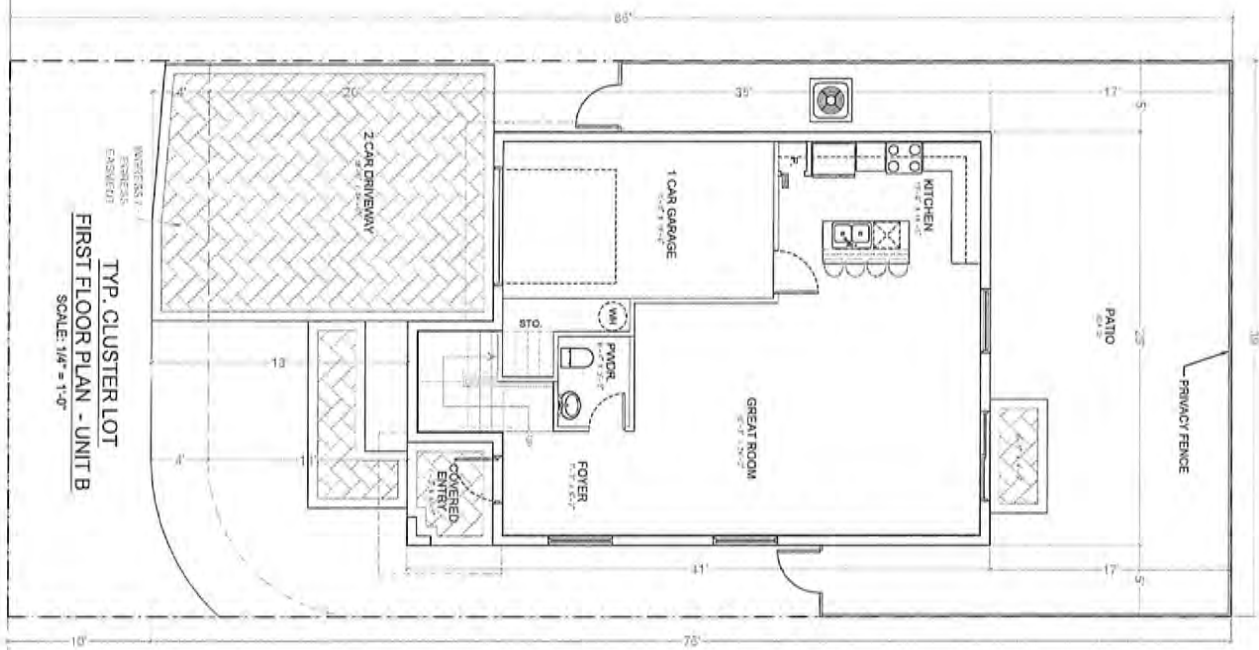
A-4



SECOND FLOOR PLAN - UNIT B
SCALE: 1/4" = 1'-0"

UNIT B	
3 BEDROOM / 2.5 BATH	
AREA CALCULATION	
1ST FLOOR A/C	803 SF
2ND FLOOR	1,010 SF
TOTAL A/C	1,813 SF
1 CAR GARAGE	263 SF
COVERED ENTRY	43 SF
LOT COVERAGE TO 1 OF INT. ST	1,109 SF
TOTAL AREA GROSS	2,119 SF
GROSS INTERIOR GROUND	
REQUIRED 1,066 SF X1.25	1,333 SF
PRIVATE OPEN SPACE PROVIDED	84 SF

TYPICAL CLUSTER LOT: 3,354 SF

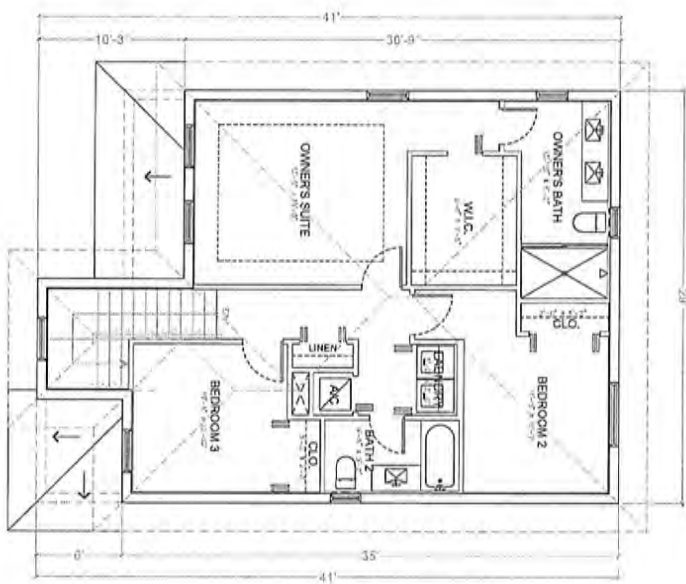


TYP. CLUSTER LOT
FIRST FLOOR PLAN - UNIT B
SCALE: 1/4" = 1'-0"

PASCUAL
PEREZ
MEDULLIAN
STAR
ARCHITECTS + PLANNERS

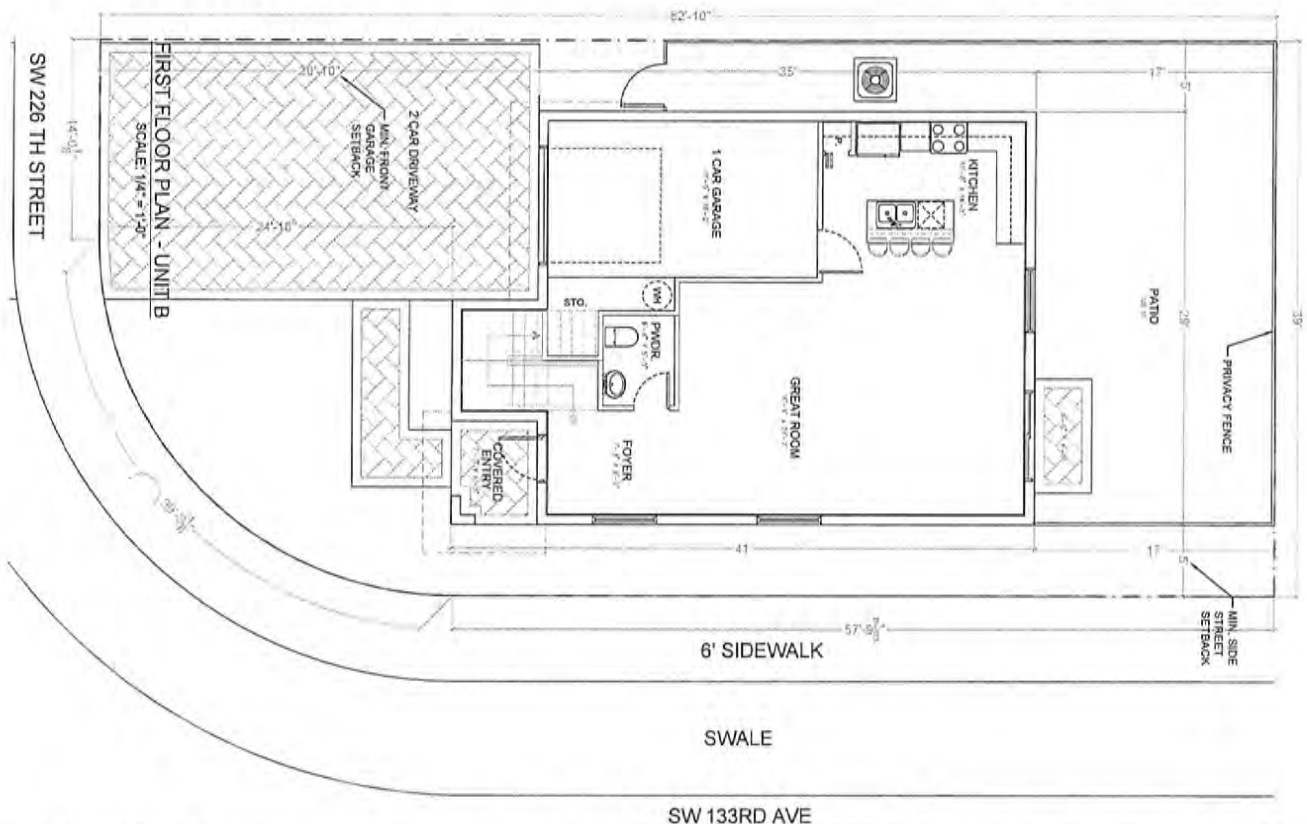
RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

A-5



UNIT B	
3 BEDROOM / 2.5 BATH	
AREA CALCULATION	
1ST FLOOR AC	803 SF
2ND FLOOR	1,070 SF
TOTAL AC	1,873 SF
1 CAR GARAGE	293 SF
POOL ENTRY	43 SF
LOT COVERAGE	1,109 SF
TOTAL AREA GROSS	2,115 SF
GROSS INTERIOR GROUND FLOOR AREA	1,068 SF
PRIVATE OPEN SPACE REQUIRED 1,069 SF @ 1.25	1,333 SF
PRIVATE OPEN SPACE PROVIDED	709 SF
	35.8%

LOT AREA: 3,098.12 SF



RODAN ESTATES
BY: LENNAR HOMES CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

PASQUAL PEREZ
ANDREAN STARBU
ARCHITECT + PLANNER

A-5.1

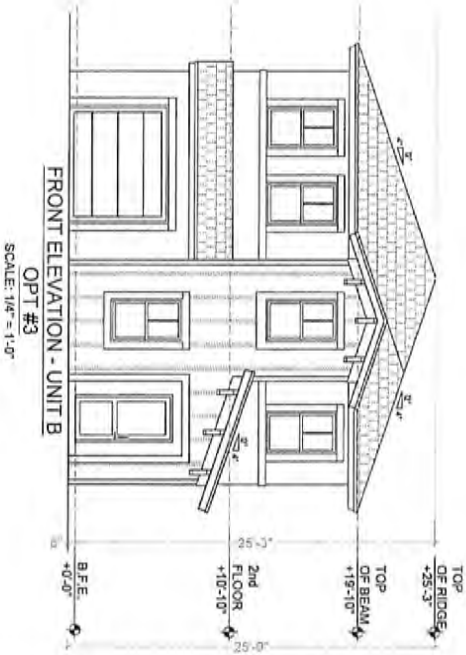
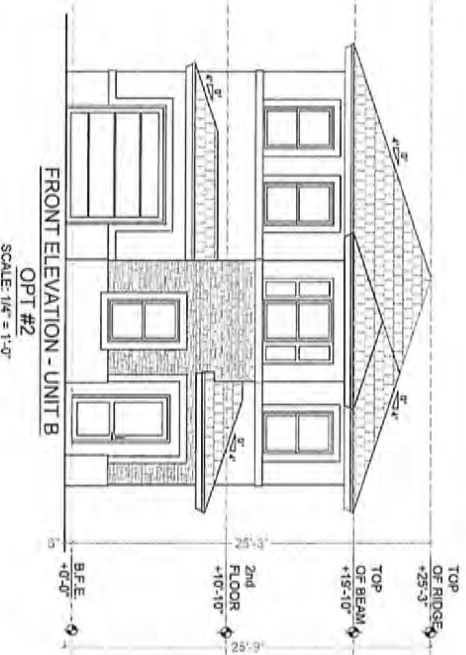
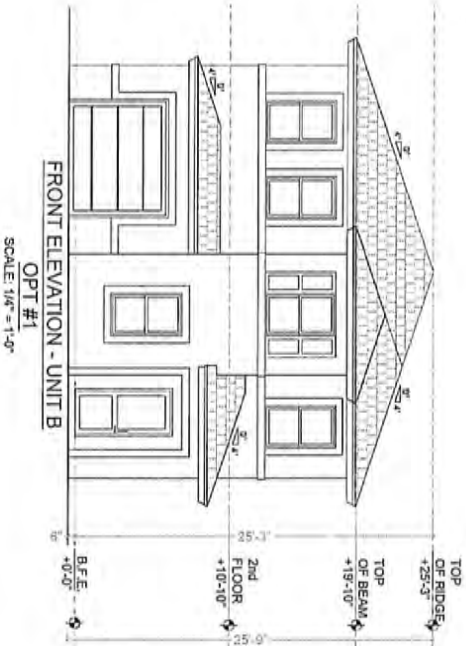
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DATE: 6/25/2025

PROJECT: 225-020

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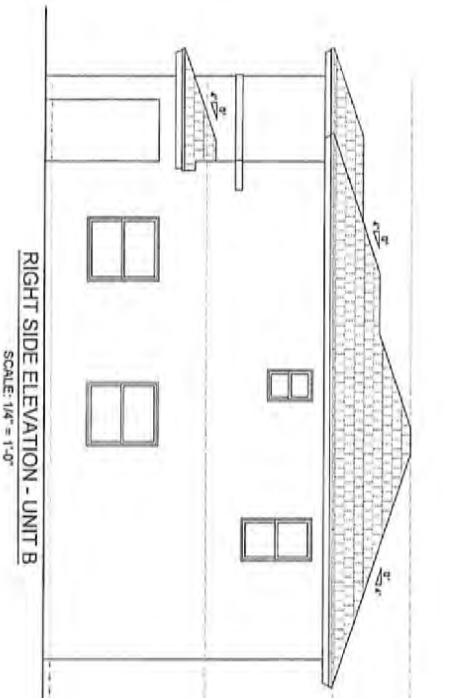
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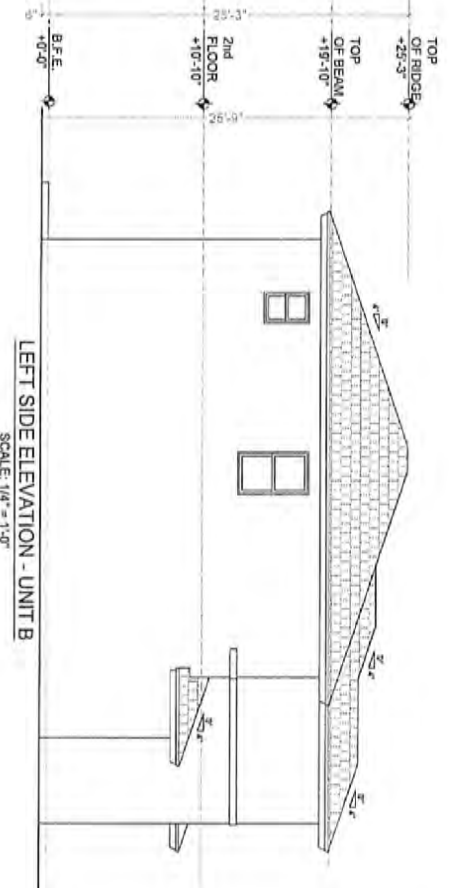
RODAN ESTATES
 BY: LENNAR HOMES
 CLUSTERS
 MIAMI-DADE COUNTY, FLORIDA

PASQUA
 PEREZ
 KUDOLJANI
 STARR
 ARCHITECT • PLANNERS

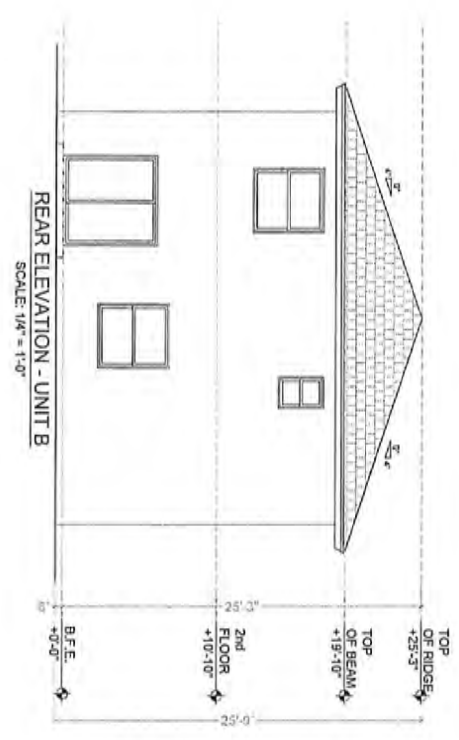
REVISIONS
 SHEET: 230304A
 SCALE: AS SHOWN
 DRAWN: CC
 CHECKED: AS
 DESIGNED: AS



RIGHT SIDE ELEVATION - UNIT B
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION - UNIT B
SCALE: 1/4" = 1'-0"



REAR ELEVATION - UNIT B
SCALE: 1/4" = 1'-0"

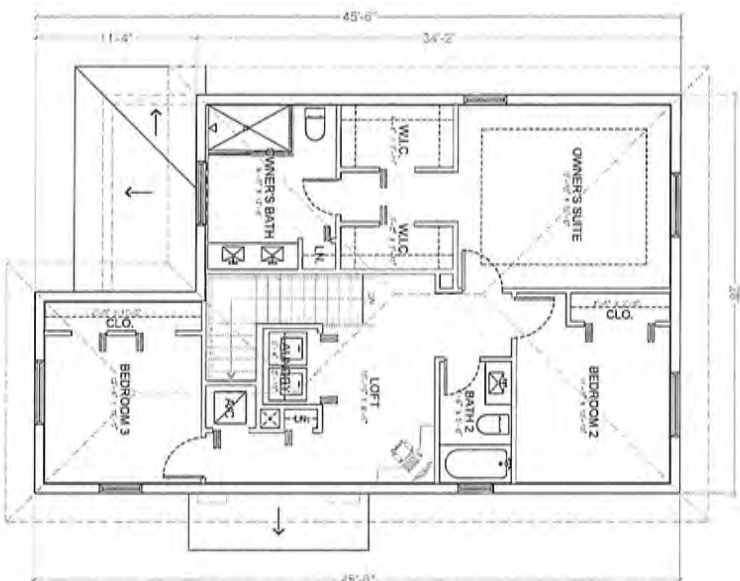
ELEVATION	
DATE	2/20/2024
DRAWN BY	ADRIANA
CHECKED BY	CS
SCALE	AS SHOWN
PROJECT	RODAN

A-7

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

PASCUAL
PEREZ
KEROLIAN
STARR
ARCHITECTS • PLANNERS

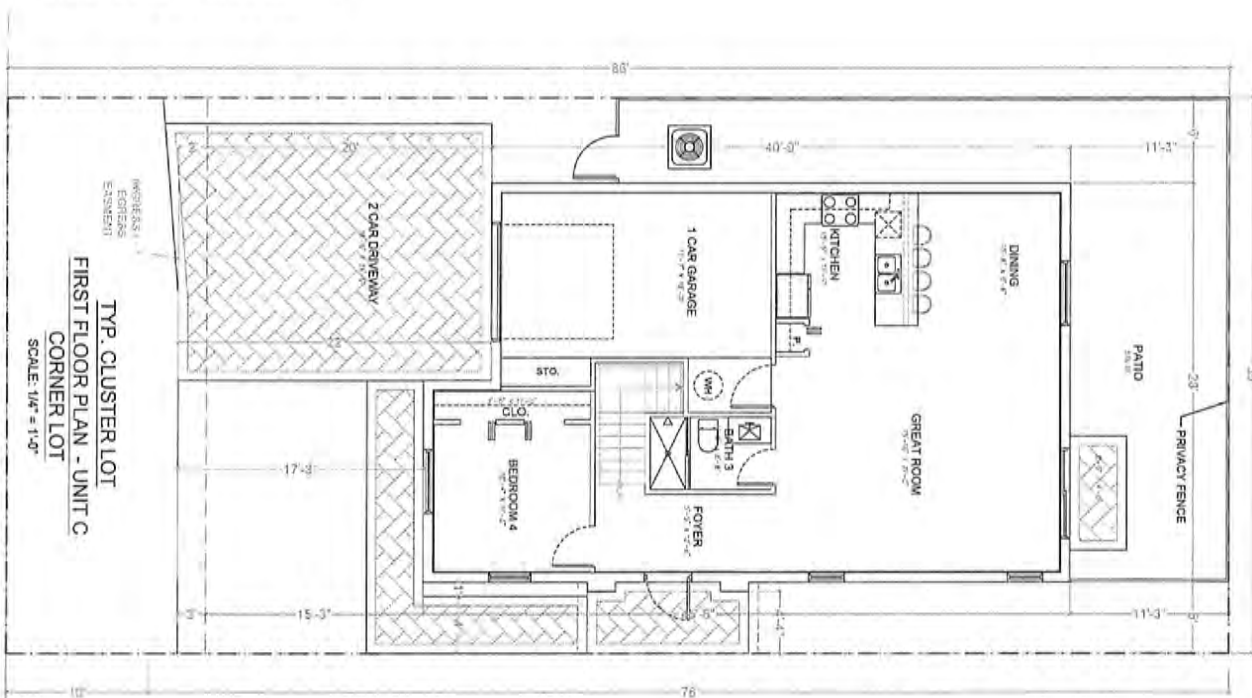
10000 SW 15th St, Suite 200, Miami, FL 33185
Tel: 305.850.1234
www.pascualperez.com



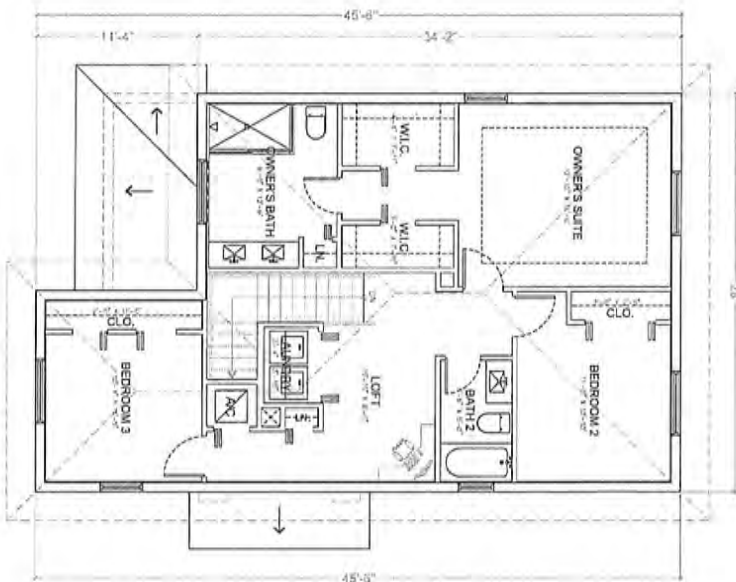
SECOND FLOOR PLAN - UNIT C
SCALE: 1/4" = 1'-0"

UNIT C	
4 BEDROOM / 3 BATH	
AREA CALCULATION	
*1ST FLOOR AC	955 SF
*2ND FLOOR	1,117 SF
TOTAL AC	2,072 SF
*1 CAR GARAGE	255 SF
*COV. ENTRY	44 SF
*LOT COVERAGE TO E.O.P.	*1,254 SF
ENT. ST.	2,371 SF
TOTAL AREA GROSS	97.4%
GROSS AREAS GROUND FLOOR AREA	1,210 SF
PRIVATE OPEN SPACE REQUIRED 1,210 SF X 1.25	1,513 SF
PRIVATE OPEN SPACE PROVIDED	575 SF

TYPICAL CLUSTER LOT: 1,354 SF

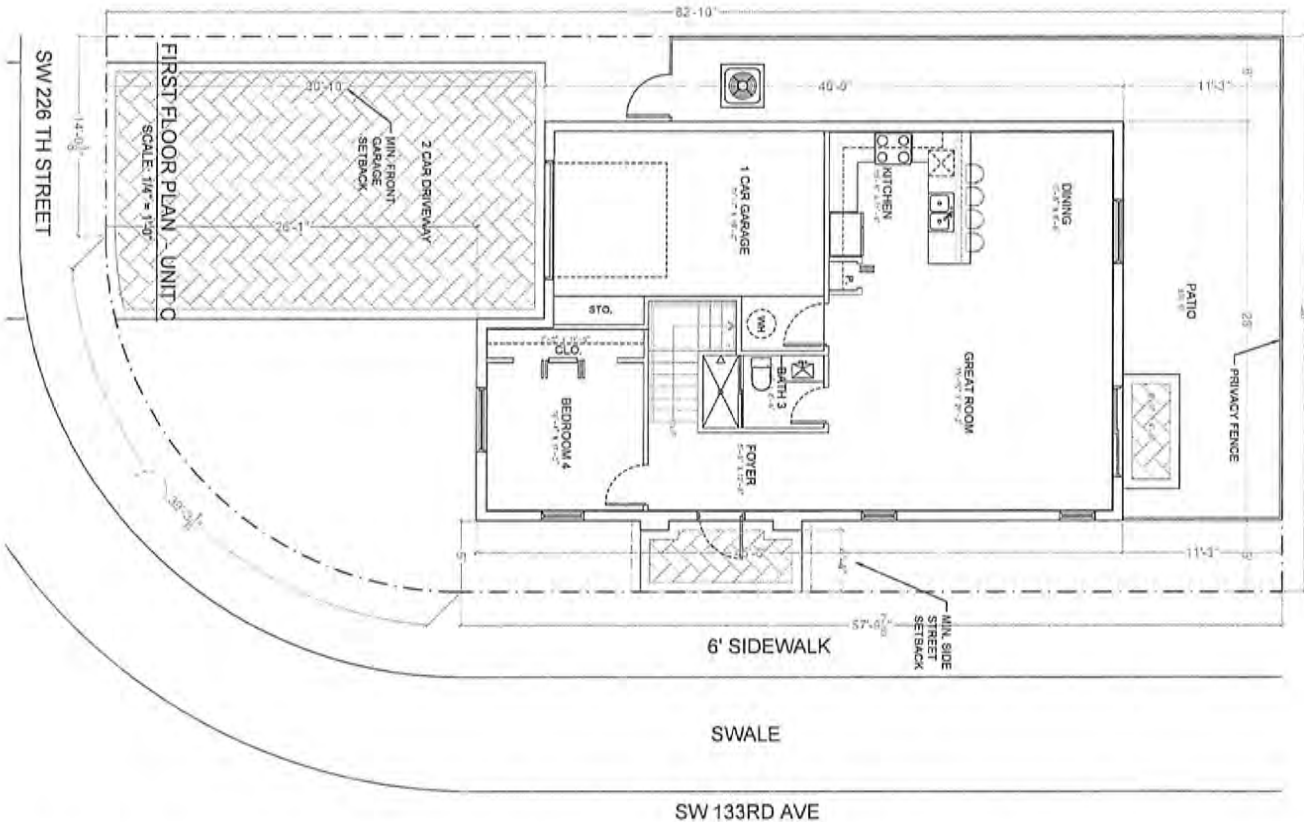


TYP. CLUSTER LOT
FIRST FLOOR PLAN - UNIT C
CORNER LOT
SCALE: 1/4" = 1'-0"



UNIT C	
4 BEDROOM / 3 BATH	
AREA CALCULATION	
1ST FLOOR A/C	555 SF
2ND FLOOR	1,117 SF
TOTAL A/C	2,072 SF
1 CAR GARAGE	255 SF
COV. ENTRY	44 SF
LOT COVERAGE	1,254 SF
TOTAL AREA GROSS	2,371 SF
GROSS INTERIOR GROUND FLOOR AREA	1,210 SF
PRIVATE OPEN SPACE REQUIRED 1,210 SF MIN. 25	1,513 SF
PRIVATE OPEN SPACE PROVIDED	575 SF

LOT AREA: 3,096.12 SF

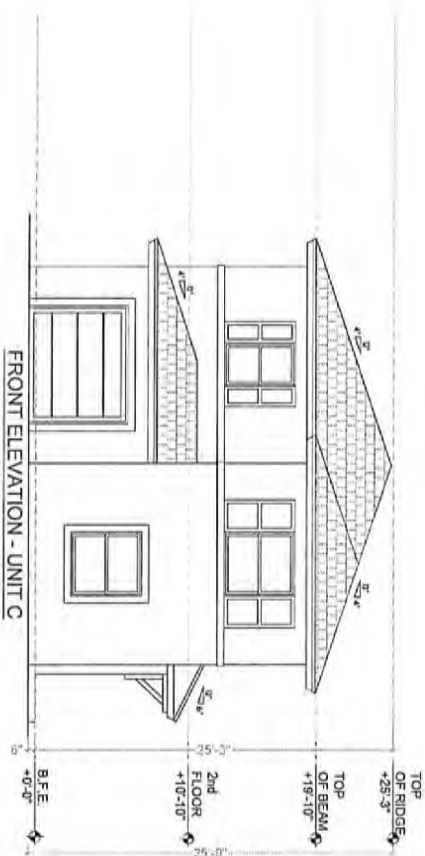


RODAN ESTATES
BY: LENNAR HOMES CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

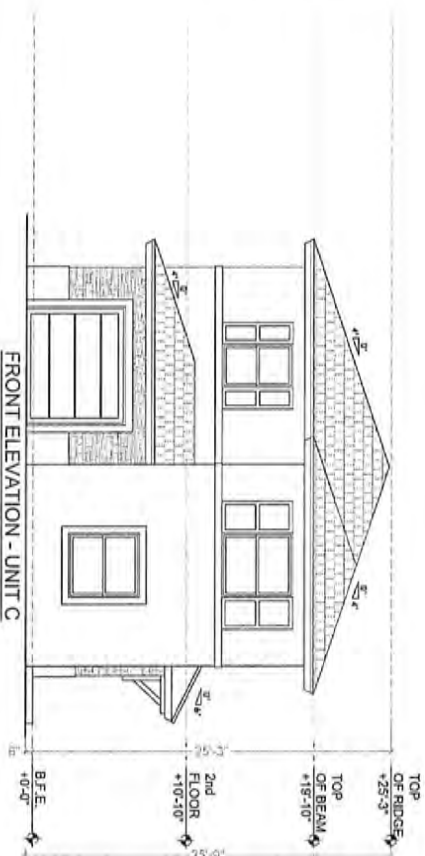
PASQUA PEREZ KIBODJIAN STARR ARCHITECT • PLANNERS

A-8.1

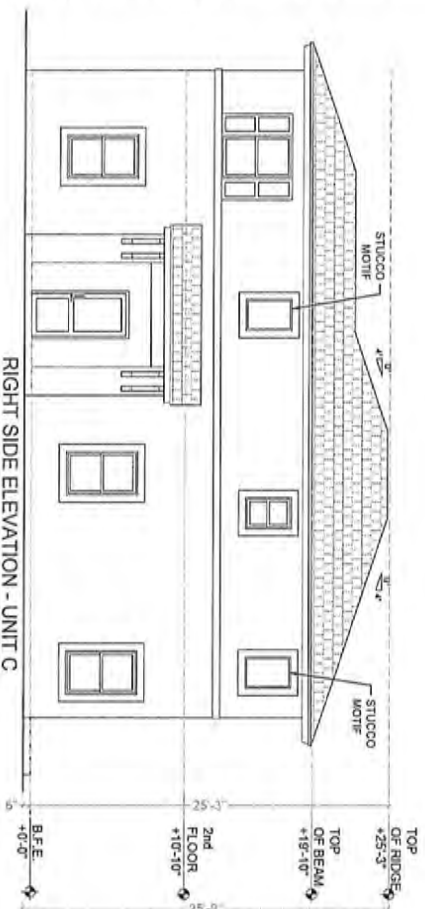
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2025-06-25	CC
2025-06-25	AS
2025-06-25	AS



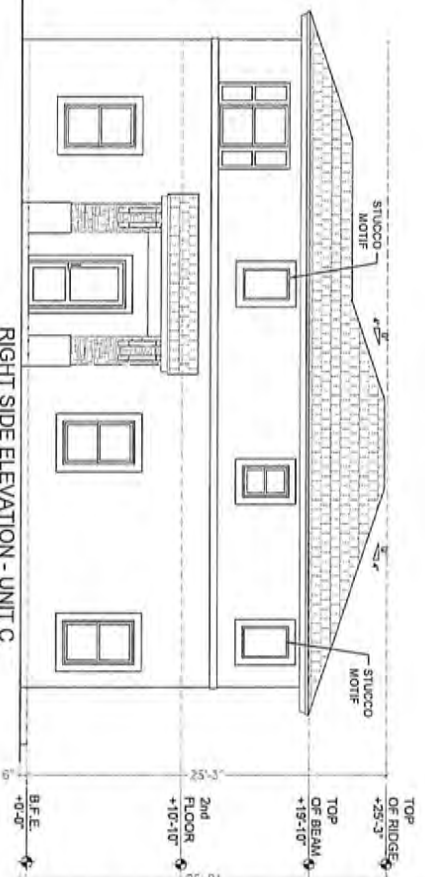
FRONT ELEVATION - UNIT C
OPT #1
SCALE: 1/4" = 1'-0"



FRONT ELEVATION - UNIT C
OPT #2
SCALE: 1/4" = 1'-0"



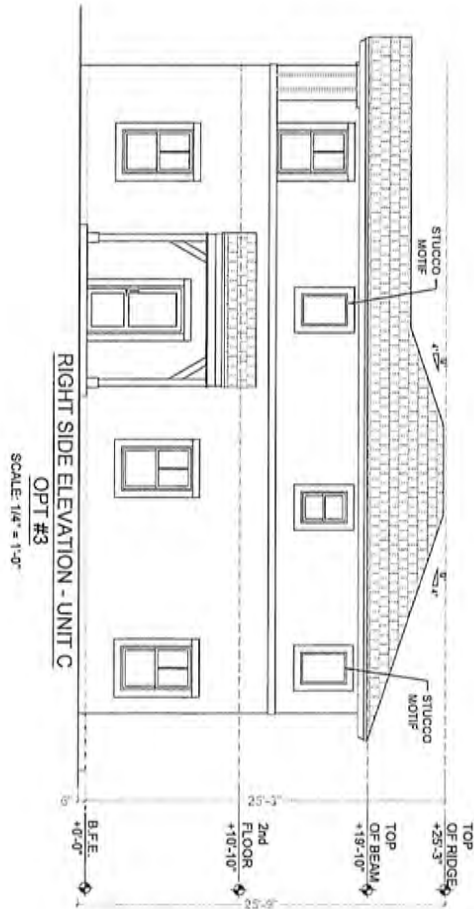
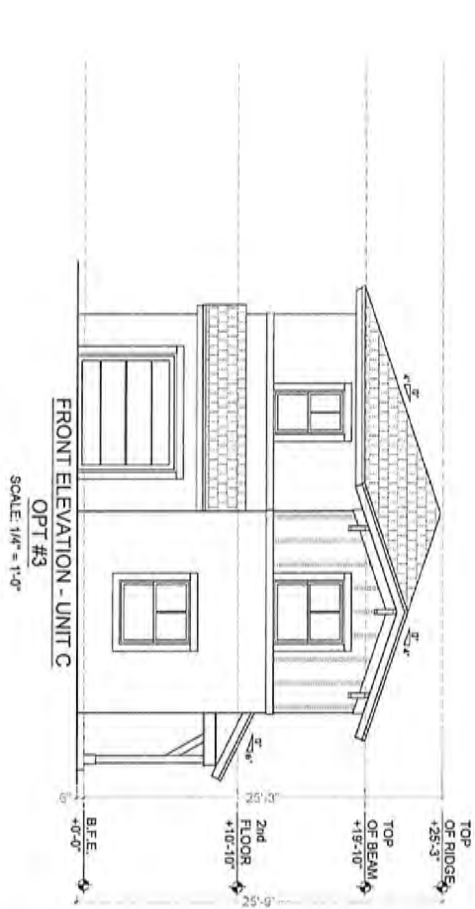
RIGHT SIDE ELEVATION - UNIT C
OPT #1
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION - UNIT C
OPT #2
SCALE: 1/4" = 1'-0"

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

DATE:	2/28/2024
SCALE:	AS SHOWN
DRAWN BY:	MS
CHECKED BY:	MS
APPROVED BY:	MS

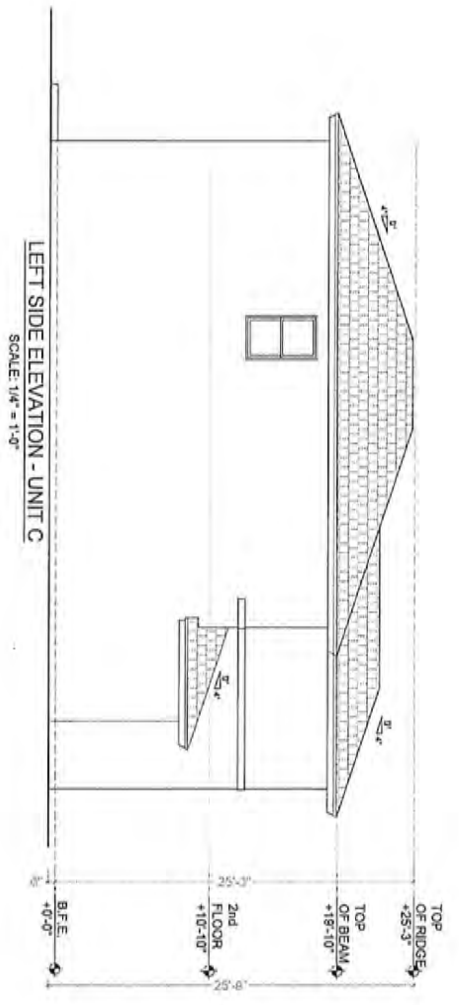
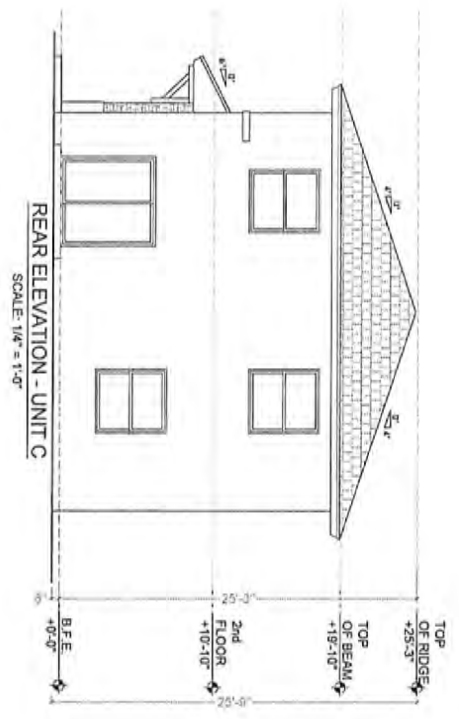


PASCUAL
PEREZ
MULDJAN
STARR
 ARCHITECTS • PLANNERS

RODAN ESTATES
 BY: LENNAR HOMES
 CLUSTERS
 MIAMI-DADE COUNTY, FLORIDA

UNIT C
 UNIT C
 UNIT C

A-10



RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

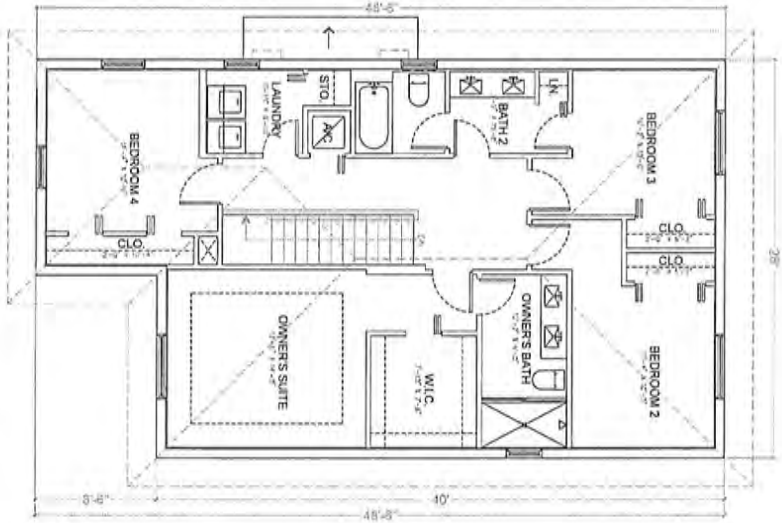
UNIT C

ITERATIONS	
DATE	2/23/2024
SCALE	AS SHOWN
DRAWN	TC
CHECKED	MB
DATE	2/23/24

A-11

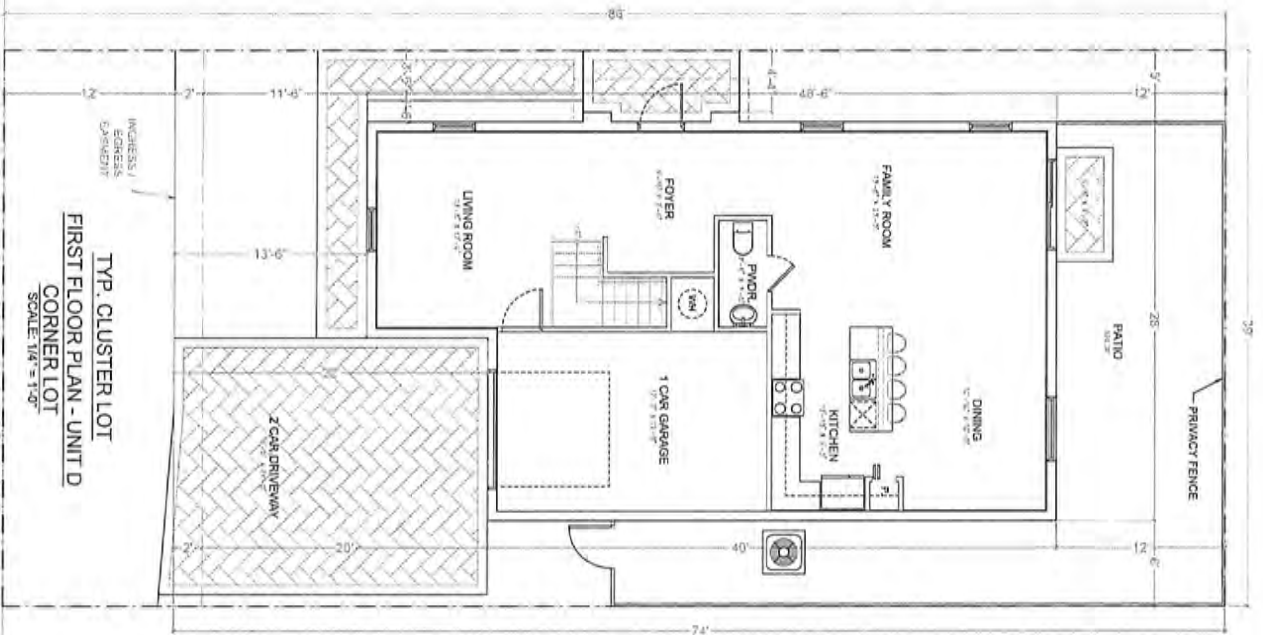
PASCUAL
PEREZ
KNEBLIAN
STARR
ARCHITECTS • FURNITURE

OWNER: Lennar Homes
PROJECT: Rodan Estates
DATE: 2/23/24
SCALE: 1/4" = 1'-0"

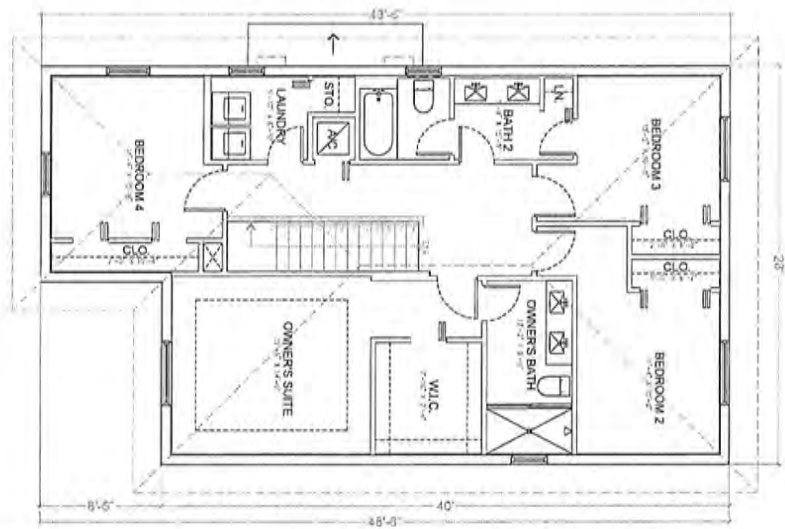


UNIT D	
4 BEDROOM / 2.5 BATH	
AREA CALCULATION	
1ST FLOOR A/C	978 SF
2ND FLOOR	1,268 SF
TOTAL A/C	2,227 SF
1 CAR GARAGE	277 SF
COV. ENTRY	43 SF
*LOT COVERAGE TO % OF INT. ST	*1,263 SF 38.6%
TOTAL AREA GROSS	2,542 SF
GROSS INTERIOR GROUND	1,250 SF
PAVING AREA	1,563 SF
REQUIRED 1,250 SF X1.25	
PRIVATE OPEN SPACE PROVIDED	598 SF

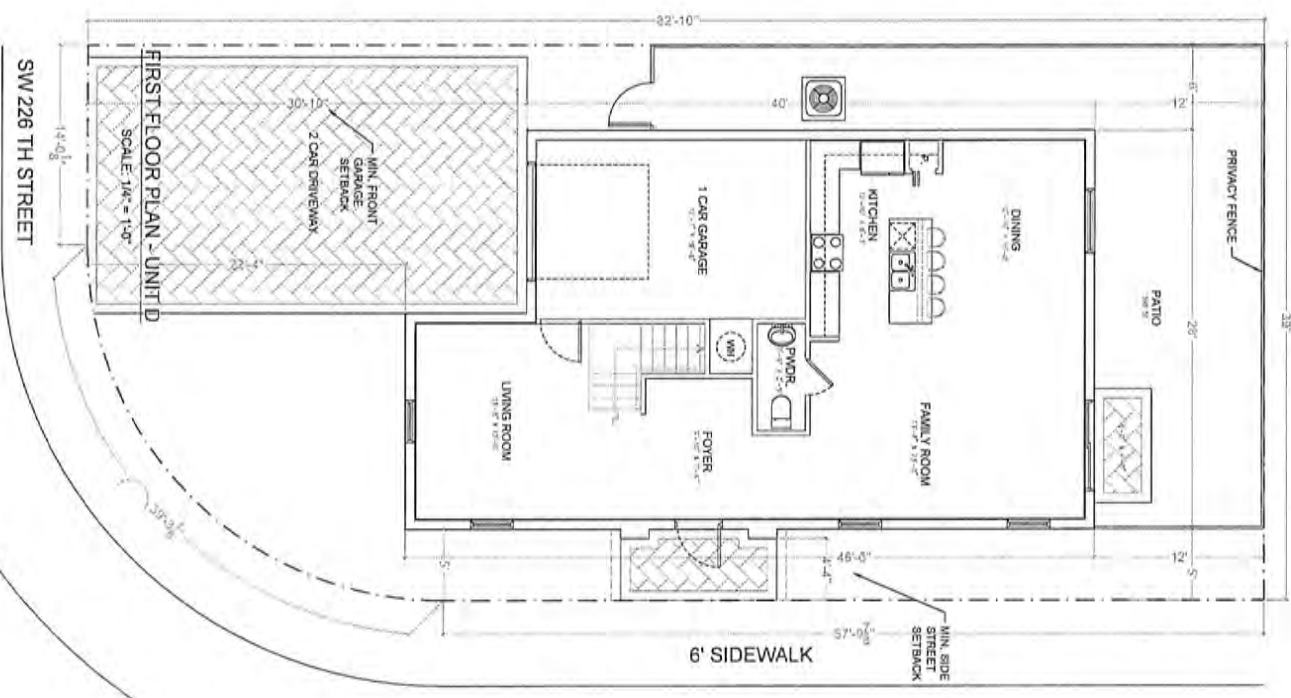
TYPICAL CLUSTER LOT: 3,354 SF



TYP. CLUSTER LOT
CORNER LOT
SCALE: 1/4" = 1'-0"



UNIT D CORNER LOT	
4 BEDROOM / 2.5 BATH	
AREA CALCULATION	
1ST FLOOR A.C.	978 SF
2ND FLOOR	1,249 SF
TOTAL A.C.	2,227 SF
1 CAR GARAGE	272 SF
COV. ENTRY	43 SF
*LOT COVERAGE	*1,293 SF 41.8%
TOTAL AREA GROSS	2,542 SF
GROSS INTERIOR (INCLUDING FLOOR AREA)	1,290 SF
PRIVATE OPEN SPACE REQUIRED 1,290 SF AT 25% MINIMUM	598 SF
PRIVATE OPEN SPACE PROVIDED	598 SF

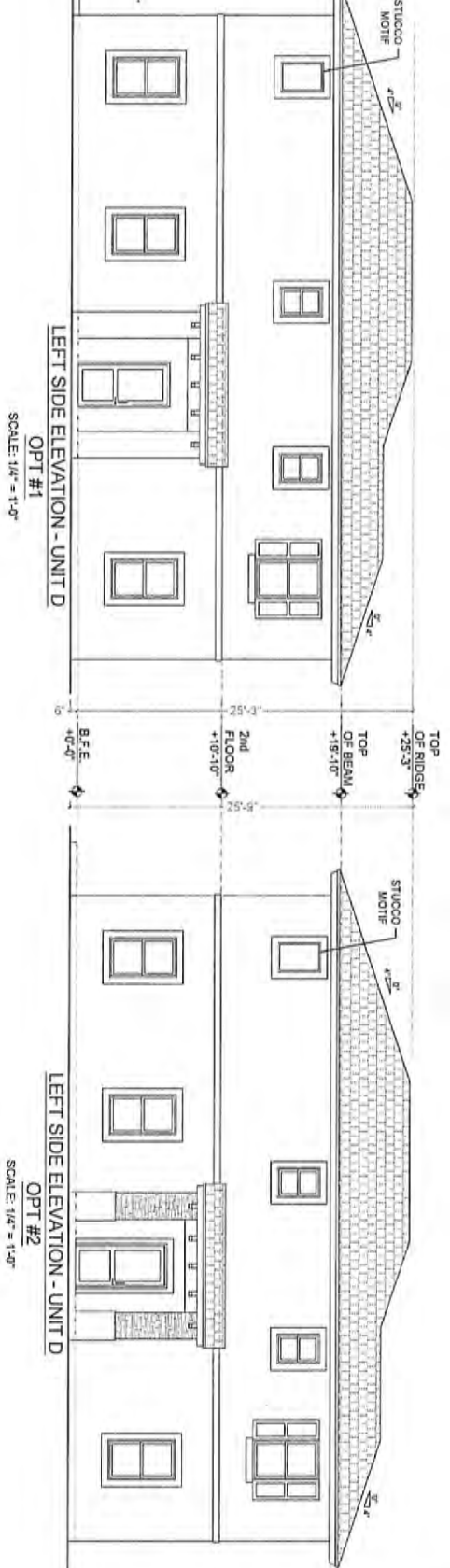
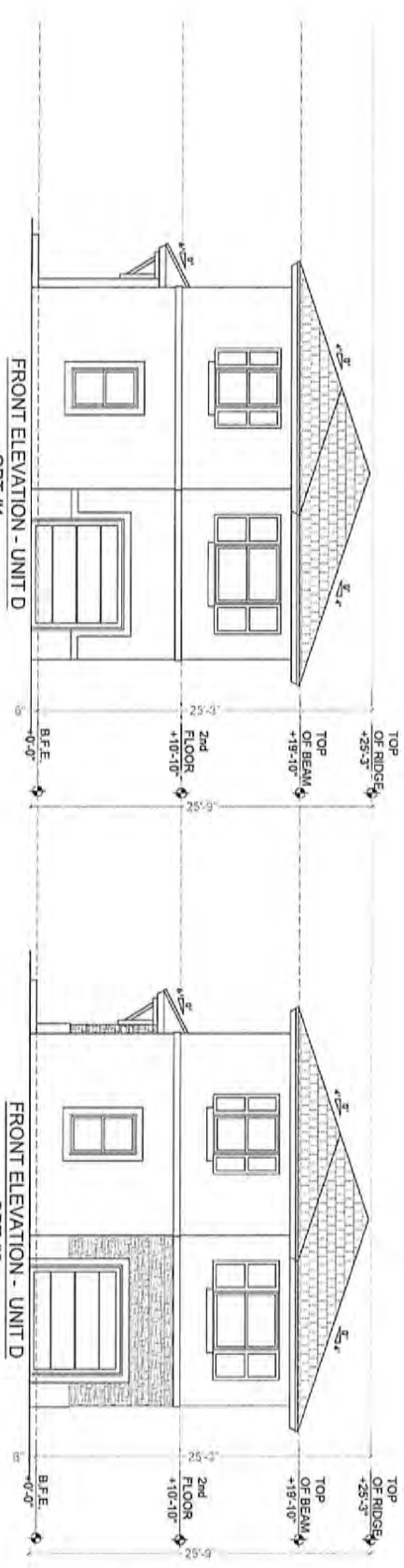


UNIT D	
SWALE	
SW 133RD AVE	
SW 226 TH STREET	
LOT AREA: 3,086.12 SF	

RODAN ESTATES
BY: LENNAR HOMES CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

PASCUAL PEREZ
KIDULJAN STARR
ARCHITECT + PLANNER

UNIT D
A-12.1

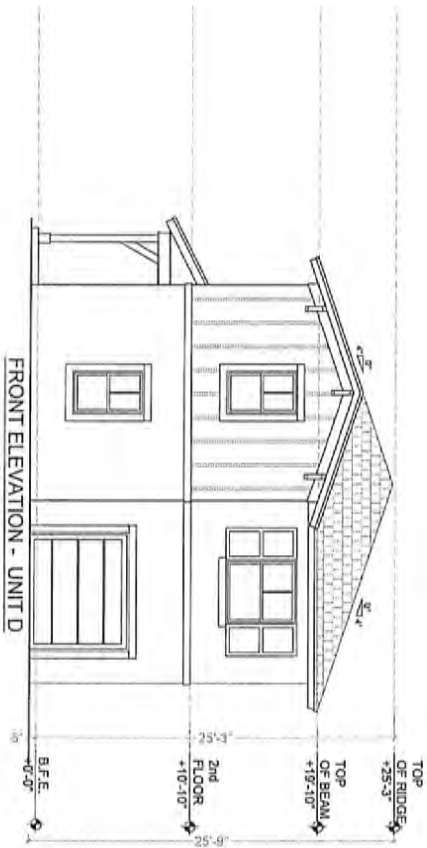


RODAN ESTATES
 BY: LENNAR HOMES
 CLUSTERS
 MIAMI-DADE COUNTY, FLORIDA

UNIT D
 SCALE: 1/4" = 1'-0"
 A-13

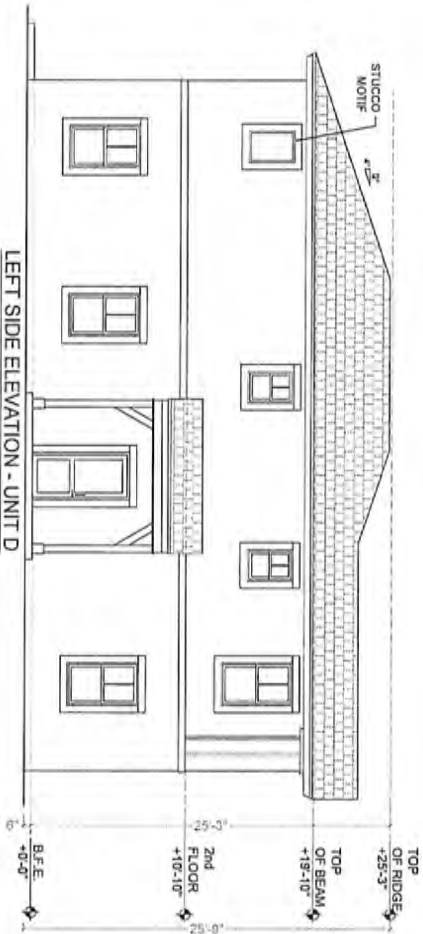
PASQUA
 PEREZ
 KUDUMAN
 STARR
 ARCHITECT + PLANNING

DATE: 2/28/2024
 SCALE: AS SHOWN
 DRAWN: CS
 CHECKED: MS
 IN CHARGE: [Signature]



FRONT ELEVATION - UNIT D

OPT #3
SCALE: 1/4" = 1'-0"



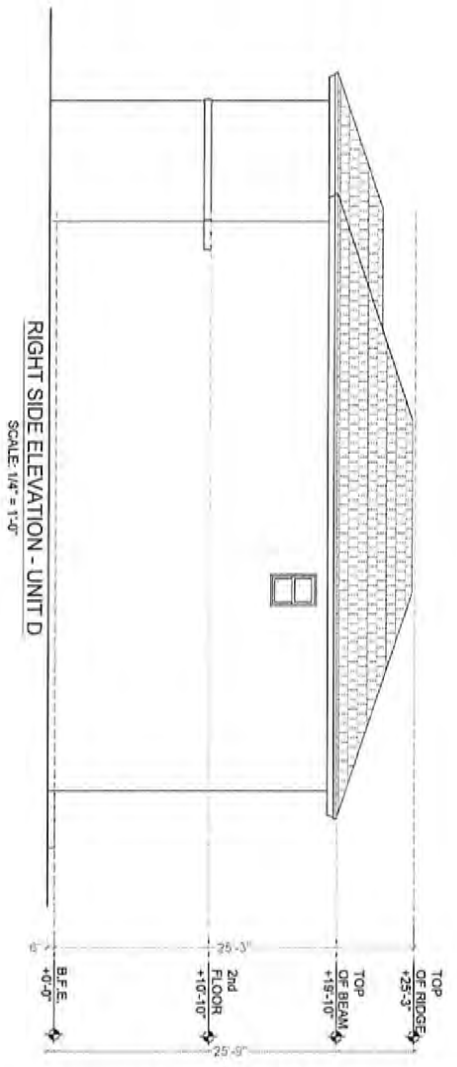
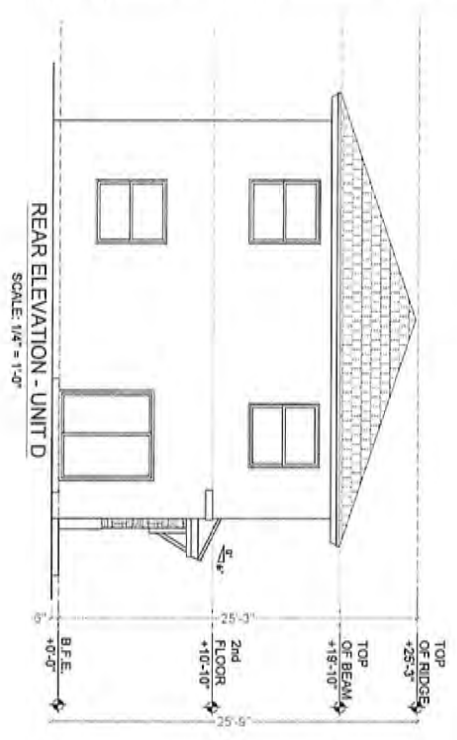
LEFT SIDE ELEVATION - UNIT D

OPT #3
SCALE: 1/4" = 1'-0"

PASTORAL
PEREZ
MULLIGAN
STARBUCK
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

UNIT D
A-14



RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

PASCOA
PEREZ
MULQUAN
STARR
ARCHITECT + INTERIOR

LISTENERS
DATE: 2/20/2024
SCALE: AS SHOWN
DRAWN: TCC
CHECKED: MS
DATE: 2/20/24

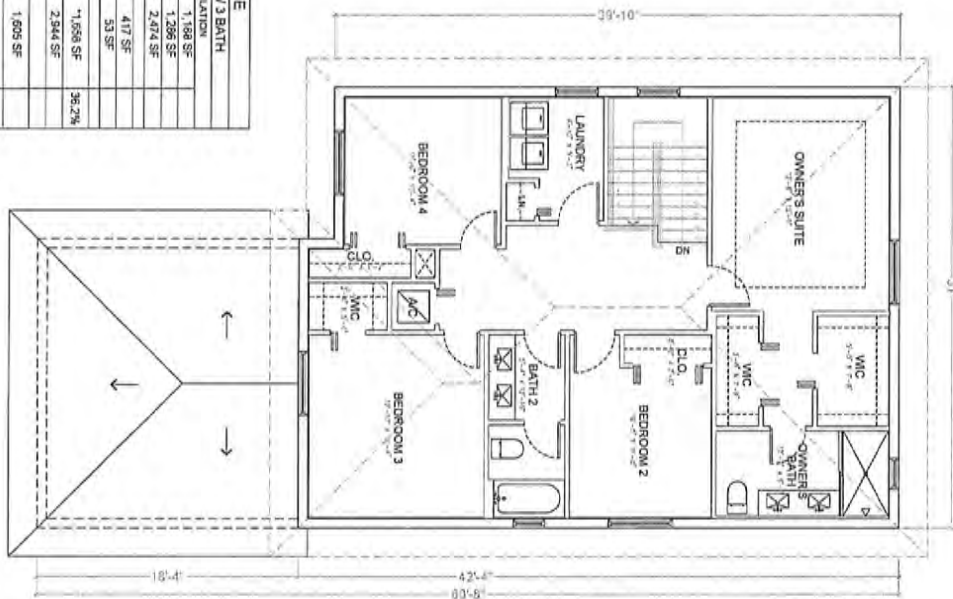
A-15

UNIT E	
6 BEDROOM / 3 BATH	
AREX CALCULATION	
1ST FLOOR A/C	1,188 SF
2ND FLOOR	1,288 SF
TOTAL A/C	2,474 SF
1 CAR GARAGE	417 SF
CONV. ENTRY	53 SF
TOT. COVERAGE TO 1 OF INT. ST.	1,058 SF
TOTAL AREA GROSS	2,944 SF
GROSS INTERIOR	1,605 SF
GROUND FLOOR AREA REQUIRED 1,605 SF X 25	2,006 SF
PRIVATE OPEN SPACE PROVIDED	1,573 SF

TYPICAL CLUSTER LOT: 4,586.38 SF

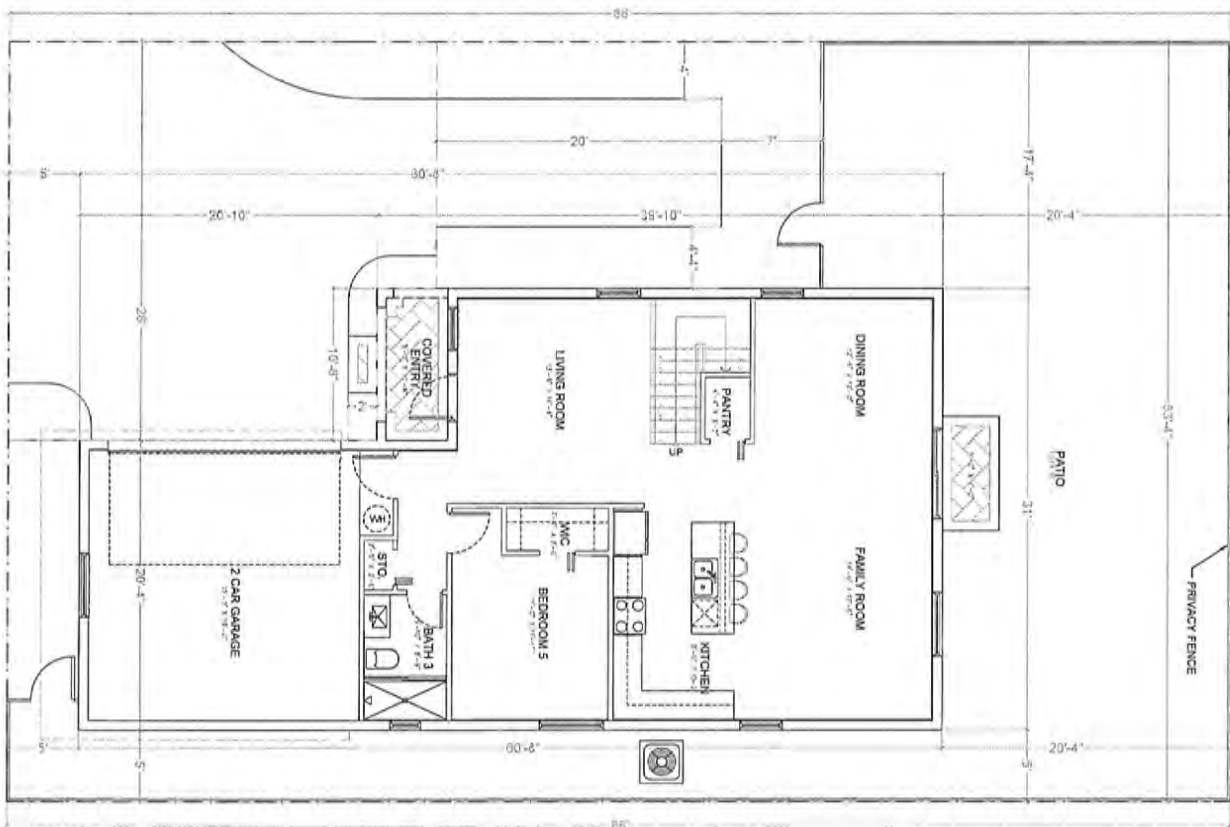
SECOND FLOOR PLAN - UNIT E

SCALE: 1/4" = 1'-0"



TYP. CLUSTER LOT
FIRST FLOOR PLAN - UNIT E

SCALE: 1/4" = 1'-0"



RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

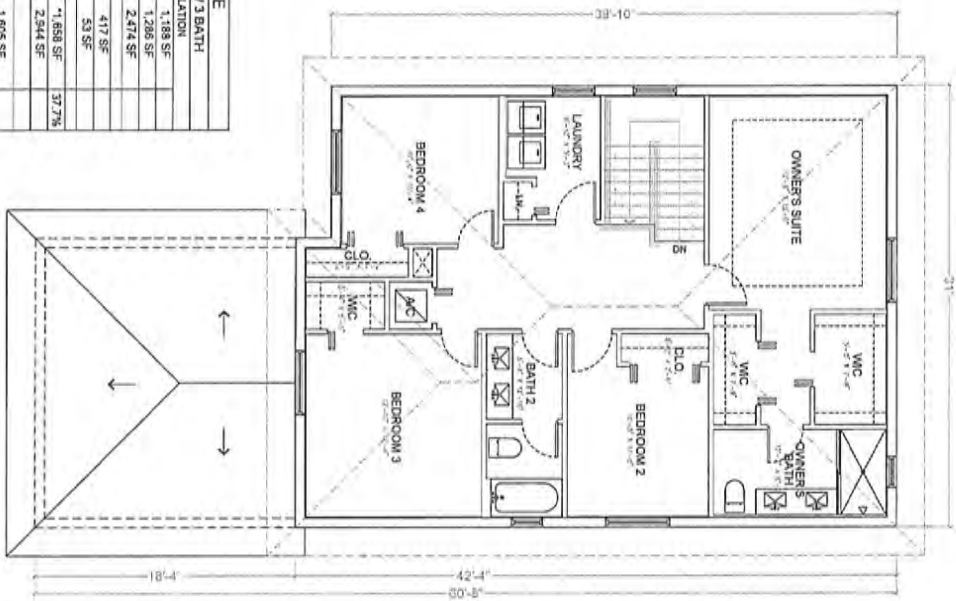
PRISCILLA PEREZ
KILDOULIAN
STARR
ARCHITECT & PLANNER

UNIT E
A-16

UNIT E	
5 BEDROOM / 3 BATH	
AREA CALCULATION	
1ST FLOOR A/C	1,188 SF
2ND FLOOR	1,286 SF
TOTAL A/C	2,474 SF
2-CAR GARAGE	417 SF
COV. ENTRY	53 SF
LOT COVERAGE	1,689 SF 37.7%
TOTAL AREA GROSS	2,944 SF
GROSS INTERIOR	1,605 SF
GROSS FLOOR AREA	2,006 SF
PRIVATE OPEN SPACE	2,006 SF
PRIVATE OPEN SPACE PROVIDED	992 SF

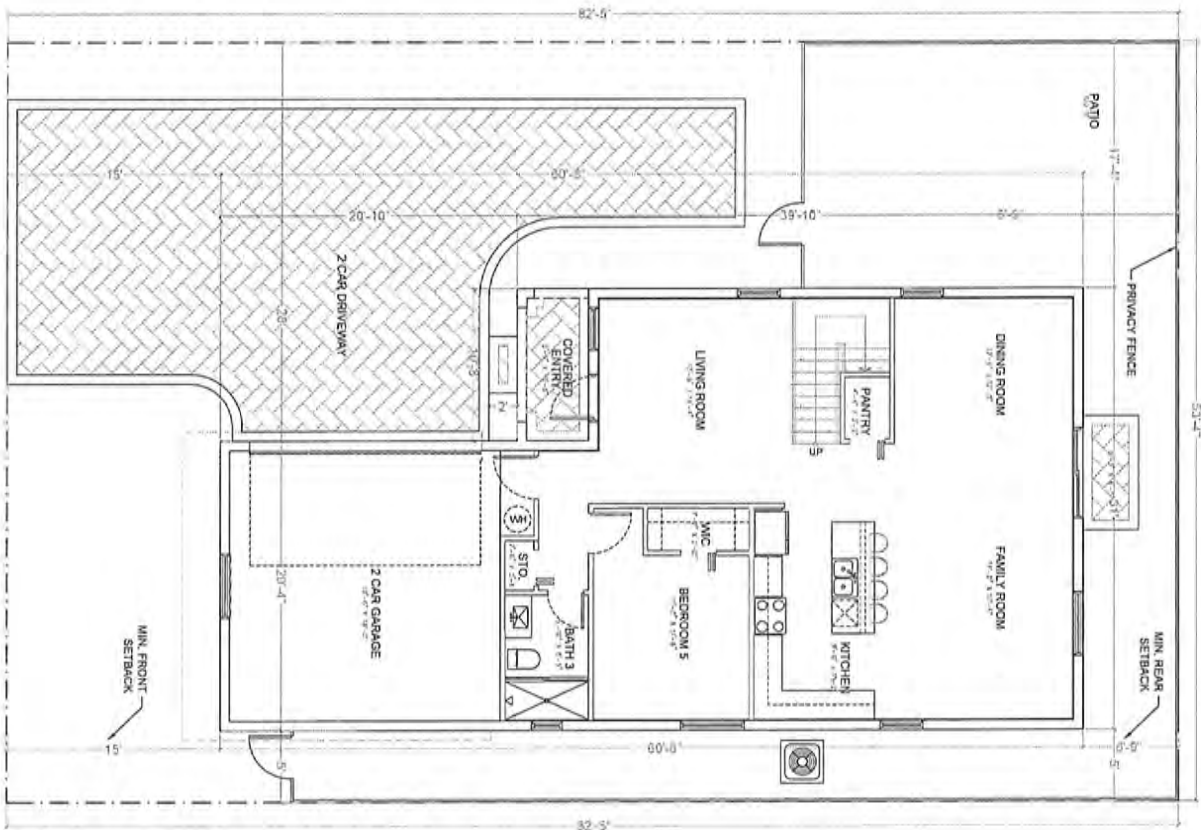
SECOND FLOOR PLAN - UNIT E

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN - UNIT E

SCALE: 1/4" = 1'-0"

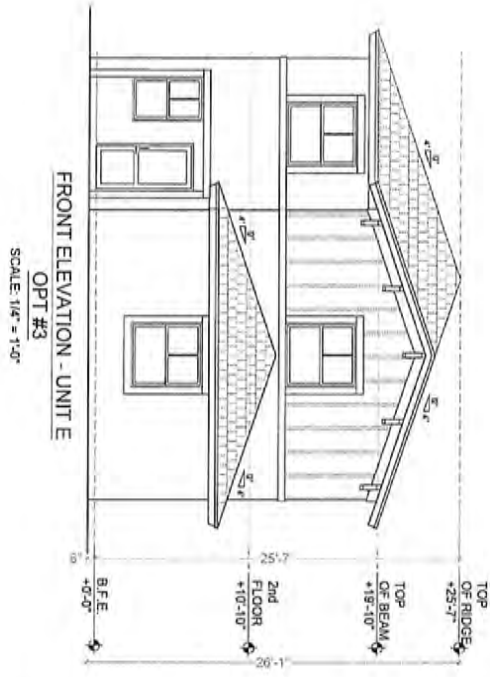
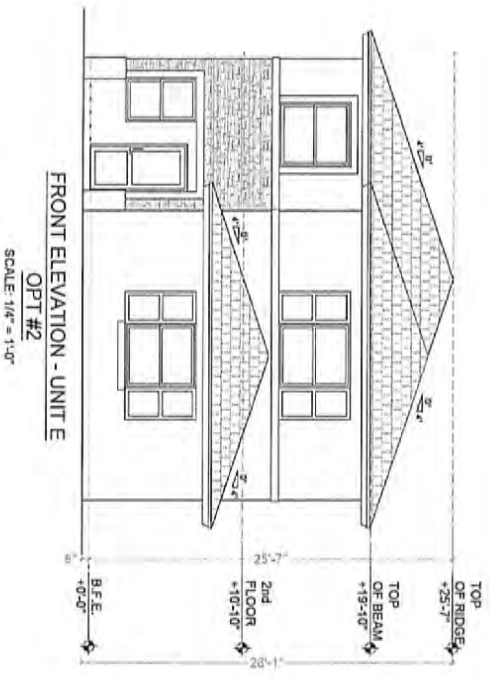
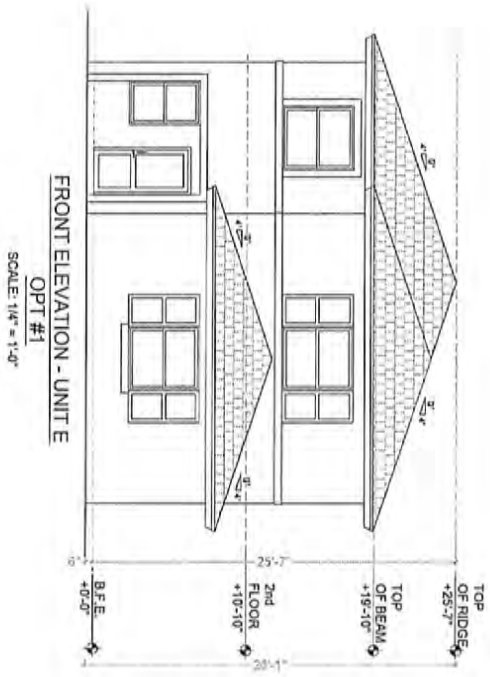


RODAN ESTATES
BY: LENNAR HOMES CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

A-16.1

DATE	REVISION
06/25/25	AS SHOWN
06/25/25	ISSUED FOR PERMITS
06/25/25	ISSUED FOR CONSTRUCTION

PASCUAL
PEREZ
KUDDAMAN
STARR
ARCHITECTS/PLANNERS

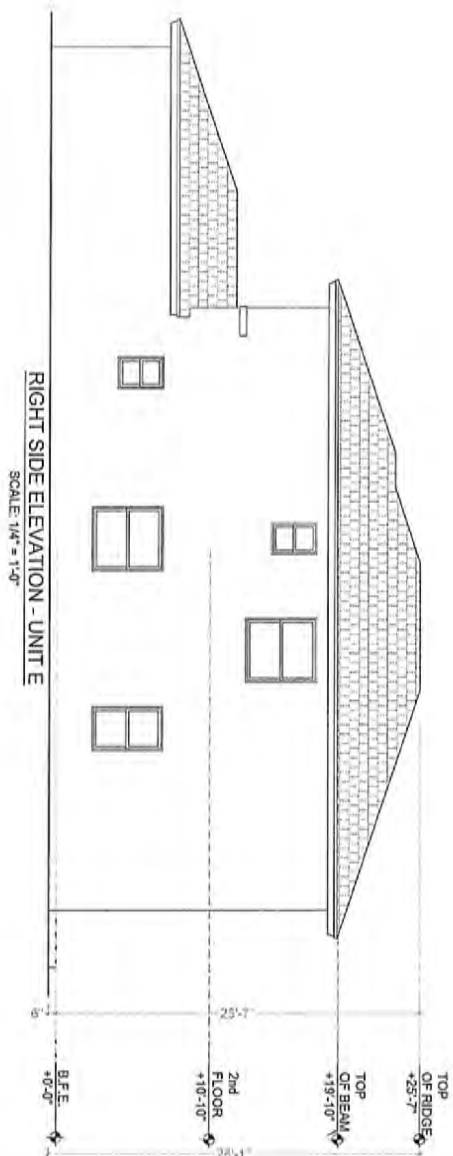


PASCAL
PENEZ
KHEDJAN
STARR
ARCHITECTS + PLANNERS

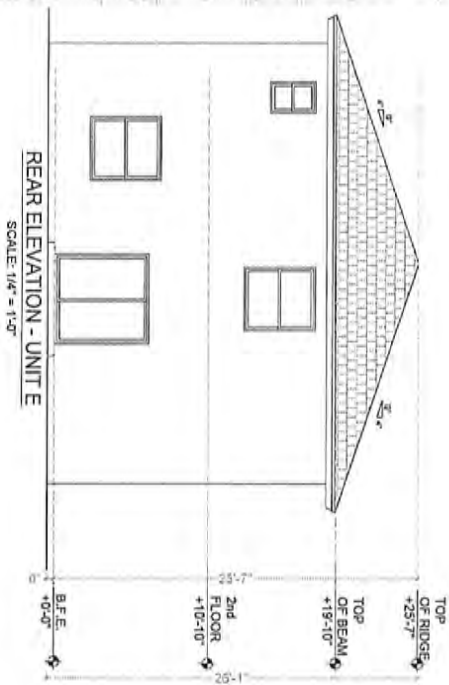
RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

DATE: 2/28/2024
SCALE: AS SHOWN
DRAWN BY: JCS
CHECKED BY: JCS
PROJECT NO.: 25010

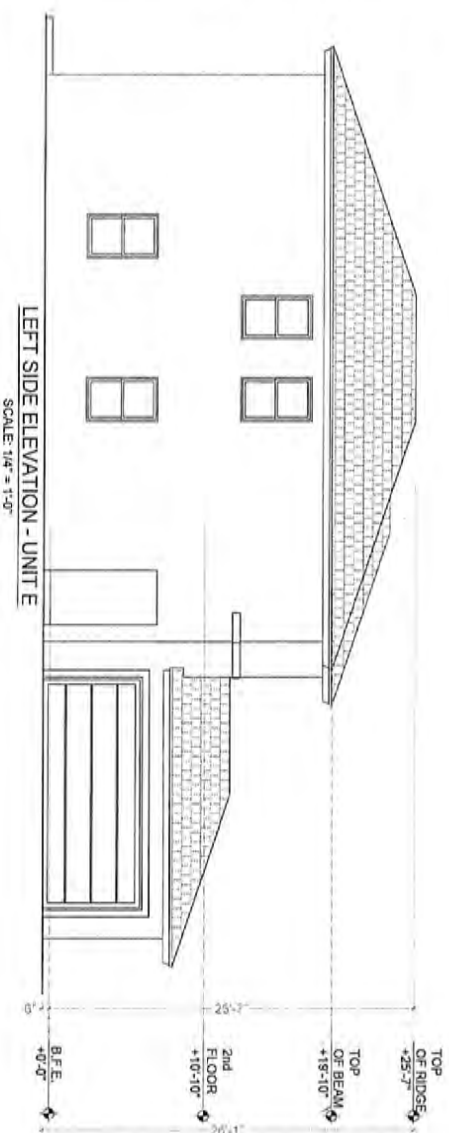
A-17



RIGHT SIDE ELEVATION - UNIT E
SCALE: 1/4" = 1'-0"



REAR ELEVATION - UNIT E
SCALE: 1/4" = 1'-0"



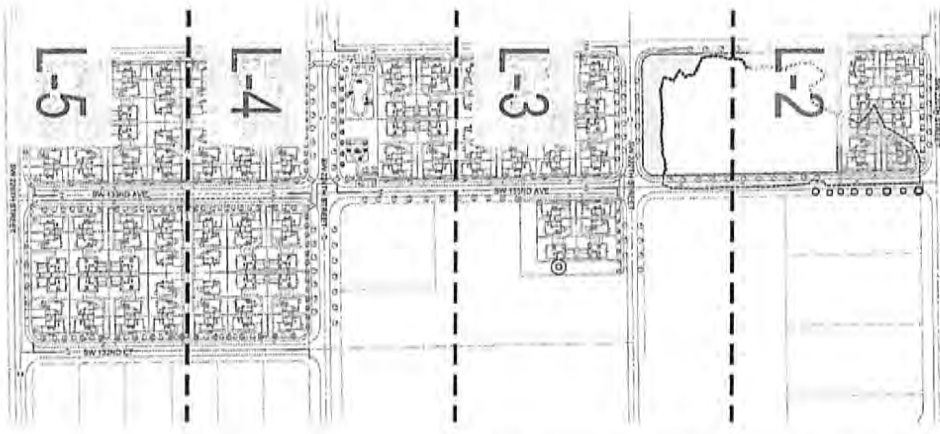
LEFT SIDE ELEVATION - UNIT E
SCALE: 1/4" = 1'-0"

PASCUAL
PEREZ
KILDOJAN
STARR
ARCHITECTS + PLANNERS

RODAN ESTATES
BY: LENNAR HOMES
CLUSTERS
MIAMI-DADE COUNTY, FLORIDA

ATTENTION: ARCHITECT
DATE: 03/20/2025
DRAWN: ASHLEY
CHECKED: CC
DESIGNED: AM

A-18



KEY PLAN
Scale: 1/8" = 1'-0"
NORTH

SHEET INDEX:

- L-1 INDEX
- OVERALL LANDSCAPE PLAN L-2 THROUGH L-5
- TYPICAL LANDSCAPE PLANS L-6 MODELS A-B-C
- L-7 MODELS D-E
- L-8 CLUSTERED SFH
- L-9 LANDSCAPE DETAILS

BEST MANAGEMENT PRACTICES FOR WASTEWATER

- A COMBINATION OF NATIVE AND NONNATIVE PLANTS HAS BEEN INCLUDED AS IN THE PROPOSED PLANTING MATERIALS.
- REPAIR POTENTIAL ROOTS NEETS WITHIN THE AREAS OF ADDITIONAL PAVING.
- UNUSUAL MATERIAL LIGHT CONDUCTIVE DESIGN MATERIALS TO BE USED TO MAINTAIN LIFE SAFETY RECOMMENDATIONS. THIS SHOULD BE SUBJECT TO LUMINOUS FLUORESCENT LIGHTING THE LIGHTS AND REPAIRS SHOULD BE SUBJECT TO THE OUTDOOR ENVIRONMENT.
- AND ENGINEERING DESIGNED THAT DRAINAGE BAYS TO USE ROCKS BALANCE ON STRUCTURES.
- REPAIR FROM THE WASTEWATER COLLECTION OF RECYCLED.
- REMOVE POTENTIAL ROOT TREES AND STRUCTURES FROM THE WASTEWATER COLLECTION.
- CONDUCT A VISUAL SURVEY OF ALL POTENTIAL ROOT TREES AND STRUCTURES WITHIN 20 FEET FROM THE CURB AND DRIVE. THE ANY CANNED LIGHTS SHOULD NOT FALL VISIBLE BY CURB AND DRIVE. CANNED LIGHTS SHOULD BE SUBJECT TO THE OUTDOOR ENVIRONMENT.
- REPAIR FROM THE WASTEWATER COLLECTION OF RECYCLED.
- REPAIR FROM THE WASTEWATER COLLECTION OF RECYCLED.
- REPAIR FROM THE WASTEWATER COLLECTION OF RECYCLED.

LANDSCAPE DESIGN Minimum Required to be Permitted Material to City

Zone: District 580

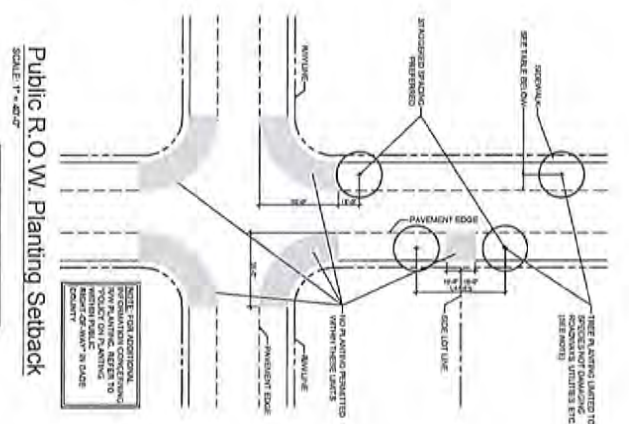
Minimum Area: 11.13 Acres, 483,811 sq. ft.

OPEN SPACE

- 1. Total Area of Open Space: 11.13 Acres, 483,811 sq. ft.
- 2. Total Area of Open Space: 11.13 Acres, 483,811 sq. ft.
- 3. Total Area of Open Space: 11.13 Acres, 483,811 sq. ft.
- 4. Total Area of Open Space: 11.13 Acres, 483,811 sq. ft.
- 5. Total Area of Open Space: 11.13 Acres, 483,811 sq. ft.
- 6. Total Area of Open Space: 11.13 Acres, 483,811 sq. ft.
- 7. Total Area of Open Space: 11.13 Acres, 483,811 sq. ft.
- 8. Total Area of Open Space: 11.13 Acres, 483,811 sq. ft.
- 9. Total Area of Open Space: 11.13 Acres, 483,811 sq. ft.
- 10. Total Area of Open Space: 11.13 Acres, 483,811 sq. ft.
- 11. Total Area of Open Space: 11.13 Acres, 483,811 sq. ft.
- 12. Total Area of Open Space: 11.13 Acres, 483,811 sq. ft.
- 13. Total Area of Open Space: 11.13 Acres, 483,811 sq. ft.
- 14. Total Area of Open Space: 11.13 Acres, 483,811 sq. ft.
- 15. Total Area of Open Space: 11.13 Acres, 483,811 sq. ft.
- 16. Total Area of Open Space: 11.13 Acres, 483,811 sq. ft.
- 17. Total Area of Open Space: 11.13 Acres, 483,811 sq. ft.
- 18. Total Area of Open Space: 11.13 Acres, 483,811 sq. ft.
- 19. Total Area of Open Space: 11.13 Acres, 483,811 sq. ft.
- 20. Total Area of Open Space: 11.13 Acres, 483,811 sq. ft.

PLANT SCHEDULE OVERALL SITE PLAN

SYMBOL	PLANT	SIZE	PLANTING	PLANTING	PLANTING	PLANTING
1	Palmetto	12" x 18" x 24" O.C.	Y	Y	Y	Y
2	Swamp Cypress	12" x 18" x 24" O.C.	Y	Y	Y	Y
3	Shrimp Plant	12" x 18" x 24" O.C.	Y	Y	Y	Y
4	Swamp Cypress	12" x 18" x 24" O.C.	Y	Y	Y	Y
5	Swamp Cypress	12" x 18" x 24" O.C.	Y	Y	Y	Y
6	Swamp Cypress	12" x 18" x 24" O.C.	Y	Y	Y	Y
7	Swamp Cypress	12" x 18" x 24" O.C.	Y	Y	Y	Y
8	Swamp Cypress	12" x 18" x 24" O.C.	Y	Y	Y	Y
9	Swamp Cypress	12" x 18" x 24" O.C.	Y	Y	Y	Y
10	Swamp Cypress	12" x 18" x 24" O.C.	Y	Y	Y	Y
11	Swamp Cypress	12" x 18" x 24" O.C.	Y	Y	Y	Y
12	Swamp Cypress	12" x 18" x 24" O.C.	Y	Y	Y	Y
13	Swamp Cypress	12" x 18" x 24" O.C.	Y	Y	Y	Y
14	Swamp Cypress	12" x 18" x 24" O.C.	Y	Y	Y	Y
15	Swamp Cypress	12" x 18" x 24" O.C.	Y	Y	Y	Y
16	Swamp Cypress	12" x 18" x 24" O.C.	Y	Y	Y	Y
17	Swamp Cypress	12" x 18" x 24" O.C.	Y	Y	Y	Y
18	Swamp Cypress	12" x 18" x 24" O.C.	Y	Y	Y	Y
19	Swamp Cypress	12" x 18" x 24" O.C.	Y	Y	Y	Y
20	Swamp Cypress	12" x 18" x 24" O.C.	Y	Y	Y	Y



LANDSCAPE SETBACK

- NO TREES SHALL BE PLANTED OR TOP ADJACENT TO PROPOSED THROUGH DRIVEWAY OR SIDEWALK.
- ALL LANDSCAPE INDEX THE PROPOSED ADJACENT TO SIDEWALK PER SEC. 23-111 OF MIAMI-DADE COUNTY CODE.
- SEE PLANTING MATERIALS SCHEDULE FOR TREE SPECIFICATIONS.
- LANDSCAPE FOR ALL CORNER LOTS SHALL SHOW CORNER PLANTING SPECIFICATIONS.
- CORNER PLANTING SPECIFICATIONS SHALL BE SUBJECT TO THE CITY OF MIAMI-DADE COUNTY.
- ALL TREE DIMENSIONS ARE MEASURED FROM THE FACE OF THE TRUNK.

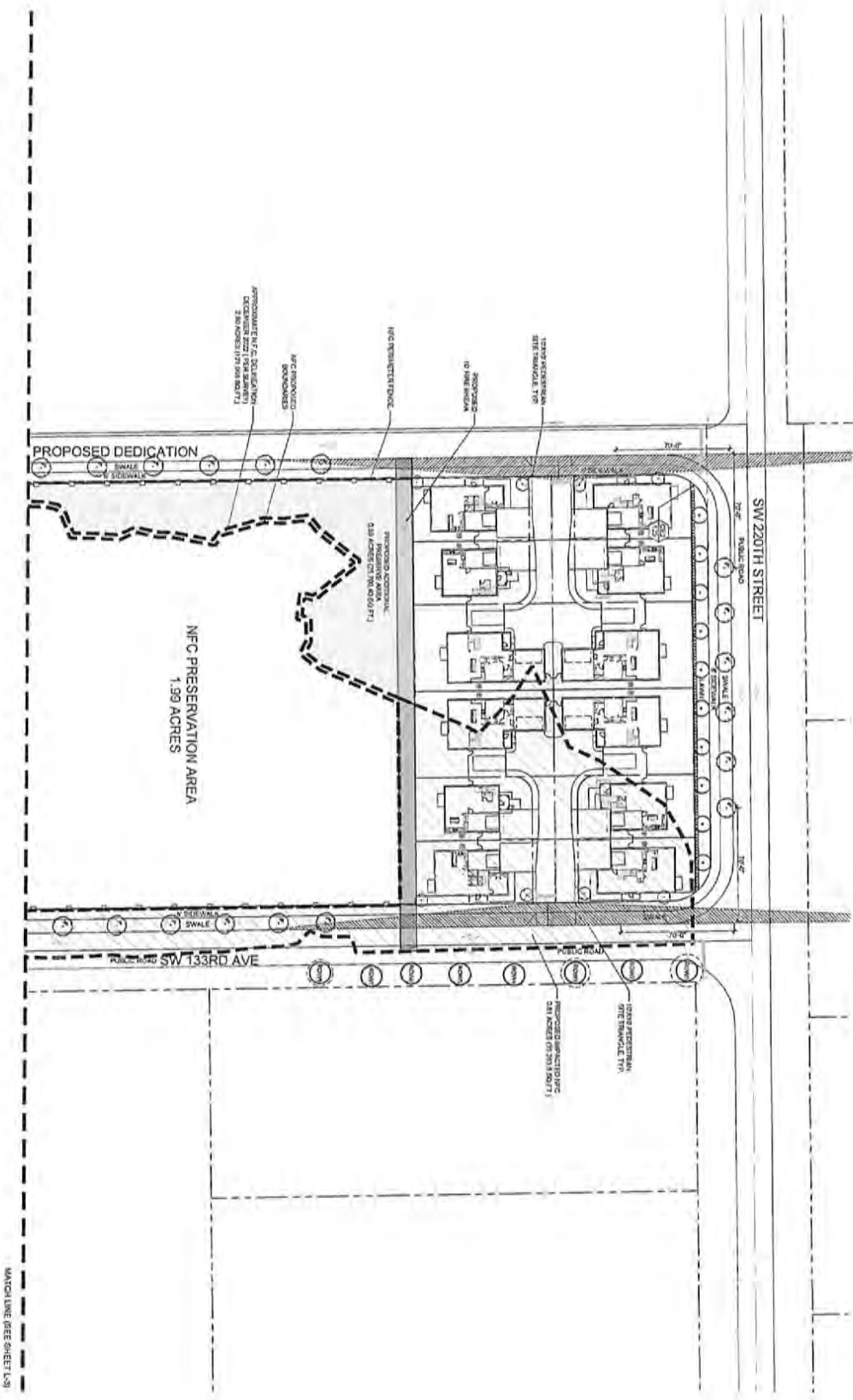
Canopy Replacement Calculations

Tree / Palm	Quantity	Canfit	Total Credits
Native Shade (Hardwood) Tree 1	180	500	94,500
Native Shade (Hardwood) Tree 2	84	300	25,200
Small Tree	0	100	-
Small Palm	0	200	-
Total Credits Provided			119,700
Total % Native			77%

RODAN ESTATES
MIAMI - DADE COUNTY
INDEX

WITKIN HULTS + PARTNERS
301 NW 11th Street, Suite 200
Miami, FL 33136
Tel: 305.375.1111
www.witkinhults.com

DATE: 2/23/2025
L-1

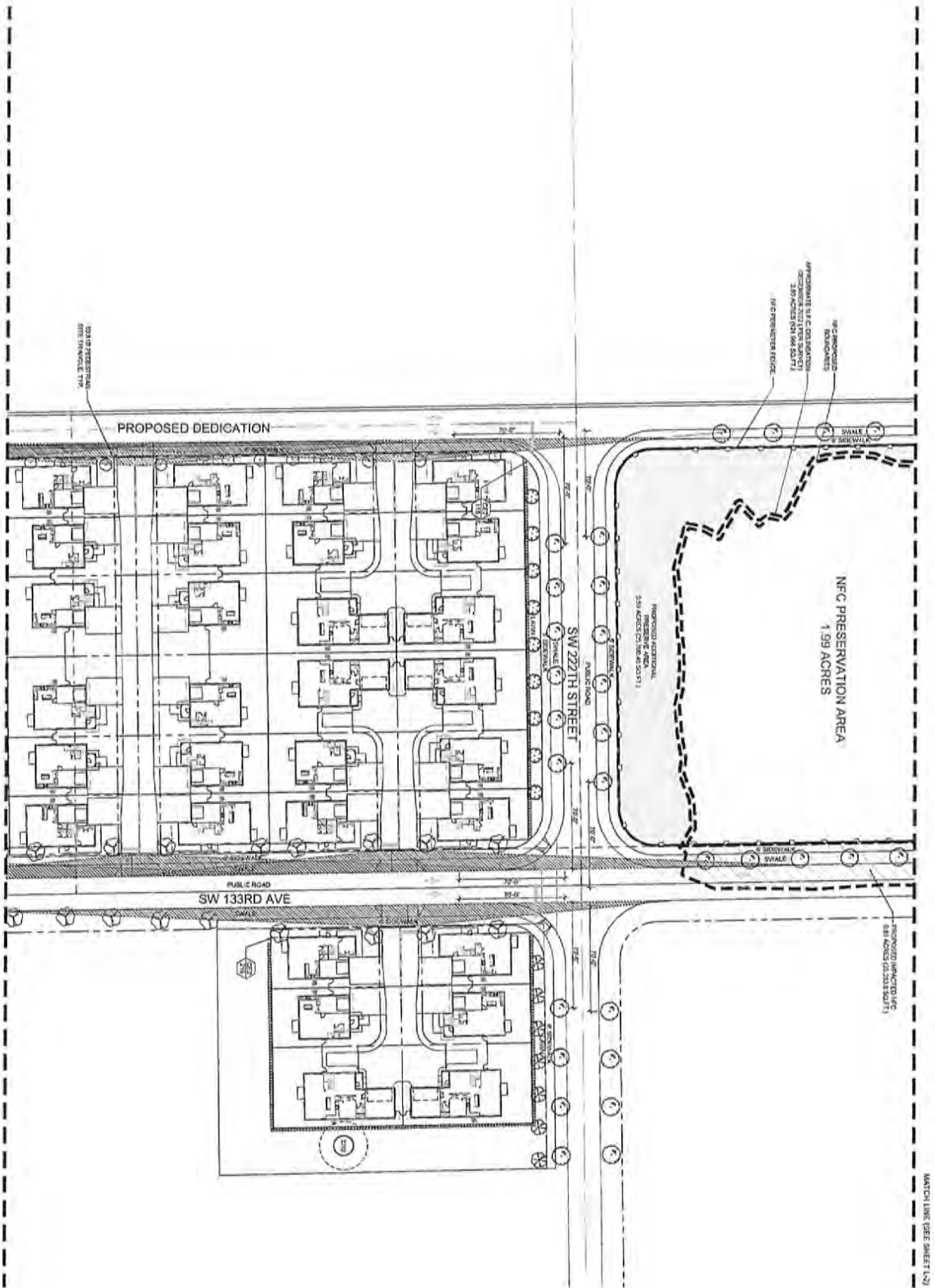


LANDSCAPE PLAN NORTH
Scale: 1" = 20'-0"

LEGEND

-  EXISTING TREE
-  TREE CANOPY

<p>W H WITKIN HULTS + PARTNERS 307 South 71st Avenue • Hollywood, Florida Phone: 305-953-8881 • Fax: 305-953-8882 www.witkinhults.com</p>	<p>RODAN ESTATES MIAMI - DADE COUNTY LANDSCAPE PLAN</p>	<p>Project: _____ Drawing No: _____ Scale: _____ Date: _____</p>	<p>DATE: 2024-09-20</p> <p style="font-size: 2em; font-weight: bold;">L-2</p>
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LANDSCAPE PLAN NORTH
Scale: 1" = 20'-0"

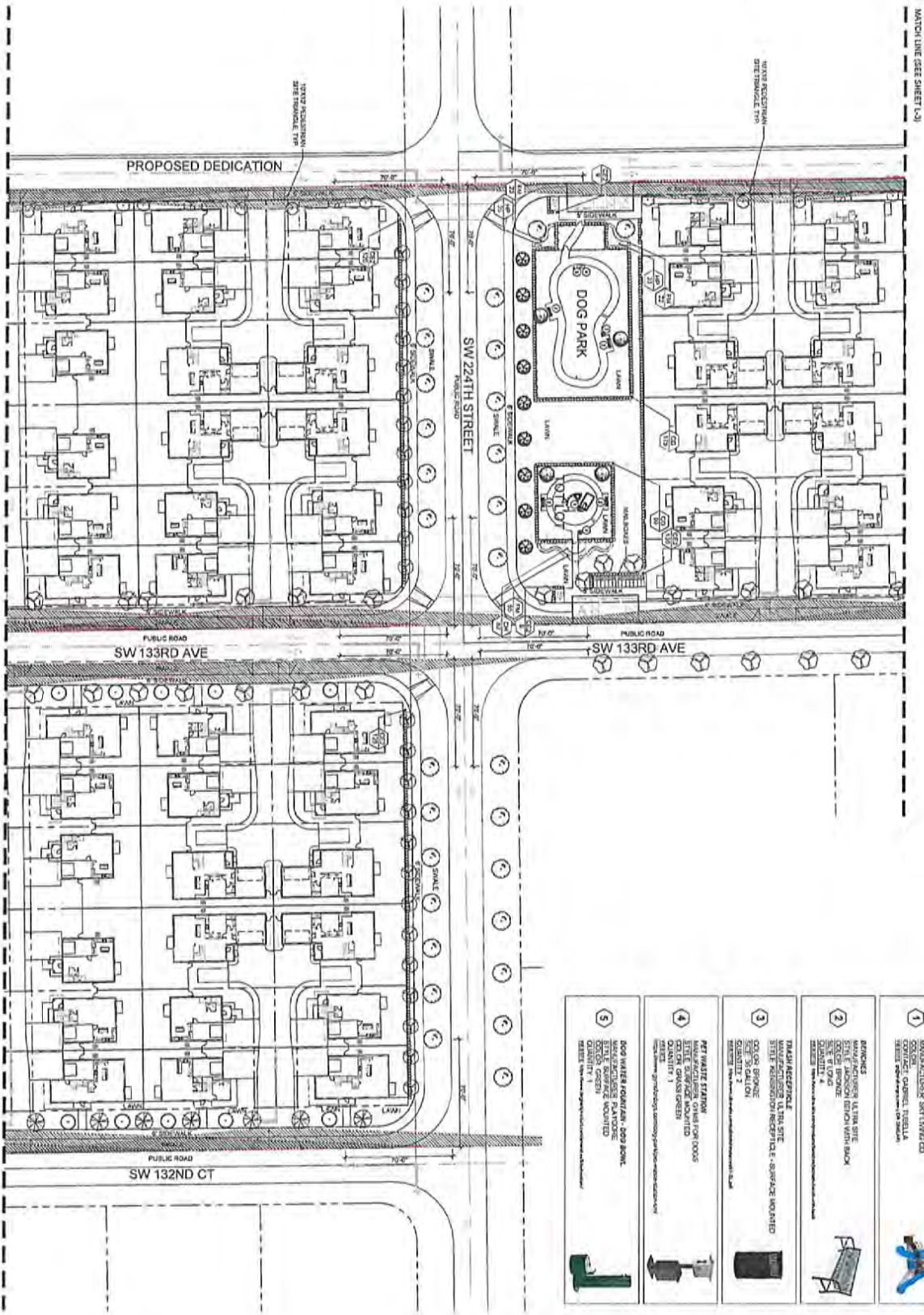
LEGEND

	EXISTING TREE
	TREE CANOPY

MATCH LINE (SEE SHEET L-4)

MATCH LINE (SEE SHEET L-2)

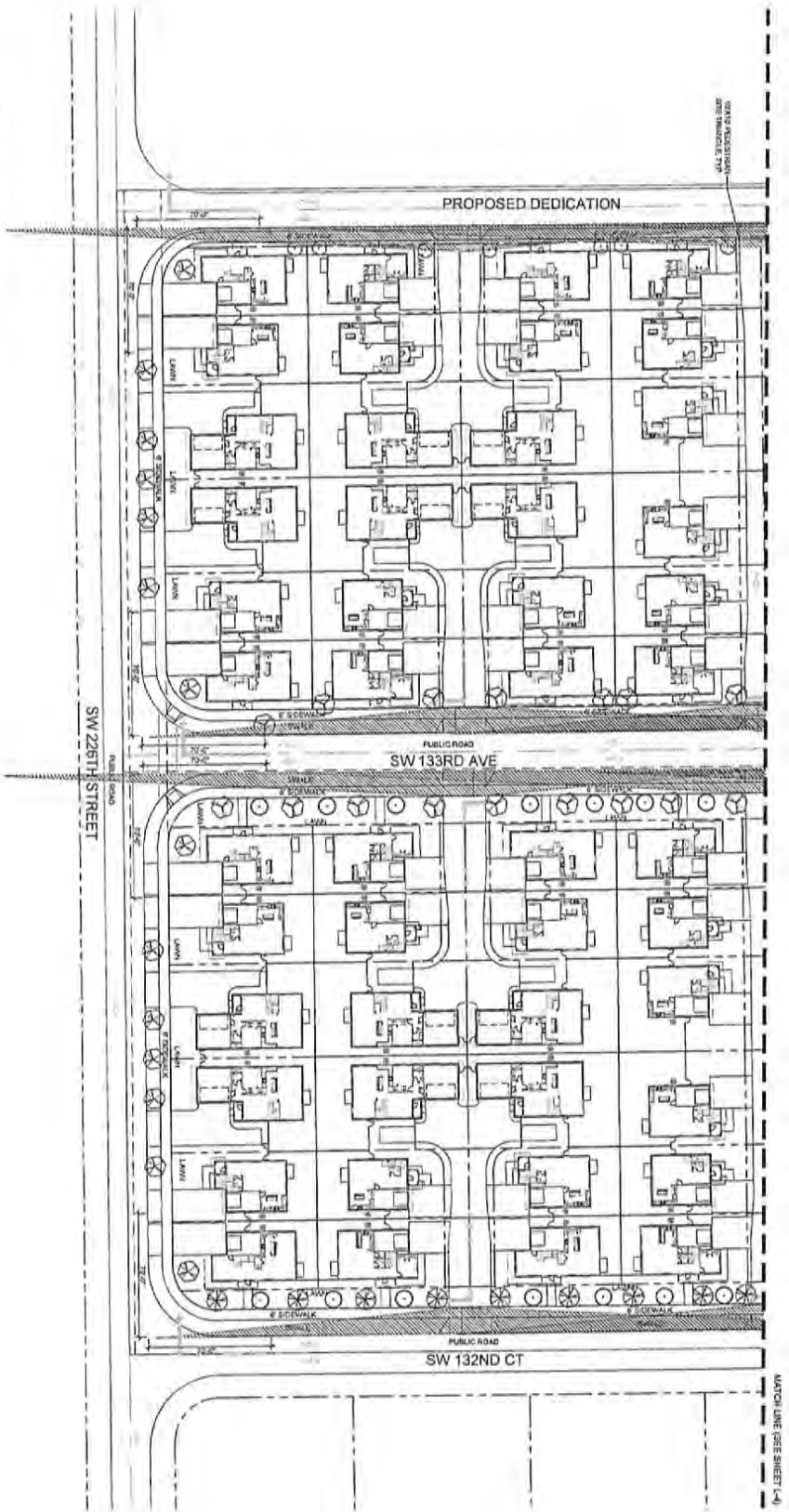
	<p>RODAN ESTATES MIAMI - DADE COUNTY LANDSCAPE PLAN</p>	<p>Project: _____ Date: _____ Scale: _____</p>	<p>DATE: _____ DRAWN BY: _____ CHECKED BY: _____ DATE: _____ SCALE: _____ DRAWING NO.: _____ PROJECT NO.: _____ L-3 CADD: 20250916</p>
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LANDSCAPE PLAN
Scale: 1" = 20'-0"
NORTH

- TOT LOT & DOG PARK SITE FURNITURE & AMENITIES
- 1 NOT LOT ACCESS 1/2
CONCRETE CURBLED TROUSLA
FLOOR (QUANTITY 1)
 - 2 BENCHES
BENCHES 1/4 IN SITE
STILL PROVISION BENCH WITH BACK
QUANTITY 4
REMARKS: See the site plan for bench locations.
 - 3 TRASH ENCLOSURE
TRASH ENCLOSURE 1/4 IN SITE
SITE FURNITURE RECEIPTABLE - SURFACE MOUNTED
QUANTITY 1
REMARKS: See the site plan for trash enclosure location.
 - 4 PET WASTE STATION
PET WASTE STATION 1/4 IN SITE
SITE FURNITURE RECEIPTABLE - SURFACE MOUNTED
QUANTITY 1
REMARKS: See the site plan for pet waste station location.
 - 5 DOG WASTE CONTAINER - 400 BONE
MULTI-PURPOSE PLANTERS
SITE FURNITURE MOUNTED
QUANTITY 1
REMARKS: See the site plan for dog waste container location.

<p>WITKIN HULST + PARTNERS 303 44th Street, Miami, FL 33142 305 441 4200 www.witkinhulst.com</p>	<p>RODAN ESTATES MIAMI - DADE COUNTY LANDSCAPE PLAN</p>		<p>Phase</p>
	<p>DATE: 2025.09.01</p> <p>L-4</p>	<p>DATE: 2025.09.01</p>	<p>DATE: 2025.09.01</p>



LANDSCAPE PLAN
Scale: 1" = 20'-0"
NORTH

<p>DATE: 07/15/2025 DRAWN BY: JAC CHECKED BY: JAC SCALE: 1" = 20'-0" SHEET NO.: L-5 TOTAL SHEETS: 5</p>	<p>PROJECT: RODAN ESTATES MIAMI - DADE COUNTY LANDSCAPE PLAN</p>	<p>DATE: 07/15/2025 DRAWN BY: JAC CHECKED BY: JAC SCALE: 1" = 20'-0" SHEET NO.: L-5 TOTAL SHEETS: 5</p>	<p>WITKIN HULTS + PARTNERS 3075 NW 15th Street, 13th Floor, Suite 1300 Miami, FL 33135 Phone: 305.575.1000 www.witkinhults.com</p>
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MODEL A LANDSCAPE LEGEND
CHAPTER 33

ZONE DISTRICT	PAID	REQ.	TOTAL
PAID	REQ.	PAID	REQ.
LANDSCAPE (20% OF TOTAL)	100%	100%	100%
PAID	100%	100%	100%
REQ.	100%	100%	100%
TOTAL	200%	200%	200%

MODEL B LANDSCAPE LEGEND
CHAPTER 33

ZONE DISTRICT	PAID	REQ.	TOTAL
PAID	REQ.	PAID	REQ.
LANDSCAPE (20% OF TOTAL)	100%	100%	100%
PAID	100%	100%	100%
REQ.	100%	100%	100%
TOTAL	200%	200%	200%

MODEL C LANDSCAPE LEGEND
CHAPTER 33

ZONE DISTRICT	PAID	REQ.	TOTAL
PAID	REQ.	PAID	REQ.
LANDSCAPE (20% OF TOTAL)	100%	100%	100%
PAID	100%	100%	100%
REQ.	100%	100%	100%
TOTAL	200%	200%	200%

PLANT SCHEDULE MODEL A

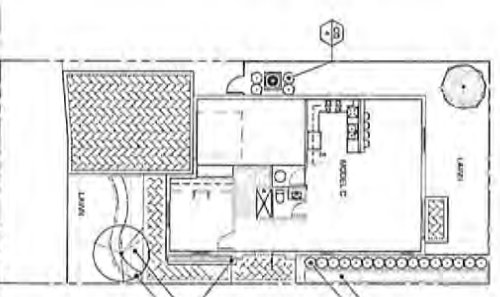
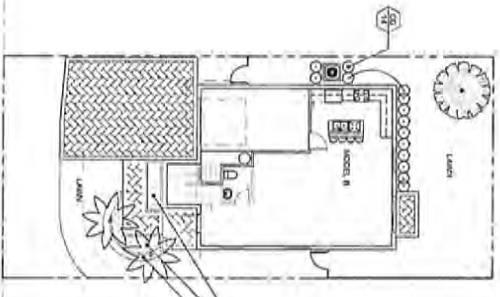
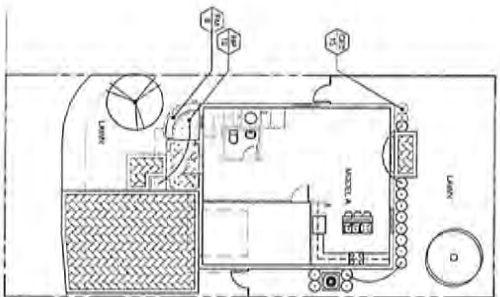
SYMBOL	TYPE	COMMON NAME	HEIGHT	SPACING	NOTES
○	1	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	2	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	3	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	4	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	5	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	6	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	7	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	8	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	9	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	10	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	11	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	12	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	13	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	14	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	15	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	

PLANT SCHEDULE MODEL B

SYMBOL	TYPE	COMMON NAME	HEIGHT	SPACING	NOTES
○	1	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	2	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	3	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	4	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	5	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	6	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	7	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	8	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	9	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	10	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	11	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	12	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	13	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	14	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	15	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	

PLANT SCHEDULE MODEL C

SYMBOL	TYPE	COMMON NAME	HEIGHT	SPACING	NOTES
○	1	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	2	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	3	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	4	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	5	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	6	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	7	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	8	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	9	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	10	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	11	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	12	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	13	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	14	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	
○	15	Quercus sp.	8' Ht. 1.5' D.C.	1' x 1'	



MODEL A LANDSCAPE PLAN
Scale: 1"=10'-0"

MODEL B LANDSCAPE PLAN
Scale: 1"=10'-0"

MODEL C LANDSCAPE PLAN
Scale: 1"=10'-0"

RODAN ESTATES
MIAMI - DADE COUNTY
MODELS A-B-C TYPICAL LANDSCAPE PLANS

WITKIN HULTS + PARTNERS
Landscape Architecture
3100 SW 15th Ave, Suite 100
Miami, FL 33135
Phone: 305.225.8800
www.witkinhults.com

DATE: 09/25/2025
DRAWN: J. K. HARRIS
CHECKED: J. K. HARRIS
DATE: 09/25/2025
DESIGNED: J. K. HARRIS
DATE: 09/25/2025
PROJECT: MODEL A LANDSCAPE PLAN
SHEET: L-6

MODEL D LANDSCAPE LEGEND
CHAPTER 33

ZONE DISTRICT:	PAID	100	150	200
MAXIMUM SQUARE FEET OF SPECIATED LAND AREA (1/8" MINIMUM WIDTH)	100	150	200	250
THICKNESS	2"	1"	1"	2"
THICKNESS PER FOOT	28 THICK PER FOOT	14 THICK PER FOOT	14 THICK PER FOOT	28 THICK PER FOOT
THICKNESS PER FOOT PER FOOT	14 THICK PER FOOT PER FOOT	7 THICK PER FOOT PER FOOT	7 THICK PER FOOT PER FOOT	14 THICK PER FOOT PER FOOT
THICKNESS PER FOOT PER FOOT PER FOOT	7 THICK PER FOOT PER FOOT PER FOOT	3.5 THICK PER FOOT PER FOOT PER FOOT	3.5 THICK PER FOOT PER FOOT PER FOOT	7 THICK PER FOOT PER FOOT PER FOOT
THICKNESS PER FOOT PER FOOT PER FOOT PER FOOT	3.5 THICK PER FOOT PER FOOT PER FOOT PER FOOT	1.75 THICK PER FOOT PER FOOT PER FOOT PER FOOT	1.75 THICK PER FOOT PER FOOT PER FOOT PER FOOT	3.5 THICK PER FOOT PER FOOT PER FOOT PER FOOT
THICKNESS PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	1.75 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	0.875 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	0.875 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	1.75 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT
THICKNESS PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	0.875 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	0.4375 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	0.4375 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	0.875 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT
THICKNESS PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	0.4375 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	0.21875 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	0.21875 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	0.4375 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT

MODEL E LANDSCAPE LEGEND
CHAPTER 33

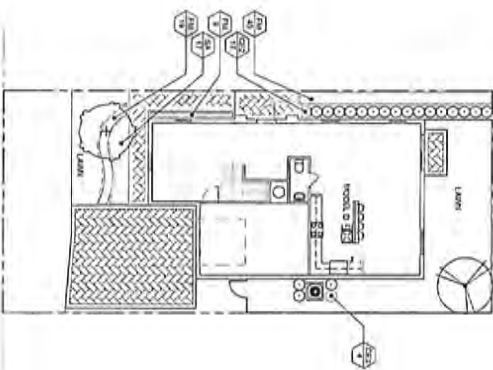
ZONE DISTRICT:	PAID	100	150	200
MAXIMUM SQUARE FEET OF SPECIATED LAND AREA (1/8" MINIMUM WIDTH)	100	150	200	250
THICKNESS	2"	1"	1"	2"
THICKNESS PER FOOT	28 THICK PER FOOT	14 THICK PER FOOT	14 THICK PER FOOT	28 THICK PER FOOT
THICKNESS PER FOOT PER FOOT	14 THICK PER FOOT PER FOOT	7 THICK PER FOOT PER FOOT	7 THICK PER FOOT PER FOOT	14 THICK PER FOOT PER FOOT
THICKNESS PER FOOT PER FOOT PER FOOT	7 THICK PER FOOT PER FOOT PER FOOT	3.5 THICK PER FOOT PER FOOT PER FOOT	3.5 THICK PER FOOT PER FOOT PER FOOT	7 THICK PER FOOT PER FOOT PER FOOT
THICKNESS PER FOOT PER FOOT PER FOOT PER FOOT	3.5 THICK PER FOOT PER FOOT PER FOOT PER FOOT	1.75 THICK PER FOOT PER FOOT PER FOOT PER FOOT	1.75 THICK PER FOOT PER FOOT PER FOOT PER FOOT	3.5 THICK PER FOOT PER FOOT PER FOOT PER FOOT
THICKNESS PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	1.75 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	0.875 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	0.875 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	1.75 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT
THICKNESS PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	0.875 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	0.4375 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	0.4375 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	0.875 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT
THICKNESS PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	0.4375 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	0.21875 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	0.21875 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT	0.4375 THICK PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT PER FOOT

PLANT SCHEDULE MODEL C

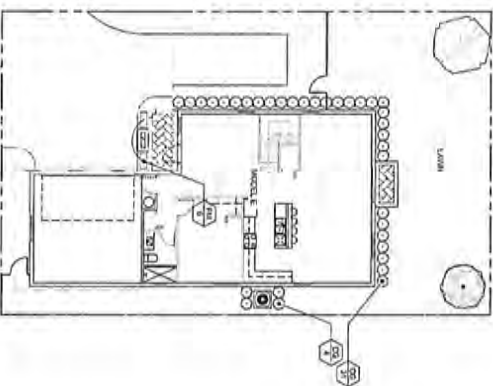
SYMBOL	CODE	PLANT	PLANT SPECIES / PLANT TYPE	HEIGHT	PLANTING
(Symbol)	CD	1	COCAO PALM	8 FT. 4.15' CAL.	Y
(Symbol)	CS	1	CASCADILLA	8 FT. 4.15' CAL.	Y
(Symbol)	CI	1	COCAO PALM	8 FT. 4.15' CAL.	Y
(Symbol)	CD	2	COCAO PALM	8 FT. 4.15' CAL.	Y
(Symbol)	CD	3	COCAO PALM	8 FT. 4.15' CAL.	Y

PLANT SCHEDULE MODEL D

SYMBOL	CODE	PLANT	PLANT SPECIES / PLANT TYPE	HEIGHT	PLANTING
(Symbol)	CD	1	COCAO PALM	8 FT. 4.15' CAL.	Y
(Symbol)	CS	1	CASCADILLA	8 FT. 4.15' CAL.	Y
(Symbol)	CI	1	COCAO PALM	8 FT. 4.15' CAL.	Y
(Symbol)	CD	2	COCAO PALM	8 FT. 4.15' CAL.	Y
(Symbol)	CD	3	COCAO PALM	8 FT. 4.15' CAL.	Y



MODEL D LANDSCAPE PLAN
Scale: 1"=10'-0"



MODEL E LANDSCAPE PLAN
Scale: 1"=10'-0"

DATE: 09/25/25

L-7

RODAN ESTATES

MIAMI - DADE COUNTY

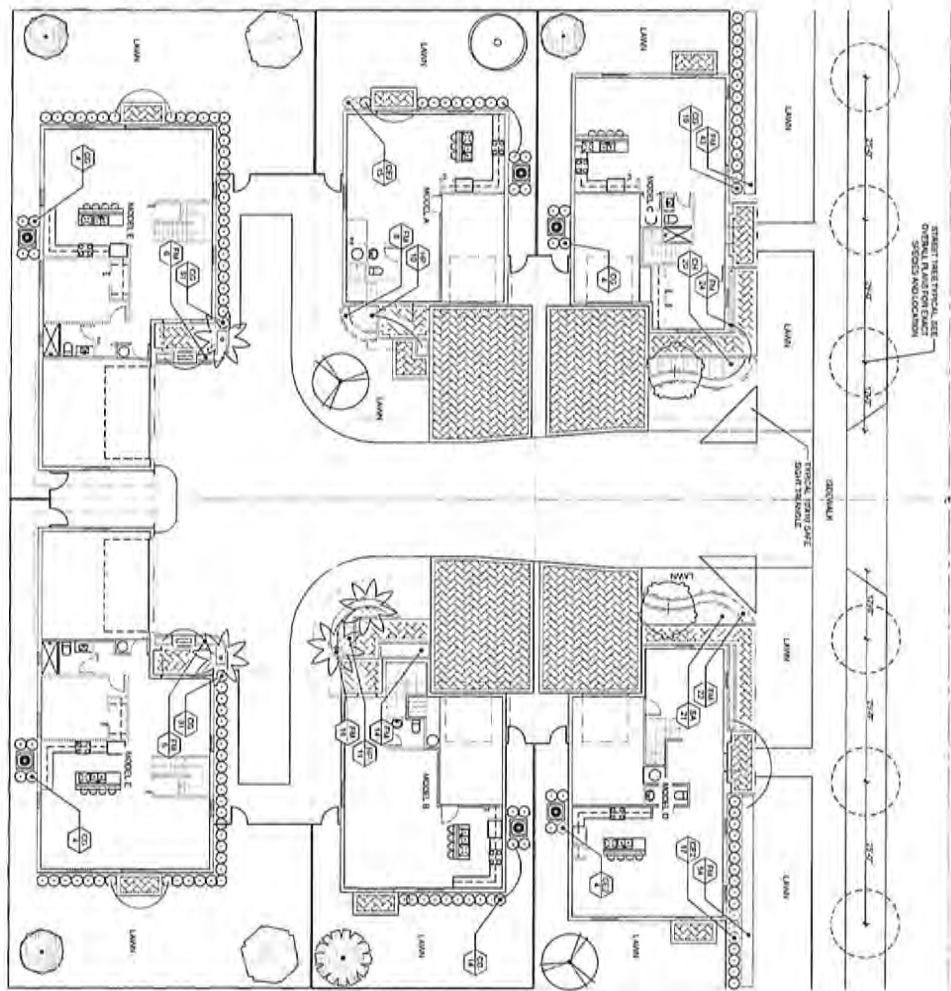
MODELS D-E TYPICAL LANDSCAPE PLANS

WITKIN HULST + PARTNERS

1000 BROADWAY, SUITE 2000, MIAMI, FL 33132

TEL: 305.577.1234 FAX: 305.577.1235

WWW.WITKINHULST.COM



CLUSTER OF 6 SINGLE FAMILY HOMES LANDSCAPE PLAN

Scale: 1"=10'-0"

CLUSTER OF 6 SINGLE FAMILY HOMES LANDSCAPE PLAN
LANDSCAPE LEGEND (Information Provided to be Reviewed/Added to Plan)

Zoning: Ordinance 2017-11
 Initial Review: 3/21/17
 Final Review: 3/21/17

REVISIONS:

NO.	DATE	DESCRIPTION
1	3/21/17	Initial Review
2	3/21/17	Final Review

SEE LANDSCAPE

PLANT SCHEDULE CLUSTERED SFH

SYMBOL	PLANT NAME	HEIGHT	SPREAD	PLACEMENT
1	Plant Name	10' H. 10' W.	10' W.	Y
2	Plant Name	8' H. 8' W.	8' W.	Y
3	Plant Name	6' H. 6' W.	6' W.	Y
4	Plant Name	4' H. 4' W.	4' W.	Y
5	Plant Name	3' H. 3' W.	3' W.	Y
6	Plant Name	2' H. 2' W.	2' W.	Y
7	Plant Name	1' H. 1' W.	1' W.	Y
8	Plant Name	1' H. 1' W.	1' W.	Y
9	Plant Name	1' H. 1' W.	1' W.	Y
10	Plant Name	1' H. 1' W.	1' W.	Y
11	Plant Name	1' H. 1' W.	1' W.	Y
12	Plant Name	1' H. 1' W.	1' W.	Y
13	Plant Name	1' H. 1' W.	1' W.	Y
14	Plant Name	1' H. 1' W.	1' W.	Y
15	Plant Name	1' H. 1' W.	1' W.	Y
16	Plant Name	1' H. 1' W.	1' W.	Y
17	Plant Name	1' H. 1' W.	1' W.	Y
18	Plant Name	1' H. 1' W.	1' W.	Y
19	Plant Name	1' H. 1' W.	1' W.	Y
20	Plant Name	1' H. 1' W.	1' W.	Y
21	Plant Name	1' H. 1' W.	1' W.	Y
22	Plant Name	1' H. 1' W.	1' W.	Y
23	Plant Name	1' H. 1' W.	1' W.	Y
24	Plant Name	1' H. 1' W.	1' W.	Y
25	Plant Name	1' H. 1' W.	1' W.	Y
26	Plant Name	1' H. 1' W.	1' W.	Y
27	Plant Name	1' H. 1' W.	1' W.	Y
28	Plant Name	1' H. 1' W.	1' W.	Y
29	Plant Name	1' H. 1' W.	1' W.	Y
30	Plant Name	1' H. 1' W.	1' W.	Y
31	Plant Name	1' H. 1' W.	1' W.	Y
32	Plant Name	1' H. 1' W.	1' W.	Y
33	Plant Name	1' H. 1' W.	1' W.	Y
34	Plant Name	1' H. 1' W.	1' W.	Y
35	Plant Name	1' H. 1' W.	1' W.	Y
36	Plant Name	1' H. 1' W.	1' W.	Y
37	Plant Name	1' H. 1' W.	1' W.	Y
38	Plant Name	1' H. 1' W.	1' W.	Y
39	Plant Name	1' H. 1' W.	1' W.	Y
40	Plant Name	1' H. 1' W.	1' W.	Y
41	Plant Name	1' H. 1' W.	1' W.	Y
42	Plant Name	1' H. 1' W.	1' W.	Y
43	Plant Name	1' H. 1' W.	1' W.	Y
44	Plant Name	1' H. 1' W.	1' W.	Y
45	Plant Name	1' H. 1' W.	1' W.	Y
46	Plant Name	1' H. 1' W.	1' W.	Y
47	Plant Name	1' H. 1' W.	1' W.	Y
48	Plant Name	1' H. 1' W.	1' W.	Y
49	Plant Name	1' H. 1' W.	1' W.	Y
50	Plant Name	1' H. 1' W.	1' W.	Y

WITKIN HULTS PARTNERS
 3000 N.W. 107th Ave., Suite 100
 Miami, FL 33177
 Phone: 305.556.1100
 Fax: 305.556.1101
 www.witkinhultspartners.com

RODAN ESTATES
 MIAMI - DADE COUNTY
 CLUSTERED SFH TYPICAL LANDSCAPE PLAN

Design: Clusters of 6 Single Family Homes
 Date: 09/11/2023
 Scale: 1/8" = 1'-0"
 Designer: ISA

L-8

PLANTING NOTES:

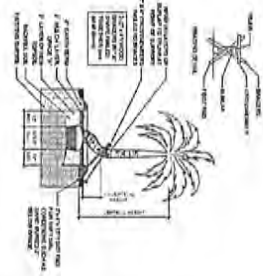
- All plant material is to be Florida Native, 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Mulch/leaves mulch. Exempt/leaves mulch or equal.
- Planting plants shall take precedence over plant list in case of discrepancies.
- All changes are to be made without the prior consent and approval of the Landscape Architect and Owner. Changes include: additions, omissions, substitutions in planting list; pot size height, species, grade etc.
- Landscape Contractor is responsible for providing their own sealer/soil conditioner and soil ventilation for 100% and coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage and 50% overlap.
- All trees in lawn areas are to receive a 2" diameter mulched enclosure at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Driveway and foot paths are not applicable.
- Planting soil for topsoil and loessel soil by 50/50 mix, vermiculite free. Planting soil for annual beds to be composed of 50% Canadian peat moss, 25% soil free coarse sand and 25% perlite.
- The seed grade job will be supplemented with "Agrilum Fertilizer 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOIL NOTES:

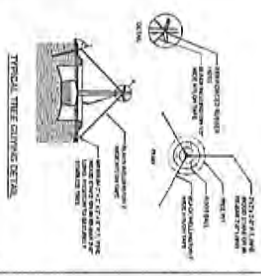
- Soil is to be grade "A" weed free.
- All areas marked "LAWN" shall be soil sodded with St. Augustine "Fountain" seed and. Seed limit on plan. All areas marked "Beds" shall be soil sodded with Perpetua.
- Provide a 2" deep blanket of planting soil as depicted in planting notes this sheet. Once in planting, remove loose sticks, etc. from the soil and surface. Excavate existing non-combusting soil and re-surface so that the finish grade soil is flush with adjacent pavement or top of curb as well as adjacent soil in the case of soil pitching.
- Place soil on mounded soil with edges tightly butted in adjacent areas at right angles to slope.
- Sharp edge of soil bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Soil shall be watered immediately after installation to uniformly wet the soils at least 2" below the bottom of the soil strip.
- Excavate and remove excess soil for top of soil is flush with top of curb or adjacent pavement or adjacent existing use.

GENERAL NOTES:

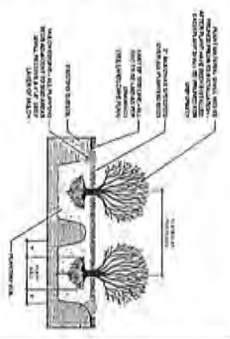
- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and/or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Recovery Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unexcused and unapproved tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as drawings for site layout. Any changes, site changes, deviations are to be brought to the attention of the Landscape Architect for clarification prior to installation.



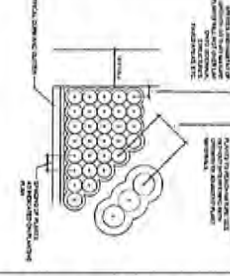
CLOSED TRUNK PALM PLANTING DETAIL



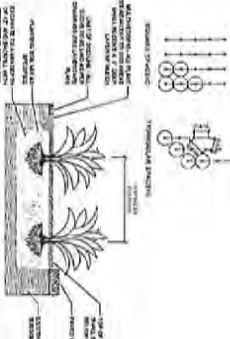
TYPICAL TREE CLIPPING DETAIL



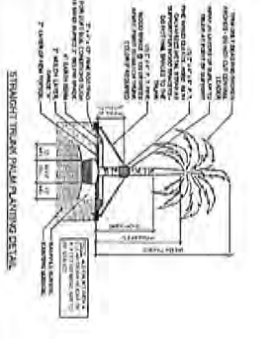
TYPICAL SHRUB PLANTING DETAIL



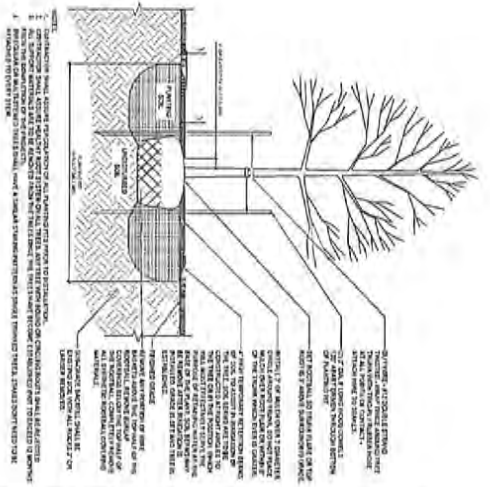
TYPICAL CONTAINER SPACING DETAIL



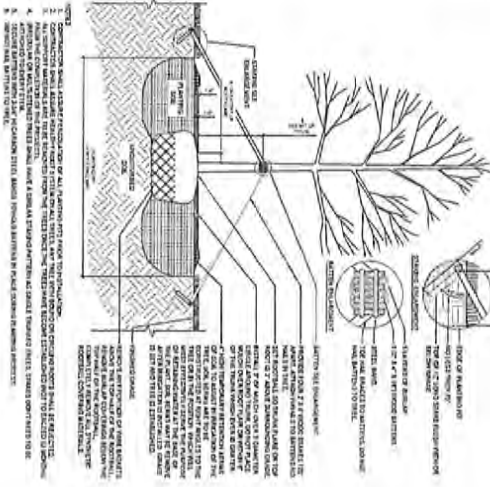
TYPICAL GROUNDCOVER PLANTING DETAIL



STANDARD TYPICAL PALM PLANTING DETAIL



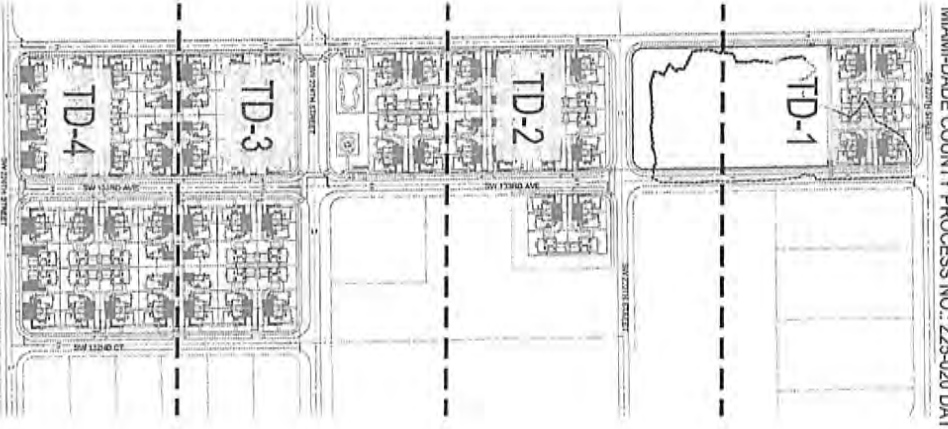
TREE PLANTING DETAIL & SPACING 3\"/>



TREE PLANTING DETAIL & SPACING ABOVE 3\"/>

RODAN ESTATES
MIAMI - DADE COUNTY
LANDSCAPE DETAILS

WITKIN HULTS PARTNERS
307 South 21st Avenue, Suite 400
Miami, FL 33135
Phone: 305-375-1111 Fax: 305-375-1112
www.witkinhultspartners.com

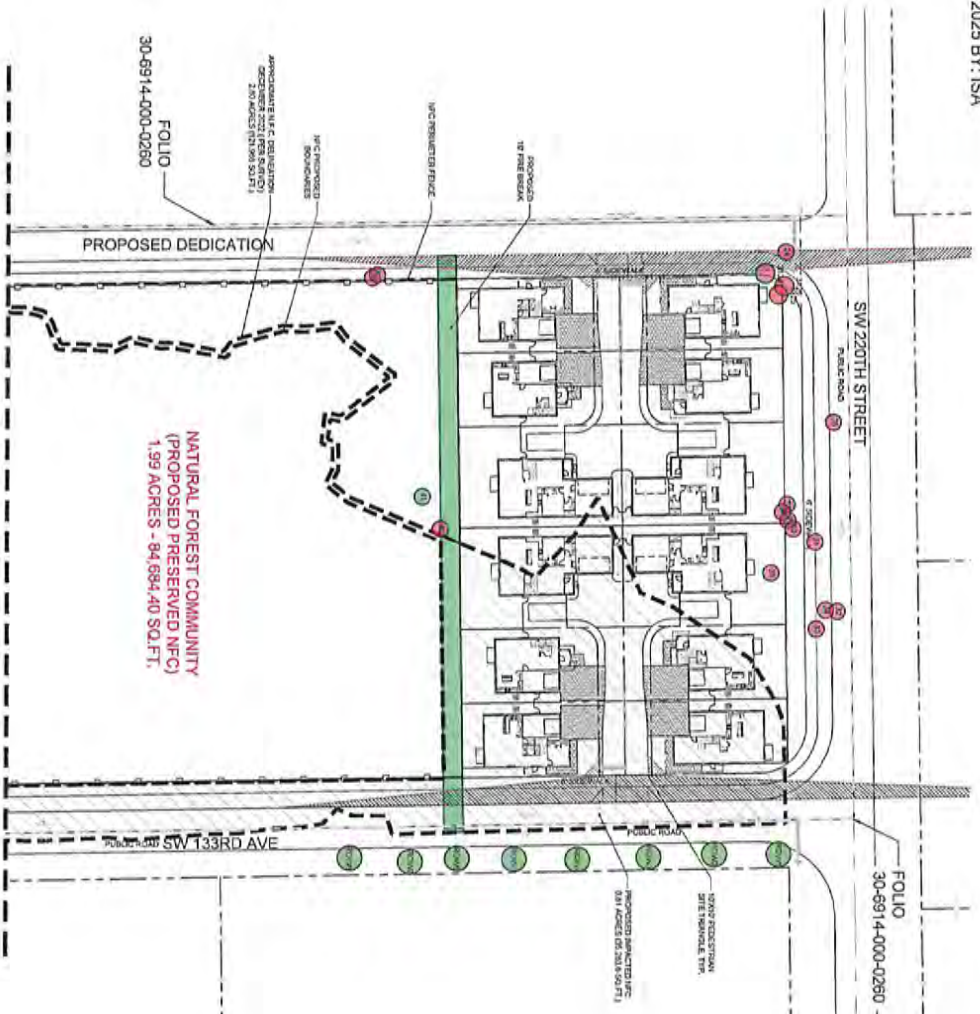


KEY PLAN
Scale: NTS



SHEET INDEX:

TD-1	TREE DISPOSITION & INDEX
TD-2	TREE DISPOSITION PLAN
TD-3	TREE DISPOSITION PLAN
TD-4	TREE DISPOSITION PLAN
TD-5	TREE DISPOSITION PLAN
TD-6	TREE DISPOSITION LIST
TD-7	TREE DISPOSITION LIST



TREE DISPOSITION PLAN
Scale: 1" = 20'-0"



MITIGATION

Total sq. ft. of Tree Canopy Removed	92,656
Total sq. ft. of Specimen Tree Canopy Removed (x2)	3,988
Total Credits Required	96,644

LEGEND

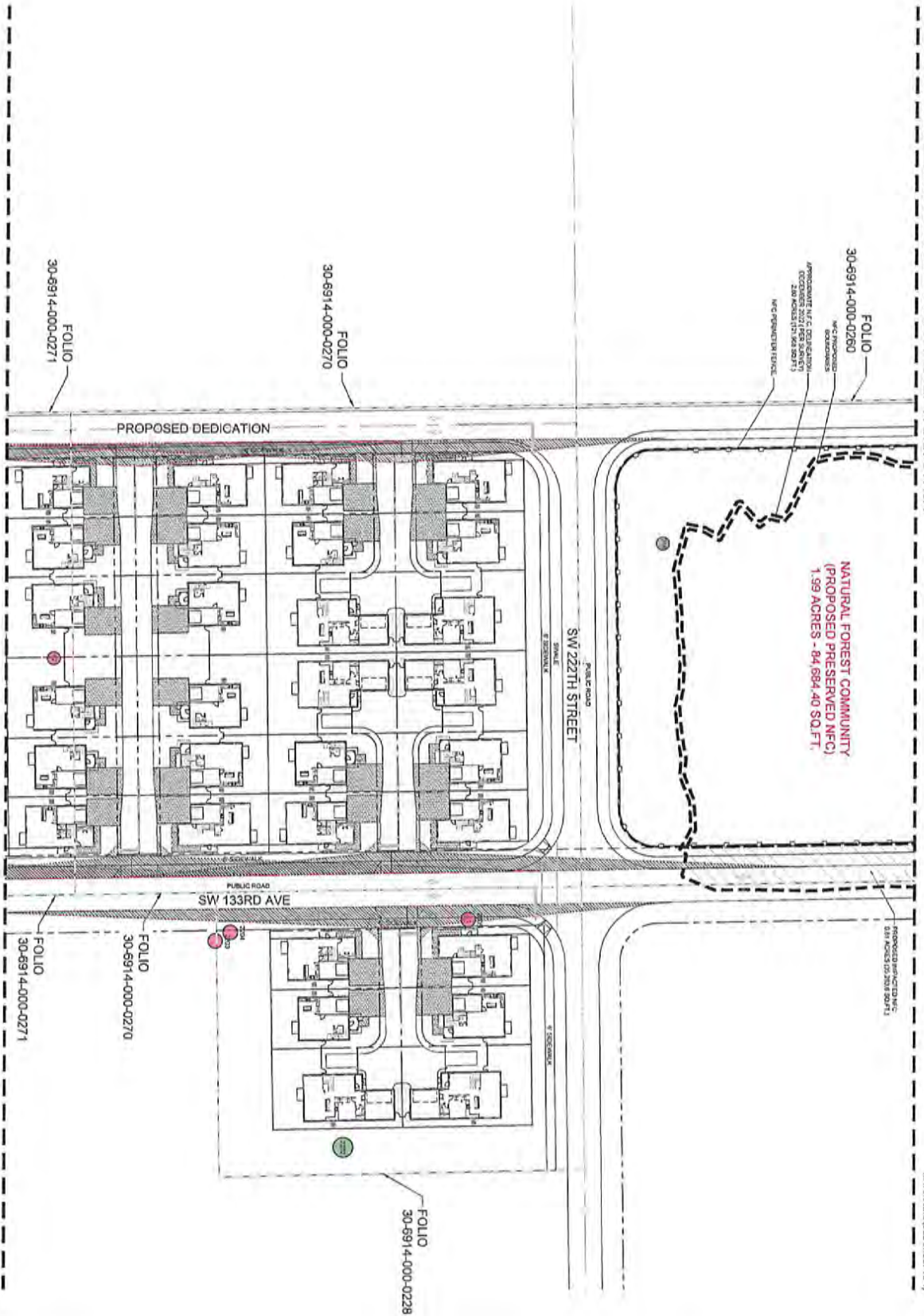
	TREE TO REMOVE
	TREE TO REMAIN

DATE: 08/15/2024
DRAWN BY: J. L. LARSEN
CHECKED BY: J. L. LARSEN
SCALE: AS SHOWN
SHEET NO.: TD-1

NO.	DATE	BY	DESCRIPTION

RODAN ESTATES
MIAMI - DADE COUNTY
TREE DISPOSITION & INDEX

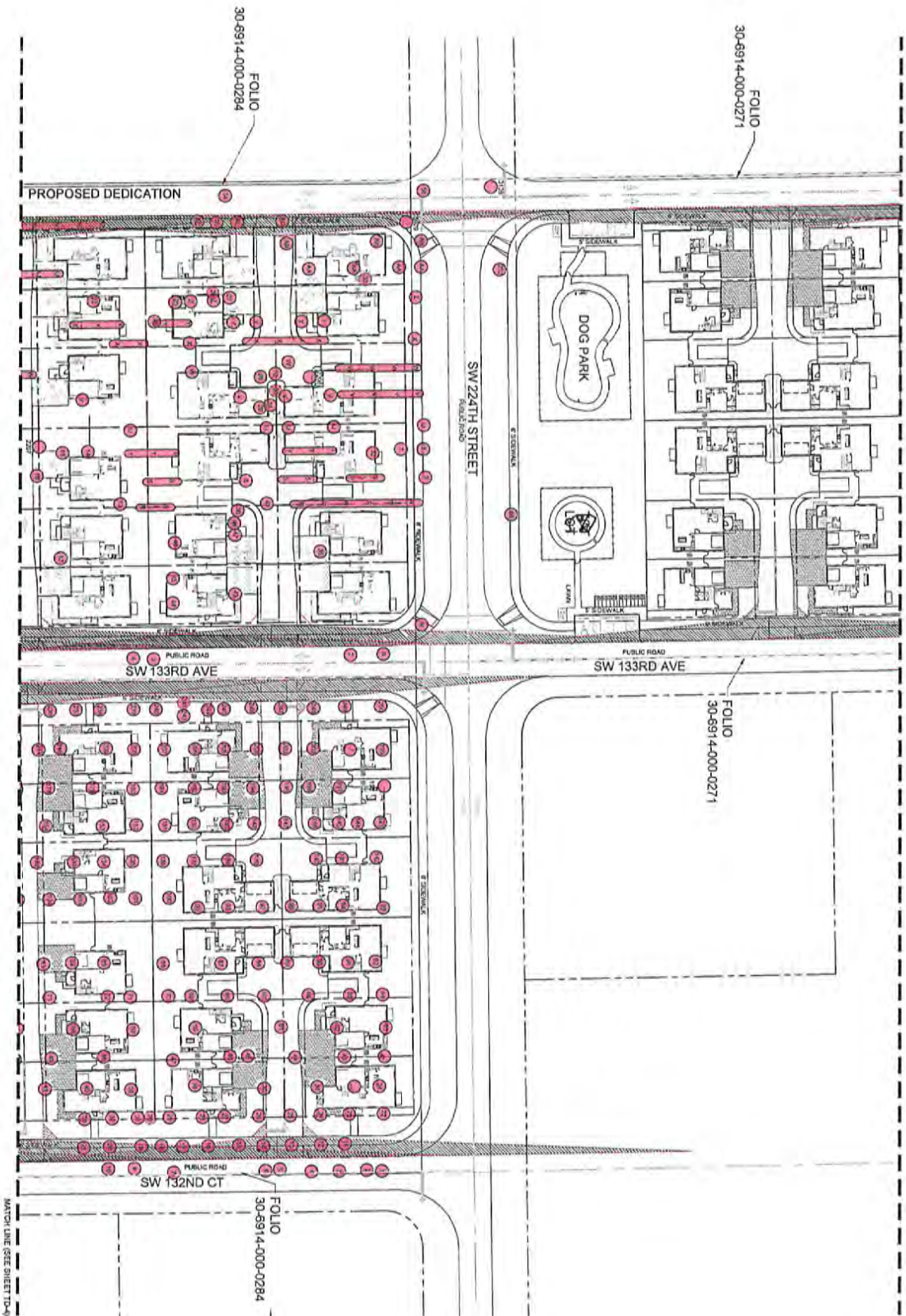
WITKIN HULTS + PARTNERS
3875 SW 114 Avenue, 4th Floor, Suite 400
Miami, FL 33157
Phone: 305.523.9147 | Fax: 305.523.9489
www.witkin-hults.com



TREE DISPOSITION PLAN
Scale: 1" = 20'-0"

LEGEND
 TREE TO REMOVE
 TREE TO REMAIN

<p>DATE: 09/23/2025</p> <p>PROJECT: TD-2</p> <p>SCALE: 1" = 20'-0"</p> <p>PROJECT: RODAN ESTATES</p>	<p>PROJECT: RODAN ESTATES</p> <p>MIAMI - DADE COUNTY</p> <p>TREEDISPOSITION PLAN</p>	<p>WITKIN HULTS + PARTNERS</p> <p>282 South Dixie Avenue, Suite 200 Miami, FL 33133 Phone: 305.223.2841 Fax: 305.223.2842 www.witkin-hulst.com</p>	<p>DATE</p> <p>BY</p> <p>DESCRIPTION</p>
			<p>DATE</p> <p>BY</p> <p>DESCRIPTION</p>



TREE DISPOSITION PLAN

Scale: 1" = 20'-0"



LEGEND

	TREE TO REMOVE
	TREE TO REMAIN

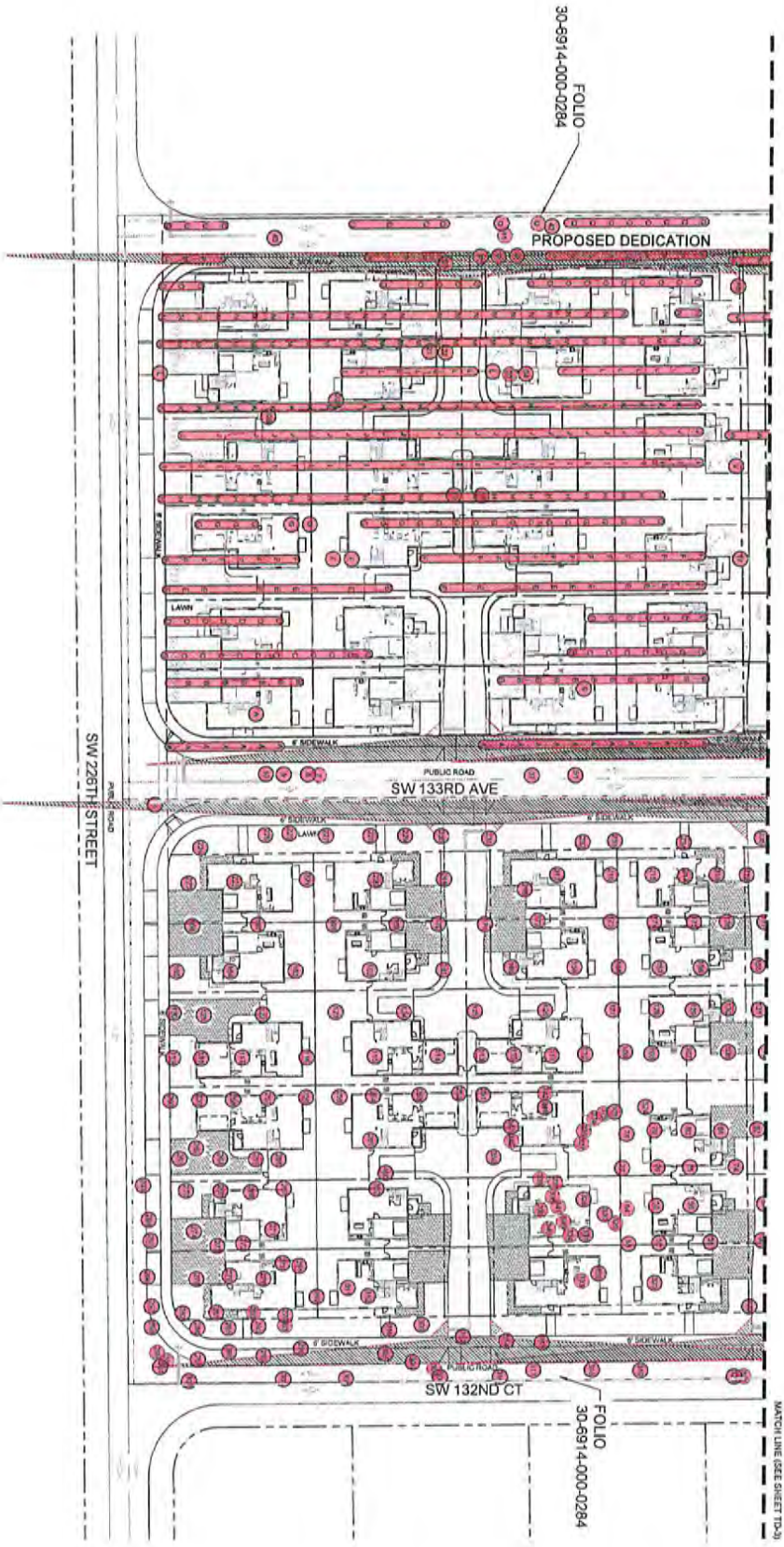
DATE: 09/23/2025
 DRAWN BY: J. L. LARSEN
 CHECKED BY: J. L. LARSEN
 PROJECT: TD-3
 SHEET: TD-3

NO.	DESCRIPTION	DATE	BY

PROJECT	RODAN ESTATES
LOCATION	MIAMI - DADE COUNTY
DATE	09/23/2025
DRAWN BY	J. L. LARSEN
CHECKED BY	J. L. LARSEN
SCALE	1" = 20'-0"
SHEET NO.	TD-3

RODAN ESTATES
 MIAMI - DADE COUNTY
 TREE DISPOSITION PLAN

W H
WITKIN HULTS + PARTNERS
 307 South 25th Avenue, 4th Floor, Suite 404
 Miami, FL 33135
 Phone: 305.323.0181 Fax: 305.323.0182
 www.witkinhults.com



TREE DISPOSITION PLAN

Scale: 1" = 20'-0"



LEGEND

	TREE TO REMOVE
	TREE TO REMAIN

Drawn: Tree Disposition Plan
 Date: 02/11/2025
 Scale: 1/4" = 1'-0"
 Drawing: TD-4
 Sheet No.:

TD-4

DATE	BY

PROJECT	

RODAN ESTATES
 MIAMI - DADE COUNTY
 TREE DISPOSITION PLAN

WITKIN HULST + PARTNERS
 300 South 7th Avenue, 14th Floor, Suite 1400
 Miami, FL 33130
 Phone: 305.375.5600 | Fax: 305.375.5603
 www.witkinhulst.com

Post #	Common Name	Scientific Name	DBH(in)	Height(ft)	Canopy spread(ft)	Canopy (LxW)	Condition	Type	Disposition	Notes
201	2010	Big tree	21	45	32	30x35	Good	Shrubland	Remove	21 years, assigned arborist with unknown arborist # 7
202	2010	Cashew tree	2.2	15	14	13x13	Good	Non-terrestrial	Remove	
203	2010	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
204	2010	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
205	2010	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
206	2010	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
207	2010	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
208	2010	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
209	2010	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
210	2010	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
211	2010	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
212	2010	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
213	2010	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
214	2010	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
215	2010	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
216	2010	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
217	2010	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
218	2010	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
219	2010	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
220	2010	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	

Post #	Common Name	Scientific Name	DBH(in)	Height(ft)	Canopy spread(ft)	Canopy (LxW)	Condition	Type	Disposition	Notes
221	2210	Big tree	21	45	32	30x35	Good	Shrubland	Remove	21 years, assigned arborist with unknown arborist # 7
222	2210	Cashew tree	2.2	15	14	13x13	Good	Non-terrestrial	Remove	
223	2210	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
224	2210	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
225	2210	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
226	2210	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
227	2210	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
228	2210	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
229	2210	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
230	2210	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
231	2210	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
232	2210	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
233	2210	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
234	2210	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
235	2210	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
236	2210	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
237	2210	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
238	2210	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
239	2210	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	
240	2210	Cashew tree	4.2	15	14	13x13	Good	Non-terrestrial	Remove	

ARDBRIST REPORT BY SMART-SCIENCES (www.smart-sciences.com)

RODAN ESTATES
MIAMI - DADE COUNTY
TREE DISPOSITION LIST

WITKIN HULTS + PARTNERS

DATE: 2024-08

PROJECT: TD-5

Project: 328

Client: 328

Address: 328

DATE: 2024-08

PROJECT: TD-5

Patch	Tree ID	Common Name	Botanical Name	DBH (in)	Height (ft)	Cavity	Tree Age	Condition	Type	Disposition	Notes
200	251	Prickly Pear	Cylindropuntia cholla	6.0	10.0	1.0	10.0	Good	Non-Perennial	Remove	
200	252	Prickly Pear	Cylindropuntia cholla	6.0	10.0	1.0	10.0	Good	Non-Perennial	Remove	
200	253	Prickly Pear	Cylindropuntia cholla	6.0	10.0	1.0	10.0	Good	Non-Perennial	Remove	
200	254	Prickly Pear	Cylindropuntia cholla	6.0	10.0	1.0	10.0	Good	Non-Perennial	Remove	
200	255	Prickly Pear	Cylindropuntia cholla	6.0	10.0	1.0	10.0	Good	Non-Perennial	Remove	
200	256	Prickly Pear	Cylindropuntia cholla	6.0	10.0	1.0	10.0	Good	Non-Perennial	Remove	
200	257	Prickly Pear	Cylindropuntia cholla	6.0	10.0	1.0	10.0	Good	Non-Perennial	Remove	
200	258	Prickly Pear	Cylindropuntia cholla	6.0	10.0	1.0	10.0	Good	Non-Perennial	Remove	
200	259	Prickly Pear	Cylindropuntia cholla	6.0	10.0	1.0	10.0	Good	Non-Perennial	Remove	
200	260	Prickly Pear	Cylindropuntia cholla	6.0	10.0	1.0	10.0	Good	Non-Perennial	Remove	

Patch	Tree ID	Common Name	Botanical Name	DBH (in)	Height (ft)	Cavity	Tree Age	Condition	Type	Disposition	Notes
200	261	Prickly Pear	Cylindropuntia cholla	6.0	10.0	1.0	10.0	Good	Non-Perennial	Remove	
200	262	Prickly Pear	Cylindropuntia cholla	6.0	10.0	1.0	10.0	Good	Non-Perennial	Remove	
200	263	Prickly Pear	Cylindropuntia cholla	6.0	10.0	1.0	10.0	Good	Non-Perennial	Remove	
200	264	Prickly Pear	Cylindropuntia cholla	6.0	10.0	1.0	10.0	Good	Non-Perennial	Remove	
200	265	Prickly Pear	Cylindropuntia cholla	6.0	10.0	1.0	10.0	Good	Non-Perennial	Remove	
200	266	Prickly Pear	Cylindropuntia cholla	6.0	10.0	1.0	10.0	Good	Non-Perennial	Remove	
200	267	Prickly Pear	Cylindropuntia cholla	6.0	10.0	1.0	10.0	Good	Non-Perennial	Remove	
200	268	Prickly Pear	Cylindropuntia cholla	6.0	10.0	1.0	10.0	Good	Non-Perennial	Remove	
200	269	Prickly Pear	Cylindropuntia cholla	6.0	10.0	1.0	10.0	Good	Non-Perennial	Remove	
200	270	Prickly Pear	Cylindropuntia cholla	6.0	10.0	1.0	10.0	Good	Non-Perennial	Remove	

ARBORIST REPORT BY SMART-SCIENCES (www.Smart-Sciences.com)

RODAN ESTATES
MIAMI - DADE COUNTY
TREE DISPOSITION LIST

Tree ID	Tree Name	DBH (in)	Height (ft)	Condition	Type	Disposition
200-251	Prickly Pear	6.0	10.0	Good	Non-Perennial	Remove
200-252	Prickly Pear	6.0	10.0	Good	Non-Perennial	Remove
200-253	Prickly Pear	6.0	10.0	Good	Non-Perennial	Remove
200-254	Prickly Pear	6.0	10.0	Good	Non-Perennial	Remove
200-255	Prickly Pear	6.0	10.0	Good	Non-Perennial	Remove
200-256	Prickly Pear	6.0	10.0	Good	Non-Perennial	Remove
200-257	Prickly Pear	6.0	10.0	Good	Non-Perennial	Remove
200-258	Prickly Pear	6.0	10.0	Good	Non-Perennial	Remove
200-259	Prickly Pear	6.0	10.0	Good	Non-Perennial	Remove
200-260	Prickly Pear	6.0	10.0	Good	Non-Perennial	Remove

WITKIN HULTS + PARTNERS
300 South Dixie Ave. Suite 100
West Palm Beach, FL 33411
Tel: 561.833.1400
www.witkinhultspartners.com

TD-6

DATE: 10/20/2025

Client: [Redacted]

Field #	Common Name	Botanical Name	DBP (ft)	Height (ft)	Canopy Area (sq ft)	Canopy Density (%)	Canopy Condition	Type	Specimen	Notes
254	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
255	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
256	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
257	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
258	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
259	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
260	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
261	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
262	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
263	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
264	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
265	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
266	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
267	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
268	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
269	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
270	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
271	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
272	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
273	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
274	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
275	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
276	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
277	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
278	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
279	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
280	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
281	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
282	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
283	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
284	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
285	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
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287	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
288	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
289	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
290	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
291	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
292	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
293	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
294	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
295	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
296	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
297	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
298	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
299	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	
300	Bayonet	Bayonet	5	5.0	5.0	100	Good	Non-germinant	None	

ARBORIST REPORT BY SMART-SCIENCES (www.smart-sciences.com)

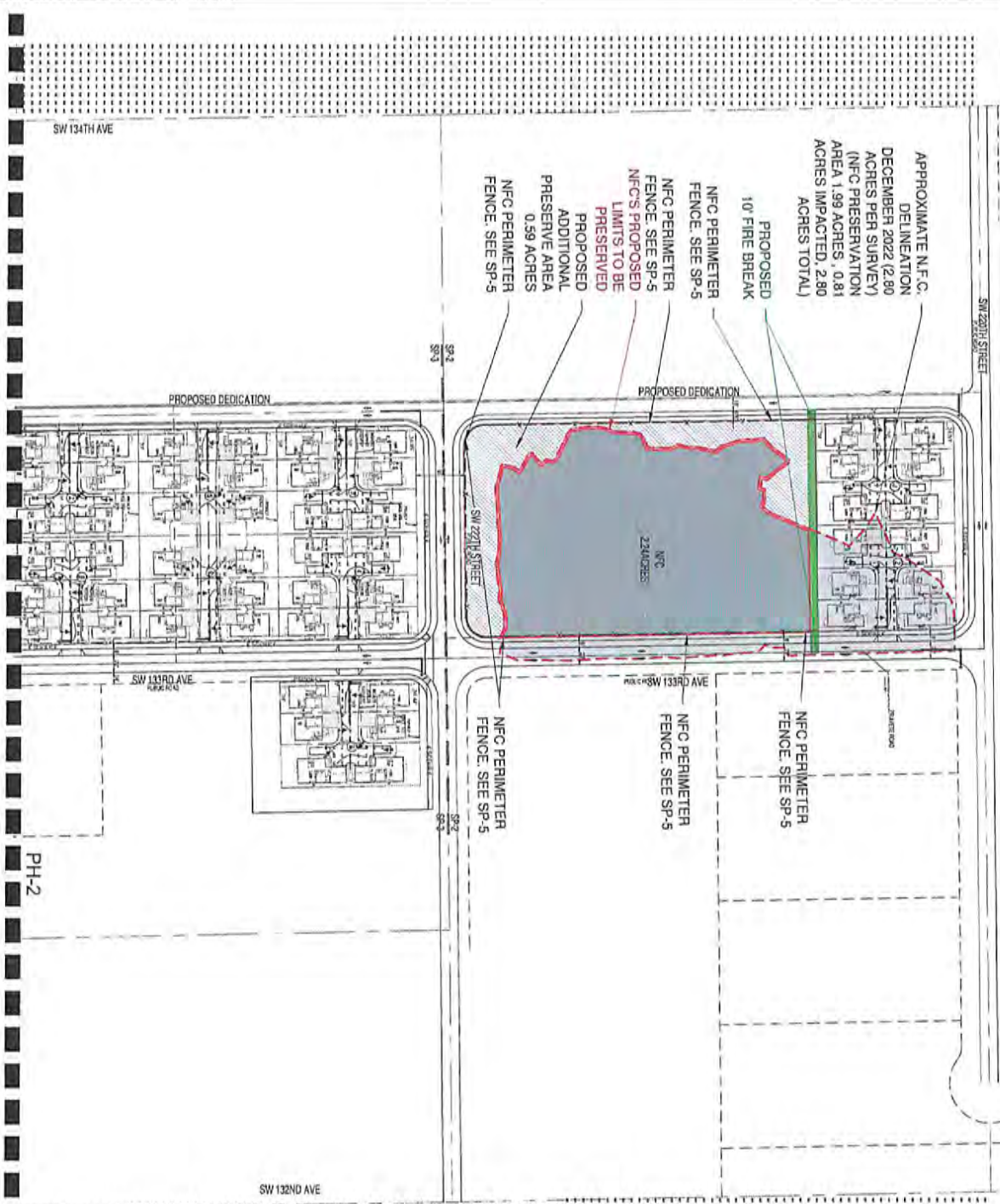
RODAN ESTATES
MIAMI - DADE COUNTY
TREE DISPOSITION LIST

WITKIN HULTS + PARTNERS
ARBORETRON CONSULTANTS
2025 SEP 30 12:24:19 PM EDT
1001 N.W. 11th St., Suite 100
Miami, FL 33136
Tel: 305.575.8888
Fax: 305.575.8889
www.witkinhults.com

TD-7
Change Tree Equipment (s)
Date: 09/16/2025
Scale: 84x114
Drawn by: JC
Sheet No.:
Civil: 202508

DATE: Sep 18, 2025 - 4:27pm \\Miami\Projects\2025\Z25-020\2501-03-1-01-02\01-03-1-01-02\01-03-1-01-02.dwg

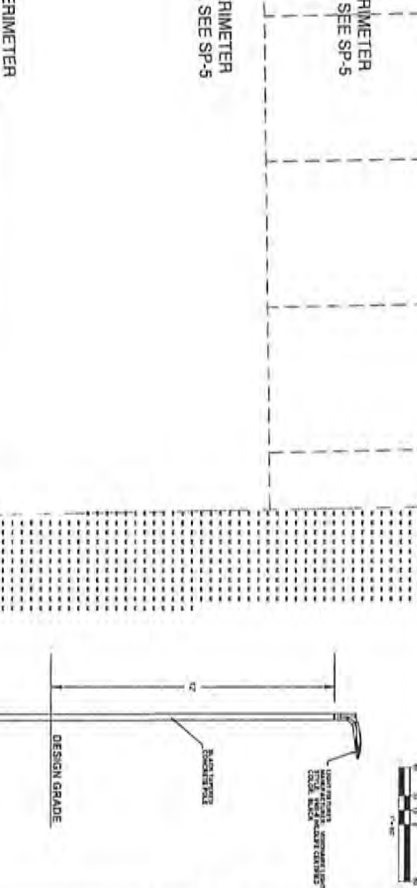
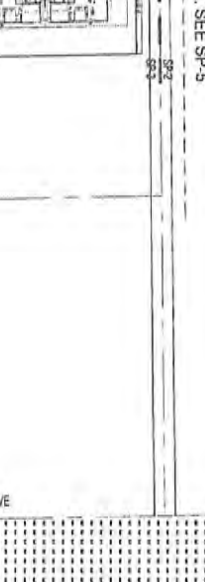
Sunshine State
FLORIDA



LUMINAIRE SCHEDULE			
CATEGORY	SYMBOL	LAMP	DESCRIPTION
PH-2	→	150	3.0 S.E.A. 150 W. 8.0 11.25 W. 8.0

ONSITE LIGHTING		
FIXTURE	QUANTITY	NOTES
RECURVING	1-42	
RECURVING	1-3	
RECURVING	8-3	
RECURVING	6-3	
RECURVING	10-3	
RECURVING	1-8	
RECURVING	2-8	

OFFSITE LIGHTING		
FIXTURE	QUANTITY	NOTES
RECURVING	9	
RECURVING	9	
RECURVING	0 / 3	
RECURVING	0 / 3	
RECURVING	0 / 3	



RODAN ESTATES
PHOTOMETRIC

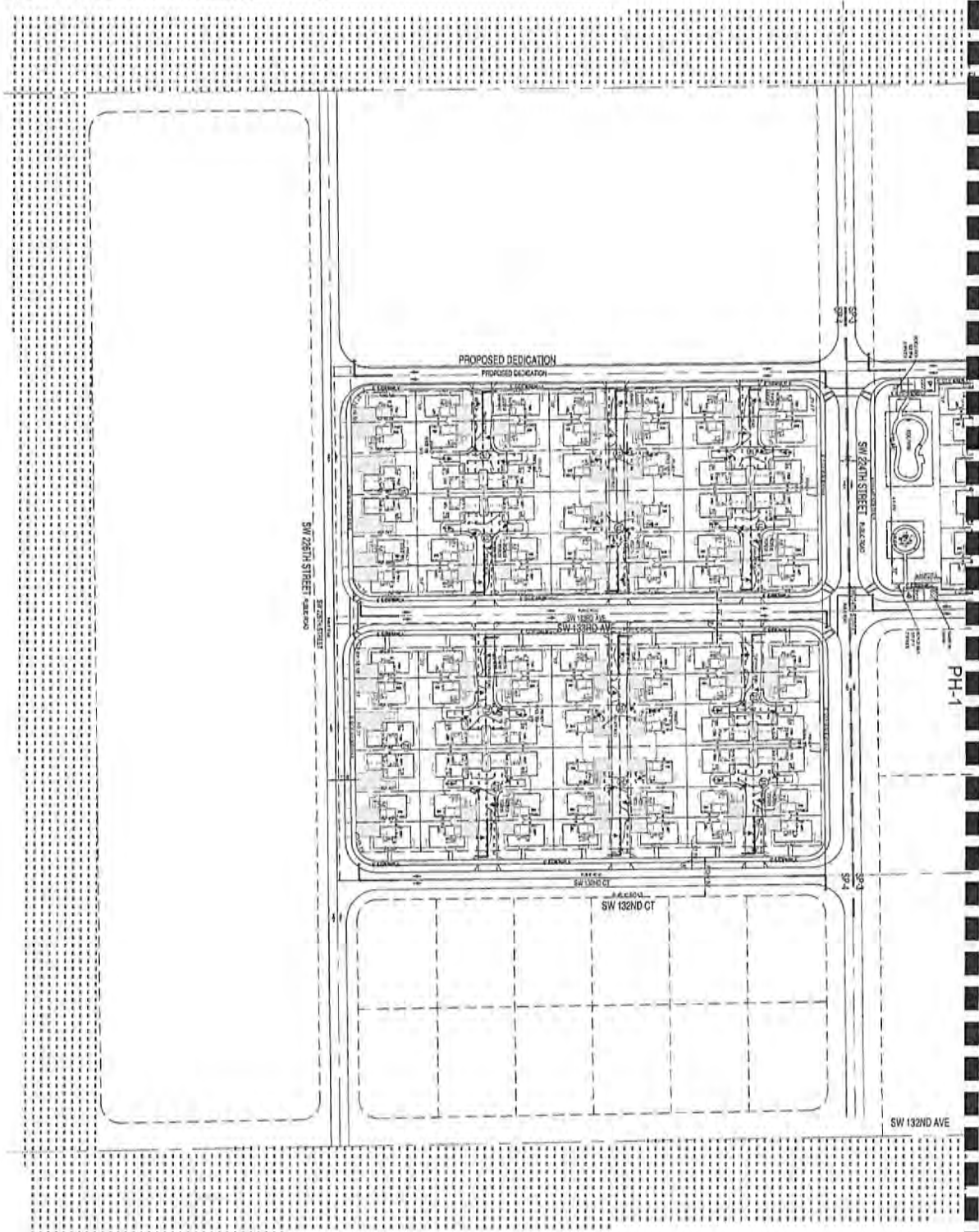
HSQ GROUP, INC.
Engineers - Planners - Surveyors

DATE: _____
DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____

PROJECT: Z201-03
SHEET: PH-1

NO.	DATE	BY	REVISIONS

PH-1



LUMINAIRE SCHEDULE

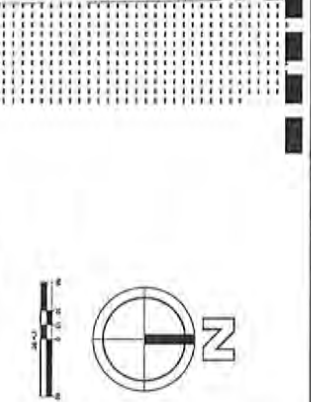
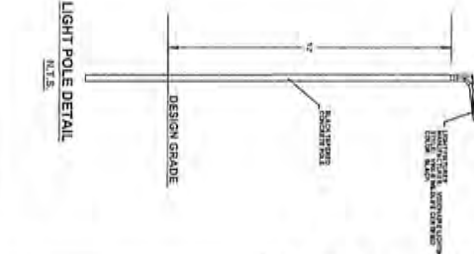
CATEGORY	STREET	LAMP	DESCRIPTION	MODEL	TYPE	QUANTITY	SPACING	SPACING	SPACING	SEE PLAN
MD-12	SW 132ND AVE	150W	150W H.P.H.S. 150W H.P.H.S. 150W H.P.H.S.	150W H.P.H.S. 150W H.P.H.S. 150W H.P.H.S.	150W H.P.H.S. 150W H.P.H.S. 150W H.P.H.S.	150W H.P.H.S. 150W H.P.H.S. 150W H.P.H.S.	150W H.P.H.S. 150W H.P.H.S. 150W H.P.H.S.	150W H.P.H.S. 150W H.P.H.S. 150W H.P.H.S.	150W H.P.H.S. 150W H.P.H.S. 150W H.P.H.S.	150W H.P.H.S. 150W H.P.H.S. 150W H.P.H.S.

ON-SITE LIGHTING

DESCRIPTION	QUANTITY	TYPE	SPACING	SPACING	SPACING
STREET LIGHTS	150	150W H.P.H.S.	150W H.P.H.S.	150W H.P.H.S.	150W H.P.H.S.
AREA LIGHTS	150	150W H.P.H.S.	150W H.P.H.S.	150W H.P.H.S.	150W H.P.H.S.
WALKWAY LIGHTS	150	150W H.P.H.S.	150W H.P.H.S.	150W H.P.H.S.	150W H.P.H.S.
LANDSCAPE LIGHTS	150	150W H.P.H.S.	150W H.P.H.S.	150W H.P.H.S.	150W H.P.H.S.
TOTAL	450				

OFF-SITE LIGHTING

DESCRIPTION	QUANTITY	TYPE	SPACING	SPACING	SPACING
STREET LIGHTS	0				
AREA LIGHTS	0				
WALKWAY LIGHTS	0				
LANDSCAPE LIGHTS	0				
TOTAL	0				



RODAN ESTATES

PHOTOMETRIC

DATE: _____
 DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT: 2501-03

HSQ GROUP, INC.
 Engineers • Planners • Surveyors

CR254-187324

NO.	DATE	BY	REVISIONS

VMX-II Wildlife Certified LED Specifications



VMX-II LED Specifications: VMX-II Wildlife Certified LED light fixture is a high-performance LED light fixture designed for outdoor use. It features a rugged, black, tapered design with a lens that provides excellent protection against dust and moisture. The fixture is available in various wattage options, ranging from 10W to 150W, and is compatible with a wide range of LED light sources. The VMX-II is designed to provide long, reliable service life, making it an ideal choice for outdoor lighting applications.

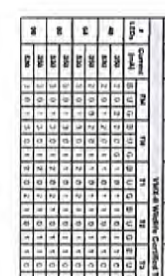
Ordering Information

MODEL	OPTICS	LENS	COUPLER	KELVIN	VOLTAGE	MONITORING	FISHER	OPTIONS	OPTIONS
VMX-II	100	100	100	100	100	100	100	100	100

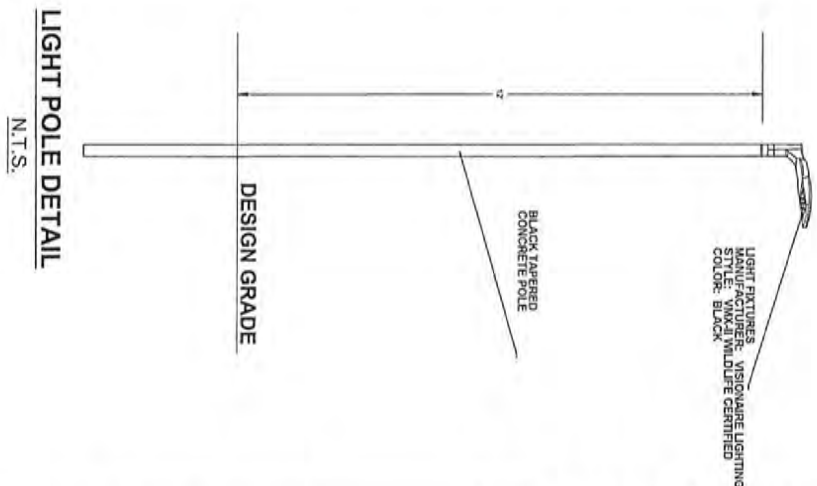


LED Specifications VMX-II Wildlife Certified

Order #	Quantity	Part #	Wattage	Optics	Temp	Finish	Mounting	Options	Notes
1	1	VMX-II-100	100W	100	100	100	100	100	VMX-II Wildlife Certified 100W LED Light
2	1	VMX-II-150	150W	100	100	100	100	100	VMX-II Wildlife Certified 150W LED Light



Wavelength (nm)	Relative Intensity (%)
450	5
470	10
490	15
510	20
530	30
550	45
570	60
590	75
610	90
630	100
650	95
670	85
690	65
710	45
730	25
750	15
770	10
790	5
810	2
830	1
850	0.5
870	0.2
890	0.1
910	0.05
930	0.02
950	0.01

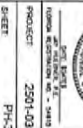


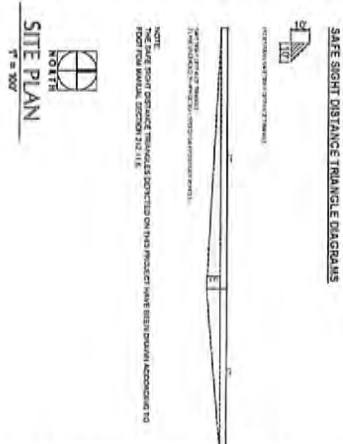
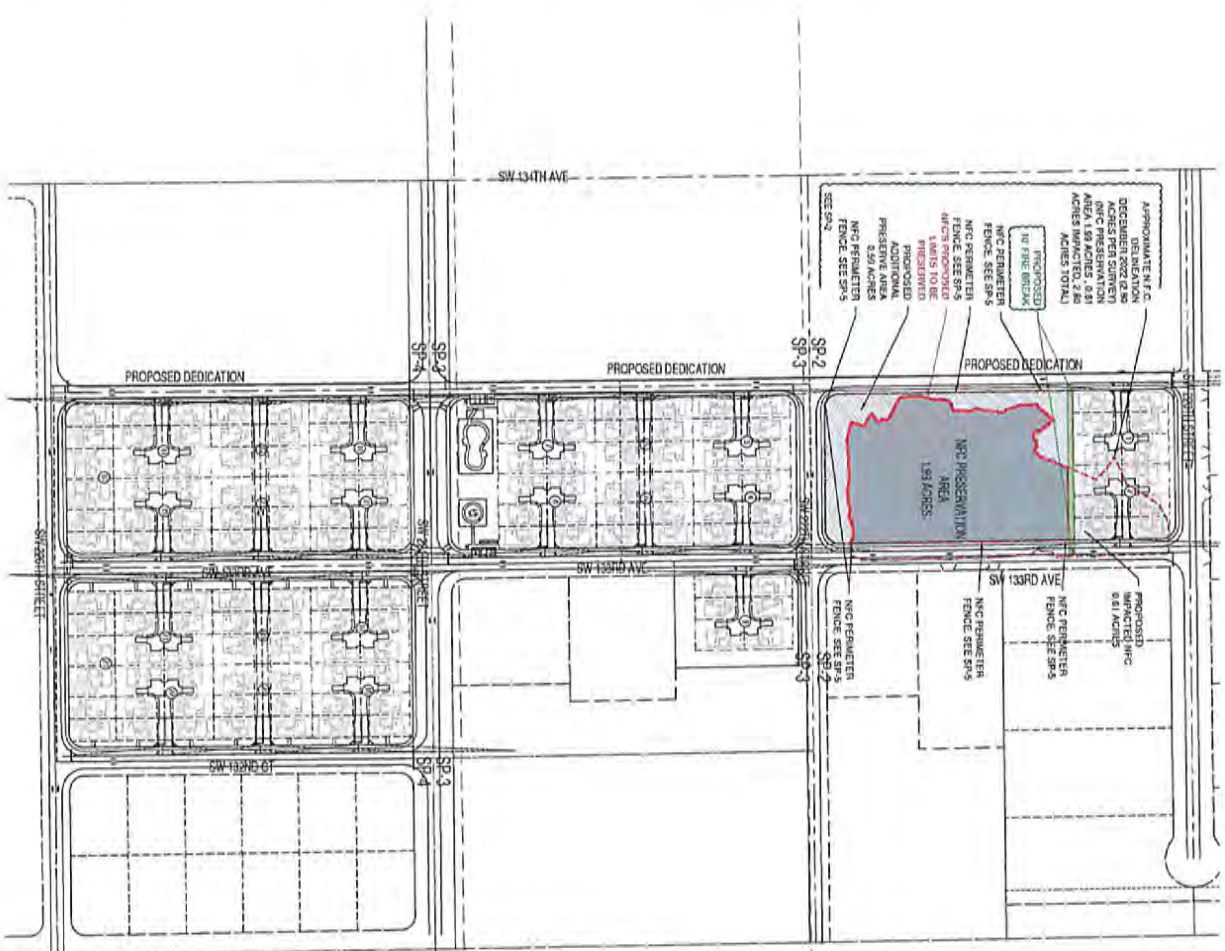
LIGHT POLE DETAIL
N.T.S.

RODAN ESTATES
LIGHTING SPECIFICATIONS



DATE	SUCC
DESIGNED BY	55
DRAWN BY	35
CHECKED BY	31
PROJECT	2501-03
SHEET	PH-3





NOTE: THE DATE SHOWN ON THESE DRAWINGS IS THE DATE OF THE ORIGINAL SUBMITTAL TO THE CITY OF MIAMI. ANY CHANGES TO THESE DRAWINGS SHALL BE INDICATED BY A REVISION TABLE.

DEVELOPMENT DATA		PROPOSED ZONING: PUD	
GROSS AREA (SQUARE FEET)	811,327.72	SP-1	ACRES
ESTIMATED IMPROVEMENTS (SQUARE FEET)	13,127.72	SP-2	ACRES
NET AREA (SQUARE FEET)	824,455.44	SP-3	ACRES
PROPOSED ADDITIONAL ROAD/COOR-DINATIONS	113,299.61	SP-4	ACRES
NET DEVELOPABLE AREA	809,546.42	SP-5	ACRES
NET DEVELOPABLE AREA (RESERVED AREA)	823,231.41	SP-6	ACRES
NET DEVELOPABLE AREA	823,231.41	SP-7	ACRES
CLUSTER LOTS	4	SP-8	ACRES
CLUSTER LOTS	12	SP-9	ACRES
CLUSTER LOTS	138	SP-10	ACRES
CLUSTER LOTS	138	SP-11	ACRES
CLUSTER LOTS	138	SP-12	ACRES
CLUSTER LOTS	138	SP-13	ACRES
CLUSTER LOTS	138	SP-14	ACRES
CLUSTER LOTS	138	SP-15	ACRES
CLUSTER LOTS	138	SP-16	ACRES
CLUSTER LOTS	138	SP-17	ACRES
CLUSTER LOTS	138	SP-18	ACRES
CLUSTER LOTS	138	SP-19	ACRES
CLUSTER LOTS	138	SP-20	ACRES
CLUSTER LOTS	138	SP-21	ACRES
CLUSTER LOTS	138	SP-22	ACRES
CLUSTER LOTS	138	SP-23	ACRES
CLUSTER LOTS	138	SP-24	ACRES
CLUSTER LOTS	138	SP-25	ACRES
CLUSTER LOTS	138	SP-26	ACRES
CLUSTER LOTS	138	SP-27	ACRES
CLUSTER LOTS	138	SP-28	ACRES
CLUSTER LOTS	138	SP-29	ACRES
CLUSTER LOTS	138	SP-30	ACRES
CLUSTER LOTS	138	SP-31	ACRES
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CLUSTER LOTS	138	SP-64	ACRES
CLUSTER LOTS	138	SP-65	ACRES
CLUSTER LOTS	138	SP-66	ACRES
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CLUSTER LOTS	138	SP-95	ACRES
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CLUSTER LOTS	138	SP-97	ACRES
CLUSTER LOTS	138	SP-98	ACRES
CLUSTER LOTS	138	SP-99	ACRES
CLUSTER LOTS	138	SP-100	ACRES

RODAN ESTATES
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

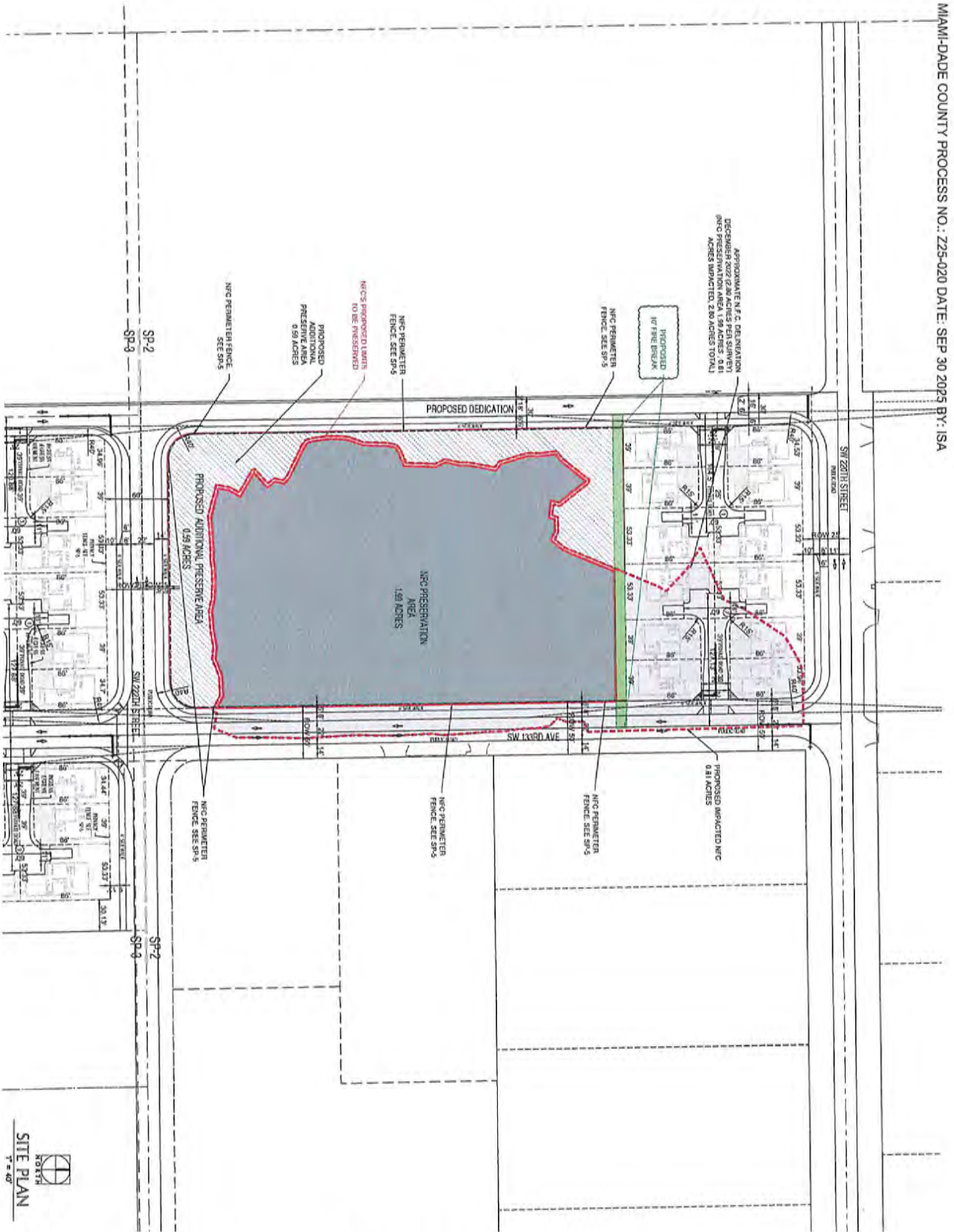
PASCUAL PEREZ KILUDDIAN STARR

DATE: 09/30/25

SCALE: AS SHOWN

SHEET: 42 OF 42

PROJECT: SP-1



SITE PLAN
1" = 40'

RODAN ESTATES
BY: LENNAR HOMES
MIAMI-DADE COUNTY, FLORIDA

SP-2

PASCUAL
PEREZ
KILDOGAN
STARR
ARCHITECTS - PLANNERS

OWNER:
LNNR HOLD

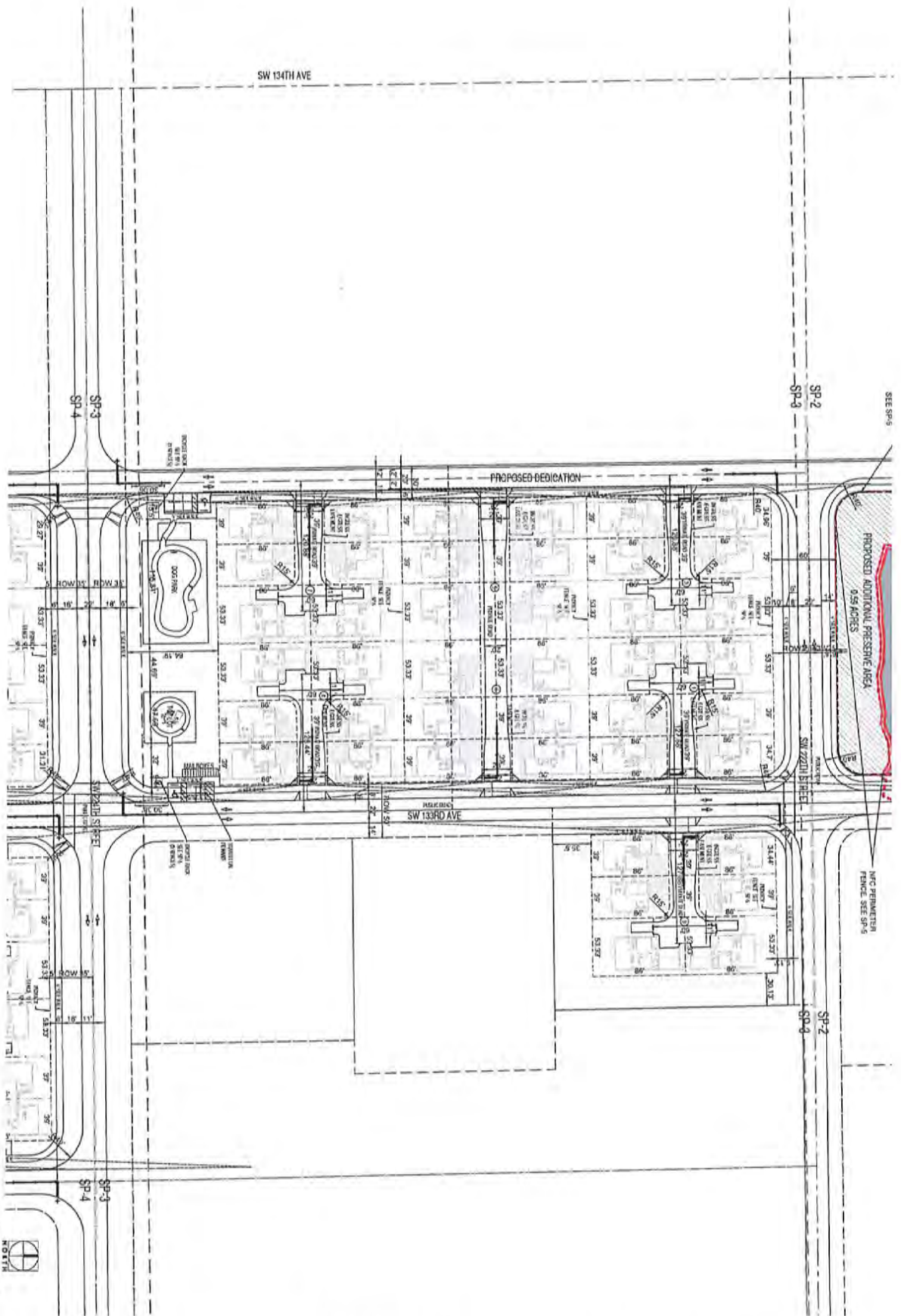
DATE:
10/15/2015

PROJECT:
RODAN ESTATES

SCALE:
AS SHOWN

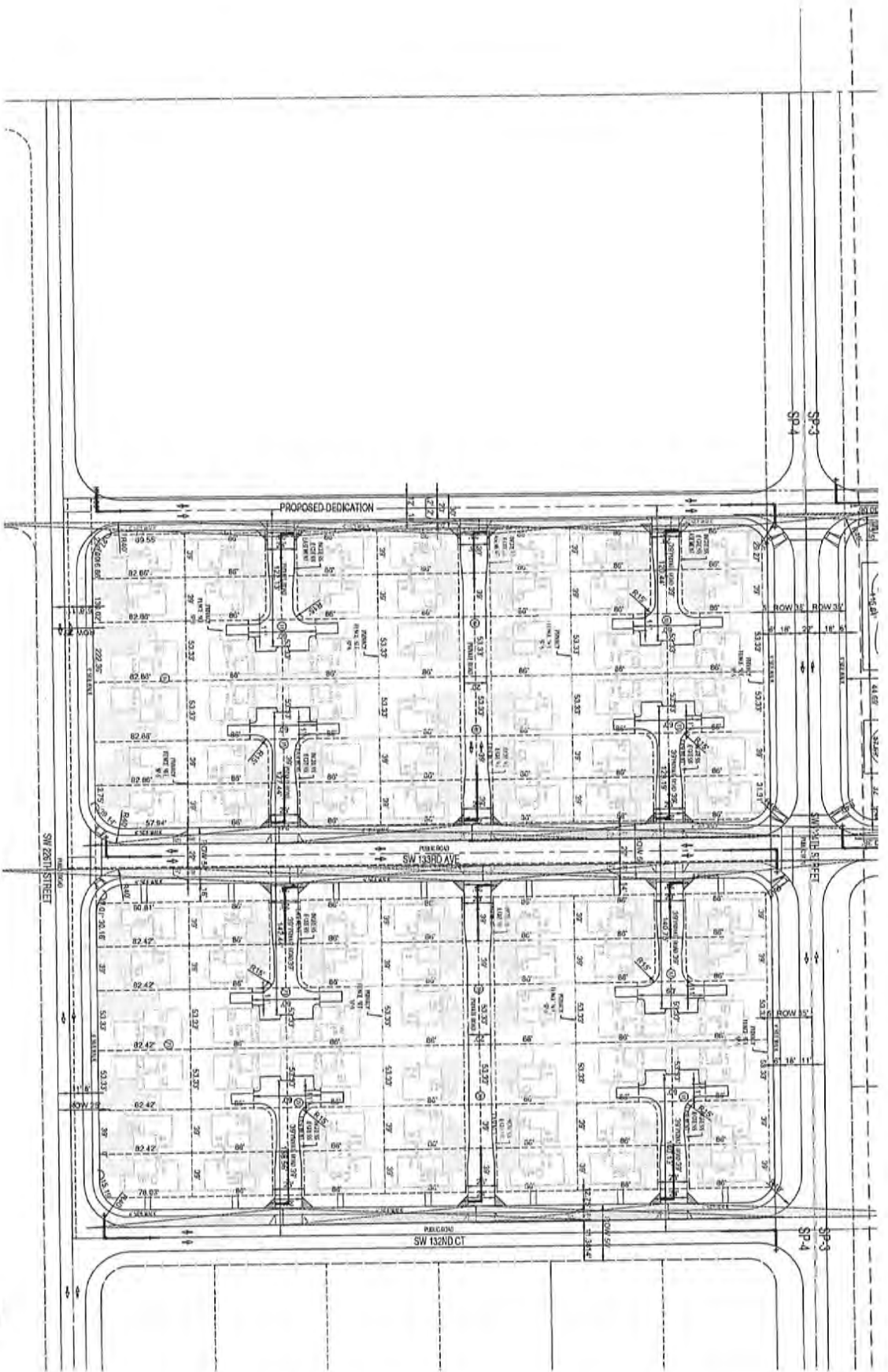
DATE:
10/15/2015

BY:
PAC



SITE PLAN
1" = 40'

<p>PASCUAL PEREZ KLIDDOJIAN STARR ARCHITECTS • PLANNERS</p> <p>10000 SW 15TH AVE, SUITE 200, MIAMI, FL 33185 TEL: 305.444.4444 FAX: 305.444.4445 WWW.PASCUALPEREZKLIDDOJIANSTARR.COM</p>		<p>OWNER: LENNAR HOMES</p>	
<p>PROJECT: RODAN ESTATES BY: LENNAR HOMES MIAMI-DADE COUNTY, FLORIDA</p>		<p>DATE: 09/30/25</p>	
<p>SITE PLAN</p>		<p>SCALE: AS SHOWN DATE: 09/30/25 BY: PPS</p>	
<p>SP-3</p>		<p>SP-3</p>	



SP-4

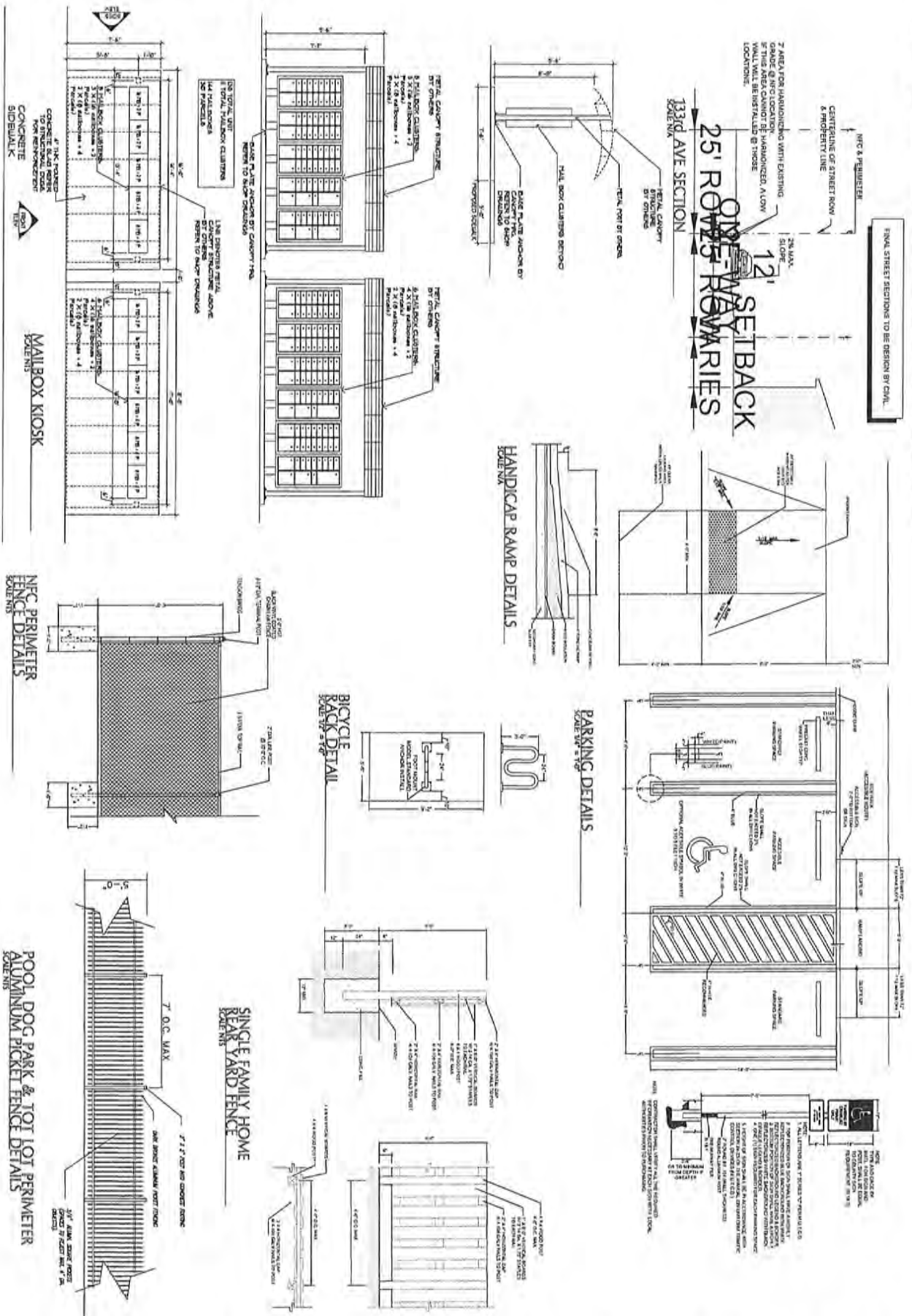
DATE: 08/20/25
 DRAWN BY: J. PEREZ
 CHECKED BY: M. STARR
 SCALE: AS SHOWN

SITE PLAN

RODAN ESTATES
 BY: LENNAR HOMES
 MIAMI-DADE COUNTY, FLORIDA

OWNER:
 LENNAR HOMES

PASCUAL PEREZ KILIDJIAN STARR
 ARCHITECTS-PLANNERS
 11000 SW 15th St, Suite 200
 Miami, FL 33185
 TEL: 305.444.1100
 FAX: 305.444.1101
 WWW.PPKS.COM



PASCUAL
PEREZ
KILDOJIAN
STARR

OWNER: LENNAR HOMES
 PROJECT: RODAN ESTATES

DATE: 08/20/25
 DRAWN BY: J. STARR
 CHECKED BY: J. STARR
 SCALE: AS SHOWN
 SHEET: SP-5

RODAN ESTATES
 BY: LENNAR HOMES
 MIAMI-DADE COUNTY, FLORIDA

SP-5

Development Impact Committee Application

Miami-Dade County Department of Regulatory and Economic Resources
Development Services Division

Public Hearing Rapid Transit ASPR Charter School

Pre-Application No.: Z2024P00281

Pre-Application Meeting Date: 01/08/2025

RECEIVED
MIAMI-DADE COUNTY
PROCESS NO.: Z25-020
DATE: FEB 10 2025
BY: ISA

Date Stamp Received

Applicant Information

NAME OF APPLICANT (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

Citinet Aventura LLC and Redland Grove LLC

PROPERTY FOLIO(S): 30-6914-000-0228, -0260, -0270, -0271, -0283, and -0284

APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER, E-MAIL:

Mailing Address: c/o Holland & Knight LLP, 701 Brickell Avenue, Suite 3300

City: Miami State: FL Zip: 33131 Phone no.: 305-789-7462

Fax no.: _____ E-mail: c/o amanda.naldjieff@hklaw.com

OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of all owners):

Same as Applicant.

Mailing Address: _____

City: _____ State: _____ Zip: _____ Phone no.: _____

Fax no.: _____ E-mail: _____

CONTACT PERSON/APPLICANT'S REPRESENTATIVE INFORMATION:

Name: Amanda Naldjieff, Esq. Company: Holland & Knight LLP

Mailing Address: 701 Brickell Avenue, Suite 3300

City: Miami State: FL Zip: 33131 Phone no.: 305-789-7462

Fax no.: _____ E-mail: amanda.naldjieff@hklaw.com

Subject Property Legal Description

Provide complete legal description, i.e., lot, block, subdivision name, plat book and page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly identify each legal description. If lengthy, legal description is required to be submitted in Microsoft Word via email or other digital media.

**Subject Property
Legal Description
(continued)**

See attached Exhibit "A."

MIAMI-DADE COUNTY
PROCESS NO.: Z25-020
DATE: FEB 10 2025
BY: ISA

**Address or
Location of
Property**

For location, use description such as NE corner of, etc.:
Located between SW 220 Street and SW 226 Street and between SW 132 Court and
SW 133 Court, in unincorporated Miami-Dade County, Florida.

Size of Property

In acres: +/-20.915 gross acres (+/-20.153 net acres)

**Date Property
Acquired/Leased**

acquired leased: 08/14/2024, 03/02/2023, 12/14/2021 and 04/07/2023 (month and year)
Lease term (years):

**Contiguous
Property**

Is contiguous property owned by the subject property owner(s)? no yes
If yes, provide complete legal description of said contiguous property.
Not applicable.

**Option to
Purchase**

Is there an option to purchase or lease the subject property or property contiguous thereto?
no yes (If yes, identify intended purchaser or lessee and complete 'Disclosure of Interest'
form.)
Lennar Homes, LLC (Contract Purchaser)

Present Zoning

AU, Agricultural District, and EU-M, Estate Modified District

**Application
Requests**

- District Boundary(zone) Changes [Zone(s) requested]: PAD, Planned Area Development
- Unusual Use:
- Use Variance:
- Non-Use Variance: Please refer to Letter of Intent included herewith.
- Alternative Site Development Option:
- Special Exception:
- Modification of Previous Resolution/Plan [provide resolution number(s)]:
- Modification of Declaration or Covenant [provide recording book(s) and page]:



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Development Proposed

If applicable: MIAMI-DADE COUNTY
Area of building(s) for non-residential uses: _____ Not applicable
Proposed residential units **OR** for application without a site plan, units permitted by the requested zoning district 138 single-family detached cluster homes (total number of units).
PROCESS NO. 25-020
DATE: FEB 10 2025
BY: ISA

Residential unit type(s):

Single-Family Detached 138 Single-Family Attached _____
 Multi-Family _____

Recent Public Hearing

Has a public hearing been held on this property within the last one and one-half years? no yes
If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

Not applicable.

Notice of Violation

Is this application a result of a violation notice? no yes . If yes, provide name to whom the violation notice was served and describe the violation:
(Pursuant to Section 8CC-7 no zoning action to any named violator with (i) unpaid civil penalties; (ii) unpaid administrative costs of hearing; (iii) unpaid County investigative, enforcement, testing, or monitoring costs; or (iv) unpaid liens, any or all of which are owed to Miami-Dade County pursuant to the provisions of the Code of Miami-Dade County, Florida.)

Not applicable.

Describe Structures on the property

None.

Existing Use

Is there an existing use on the property? no yes . If yes, what use and when was it established?

Vacant Land

Comprehensive Development Master Plan (CDMP) amendment

Please indicate whether this property was subject to a recent Comprehensive Development Master Plan amendment. If so, please indicate the ordinance number:

Concurrent CDMP Application to be filed during the January 2025 Cycle.

Peak hour trip generation

Indicate the estimated peak-hour vehicle trips to be generated by the proposed application:

See Traffic Study submitted herewith.



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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020

DATE: FEB 10 2025
BY: ISA

Acknowledgement by Applicant

1. RER Platting and Traffic Review Section, RER Division of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of any hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Platting and Traffic conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
5. Any covenant to be proffered must be submitted to the Department on County forms, at least 1 month prior to the hearing date. The covenant will be reviewed, and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Department must carry a cover letter indicating subject matter, application number and hearing date.

(Applicant's Signature)

Luis Rodan on behalf of Citinet Aventura LLC

(Print Name of Applicant)

Sworn to and subscribed to before me on the

14th day of January, 2025

Affiant is personally known to me or has produced Florida

Driver License as identification

Notary Public

Commission expires: April 23, 2027

Print Name: Kevin Mendez



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027



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MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

APPLICANT'S AFFIDAVIT

(SELECT APPROPRIATE AFFIDAVIT AND NOTARIZE BELOW)

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the application advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the owner tenant of the property described and which is the subject matter of the application.

Signature (see notary below) Signature

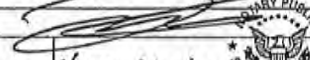
Sworn to and subscribed to be me this _____ day of _____, 202 .	Signature:
	Notary Public:
	Commission expires:

CORPORATION AFFIDAVIT

I, LUIS RODAN, being first duly sworn, depose and say that I am the President Vice-President Manager Secretary Asst. Secretary of the CITINET AVENTURA LLC, and as such, have been authorized by the corporation to file this application for a district boundary change and request for non-use variances from zoning and subdivision regulations; and that said corporation is the owner tenant of the property described herein and which is the subject of the application.

Attest: _____

By: LUIS RODAN, Manager
CITINET AVENTURA LLC, a Florida limited liability company

Sworn to and subscribed to be me this <u>14th</u> day of <u>January</u> , 202 <u>5</u> .	Signature: 
	Notary Public: <u>Kevin Mendez</u>
	Commission expires: <u>April 23, 2024</u>

KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the owner tenant of the property described herein which is the subject of the application.

(Name of Partnership)

By _____ % By _____ %
By _____ % By _____ %

Sworn to and subscribed to be me this _____ day of _____, 202 .	Signature:
	Notary Public:
	Commission expires:

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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020
DATE: FEB 10 2025
BY: ISA

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared Luis Rodan, hereinafter the Affiant(s), who being duly sworn by me, on oath, deposes and says:

1. Affiant is the **Manager** of **CITINET AVENTURA LLC**, a **Florida limited liability company** (the "Corporation") with the following address: **20100 NE 25 Court, Miami, Florida 33180**.
2. The Corporation owns a portion of the property, which is the subject of the application.
3. The subject property is legally described as: **See attached Exhibit "A"**.
4. Affiant is legally authorized to file this application.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted by the application.


Witnesses:



 Signature

David Macineira

 Print Name




 Signature

Gustavo Henriquez

 Print Name

CITINET AVENTURA LLC, a Florida
 limited liability company



 By: Luis Rodan as Manager

Sworn to and subscribed before me on the 14th day of January, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.



KEVIN MENDEZ
 Commission # HH 389660
 Expires April 23, 2027



 Notary Public-State of Florida

My Commission Expires: April 23, 2027

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: CITINET AVENTURA LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
LUIS RODAN 2550 NE 201 ST. MIAMI, FLORIDA 33180. USA	90%
ILANA GOLDENSTEIN 2550 NE 201 ST. MIAMI, FLORIDA 33180. USA	10%

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z25-020

NAME OF PURCHASER: Lennar Homes, LLC, a Florida limited liability company DATE: FEB 10 2025
BY: ISA

NAME AND ADDRESS (if applicable)	Percentage of Interest
<u>Lennar Corporation * - 5505 Waterford District Drive, Miami FL 33126</u>	<u>99%</u>
<u>U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation*, a publicly traded company)</u>	<u>1%</u>

* Lennar Corporation is a publicly traded company on the NYSE: LEN

Date of contract: Confidential

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:


NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

CITINET AVENTURA LLC, a Florida limited liability company

By: 
Print Name: **Luis Rodan**
Title: **Manager**

Sworn to and subscribed before me this 14th day of JANUARY, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.


(Notary Public)



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

My commission expires April 23, 2027

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z25-020

Acknowledgement by Applicant

1. RER Planning and Traffic Review Section, RER Division of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of a hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Planning and Traffic conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
5. Any covenant to be proffered must be submitted to the Department on County forms, at least 1 month prior to the hearing date. The covenant will be reviewed, and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Department must carry a cover letter indicating subject matter, application number and hearing date.

(Applicant's Signature)

Luis Rodan on behalf of Redlands Grove LLC

(Print Name of Applicant)

Sworn to and subscribed to before me on the

14th day of January, 2025

Affiant is personally known to me or has produced Florida

Driver License as identification

Notary Public

Commission expires: April 23, 2027

Print Name: Kevin Mendez



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027



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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020
DATE: FEB 10 2025
BY: ISA

APPLICANT'S AFFIDAVIT

(SELECT APPROPRIATE AFFIDAVIT AND NOTARIZE BELOW)

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the application advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the owner tenant of the property described and which is the subject matter of the application.

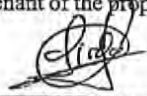
Signature (see notary below) Signature


Sworn to and subscribed to be me this _____ day of _____, 2025	Signature: _____
	Notary Public: _____
	Commission expires: _____

CORPORATION AFFIDAVIT

I, LUIS RODAN, being first duly sworn, depose and say that I am the President Vice-President Manager Secretary Asst. Secretary of the REDLANDS GROVE LLC, and as such, have been authorized by the corporation to file this application for a district boundary change and request for non-use variances from zoning and subdivision regulations; and that said corporation is the owner tenant of the property described herein and which is the subject of the application.

Attest: _____


By: LUIS RODAN, Manager,
REDLANDS GROVE LLC, a Florida limited liability company

Sworn to and subscribed to be me this <u>14</u> day of <u>January</u> , 2025.	Signature: 
	Notary Public: <u>Kevin Menendez</u>
	Commission expires: <u>April 23 2027</u>

KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the owner tenant of the property described herein which is the subject of the application.

(Name of Partnership)

By _____ % By _____ %
By _____ % By _____ %

Sworn to and subscribed to be me this _____ day of _____, 2025	Signature: _____
	Notary Public: _____
	Commission expires: _____

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z25-020
DATE: FEB 10 2025
BY: ISA

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared Luis Rodan, hereinafter the Affiant(s), who being duly sworn by me, on oath, deposes and says:

1. Affiant is the **Manager** of **REDLANDS GROVE LLC**, a **Florida limited liability company** (the "Corporation") with the following address: **20100 NE 25 Court, Miami, Florida 33180**.
2. The Corporation owns a portion of the property, which is the subject of the application.
3. The subject property is legally described as: **See attached Exhibit "A"**.
4. Affiant is legally authorized to file this application.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted by the application.

Witnesses:



 Signature

David Macineira

 Print Name

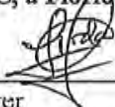


 Signature

Gustavo Henriquez

 Print Name

REDLANDS GROVE LLC, a Florida limited liability company



 By: Luis Rodan as Manager

Sworn to and subscribed before me on the 14th day of January, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.



KEVIN MENDEZ
 Commission # HH 389660
 Expires April 23, 2027



Notary Public-State of Florida

My Commission Expires: April 23, 2027

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MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: **REDLANDS GROVE LLC, a Florida limited liability company**

NAME AND ADDRESS	Percentage of Stock
THE GROVE ESTATES PARTNERS CORP. (OWNED BY LUIS RODAN & ILANA GOLDENSTEIN)	55%
2550 NE 201 ST. MIAMI, FLORIDA 33180. USA	
KESEV INC (OWNED BY KING INTERNATIONAL GROUP WHICH IS OWNED BY FRANKLIN GOLDENSTEIN & SYLVIE BARON GOLDENSTEIN)	45%
QUINTA AGUAMIEL, CALLE LA ENTRADA. URB. MIRANDA. CARACAS, VENEZUELA	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020

NAME OF PURCHASER: Lennar Homes, LLC, a Florida limited liability company DATE: FEB 10 2025

BY: ISA

NAME AND ADDRESS (if applicable)	Percentage of Interest
<u>Lennar Corporation * - 5505 Waterford District Drive, Miami FL 33126</u>	<u>99%</u>
<u>U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation*, a publicly traded company)</u>	<u>1%</u>

* Lennar Corporation is a publicly traded company on the NYSE: LEN

Date of contract: Confidential

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

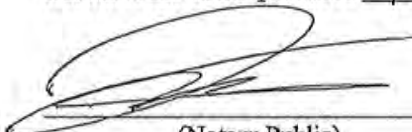
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

REDLANDS GROVE LLC, a Florida limited liability company

By: 

Print Name: **Luis Rodan**
Title: **Manager**

Sworn to and subscribed before me this 14th day of January, 2025. Affiant is personally known to me or has produced Florida Driver license as identification.


(Notary Public)



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

My commission expires April 23, 2027

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020
DATE: FEB 10 2025
BY: ISA

EXHIBIT "A"

PARCEL 1:

THE EAST 330 FEET OF THE WEST 685 FEET OF THE NORTH 660 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTH 35 FEET THEREOF FOR ROAD RIGHT-OF-WAY, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 355 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 355 FEET, OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 355 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 5:

THE EAST 330 FEET OF THE WEST 1015 FEET OF THE NORTH 660 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTH 35 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 6:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 150 FEET, AND LESS THE SOUTH 428 FEET, AND LESS THE NORTH AND WEST 25 FEET THEREOF, SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 7:

ALL THAT PORTION OF THE EAST 660 FEET OF THE WEST 1015 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTHERLY 660 FEET THEREOF.

Development Impact Committee Application

Miami-Dade County Department of Regulatory and Economic Resources
Development Services Division

Public Hearing Rapid Transit ASPR Charter School

Pre-Application No.: Z2024P00281

Pre-Application Meeting Date: 01/08/2025

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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020
DATE: FEB 10 2025
BY: ISA

Date Stamp Received

Applicant Information

NAME OF APPLICANT (Owner(s) of record of the property or lessee. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

Citinet Aventura LLC and Redland Grove LLC

PROPERTY FOLIO(S): 30-6914-000-0228, -0260, -0270, -0271, -0283, and -0284

APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER, E-MAIL:

Mailing Address: c/o Holland & Knight LLP, 701 Brickell Avenue, Suite 3300

City: Miami State: FL Zip: 33131 Phone no.: 305-789-7462

Fax no.: _____ E-mail: c/o amanda.naldjieff@hklaw.com

OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:

Owner's Name (Provide name of all owners):

Same as Applicant.

Mailing Address: _____

City: _____ State: _____ Zip: _____ Phone no.: _____

Fax no.: _____ E-mail: _____

CONTACT PERSON/APPLICANT'S REPRESENTATIVE INFORMATION:

Name: Amanda Naldjieff, Esq. Company: Holland & Knight LLP

Mailing Address: 701 Brickell Avenue, Suite 3300

City: Miami State: FL Zip: 33131 Phone no.: 305-789-7462

Fax no.: _____ E-mail: amanda.naldjieff@hklaw.com

Subject Property Legal Description

Provide complete legal description, i.e., lot, block, subdivision name, plat book and page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, a legal description for each requested zone must be provided. Attach separate sheets as needed and clearly identify each legal description. If lengthy, legal description is required to be submitted in Microsoft Word via email or other digital media.

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**Subject Property
Legal Description
(continued)**

See attached Exhibit "A."

MIAMI-DADE COUNTY
PROCESS NO.: Z25-020
DATE: FEB 10 2025
BY: ISA

**Address or
Location of
Property**

For location, use description such as NE corner of, etc.:
Located between SW 220 Street and SW 226 Street and between SW 132 Court and
SW 133 Court, in unincorporated Miami-Dade County, Florida.

Size of Property

In acres: +/-20.915 gross acres (+/-20.153 net acres)

**Date Property
Acquired/Leased**

acquired leased: 08/14/2024, 03/02/2023, 12/14/2021 and 04/07/2023 (month and year)
Lease term (years):

**Contiguous
Property**

Is contiguous property owned by the subject property owner(s)? no yes
If yes, provide complete legal description of said contiguous property.
Not applicable.

**Option to
Purchase**

Is there an option to purchase or lease the subject property or property contiguous thereto?
no yes (If yes, identify intended purchaser or lessee and complete 'Disclosure of Interest'
form.)
Lennar Homes, LLC (Contract Purchaser)

Present Zoning

AU, Agricultural District, and EU-M, Estate Modified District

**Application
Requests**

- District Boundary(zone) Changes [Zone(s) requested]: PAD, Planned Area Development
- Unusual Use:
- Use Variance:
- Non-Use Variance: Please refer to Letter of Intent included herewith.
- Alternative Site Development Option:
- Special Exception:
- Modification of Previous Resolution/Plan [provide resolution number(s)]:
- Modification of Declaration or Covenant [provide recording book(s) and page]:



RECEIVED

Development Proposed

If applicable:
Area of building(s) for non-residential uses: _____ Not applicable
Proposed residential units **OR** for application without a site plan, units permitted by the requested zoning district 138 single-family detached cluster homes (total number of units).
MIAMI-DADE COUNTY
PROCESS NO. 725-020
DATE: FEB 10 2025
BY: ISA

Residential unit type(s):

Single-Family Detached 138 Single-Family Attached _____
 Multi-Family _____

Recent Public Hearing

Has a public hearing been held on this property within the last one and one-half years? no yes
If yes, provide applicant's name, date, purpose and result of hearing, and resolution number:

Not applicable.

Notice of Violation

Is this application a result of a violation notice? no yes . If yes, provide name to whom the violation notice was served and describe the violation:
(Pursuant to Section 8CC-7 no zoning action to any named violator with (i) unpaid civil penalties; (ii) unpaid administrative costs of hearing; (iii) unpaid County investigative, enforcement, testing, or monitoring costs; or (iv) unpaid liens, any or all of which are owed to Miami-Dade County pursuant to the provisions of the Code of Miami-Dade County, Florida.)

Not applicable.

Describe Structures on the property

None.

Existing Use

Is there an existing use on the property? no yes . If yes, what use and when was it established?

Vacant Land

Comprehensive Development Master Plan (CDMP) amendment

Please indicate whether this property was subject to a recent Comprehensive Development Master Plan amendment. If so, please indicate the ordinance number:

Concurrent CDMP Application to be filed during the January 2025 Cycle.

Peak hour trip generation

Indicate the estimated peak-hour vehicle trips to be generated by the proposed application:

See Traffic Study submitted herewith.



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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020

DATE: FEB 10 2025

Acknowledgement by Applicant

1. RER Platting and Traffic Review Section, RER Division of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Platting and Traffic conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
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(Applicant's Signature)

Luis Rodan on behalf of Citinet Aventura LLC

(Print Name of Applicant)

Sworn to and subscribed to before me on the

14th day of January, 2025

Affiant is personally known to me or has produced Florida

Driver License as identification

Notary Public

Commission expires: April 23, 2027

Print Name: Kevin Mendez



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027



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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020
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BY: ISA

APPLICANT'S AFFIDAVIT

(SELECT APPROPRIATE AFFIDAVIT AND NOTARIZE BELOW)

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the application advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the owner tenant of the property described and which is the subject matter of the application.


Signature (see notary below) Signature


Sworn to and subscribed to be me this _____ day of _____, 202_____	Signature:
	Notary Public:
	Commission expires:

CORPORATION AFFIDAVIT

I, LUIS RODAN, being first duly sworn, depose and say that I am the President Vice-President Manager Secretary Asst. Secretary of the CITINET AVENTURA LLC, and as such, have been authorized by the corporation to file this application for a district boundary change and request for non-use variances from zoning and subdivision regulations; and that said corporation is the owner tenant of the property described herein and which is the subject of the application.

Attest: _____


By: LUIS RODAN, Manager,
CITINET AVENTURA LLC, a Florida limited liability company

Sworn to and subscribed to be me this <u>14th</u> day of <u>January</u> , 202 <u>5</u> .	Signature: 
	Notary Public: <u>Kevin Mendez</u>
	Commission expires: <u>April 23, 2027</u>

KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the owner tenant of the property described herein which is the subject of the application.

(Name of Partnership)

By _____ % By _____ %
By _____ % By _____ %

Sworn to and subscribed to be me this _____ day of _____, 202_____	Signature:
	Notary Public:
	Commission expires:

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared Luis Rodan, hereinafter the Affiant(s), who being duly sworn by me, on oath, deposes and says:

- 1. Affiant is the Manager of CITINET AVENTURA LLC, a Florida limited liability company (the "Corporation") with the following address: 20100 NE 25 Court, Miami, Florida 33180.
2. The Corporation owns a portion of the property, which is the subject of the application.
3. The subject property is legally described as: See attached Exhibit "A".
4. Affiant is legally authorized to file this application.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted by the application.

Witnesses:

[Handwritten signature of David Macineiro]

Signature

David Macineiro

Print Name

[Handwritten signature of Gustavo Henriquez]

Signature

Gustavo Henriquez

Print Name

CITINET AVENTURA LLC, a Florida limited liability company

By: Luis Rodan as Manager

Sworn to and subscribed before me on the 14th day of January, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

[Handwritten signature of Notary Public]

Notary Public-State of Florida

My Commission Expires: April 23, 2027

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: CITINET AVENTURA LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
LUIS RODAN	90%
2550 NE 201 ST. MIAMI, FLORIDA 33180. USA	
ILANA GOLDENSTEIN	10%
2550 NE 201 ST. MIAMI, FLORIDA 33180. USA	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z25-020

NAME OF PURCHASER: Lennar Homes, LLC, a Florida limited liability company DATE: FEB 10 2025

BY: ISA

NAME AND ADDRESS (if applicable)	Percentage of Interest
<u>Lennar Corporation * - 5505 Waterford District Drive, Miami FL 33126</u>	<u>99%</u>
<u>U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation*, aa publicly traded company)</u>	<u>1%</u>

* Lennar Corporation is a publicly traded company on the NYSE: LEN


Date of contract: Confidential

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:


NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

CITINET AVENTURA LLC, a Florida limited liability company

By: 
Print Name: **Luis Rodan**
Title: **Manager**

Sworn to and subscribed before me this 14th day of JANUARY, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.


(Notary Public)



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

My commission expires April 23, 2027

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z25-020

Acknowledgement by Applicant

1. RER Platting and Traffic Review Section, RER Division of Environmental Resources Management (DERM), and other County agencies review and critique zoning hearing applications which may affect the scheduling and outcome of my hearing. These reviews may require additional hearings before DERM's Environmental Quality Control Board (EQCB), or other County boards, and/or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM or Platting and Traffic conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property and I am responsible for paying the additional radius mailing costs. In addition to mailing costs, I am responsible for additional fees related to application changes, plan revisions, deferrals, re-advertising, etc., that may be incurred. I understand that fees must be paid promptly. Applications withdrawn within 60 days of the filing are eligible for a refund of 50% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. Refunds must be requested in writing.
3. Applicable Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and a building permit will probably be required. I am responsible for obtaining any required permits and inspections for all structures and additions proposed or built without permits. And that a Certificate of Use (C.U.) must be obtained for the use of the property after it has been approved at Zoning Hearing. Failure to obtain the required permits and/or C.U., Certificates of Completion (C.C.) or Certificate of Occupancy (C.O.) will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) should not be approved by a zoning board and the recommendation will be for denial or deferral. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved. I also understand that I will not be reimbursed any fees paid unless I withdraw within 60 days of filing and then I will receive a 50% refund.
5. Any covenant to be proffered must be submitted to the Department on County forms, at least 1 month prior to the hearing date. The covenant will be reviewed, and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. Legal Advisor can advise as to additional requirements applicable to foreign corporations. Documents submitted to the Department must carry a cover letter indicating subject matter, application number and hearing date.

(Applicant's Signature)

Luis Rodan on behalf of Redlands Grove LLC

(Print Name of Applicant)

Sworn to and subscribed to before me on the

14th day of January, 2025

Affiant is personally known to me or has produced Florida

Driver License as identification

Notary Public

Commission expires: April 23, 2027

Print Name: Kevin Mendez



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027



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MIAMI-DADE COUNTY
PROCESS NO.: Z25-020
DATE: FEB 10 2025
BY: ISA

APPLICANT'S AFFIDAVIT

(SELECT APPROPRIATE AFFIDAVIT AND NOTARIZE BELOW)

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the application advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the owner tenant of the property described and which is the subject matter of the application.

Signature (see notary below) Signature

Sworn to and subscribed to be me this _____ day of _____, 202 .	Signature:
	Notary Public:
	Commission expires:

CORPORATION AFFIDAVIT

I, LUIS RODAN, being first duly sworn, depose and say that I am the President Vice-President Manager Secretary Asst. Secretary of the **REDLANDS GROVE LLC**, and as such, have been authorized by the corporation to file this application for a district boundary change and request for non-use variances from zoning and subdivision regulations; and that said corporation is the owner tenant of the property described herein and which is the subject of the application.

Attest: _____

By: LUIS RODAN, Manager,
REDLANDS GROVE LLC, a Florida limited liability company

Sworn to and subscribed to be me this <u>17</u> day of <u>January</u> , 202 <u>5</u> .	Signature:
	Notary Public: <u>Kevin Mendez</u>
	Commission expires: <u>April 23 2027</u>

KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

PARTNERSHIP AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) partners of the hereinafter named partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the owner tenant of the property described herein which is the subject of the application.

(Name of Partnership)

By _____ % By _____ %
By _____ % By _____ %

Sworn to and subscribed to be me this _____ day of _____, 202 .	Signature:
	Notary Public:
	Commission expires:

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

OWNERSHIP AFFIDAVIT FOR CORPORATION

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me, the undersigned authority, personally appeared Luis Rodan, hereinafter the Affiant(s), who being duly sworn by me, on oath, deposes and says:

- 1. Affiant is the Manager of REDLANDS GROVE LLC, a Florida limited liability company (the "Corporation") with the following address: 20100 NE 25 Court, Miami, Florida 33180.
2. The Corporation owns a portion of the property, which is the subject of the application.
3. The subject property is legally described as: See attached Exhibit "A".
4. Affiant is legally authorized to file this application.
5. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted by the application.

Witnesses:

[Signature]
Signature

David Macineira
Print Name

[Signature]
Signature

Gustavo Henriquez
Print Name

REDLANDS GROVE LLC, a Florida limited liability company

[Signature]
By: Luis Rodan as Manager

Sworn to and subscribed before me on the 14th day of January, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.



KEVIN MENDEZ
Commission # HH 389660
Expires April 23, 2027

[Signature]
Notary Public-State of Florida

My Commission Expires: April 23, 2027

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: REDLANDS GROVE LLC, a Florida limited liability company

NAME AND ADDRESS	Percentage of Stock
THE GROVE ESTATES PARTNERS CORP. (OWNED BY LUIS RODAN & ILANA GOLDENSTEIN)	55%
2550 NE 201 ST. MIAMI, FLORIDA 33180. USA	
KESEV INC (OWNED BY KING INTERNATIONAL GROUP WHICH IS OWNED BY FRANKLIN GOLDENSTEIN & SYLVIE BARON GOLDENSTEIN)	45%
QUINTA AGUAMIEL, CALLE LA ENTRADA. URB. MIRANDA. CARACAS, VENEZUELA	

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest
_____	_____
_____	_____
_____	_____

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_____	_____
_____	_____

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RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: Z25-020

NAME OF PURCHASER: Lennar Homes, LLC, a Florida limited liability company

DATE: FEB 10 2025

BY: ISA

NAME AND ADDRESS (if applicable)	Percentage of Interest
<u>Lennar Corporation * - 5505 Waterford District Drive, Miami FL 33126</u>	<u>99%</u>
<u>U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation*, aa publicly traded company)</u>	<u>1%</u>

* Lennar Corporation is a publicly traded company on the NYSE: LEN

Date of contract: Confidential

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:


NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

REDLANDS GROVE LLC, a Florida limited liability company

By: 
 Print Name: **Luis Rodan**
 Title: **Manager**

Sworn to and subscribed before me this 14th day of January, 2025. Affiant is personally known to me or has produced Florida Driver License as identification.


 (Notary Public)



KEVIN MENDEZ
 Commission # HH 389660
 Expires April 23, 2027

My commission expires April 23, 2027

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

RECEIVED

MIAMI-DADE COUNTY

PROCESS NO.: Z25-020

DATE: FEB 10 2025

BY: ISA

EXHIBIT "A"

PARCEL 1:

THE EAST 330 FEET OF THE WEST 685 FEET OF THE NORTH 660 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTH 35 FEET THEREOF FOR ROAD RIGHT-OF-WAY, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 355 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE WEST 355 FEET, OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 355 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 5:

THE EAST 330 FEET OF THE WEST 1015 FEET OF THE NORTH 660 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTH 35 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

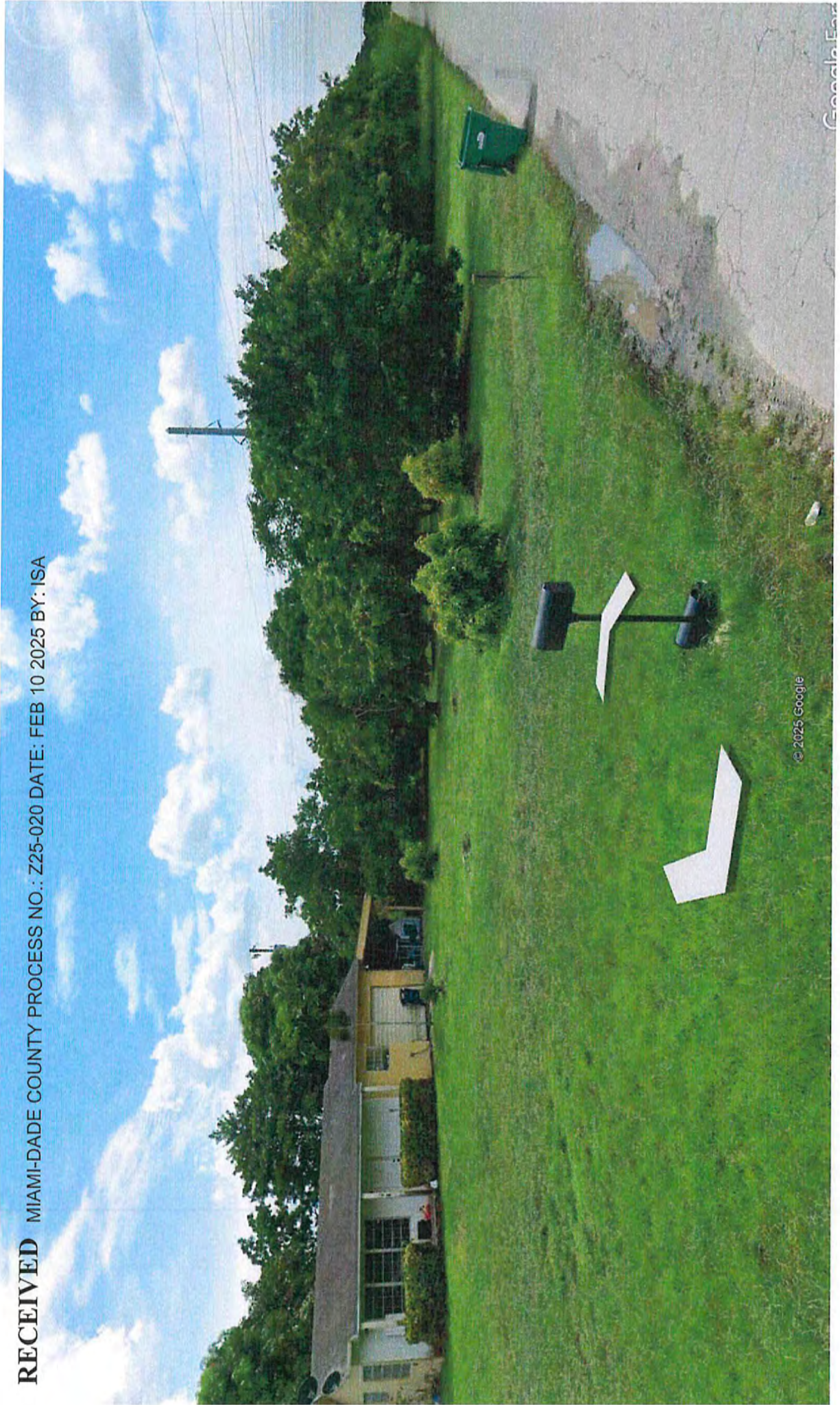
PARCEL 6:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 150 FEET, AND LESS THE SOUTH 428 FEET, AND LESS THE NORTH AND WEST 25 FEET THEREOF, SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 7:

ALL THAT PORTION OF THE EAST 660 FEET OF THE WEST 1015 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE NORTHERLY 660 FEET THEREOF.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: FEB 10 2025 BY: ISA



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: FEB 10 2025 BY: ISA

22585 SW 132nd Ct

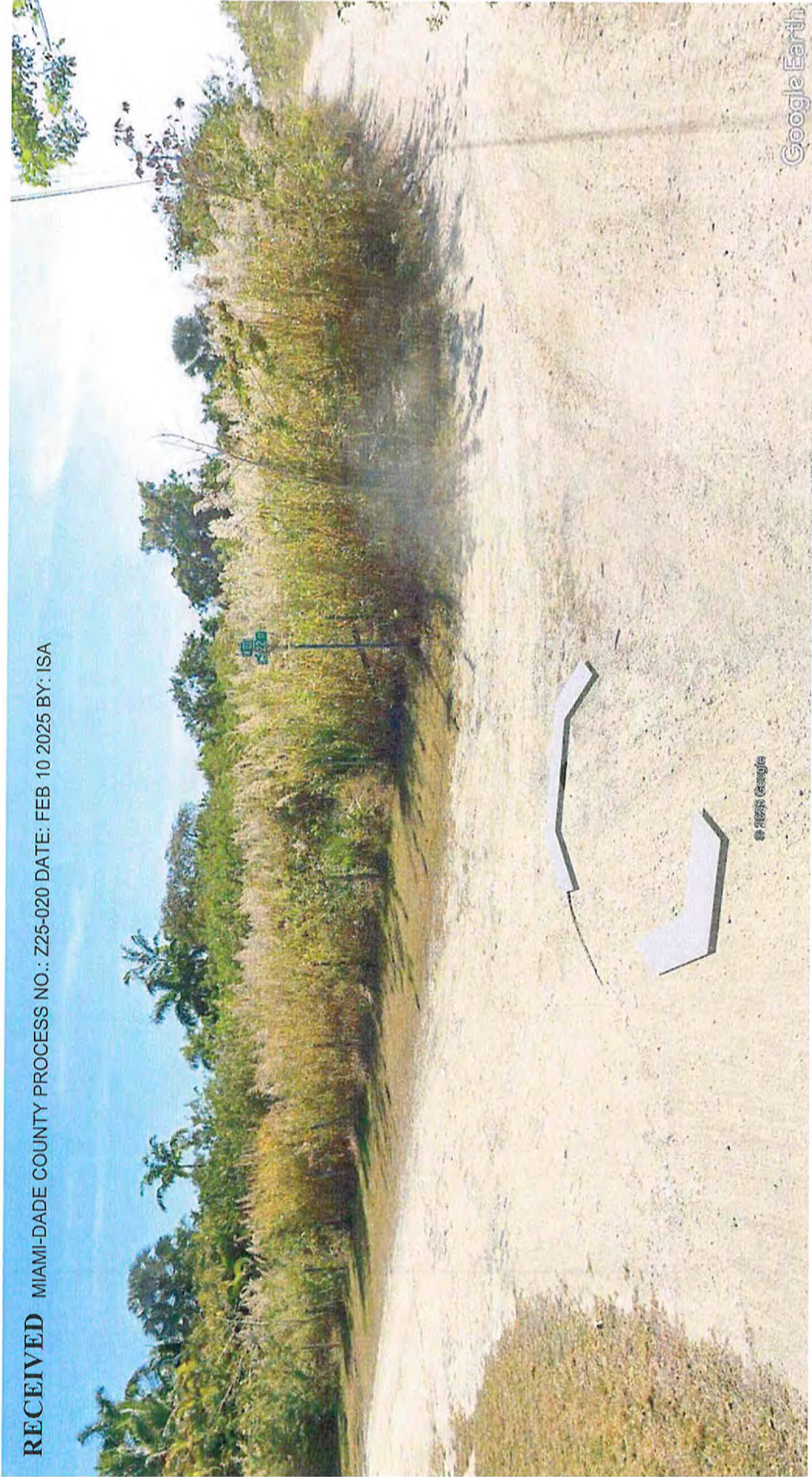
Exit Street View



© 2025 Google

Google Earth

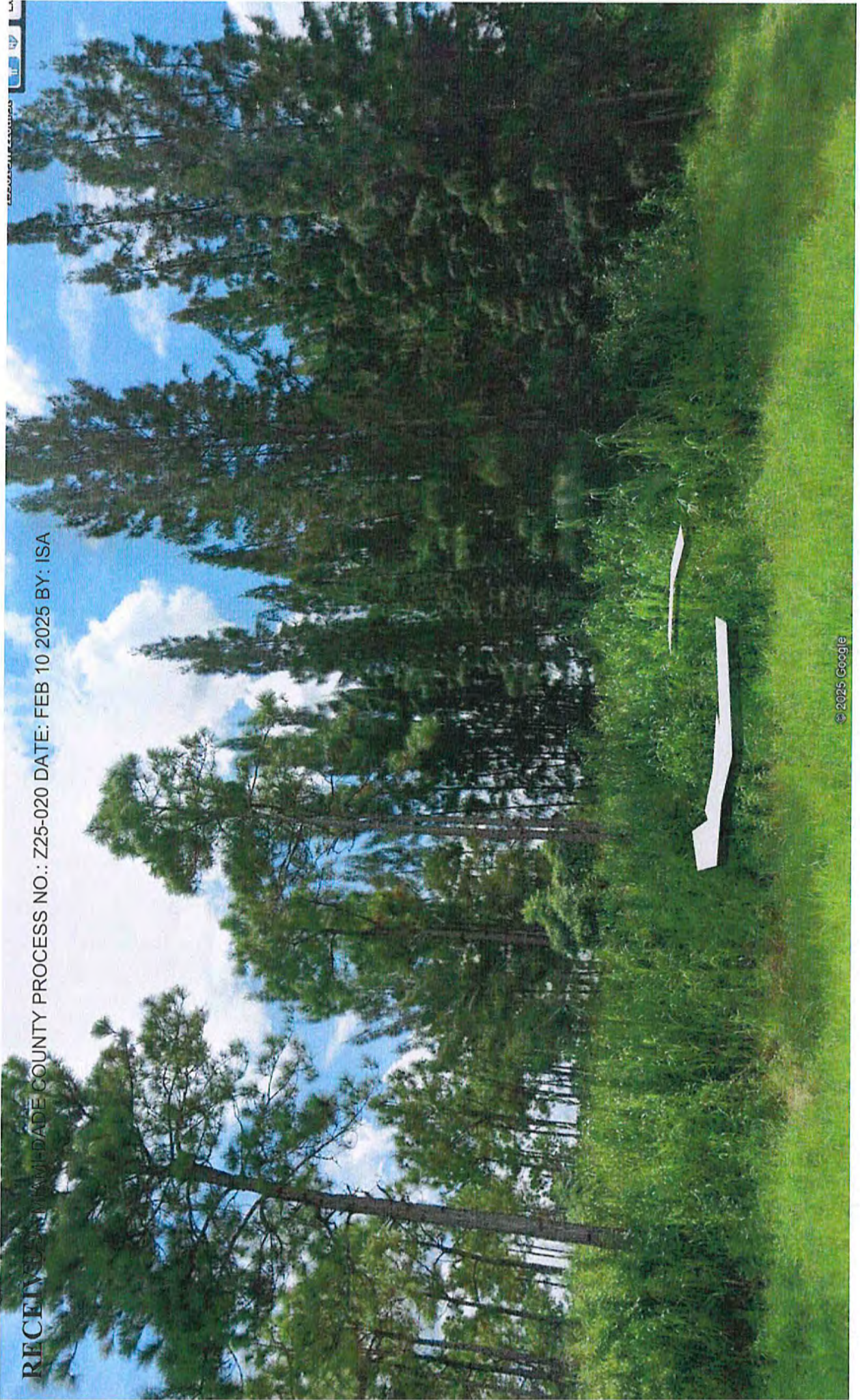
RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: FEB 10 2025 BY: ISA



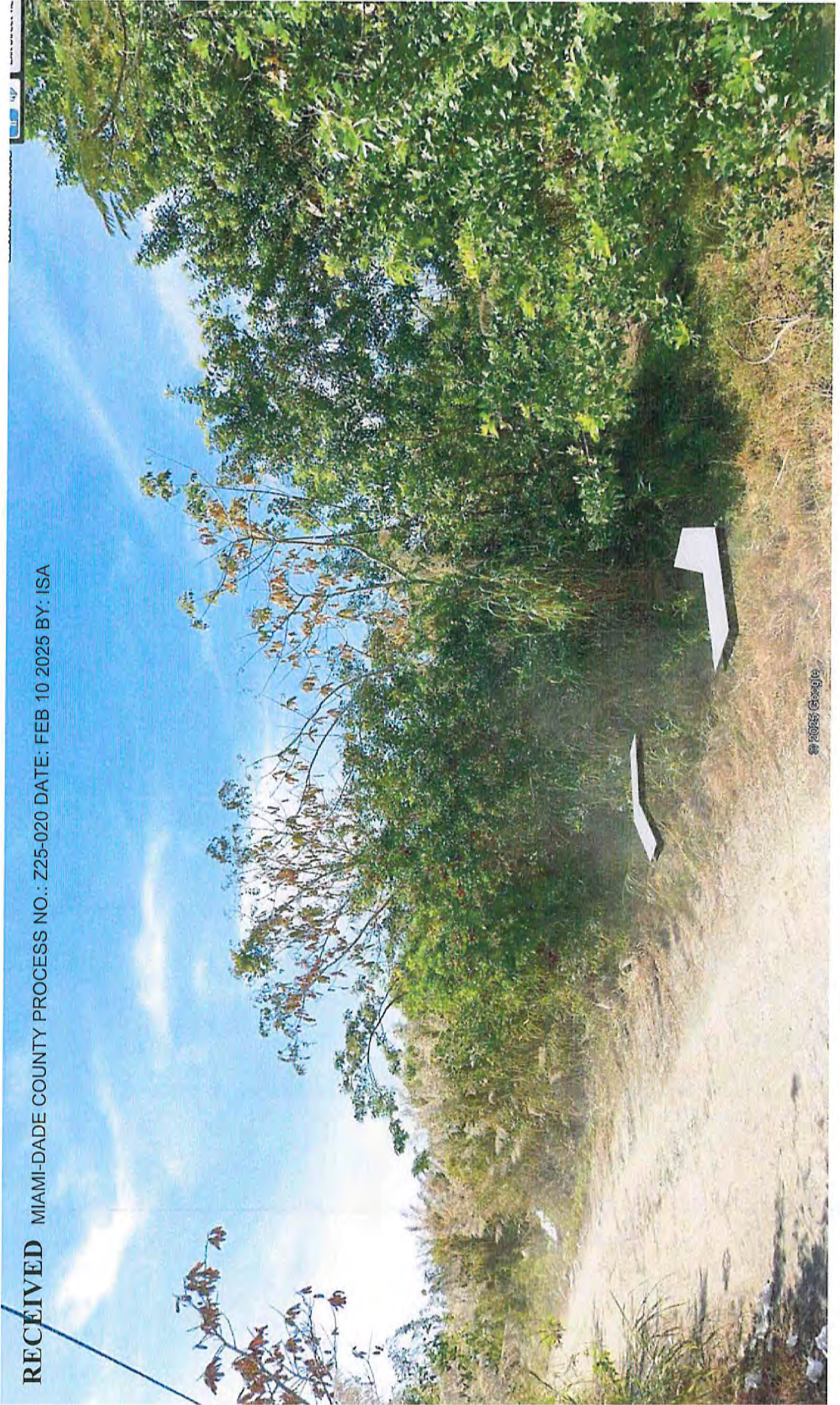
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Google Earth

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: FEB 10 2025 BY: ISA



RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: FEB 10 2025 BY: ISA





RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-020 DATE: FEB 10 2025 BY: ISA



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

PH: Z25-033

January 22, 2026
Item No. 8A2

Recommendation Summary	
Commission District	4
Applicant	Garden Place Development, LLC.
Summary of Request	The applicant is requesting to delete a previously recorded covenant on the property. The deletion would allow the property to be developed as multi-family apartments with a maximum density of up to 60 units per acre and a maximum height of 8 stories under the Land Use and Density Regulating Plans of the Ojus Urban Area District.
Location	Generally located north of NE 187 Street and approximately 166' west of NE 25 Avenue, Miami-Dade County, Florida.
Property Size	±0.62-gross (±0.43-net) Acres
Existing Zoning	Ojus Urban Area District (OUAD), RM, Center
Existing Land Use	Vacant
2030-2040 CDMP Land Use Designation	Low-Medium Density Residential (within a Metropolitan Urban Center)
Comprehensive Plan Consistency	Consistent with the mixed-use and urban center policies and interpretative text of the CDMP and consistent with policy LU-7A of the CDMP.
Applicable Zoning Code Section	Section 33-311(A)(7) General Modification Standards, <i>(See attached Zoning recommendation Addendum)</i>
Recommendation	Approval, subject to the acceptance of the proffered covenant.

Pursuant to section 33-313.1, the request to delete or modify a covenant requires the affirmative votes of 2/3 of the Board members present.

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(C)(13) which states "Applications to modify or delete declarations of restrictive covenants encumbering property wholly located within any Urban Center or Urban Area zoning district, as defined in this Code, where and to the extent that modification or elimination of the declaration of restrictive covenant or part thereof is necessary to allow development conforming in all respects to the applicable Urban Center or Urban Area District regulations."

PROCEDURAL HISTORY:

This application was deferred at the October 23, 2025, meeting of the Board of County Commissioners (BCC) to the November 20, 2025, meeting to allow staff to correct the advertisement and re-advertise the item. Subsequently, this item was deferred from the November 20, 2025, meeting of the BCC at a request by the applicant. The item was again deferred at the December 18, 2025, meeting of the BCC.

The public hearing on this item has not been held.

REQUEST:

DELETION of a Declaration of Restrictions recorded in Official Records Book 31237, Page 2459-2463.

PROJECT HISTORY AND DESCRIPTION:

The subject property consists of one mid-block parcel comprising of ±0.62-gross (±0.43-net) Acres generally located north of NE 187 Street and approximately 166' west of NE 25 Avenue, Miami-Dade County, Florida and is within the Ojus Urban Area District. The parcel is vacant and surrounded by multi-family and single-family residences.

On June 6, 2006, the Board of County Commissioners (BCC) adopted Ordinance No. 06-86 establishing the Ojus Urban Area District (OUAD) Regulations. The OUAD provides the regulatory framework for all development within the Ojus area of northeastern Miami-Dade County. The properties within the OUAD boundaries were rezoned to OUAD on March 8, 2007, pursuant to Resolution No. Z-3-07. The OUAD regulations have subsequently been amended in 2007, 2014, 2015 and 2016. OUAD regulations, as well as most Urban Center Districts, are based on the Standard Urban Center (SUCO) Regulations, which provide the foundational regulatory framework. The permitted density and intensity have been amended from time to time, with the most recent amendment approved in 2019 pursuant to Ordinance No. 19-120, which increased allowable density and intensity within the area. This amendment further refined the development standards within the OUAD by establishing new density and height parameters for RM, Center properties. Specifically, Ordinance No. 19-120 set a limit of 45 units per acre and a maximum height of six (6) stories for properties located within the exception area bounded by NE 187th Street, NE 25th Avenue, NE 188th Street, and theoretical NE 23rd Court. However, RM-designated properties within this same exception area that held their RM designation prior to December 3, 2019, were permitted to retain the higher development allowances of 60 units per acre and building heights ranging from two (2) to eight (8) stories. Prior to the adoption of the OUAD zoning framework, zoning records indicate that the subject property was zoned RU-3, Four-Unit Apartment District.

After two (2) deferrals earlier in 2018, the Board of County Commissioners, on November 15, 2018, approved an amendment to the Ojus Urban Area District Land Use Regulating Plan pursuant to Resolution No. Z-26-18. The amendment re-designated the subject property from Residential (R) to Residential Modified (RM), subject to a Declaration of Restrictions. The Declaration, among other provisions, limited development to: (1) a maximum building height of three (3) stories, and (2) no more than 18 dwelling units in total. The covenant was placed on the property to address concerns related to residential uses and the proximity of two (2) schools in the surrounding area. Although the regulating plan were amended in 2019 to permit 60 units per acre and a maximum of eight (8) stories, the approved Resolution mentioned above limited the property to maximum building height of three (3) stories and 18 dwelling units.

As part of the subject application, the applicant seeks to delete the above-mentioned Declaration of Restrictions, recorded in Official Records Book 31237, Pages 2459–2463. Removal of the covenant would allow the property to be developed with multi-family apartments with a density of 60 units per acre and a height of eight (8) stories. Staff notes that no site plan was submitted with the application. Therefore, if the applicant were to pursue development under the Workforce Housing Development Program pursuant to Article XIIA of the Miami-Dade County Code, the property could be developed at an even greater density and intensity, including up to six (6) additional stories. To address these concerns, the applicant has proffered

a new covenant limiting the maximum building height to four (4) stories and stipulating that the applicant shall not seek any reductions of the code requirement for parking spaces. Section 33-284.86(F)(3) of the Code authorizes parking reductions ranging from 25% to 40%, which may be combined depending on use, location, and size; however, the proposed covenant precludes the applicant from utilizing any of these reductions. While the covenant does not impose an explicit cap on the number of units, requiring full compliance with parking requirements will inherently limit the density that can be achieved on the site due to the spatial constraints associated with providing the necessary on-site parking. In the absence of a submitted site plan, these commitments provide an added level of predictability regarding the scale and operational impacts of the development, help safeguard the surrounding area from potential spillover effects and maintain an appropriate balance between the site's development potential and neighborhood compatibility.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	OUAD-RM; vacant	Metropolitan Urban Center
North	OUAD-R; multi-family	Metropolitan Urban Center
South	OUAD-MC; vacant	Metropolitan Urban Center
East	OUAD-RM; multi-family	Metropolitan Urban Center
West	OUAD-R; single family residence	Metropolitan Urban Center

NEIGHBORHOOD COMPATIBILITY:

The subject property is a vacant parcel of land located at north of NE 187 Street and approximately 166' west of NE 25 Avenue. It is surrounded by a mix of residential and vacant parcels, including multi-family developments to the north and east, a single-family residence to the west, and vacant land to the south.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to develop the parcel with more density and intensity than currently permitted. Staff acknowledges that the development will result in additional traffic on the surrounding roadways. Based on the accompanying department memoranda and information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the proposed development will generate approximately 13 PM peak hour vehicle trips. Based on the memorandum from the Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM), approval of the application will not reduce the Level of Service (LOS) standards for an initial development order.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as lying within the **Ojus Urban Area District (OUAD)**. The Ojus Urban Area District implements the urban center policies and interpretative text of the County's Comprehensive Development Master Plan (CDMP). The CDMP Land Use Element (LUE) states that *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. Furthermore, the CDMP text states 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.

Below is a brief overview of the Metropolitan Urban Center Floor Area Ratio (FAR) and Maximum Density Requirement:

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
<i>Metropolitan Urban Centers</i>	<i>greater than 3.0 in the core not less than 0.75 in the edge</i>	250

The Ojus Urban Area District implements the Urban Center and Mixed-Use Corridor policies and interpretative text of the CDMP. Staff opines that the request to delete the Declaration of Restrictions recorded in Official Records Book 31237, Pages 2459-2463, Staff opines that the request to delete the Declaration of Restrictions recorded in Official Records Book 31237, Pages 2459–2463, and to replace it with the proffered covenant, would be **consistent** with the mixed-use and urban center policies and interpretative text of the CDMP.

As part of the CDMP, the criteria to evaluate new development and redevelopment in existing and planned transit corridors and **urban centers** is outlined in the CDMP Land Use Element, **Policy LU-7A**, which states, “[t]hrough its various planning, regulatory and development activities, Miami-Dade County shall encourage development of a wide variety of residential and no-residential land uses and activities in nodes around rapid transit stations to promote mobility, 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.” In furtherance of Policy LU-7A, the proposed development will be restricted, through the proffered covenant, to a maximum building height of four (4) stories and will be subject to a prohibition on any request for parking reductions. These limitations ensure compatibility with the surrounding community, maintain an adequate parking supply, and support the balanced, transit-supportive development pattern contemplated by the CDMP.

The applicant seeks to delete the above-mentioned Declaration of Restrictions, recorded in Official Records Book 31237, Pages 2459–2463, in order to allow future development on the site at a greater density and intensity than is currently permitted. While the maximum development potential allowable under the amendment, absent additional limitations, could result in building massing and height that would be incompatible with the existing and anticipated physical development pattern in the area, the applicant has proffered a new

covenant that limits building height and prohibits any request for parking reductions. With these restrictions in place, the potential development intensity on the site is reduced to a level that is **compatible** with surrounding parcels and the established character of the neighborhood. Accordingly, and as further detailed in the zoning analysis, staff finds that the proposed request, with the proffered covenant, meets the compatibility criteria outlined in **Policy LU-7A** of the CDMP and is therefore consistent with **Policy LU-7A**.

ZONING ANALYSIS:

The applicant seeks to delete a previously recorded Declaration of Restrictions on the property. The deletion would allow the property to be developed as multi-family apartments with a density of 60 units per acre and a height of 8 stories under the Land Use and Density Regulating Plans of the Ojus Urban Area District. When the applicant's request to delete the agreement, is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff opines that the approval of the request would be compatible with the area concerned, when considering the necessity and reasonableness of the deletions in relation to the present and future development of the area concerned, subject to the acceptance of the proffered covenant. The covenant, which limits building height and precludes parking reductions, ensures that any future development remains consistent with the character and capacity of the neighborhood.

The purpose of the application is to delete the covenant that restricts the subject property to a maximum of three (3) stories and eighteen (18) dwelling units. Removal of this restriction could potentially allow development at a maximum density of 47 dwelling units and up to 14 stories in height if pursued under the Workforce Housing Development Program. Staff notes that when the application for the amendment to the OUAD and the associated covenant was presented to the BCC in 2018, the application was deferred twice (October 3 and October 25) to allow further coordination between staff and the applicant. At the November 15, 2018, BCC hearing, concerns were raised regarding the compatibility of higher density and building height with the surrounding area, which includes nearby schools and established residential uses. While the underlying zoning could have supported additional units and height, staff and the Board concluded that such density and intensity would not be appropriate for the site. To address these concerns, the applicant proffered a Declaration of Restrictions limiting the site to a maximum of 18 dwelling units and three (3) stories. Based on this proffer, the application was approved in accordance with staff's recommendation, subject to the Declaration of Restrictions adopted under Resolution No. Z-26-18.

The subject parcel is adjacent to properties designated Residential (R) to the north and west, which are limited to a maximum density of 13 dwelling units per acre and a maximum height of four (4) stories. To ensure compatibility with the surrounding area, the applicant has proffered a covenant restricting the height of any proposed development on the subject site to four (4) stories. This limitation helps maintain an appropriate transition in building massing by stepping down from the eight (8) story building located to the east and reducing the building massing to the west, where the adjacent parcels are currently developed with one (1) story structures or could be redeveloped in the future at a maximum height of four (4) stories. Aligning the subject site's height with these adjacent lower-scale properties supports a smoother and more compatible integration within the neighborhood. Staff also notes that, the permitted density and intensity for the subject area has been amended from time to time, with the most recent amendment approved in 2019 pursuant to Ordinance No. 19-120, which increased allowable density and intensity within the area. Therefore, subject to the acceptance of the proffered covenant, staff opines that the request to delete the existing covenant in order to qualify for the additional density and height would be **compatible**.

Staff notes that approval of the request will not adversely impact the County's adopted Level of Service (LOS) standards for non-transportation County services. The memoranda from the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources (RER), the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the Water and Sewer Department and Miami-Dade Fire Rescue, indicate that the request will not generate or result in excessive noise, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, or other such facilities which have been constructed or which are planned and budgeted for construction.

For the reasons outlined above, staff is of the opinion that deleting the Declaration of Restrictions for the subject property would be consistent and compatible with the surrounding area, **subject to the acceptance of the proffered covenant**. The 2018 covenant was originally intended to provide a transition between the higher-density development to the east and the lower-density residential areas to the north and west. Since that time, amendments within the area have increased allowable building height. As a result, staff finds that removing the existing covenant without additional limitations could allow a development that does not fit the scale and character of the neighborhood. However, because the applicant is proffering a new covenant that continues to restrict building height and require compliance with parking requirements, staff finds the request **consistent** with the CDMP and **compatible** with the surrounding area. **Staff therefore recommends approval of the application under Section 33-311(A)(7), Generalized Modification Standards, subject to the acceptance of the proffered covenant.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: N/A

RECOMMENDATION:

Approval, subject to the acceptance of the proffered covenant

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:EA



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

ZONING RECOMMENDATION ADDENDUM

Garden Place Development, LLC.
PH: Z25-033

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection</i>
Miami-Dade Fire Rescue (MDFR)	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection*</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Objective LU-7A (Pg. I-13)</p>	<p><i>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 promote mobility, 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.</i></p>
<p>Land Use Element Urban Centers pg. I-45</p>	<p><i>Urban Centers</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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 areawide 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</i></p>

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. Separately

Policies for Development of Urban Centers

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.

Radius. The area developed as an urban center shall extend to a one-mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.

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 accessways 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.

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.
Average Floor Area Ratios (FAR)

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500
Metropolitan Activity Centers	greater than 3.0 in the core not less than 0.75 in the edge	250
Community Urban Centers	greater than 1.5 in the core not less than 0.5 in the edge	125

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 and design requirements of this section and Policy LU-7F.

PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>Section 33-311(A)(7) Generalized Modification Standards.</p>	<p><i>The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (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.</i></p>
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Building and Neighborhood Compliance

ENFORCEMENT HISTORY

GARDEN PLACE DEVELOPMENT, LLC N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000033

DATE

HEARING NUMBER

FOLIO: 30-2204-000-0640

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 28, 2025

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

GARDEN PLACE DEVELOPMENT, LLC.

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: August 29, 2025

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Lisa M. Spadafina, RER Assistant Director *Lisa Spadafina*
Division of Environmental Resources Management

Subject: Z2025000033-2nd Review
Garden Place Development LLC
2475 NE 187th Street
Applicants seek elimination of restrictive covenants related to zoning actions under resolution Z-26-18 and related declarations of restrictions.
(OUAD) (0.42 acres)
04-52-42

The Department of Regulatory and Economic Resources – Division of Environmental Resources Management (DERM) has reviewed the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code). DERM has no pertinent comments regarding this application since the proposed application request for elimination of restrictive covenants and declarations of restrictions related to zoning actions under resolution Z-26-18, does not entail any environmental concerns. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal.

DERM will evaluate the feasibility of connecting to the public water and sanitary sewer system prior to DERM approval of any future development orders (zoning site plan, tentative plat applications, building permits) that proposes structures requiring public water and sanitary sewers on the subject property.

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: August 25, 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) *Maria Valdes*

Subject: **UPDATED** Zoning Application Comments - Garden Place Development LLC
Application No. Z2025000033 - (Previous App. No. M24-032)

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.

The subject application is within North Miami Beach' water service area and WASD's sewer service area. At the time of development, the applicant is advised to consult with the Utility of North Miami Beach for any infrastructure that they may have within their service area and WASD to finalize points of connection and capacity approval for the proposed project.

Application Name: Garden Place Development LLC

Location: The proposed project is located on approximately 0.43 acres on the north side of NE 187th Street, approximately 55 feet west of NE 24th Place, with Folio No. 30-2204-000-0640, within the Ojus Urban Area District (OUAD), in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting for the elimination of Restrictive Covenants Associated with Zoning Hearing Resolution Z-26-18 and Related Declaration of Restrictions for Garden Place Development LLC, for the subject site. A site plan was not provided with this application and thus the water/sewer flows for the future development cannot be calculated at this time.

Water: The proposed development is located within the City of North Miami Beach's water service area. Please consult with the Utility Department of the City of North Miami Beach for any infrastructure that they may have in their service area. In addition, a Water Supply Certification (WSC) is not required from WASD as the project is located entirely within the City of North Miami Beach's water service area and the water supply will be provided by the North Miami Beach Utility.

Water Conservation: 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 North District Wastewater Treatment Plant (NDWWTP) for treatment and disposal. The NDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the NDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

There is an existing 8-inch gravity sewer (ES9050-2; MH No. 2 per As-built) located at the intersection of NE 187th Street and NE 24th Place, approximately 55 feet east of the subject property, to where the developer may connect and extend the same 8-inch gravity sewer, at full depth westerly along NE 187th Street to the southwestern corner of the property, in order to provide sewer service to the proposed development as required, provided there is sufficient depth and that there are no obstacles that would preclude construction of the sewer system. Final points of connections and capacity approval to connect to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure. At such time, a hydraulic modeling analysis will be performed and any upgrades to the system will be identified.

If UNITY OF TITLE does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

The sewage flows from the proposed development will be transmitted to Pump Station No. 394. 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>

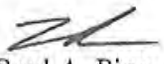
Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

Memorandum



Date: October 24, 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: Z2025000033
Name: Garden Place Development, LLC
Location: 2475 NE 187 Street
Section 04 Township 52 South Range 42 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 meets the traffic concurrency criteria because it lies within an Urban Center and the urban infill area where traffic concurrency does not apply. It will generate approximately **13 PM** peak hour vehicle trips (*)

(*)Traffic concurrency is based on the max density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

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 Meridien

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: August 25, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

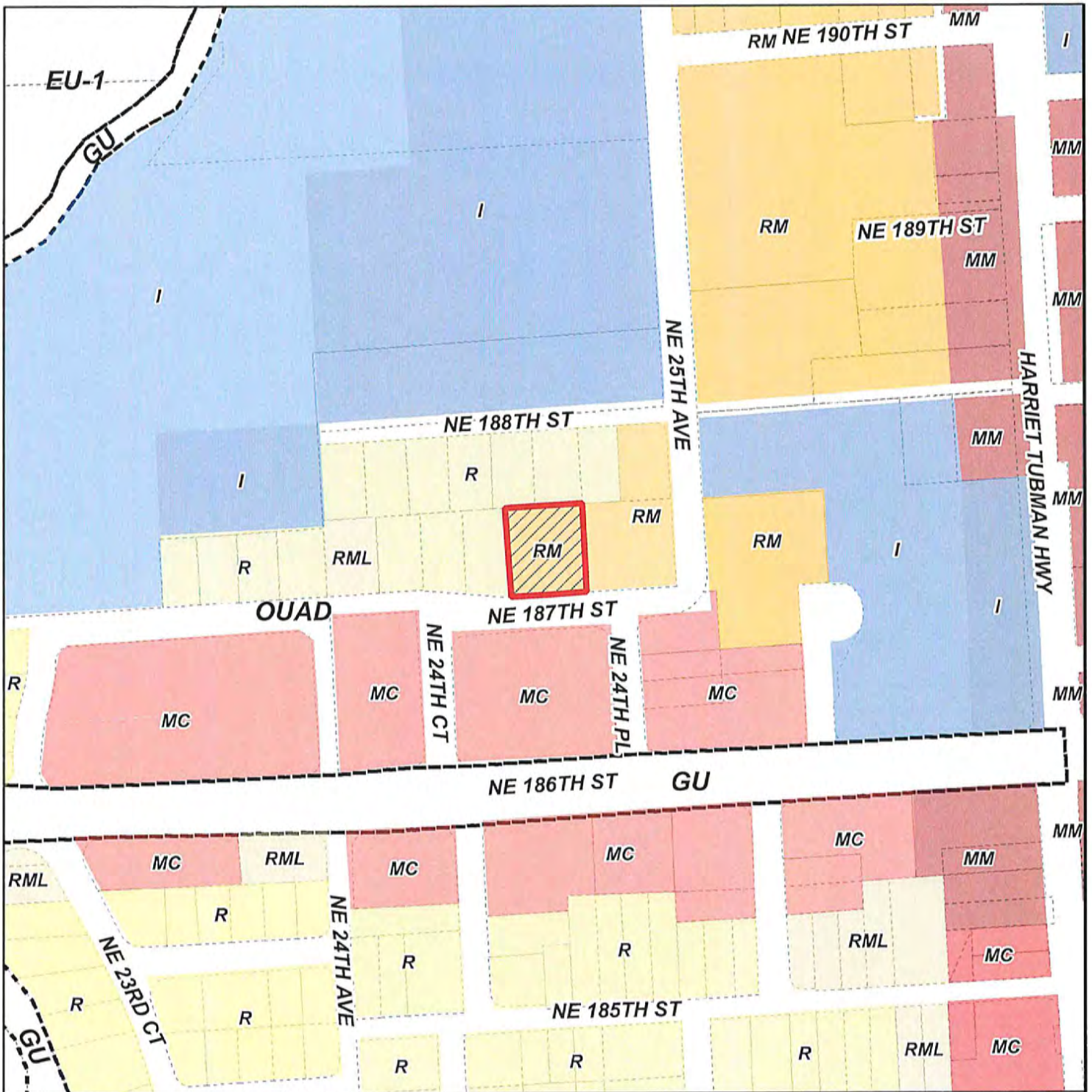
Subject: Z2025000033

The Miami-Dade Fire Rescue Department has **no objection** to request to elimination of restrictive covenants uploaded to "EnerGov" on 3/7/2025.

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

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

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000033

Section: 04 Township: 52 Range: 42
 Applicant: Garden Place Development LLC
 Zoning Board: Board of County Commissioners
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

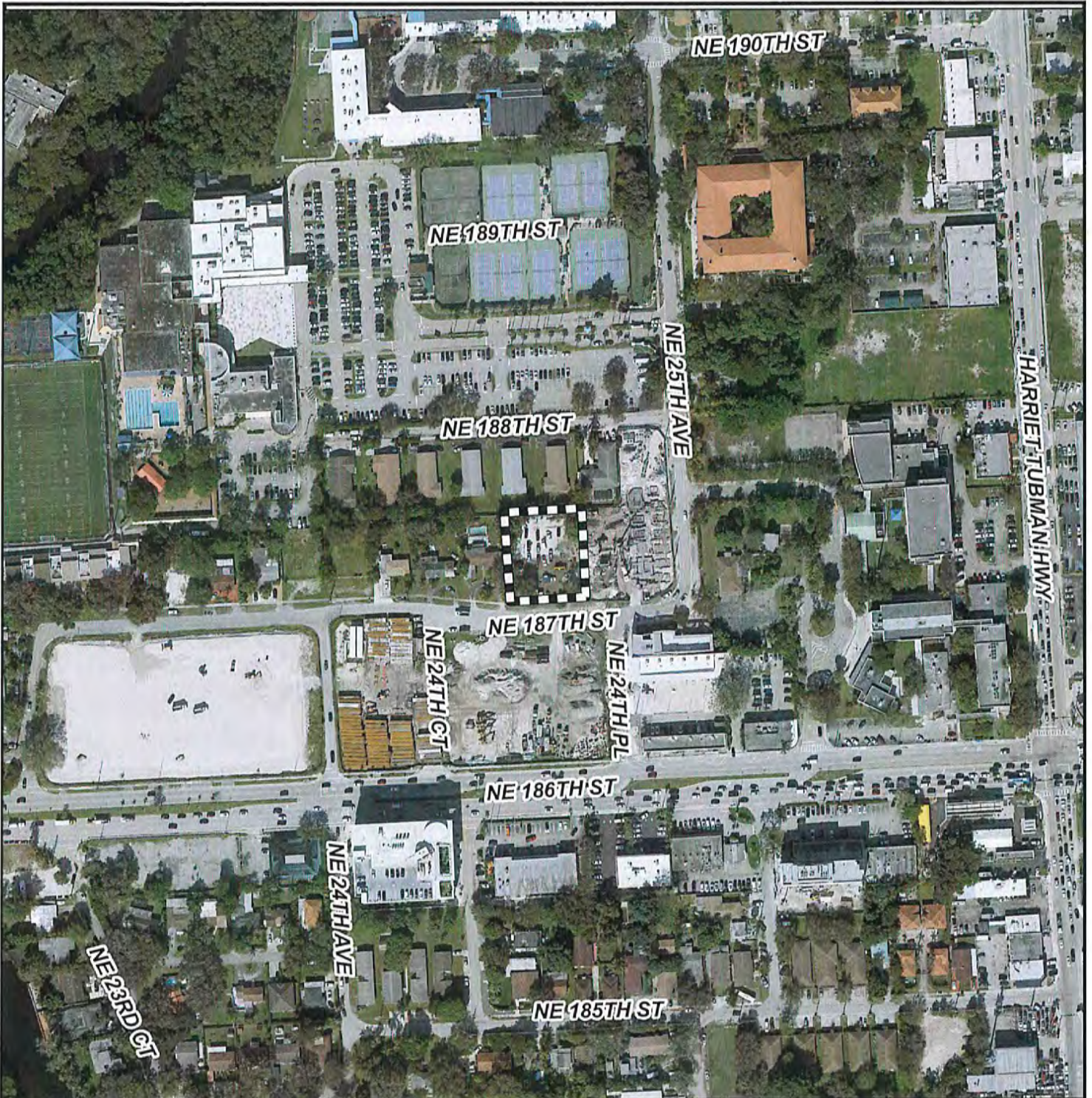
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Monday, March 10, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000033

Legend
 Subject Property

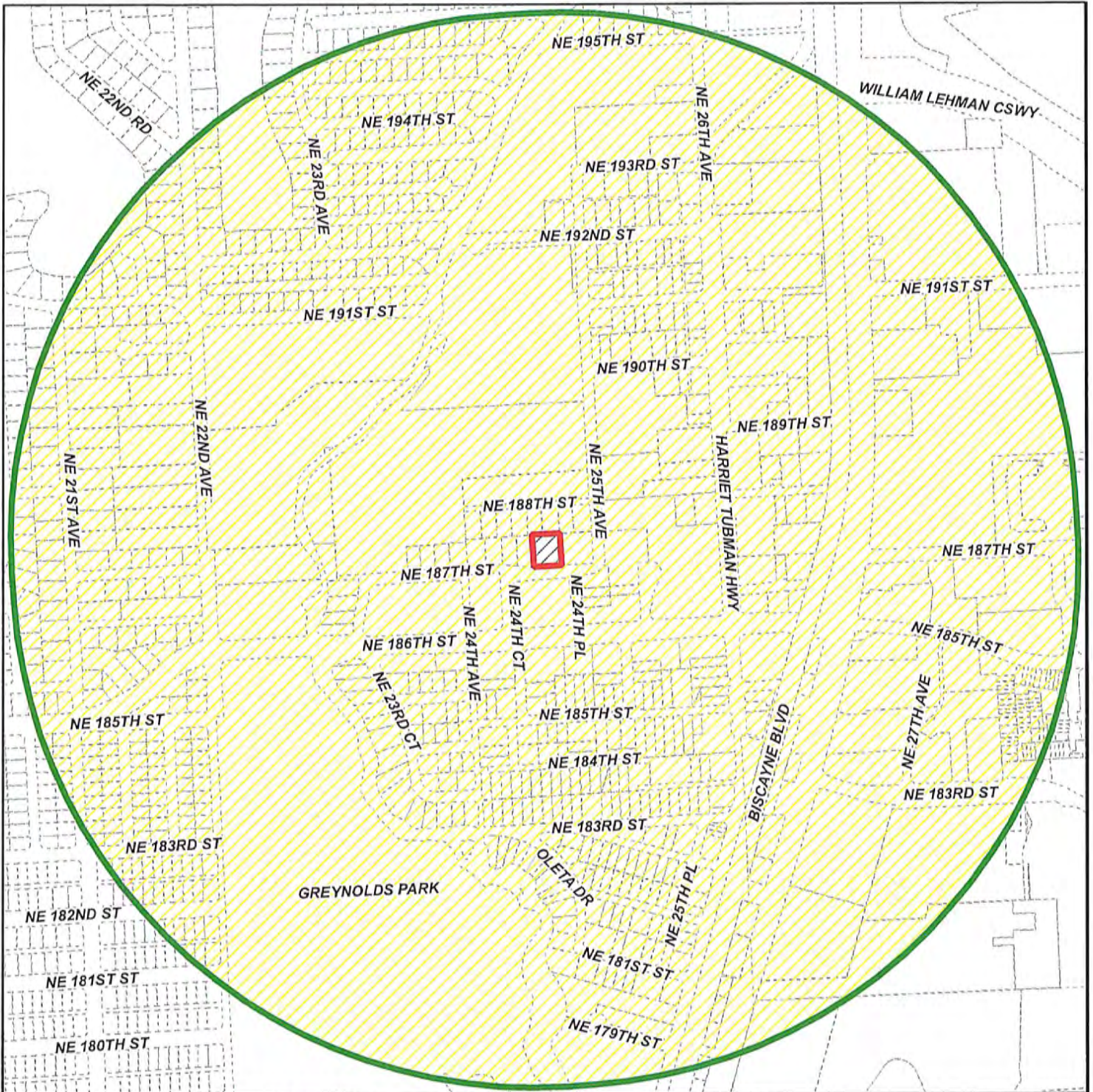


Section: 04 Township: 52 Range: 42
 Applicant: Garden Place Development LLC
 Zoning Board: Board of County Commissioners
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, March 10, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2025000033
 RADIUS: 2640

Section: 04 Township: 52 Range: 42
 Applicant: Garden Place Development LLC
 Zoning Board: Board of County Commissioners
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

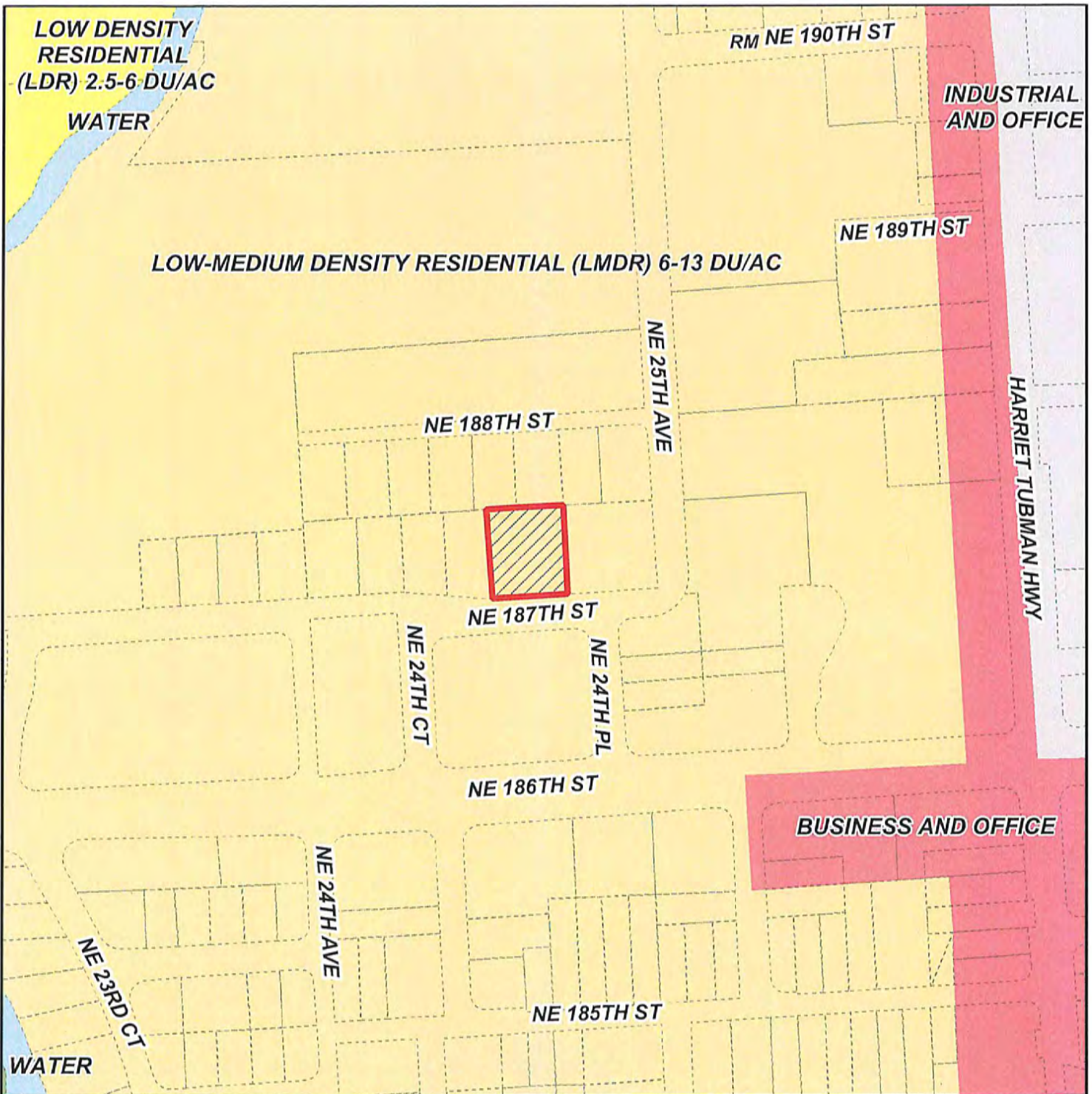
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Monday, March 10, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP


Process Number

Z2025000033

Section: 04 Township: 52 Range: 42
 Applicant: Garden Place Development LLC
 Zoning Board: Board of County Commissioners
 Commission District: 4
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



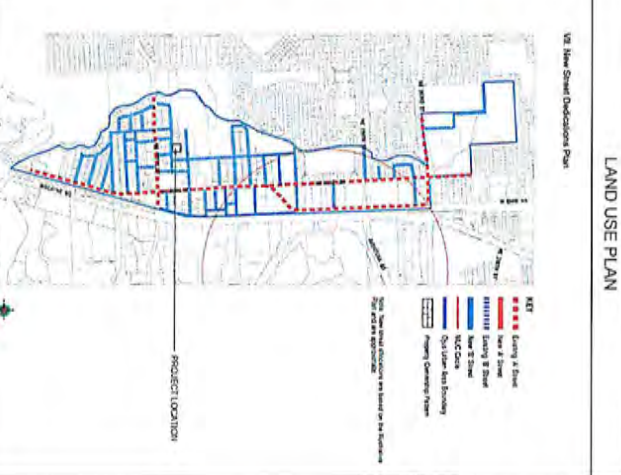
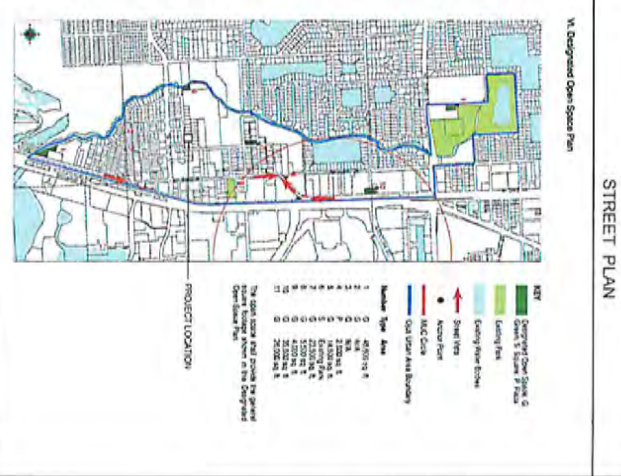
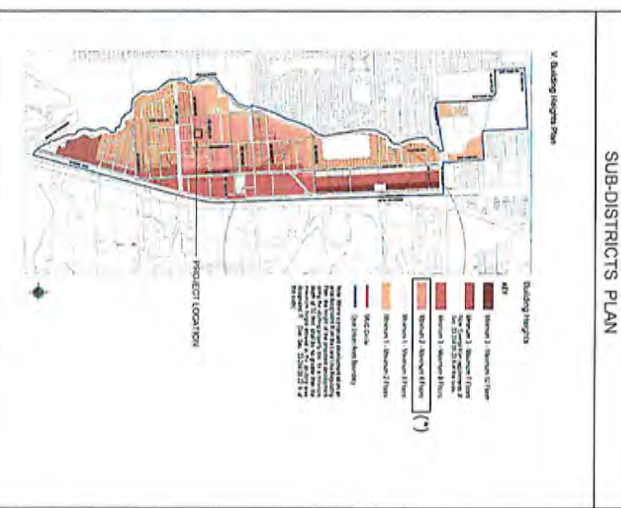
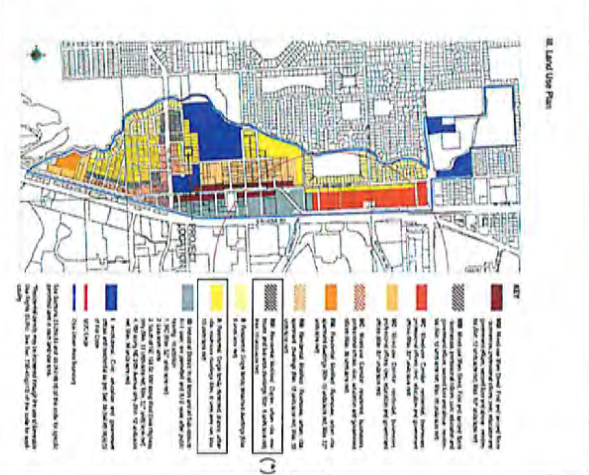
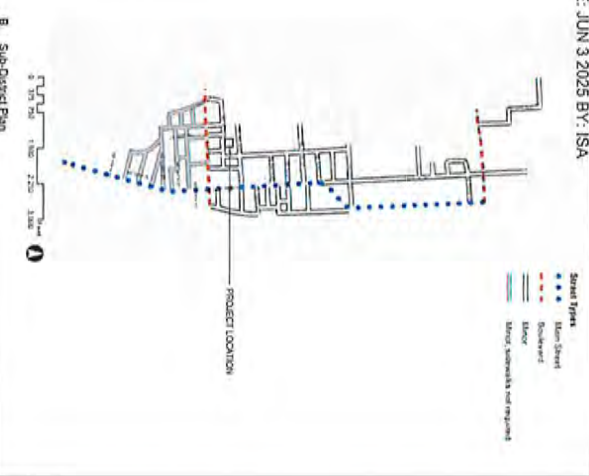
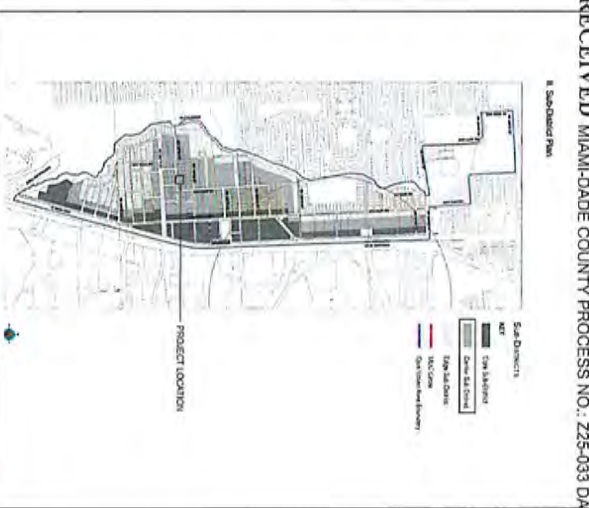
Legend

 Subject Property Case



SKETCH CREATED ON: Monday, March 10, 2025

REVISION	DATE	BY



V. Building Heights Plan

B. Sub-District Plan

STREET PLAN

LAND USE PLAN

DESIGNATED OPEN SPACE PLAN

NEW STREET DEDICATIONS PLAN

BIKE ROUTE PLAN

(*) ZONING VERIFICATION LETTER

(*) NOTE - AS PER ZONING VERIFICATION FORM MIAMI DADE COUNTY, DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES, ON MARCH 7TH 2018, CASE# 12019000098 THE PROPERTY IS LOCATED WITHIN THE OJUS URBAN AREA DISTRICT (QUAD) AND IS DESIGNATED RESIDENTIAL MODIFIED (RM) IN THE CENTER SUB-DISTRICT. THE PARCEL MAY BE DEVELOP AT A DENSITY BETWEEN 0 AND 60 DWELLING UNITS PER NET ACRE AND AT A HEIGHT OF BETWEEN A MINIMUM OF 3 STORIES AND A MAXIMUM 8 STORIES IN HEIGHT. (SEE LETTER ABOVE AND ATTACHED TO THIS SUBMITTAL)

IN THE CASE A HOTEL IS DEVELOPED A CHANGE FROM RM TO MIXED USE IS REQUIRED

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: _____

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: Garden Place Development LLC

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP
Moshe Mann 17555 COLLINS AVE Sunny Isles FL 33160	1/3
Haim Sklash 19111 COLLINS AVE Sunny Isles FL 33160	1/3
Raphael Weizman 10140 TURNBERRY WAY AVENTURA FL 33180	1/3

*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.



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.

x [Signature] (MGR) x
Haim Sklash, Moshe Morn, Raphael Weizman
 Signature Print Name

Sworn to and subscribed to before me on the 30 day of September, 2021

Affiant is personally known to me or has produced _____ as identification.

Notary: _____



Commission expires: _____

This form is available online at www.miamidade.gov/zoning/forms.asp

FORM REVISION 2019:3

This instrument was prepared by:
Name: Miguel Diaz de la Portilla
Address: 600 Brickell Avenue, Suite 3500
Miami, FL 33131
Folio No.: 30-2204-000-0640

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Garden Place Development LLC (hereinafter referred to as the "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 Opinion of Title; and

WHEREAS, the Owner has applied for Zoning Application and said application is identified as Application No. Z2025000033 (the "Application"); and

NOW, THEREFORE, in order to assure Miami-Dade County (the "County") that the representations made by the Owner during the consideration of the Application and the Amendment will be abided by the Owner freely, voluntarily, and without duress makes the following Declaration of Restrictions covering and running with the Property:

1. Any development on the Property shall not exceed four (4) stories in height.
2. The Owner shall not seek, accept, or avail itself of any parking reductions permitted by or provided for in the Miami-Dade County Code of Ordinances in connection with any development on the Property.

Miscellaneous.

County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the 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. The 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.

(Space reserved for Clerk)

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 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

(Space reserved for Clerk)

any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.

Recordation and Effective Date. 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 by the Board of County Commissioners. 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 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. The Owner acknowledges that 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 retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance.

Owner. The term Owner shall include all heirs, assigns, and successors in interest.

[Execution Pages Follow]

(Space reserved for Clerk)

In witness whereof the undersigned has caused his hand and seal to be affixed hereto on this ____ day of _____ 2025.

WITNESSES

GARDEN PLACE, LLC, a Florida
limited liability company

By: _____

Name: _____

Name: _____

Title: _____

Address: _____

Address: _____

Name: _____

Address: _____

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing Declaration was acknowledged before me this ____ day of _____, 2025,
by _____, as _____ of _____,
a _____ limited liability company. Personally Known _____ or Produced Identification

Type of Identification Produced _____

Print or Stamp Name:
Notary Public, State of _____
Commission No.: N/A
My Commission Expires:

(Space reserved for Clerk)

EXHIBIT A
Legal Description

ALL OF THE S1/2 OF THE S1/2 OF THE S1/2 OF THE NE1/4 OF THE SE1/4 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI/DADE COUNTY, FLORIDA, LESS THE EAST 850 FEET AND THE WEST 330 FEET THEREOF, SAME BEING A PARCEL OF LAND 140 FEET WIDE EAST AND WEST, AND 165 FEET NORTH AND SOUTH.

OPINION OF TITLE

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of a Declaration of Restrictions pursuant to Public Hearing No. Z25-033, it is hereby certified that I have examined that certain Owner's Policy of Title Insurance, No. OF6-8634948, underwritten by Old Republic National Title Insurance Policy, and that certain Property Information Report under File Number 12847373, issued by Fidelity National Title Insurance Company, together covering the period from the beginning to the 25th day of November, 2025, at the hour of 11:00 PM, inclusive (collectively, the "Title Evidence"), of the property described on **Exhibit A** hereto. I know of no reason that this Title Policy is inaccurate or incomplete.

Based solely upon the Title Evidence, I am of the opinion that on the last-mentioned date, the fee simple title to the above-described real property was vested in:

Garden Place Development LLC, a Florida limited liability company;

With Haim Sklash, as Manager of Golf View LLC, as Manager of Garden Place Development LLC, having authority to sign documents for and on behalf of the company.

Note: For Limited Partnership, Limited Liability Company or Joint Venture indicate parties comprising the Limited Partnership, Limited Liability Company or Joint Venture and identify who is authorized to execute.

Subject to the following encumbrances, liens and other exceptions (If "none" please indicate):

1. **RECORDED MORTGAGES:**

None.

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

None.

3. **GENERAL EXCEPTIONS:**

- A. Real property taxes and assessments.
- B. Rights of persons other than the above owner who are in possession.
- C. Facts that would be disclosed by an accurate survey.
- D. Any unrecorded labor, mechanics' or materialmens' liens.

E. Zoning and other restrictions imposed by governmental authority.

4. **SPECIAL EXCEPTIONS:**

- A. Conditional Building Permit and Estoppel Notice recorded in O.R. Book 25327, Page 1883.
- B. Covenant Running With the Land in Lieu of Unity of Title recorded in O.R. Book 25585, Page 3643.
- C. Agreement for Sanitary Sewage Facilities recorded in O.R. Book 30765, Page 168.
- D. Declaration of Restrictions recorded in O.R. Book 31237, Page 2459.

References are 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 Restrictions.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the Declaration of Restrictions a valid and binding covenant on the lands described herein.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
Garden Place Development LLC, a Florida limited liability company	Fee Simple	N/A

The following is a description of the aforementioned abstract and its continuations:

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
N/A			

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 agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this _____ day of December, 2025.

Name

Print Name
Florida Bar No. _____
Address:
600 Brickell Ave., Suite 3500
Miami, FL 33131

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of December, 2025, by _____, who is personally known to me or has produced _____, as identification.

Notary Public

My Commission Expires:

Print Name

Exhibit A

All of South 1/2 of the South 1/2 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 52 South, Range 42 East, Miami-Dade County, Florida, less the East 850 feet and the West 330 feet thereof, same being a parcel of land 140 feet wide East and West, and 165 feet North and South.

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

PH: Z25-074

January 22, 2026
Item No. 8A3

Recommendation Summary	
Commission District	9
Applicant	TLC South Dade, LLC
Summary of Requests	The applicant seeks to amend the regulating plan for the Perrine Community Urban Center District (PECUCD) to redesignate the subject property as ID, Industrial District on the Center sub-districts.
Location	16905 SW 100 Avenue, Miami-Dade County, Florida.
Property Size	±0.47-gross (±0.26-net) Acres
Existing Zoning	Perrine Community Urban Center District (PECUCD)
Existing Land Use	Day Care Center and Preschool
2030-2040 CDMP Land Use Designation	Community Urban Center (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 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan, Section 33-311 District Boundary Change (See attached Zoning recommendation Addendum)
Recommendation	Approval, subject to the Board's acceptance of the proffered covenant.

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(C)(7) which states "Applications to amend any Urban Center or Urban Area District regulating plans, as provided in Section 33-284.89.3 of this chapter, or for any zoning action for any property located within the Downtown Kendall Urban Center District or Palmer Lake Metropolitan Urban Center District or to modify or delete declarations of restrictive covenants or conditions of zoning actions addressing property wholly located within the Downtown Kendall Urban Center District, as defined in Section 33-284.55 of this Code."

PROCEDURAL HISTORY:

This item was deferred from the December 18, 2025, meeting of the Board of County Commissioners (BCC).

The public hearing for this item has not been held.

REQUESTS:

- (1) AMENDMENT to the PECUCD Land Use Regulating Plan to re-designate the subject property from Residential (R) to Industrial District (ID).
- (2) AMENDMENT to the PECUCD Sub-district Regulating Plan to re-designate the subject property from Edge to Center.

PROJECT HISTORY AND DESCRIPTION:

In February 2002, pursuant to Resolution No. CZAB14-2-02, the subject property received approval with conditions by the Community Zoning Appeals Board 14 (CZAB 14) for an unusual use to permit day care center for fifty (50) children, allowed parking closer to an official right-of-way than permitted, the building of public assemblage located closer to certain property lines and a single-family residence than permitted, and a narrower greenbelt than permitted along SW 168 Terrace.

On September 2006, pursuant to Ordinance No. 06-127, the Board of County Commissioners (BCC) established the Perrine Community Urban Center District (PECUCD) Regulations. The PECUCD as well as the Standard Urban Center District Regulations provide the regulatory framework for all development within the Perrine Community Urban Center area of Miami-Dade County, including density, building heights, lot standards, setbacks and the urban district and Sub-district regulating plans. Subsequently, in 2007, the subject property was a part of a large tract of land, which, pursuant to Resolution No. Z-52-07, was approved for a District Boundary Change (DBC) from multiple zoning districts to the Perrine Community Urban Center District (PECUCD). Within the aforementioned PECUCD, the subject parcel was designated R, Residential, and located within the Edge sub-district on the underlying regulating plans.

The area within the boundaries of an urban center is divided in three Sub-districts: Core, Center and Edge. The highest density and intensity within an urban center shall be allocated to the Core Sub-districts, a mixed-use area adjacent to the transit station(s) or major transit stop(s). The densities and intensities shall then gradually decrease from the Core to the Center Sub-district where mixed uses are still permitted and then further decrease to the Edge Sub-district, which is characterized by single uses, including low density residential. As previously mentioned, the subject property is located within the Edge Sub-district as designated on the Land Use Plan Map. The existing Edge Sub-district permits development at a maximum density of 18 dwelling units per acre and a maximum building height of two (2) stories. Furthermore, the proposed Center Sub-district designation would allow for an increased density of 90 dwelling units per acre and a building height of 12 stories. Staff also notes that additional density and intensity may be permitted through participation in the Workforce Housing Program, pursuant to Article XI(A) of the Miami-Dade County Code. Staff further notes that no plans were submitted with this application. However, the applicant has proffered a covenant which, among other provisions, restricts the building height on the property to a maximum of four (4) stories.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	PECUCD, R, Edge; day care center and preschool	Community Urban Center
North	PECUCD, ID, Center; religious facility	Community Urban Center
South	PECUCD, R, Edge; multi-family residential	Community Urban Center
East	PECUCD, ID, Center; alley & sales and services	Community Urban Center
West	PECUCD, R, Edge; religious facility, Sunday school, kindergarten & vacant land	Community Urban Center

NEIGHBORHOOD COMPATIBILITY:

The ±0.47-gross-acre (±0.26-net-acre) subject property is designated PECUCD, Residential (R), and is currently developed with a day care center and preschool. To the north, the property is bordered by a religious facility within the PECUCD, Institutional (ID) designation. To the south, the site abuts multi-family residential development within the PECUCD, Residential (R) designation. To the east, the property is adjacent to an alley and sales and services uses within the PECUCD, Industrial District (ID) designation. To the west, the site is bordered by a religious facility, Sunday school, kindergarten, and vacant land, all within the PECUCD, Residential (R) designation.

SUMMARY OF THE IMPACTS:

Approval of this application will allow the applicant to develop the parcel with more density and intensity than currently permitted. Staff acknowledges that the development will result in additional traffic on the surrounding roadways. Based on the accompanying department memoranda and information contained in memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the proposed development will generate approximately 15 PM peak hour vehicle trips. Similarly, based on the memorandum from The Department of Regulatory and Economic Resources, approval of the application will not reduce the Level of Service (LOS) standards for an initial development order.

COMPREHENSIVE DEVELOPMENT MASTER PLAN AND ZONING ANALYSIS:

The Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designates the subject property as Low Density Residential and lying within the **Perrine Community Urban Center District (PECUCD)**. The Perrine Community Urban Center District implements the urban center and mixed-use corridor policies and interpretative text of the County's Comprehensive Development Master Plan (CDMP). The CDMP Land Use Element (LUE) states that *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.* Furthermore, the CDMP text states *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.*

Below is a brief overview of the Community Urban Center Floor Area Ratio (FAR) and Maximum Density Requirement:

	<i>Average Floor Area Ratios (FAR)</i>	<i>Max. Densities Dwellings per Gross Acre</i>
<i>Community Urban Centers</i>	<i>greater than 1.5 in the core not less than 0.5 in the edge</i>	125

The Perrine Community Urban Center District implements the Urban Center and Mixed-Use Corridor policies and interpretative text of the CDMP. The request is to amend the PECUCD Land Use Regulating Plan to re-designate the subject property from Residential (R) to Industrial District (ID) and from the Edge Sub-district to the Center Sub-district. Under current zoning, the site is limited to a maximum of 8 dwelling units and 2 stories in height. The proposed amendment would allow development of up to 42 dwelling units at a maximum height of 12 stories, or up to 53 dwelling units and 18 stories if developed under the Workforce Housing Development Program. However, the applicant has proffered a zoning covenant limiting the building height to a maximum of four (4) stories, which would be consistent with the mixed-use and urban center policies and interpretative text of the CDMP. This height restriction may also limit the total number of units to fewer than what would otherwise be permitted under the amendment.

In addition, as part of the CDMP, the criteria to evaluate new development and redevelopment in existing and planned transit corridors and **urban centers** is outlined in the CDMP Land Use Element, **Policy LU-7A**, which states, “[t]hrough 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 promote mobility, 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.”

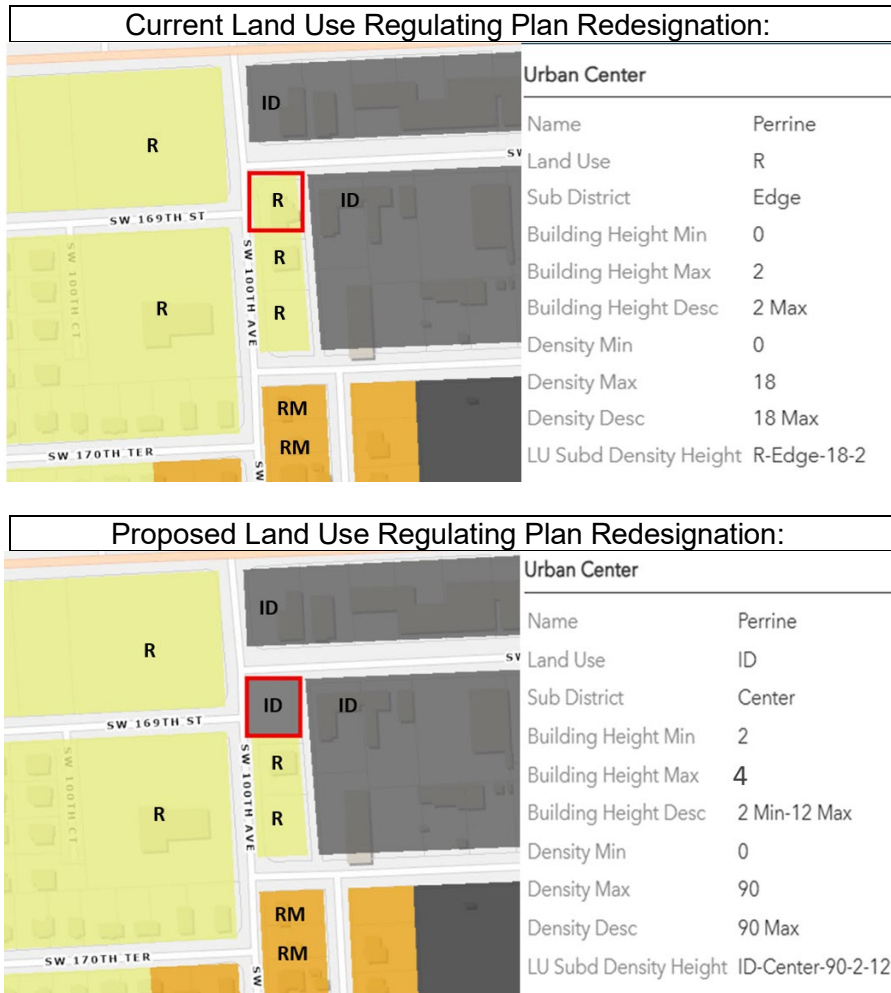
The applicant seeks to re-designate the parcel to ID, Industrial District, to allow for future development on the site with more density and intensity than currently permitted. Staff opines that the proposed density and intensity permitted with the proposed amendment, subject to the proffered covenant would be **compatible** with the existing and future physical characteristics of development in the area, building massing and height. Based on the foregoing, and for the reasons that will be further expanded upon in the zoning analysis, staff opines that approval of the re-designation to ID, Center on the subject property would allow development on the site that would be suitable for the area and will be **compatible** with the surrounding parcels based on the compatibility criteria outlined in **Policy LU-7A**, and therefore would be **consistent** with Policy **LU-7A** of the CDMP. Staff further opines that the request to re-designate the property ID, Center in order to qualify for the additional density and height, subject to the acceptance of the proffered covenant would also be **consistent** with the future development of the area outlined in the community’s vision expressed through the Perrine Community Urban Center District regulations.

ZONING ANALYSIS:

The subject property is a ±0.47-gross (±0.26-net) Acres and is located within the R (Residential) Land use and Edge Sub-district of the PECUCD. The property is currently developed as a day care center and the applicant is seeking to re-designate the Land Use from (R) Residential to (ID) Industrial District within the Center Sub-district. As previously noted, based on the Standard Urban Center Regulations outlined in Section 33-284.84.1 of the Code, the property is located

within the Urban Center. Surrounding the site, the north and east parcels are designated ID and Center Sub-district, while the west and south parcels are designated R and Edge Sub-district. Staff notes that the parcel to the south was recently developed with a two-story multi-family development, and that the proposed amendment with the proffered height restriction of four (4) stories will serve as a transition to the parcels to the north and east currently zoned ID, Center Sub-district which allow for higher intensity.

Below is an image of the existing and proposed Land Use Regulating Plan Redesignation:



As previously mentioned, the Center Sub-district designation could allow mixed-use development of up to 90 residential units per acre and up to twelve (12) stories in height. However, the applicant has proffered a covenant restricting the height of any proposed building to four (4) stories. As a result, staff opines that the re-designation of the property to ID would continue the transitional land use pattern of ID that currently exists to the north and east of the site. Staff further notes that, although no site plan was submitted with this application, any future approvals through the Administrative Site Plan Review (ASPR) process would need to comply with the Standard Urban Center District Regulations, including the implementation of adequate buffering, site planning, and design features. Additionally, pursuant to Sec. 33-284.83(C)(5), the proposed residential development is required to maintain the existing service road to the east as

a buffer from the adjacent industrial use. Further, pursuant to Sec. 33-284.83(A)(3), a minimum of 12.5 percent of the units must be designated as Workforce Housing Units.

Furthermore, staff notes that the memorandum from the Department of Regulatory and Economic Resources indicates that the approval of this application 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. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum state that they have no objections to the application subject to conditions in their memorandum, and that the application will generate approximately 15PM peak hour vehicle trips. In addition, the memoranda submitted by the Department of Solid Waste Management, the Water and Sewer Department, and Miami-Dade Fire Rescue Department indicate no objection to the application as well. Based on the aforementioned department memoranda, staff opines that approval with conditions of this application would not have an unfavorable effect on the economy of Miami-Dade County, would not tend to create a fire or other equally or more dangerous hazard, or provoke excessive overcrowding of people, will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities.

For the reasons stated above, staff opines that the requested amendment of the PECUCD land use regulating, and sub-districts plan for the subject property would be **consistent** with the CDMP and **compatible** with the surrounding area. **Based on the foregoing, staff recommends approval, subject to the Board's acceptance of the proffered covenant under Section 33-284.89.3, Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan and Section 33-311, District Boundary Change.**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant.

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:EA:MA



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

ZONING RECOMMENDATION ADDENDUM

TLC South Dade, LLC
PH: Z25-074

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Department of Regulatory and Economic Resources	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection</i>
Fire Rescue Department	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection*</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
Parks, Recreation and Open Spaces Department (PROS)	<i>No objection*</i>
Historic Preservation	<i>No objection</i>
Housing & Community Development (HCD)	<i>No objection</i>
School Board	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

<p>Land Use Element Urban Centers (pg. I-47)</p>	<p><i>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 areawide 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.</i></p> <p>Policies for Development of Urban Centers</p>
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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.*

Radius. *The area developed as an urban center shall extend to a one-mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.*

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 accessways 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*

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	<p><i>functionality of the center.</i></p> <p>Parking. <i>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 predominantly 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.</i></p> <p>Buildings. <i>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.</i></p> <p>Density and Intensity. <i>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.</i></p> <table border="1" style="width: 100%; border-collapse: collapse; margin: 10px 0;"> <thead> <tr> <th style="width: 40%;"></th> <th style="width: 30%;">Average Floor Area Ratios (FAR)</th> <th style="width: 30%;">Max. Densities Dwellings per Gross Acre</th> </tr> </thead> <tbody> <tr> <td><i>Regional Activity Centers</i></td> <td><i>greater than 4.0 in the core not less than 2.0 in the edge</i></td> <td style="text-align: center;"><i>500</i></td> </tr> <tr> <td><i>Metropolitan Activity Centers</i></td> <td><i>greater than 3.0 in the core not less than 0.75 in the edge</i></td> <td style="text-align: center;"><i>250</i></td> </tr> <tr> <td><i>Community Urban Centers</i></td> <td><i>greater than 1.5 in the core not less than 0.5 in the edge</i></td> <td style="text-align: center;"><i>125</i></td> </tr> </tbody> </table> <p><i>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.</i></p> <p><i>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 and design requirements of this section and Policy LU-7F.</i></p>		Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre	<i>Regional Activity Centers</i>	<i>greater than 4.0 in the core not less than 2.0 in the edge</i>	<i>500</i>	<i>Metropolitan Activity Centers</i>	<i>greater than 3.0 in the core not less than 0.75 in the edge</i>	<i>250</i>	<i>Community Urban Centers</i>	<i>greater than 1.5 in the core not less than 0.5 in the edge</i>	<i>125</i>
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<i>Community Urban Centers</i>	<i>greater than 1.5 in the core not less than 0.5 in the edge</i>	<i>125</i>											
<p>Policy LU-7A (Page I-13)</p>	<p><i>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,</i></p>												

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	<p><i>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.</i></p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

<p>33-284.89.3. - Amendments to Urban Center or Urban Area District Land Use Plan Category or Other Regulating Plan.</p>	<p><i>Notwithstanding any other provision of this Code to the contrary, for properties that have a zoning classification of urban center or urban area district, an application (i) to amend a land use regulating plan to change the land use category to which a specific property is designated or (ii) to amend any other element of a regulating plan as applicable to the particular property (iii) or to expand the boundaries of an urban center or urban area district shall be processed as an application for a district boundary change in accordance with the procedures set forth in Article XXXVI of this chapter.</i></p>
<p>Section 33-311 District Boundary Change</p>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 <i>provides that the Board shall take into consideration, among other factors the extent to which:</i></p> <ol style="list-style-type: none"> (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i> (4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

TLC SOUTH DADE, LLC/MAZOTTA,
MELISSA

16905 SW 100 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2025000074

DATE

HEARING NUMBER

FOLIO No: 30-5032-002-0240

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

October 31, 2025

NEIGHBORHOOD REGULATIONS OPEN:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

TLC SOUTH DADE, LLC/MAZOTTA, MELISSA

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum

Date: January 7, 2026

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources

From: Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources

Subject: Z2025000074-4th Review
TLC SOUTH DADE LLC
16905 SW 100th Ave
DBC from UC-R to PCUC to develop apartments with 30 units and
1150 square feet of commercial retail space.
(UC-R) (0.26 Acres)
32-55-40

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 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.

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 will evaluate and may reserve sanitary sewer capacity, through the RER-Environmental Plan Review 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.

Conditions of Approval: None

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.

Conditions of Approval: None

Tree Preservation

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.

The subject application, which requests a district boundary change from PECUC Edge - Residential (R) to PECUC Center - Industrial District (ID) 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

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 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



Department of Regulatory and Economic Resources

Environmental Resources Management
Code Coordination & Environmental Initiatives
701 NW 1st Court 4th Floor
Miami, Florida 33136-3912
T 305-372-6764 F 305-372-6759

miamidade.gov

Memorandum



Date: November 4, 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) *Maria Valdes*

Subject: **UPDATED** Zoning Application Comments - TLC South Dade, LLC
Application No. Z2025000074 - (Pre-App. No. Z25P-058)

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: TLC South Dade, LLC

Location: The proposed project is located on approximately 0.51 gross acres at 16905 SW 100th Avenue, with Folio No. 30-5032-002-0240, within the Perrine Community Urban Center (PECUC) District, in unincorporated Miami-Dade County.

Proposed Development: Per Letter of Intent submitted by the Applicant's Representative Ms. Clara Garcia's email dated 4/24/2025, the Applicant is seeking a district boundary change from Residential - Edge to Industrial District - Center in order to develop a mixed-use project consisting of 30 apartment units (High Density) and 1,150 sq. ft. of retail. It appears 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 4,165 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.

The subject property is connected to water. If a new connection is required, there is an existing 12-inch water main (E1805-1) abutting the property along SW 168th Terrace and another 12-inch water main (E9040-1) abutting the property along SW 100th Avenue, to where the developer may connect 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 connection 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, 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.

The existing property is connected to sewer. If a new connection is required, there is an existing 8-inch gravity sewer system (ES6283-1) abutting the property along SW 168th Terrace and along SW 100th Avenue, to where the developer may connect to provide sewer service to the proposed development. 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 (P.S.) No. 602. The projected sanitary sewer flows from this development will increase the Nominal Average Pump Operating Time (NAPOT) of said P.S. from 6.02 hrs. to 6.07 hrs. Said pump station is in OK Moratorium Code status.

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 Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamidade.gov.

Memorandum



Date: November 21, 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: Z2025000074
Name: TLC South Dade LLC
Location: 16905 SW 100 Avenue
Section 32 Township 55 South Range 40 East

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

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Lot 12, Block 2, Plat Book 58, Page 19.

This application meets the traffic concurrency criteria because it lies within an Urban Center where traffic concurrency does not apply. It will generate approximately 48 PM peak hour vehicle trips.

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

Notes: PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: October 30, 2025
To: Eric Silva, Assistant Director
Regulatory and Economic Resources
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department
Subject: Z2025000074

The Miami-Dade Fire Rescue Department has no objection to request for district boundary change uploaded to "EnerGov" on 4/21/2025. Any future site plans will need separate approval.

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

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

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

From: [HERRERA, ANA I](#)
To: mazzottamelissa@gmail.com; clara@adonaidc.com
Cc: [Simon, Nathaly](#); [Garcia, Jeannette C.](#); [RODRIGUEZ, IVAN M](#); [Concurrency Management](#); [Stillings, Noel \(RFR\)](#)
Subject: Preliminary School Concurrency Analysis for TLC South Dade, LLC (Z2025000074) (PH3025042500221)
Date: Wednesday, April 30, 2025 3:24:00 PM
Attachments: [TLC South Dade, LLC \(Z2025000074\) \(PH3025042500221\).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 30 units, which generate 8 students (4 at the elementary, 2 at the middle, and 2 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:	<u>PH3025042500221</u>	Local Government (LG):	<u>Miami-Dade</u>
Date Application Received:	<u>4/25/2025 10:15:04 AM</u>	LG Application Number:	<u>Z2025000074</u>
Type of Application:	<u>Public Hearing</u>	Sub Type:	<u>Zoning</u>
Applicant's Name:	<u>TLC South Dade, LLC</u>		
Address/Location:	<u>16905 SW 100 AVE</u>		
Master Folio Number:	<u>3050320020240</u>		
Additional Folio Number(s):			

PROPOSED # OF UNITS **30**

SINGLE-FAMILY DETACHED UNITS: **0**

SINGLE-FAMILY ATTACHED UNITS: **0**

MULTIFAMILY UNITS: **30**

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
3541	ROBERT RUSSA MOTON ELEMENTARY	422	4	4	YES	Current CSA
6701	PALMETTO MIDDLE	490	2	2	YES	Current CSA
7431	MIAMI PALMETTO SENIOR	89	2	2	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



Date: December 1, 2025

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

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

Subject: Z2025000074- TLC South Dade LLC (Associated application: Z2025P00058 – New Mixed-Use Multifamily Building- 16905 SW 100 Ave)-v3

Applicant Name: Clara Garcia on behalf of TLC South Dade LLC

Project Location: The applicant site is located on ±0.26 acres located at 16905 SW 100 Avenue, in unincorporated Miami-Dade County (Folio: 30-5032-002-0240). The project site is located within the Perrine Residential Center and Edge Sub-district of the Perrine Community Urban Center (PECUC) District.

Proposed Development: The applicant seeks a public hearing in order to change the property's zoning designation from Residential(R) Edge-sub District to Industrial District (ID)- Center of the PECUC in order to rezone and eventually develop the subject property with a mixed-use four-story multifamily mixed-use building featuring 30 Workforce Housing units and 1,150 SF of retail area.

Current Park Benefit District Area Conditions: County-owned park and recreation facilities, both Areawide and Local, serving Park Benefit District 2 (PBD 2) 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	Class	Acres	Type
BEN SHAVIS PARK	17829 SW 104TH AVE	MINI PARK	0.86	LOCAL
BRIAR BAY PARK	9043 SW 129TH TER	NEIGHBORHOOD PARK	4.77	LOCAL
CAMP CHOEE	11300 SW 160 ST	COMMUNITY PARK	20.31	LOCAL
COLONIAL DRIVE PARK	10750 SW 156TH TER	COMMUNITY PARK	13.9	LOCAL
DEERWOOD BONITA LAKES PARK	14405 SW 122ND AVE	COMMUNITY PARK	11.03	LOCAL
EUREKA PARK	11951 SW 184TH ST	COMMUNITY PARK	4.62	LOCAL
FAIRWOOD PARK	16651 SW 107TH AVE	NEIGHBORHOOD PARK	7.93	LOCAL
FERGUSON PARK	14567 SW 103RD AVE	COMMUNITY PARK	7.22	LOCAL
LOSNER PARK	11865 SW 188TH ST	MINI PARK	0.56	LOCAL
MIAMI HEIGHTS PARK	17303 SW 117TH AVE	NEIGHBORHOOD PARK	38.13	LOCAL
QUAIL ROOST PARK	11336 SW 186 ST	NEIGHBORHOOD PARK	2.63	LOCAL
RICHMOND TRIANGLE PARK	14355 GRAVES DR	MINI PARK	0.6	LOCAL
ROBERTA HUNTER PARK	SW 117 AVE AND 200 ST	NEIGHBORHOOD PARK	20.39	LOCAL
ROCKDALE PARK	10818 SW 117TH AVE	NEIGHBORHOOD PARK	3	LOCAL
SGT JOSEPH DELANCY RICHMOND HEIGHTS PARK	14450 BOGGS DR	COMMUNITY PARK	10.64	LOCAL
WALTER A WHITE PARK	10804 PERRY DR	NEIGHBORHOOD PARK	1.64	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

Impact and Demand: The proposed 30 multi-family dwelling units would generate a population of 66 and an impact of ±0.18 -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. As shown in Table A, there are several Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area. The project site is in PBD 2, which currently meets park concurrency requirements.

The subject property 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 and is part of the envisioned Miami LOOP, a 225-mile non-motorized trail network within Miami-Dade County.

Recommendation: PROS offers the following recommendations:

- Provide a detailed site plan and include green space and open space diagrams. PROS recommends that the applicant include recreational space for residents within the site plan. Please detail and label any proposed recreational amenity.
- Provide a detailed landscape plan that includes planting schedule, preferably with native plantings. PROS recommends that any plants and landscaping as mature as feasible to offer immediate shading and walkable areas per the Great Streets Vision identified in the Miami-Dade County OSMP.
- The applicant should provide a full set of floor plans in order to determine if any proposed recreational amenities or open spaces are provided throughout the proposed development.
- Given the subject property's proximity to the South Dade Trail and Bus route, and the designated bike routes within the PECUC Plan, PROS recommends that the applicant provide adequate bicycle storage and parking locations within the site plan.
- PROS recommends that the applicant provide wayfinding signage directing residents and visitors to the trail and bike lanes, in order to encourage non-motorized mobility.

These recommendations are based on the following Recreation and Open Space policies and objectives in the CDMP:

Objective ROS-1 Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population, through 2017.

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.

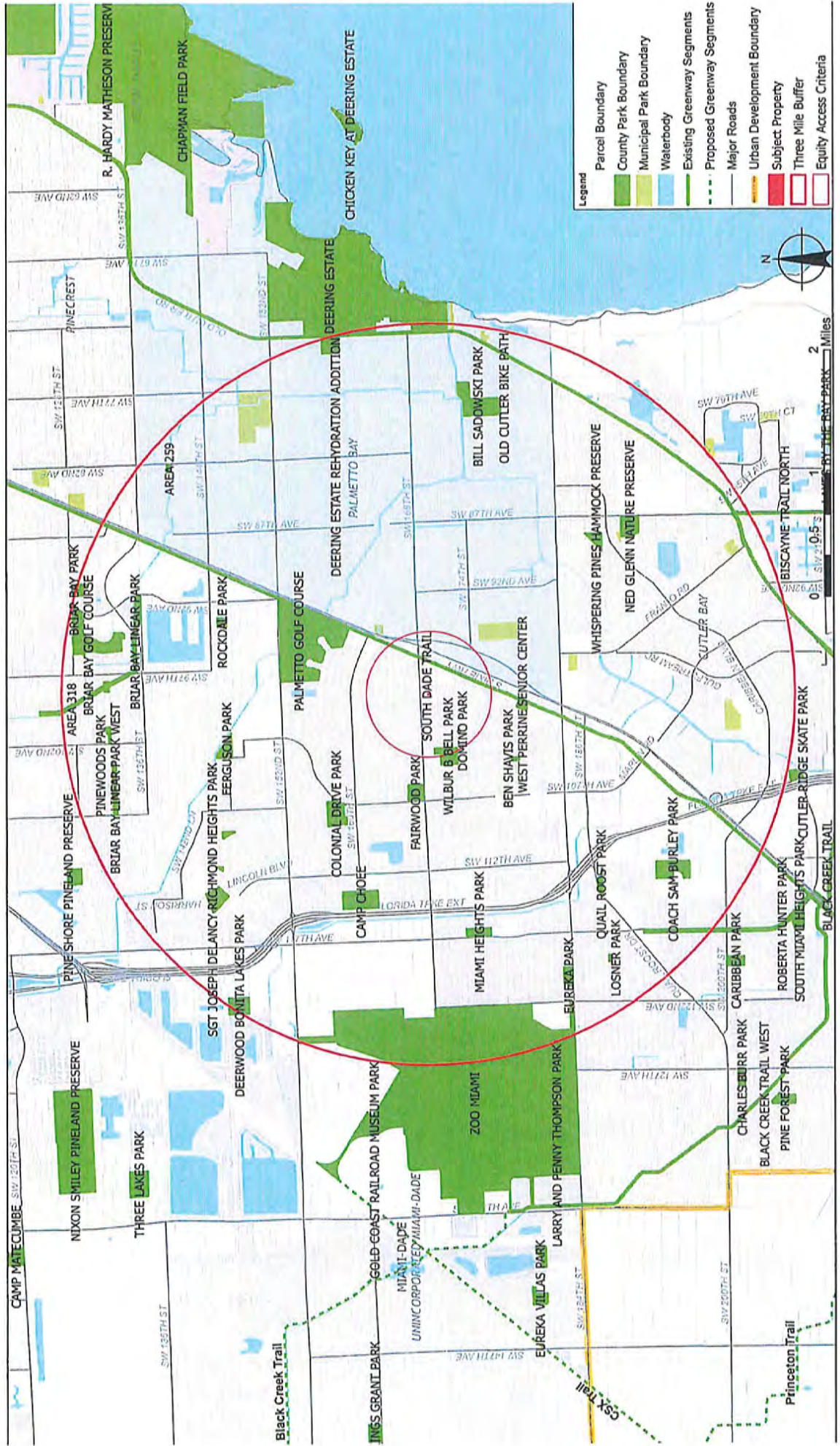
Policy ROS-3E The Parks, Recreation and Open Spaces Department shall seek to increase public awareness of available recreation opportunities through education and information programs and signage on roadways, at park entrances, and within large parks.

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.

Based on our findings described herein, **PROS has no objection to the applicant's zoning change request. Any future development will require further review.** Should you need additional information or clarification on this matter, please contact Alexandra Dreybus, Park Planner 2, at alexandra.dreybus@miamidade.gov.

AZ: at ad
Attachment

**FIGURE 1: Z2025000074- TLC SOUTH DADE LLC
 MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS**



Memorandum



Date: October 30, 2025

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.: Z2025000074
Applicant: TLC South Dade, LLC
Location: 16905 SW 100 AVE
Folio No(s): 30-5032-002-0240

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
Z2025000074



Section: 32 Township: 55 Range: 40
 Applicant: TLC SOUTH DADE LLC
 Zoning Board: Board of County Commissioners
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

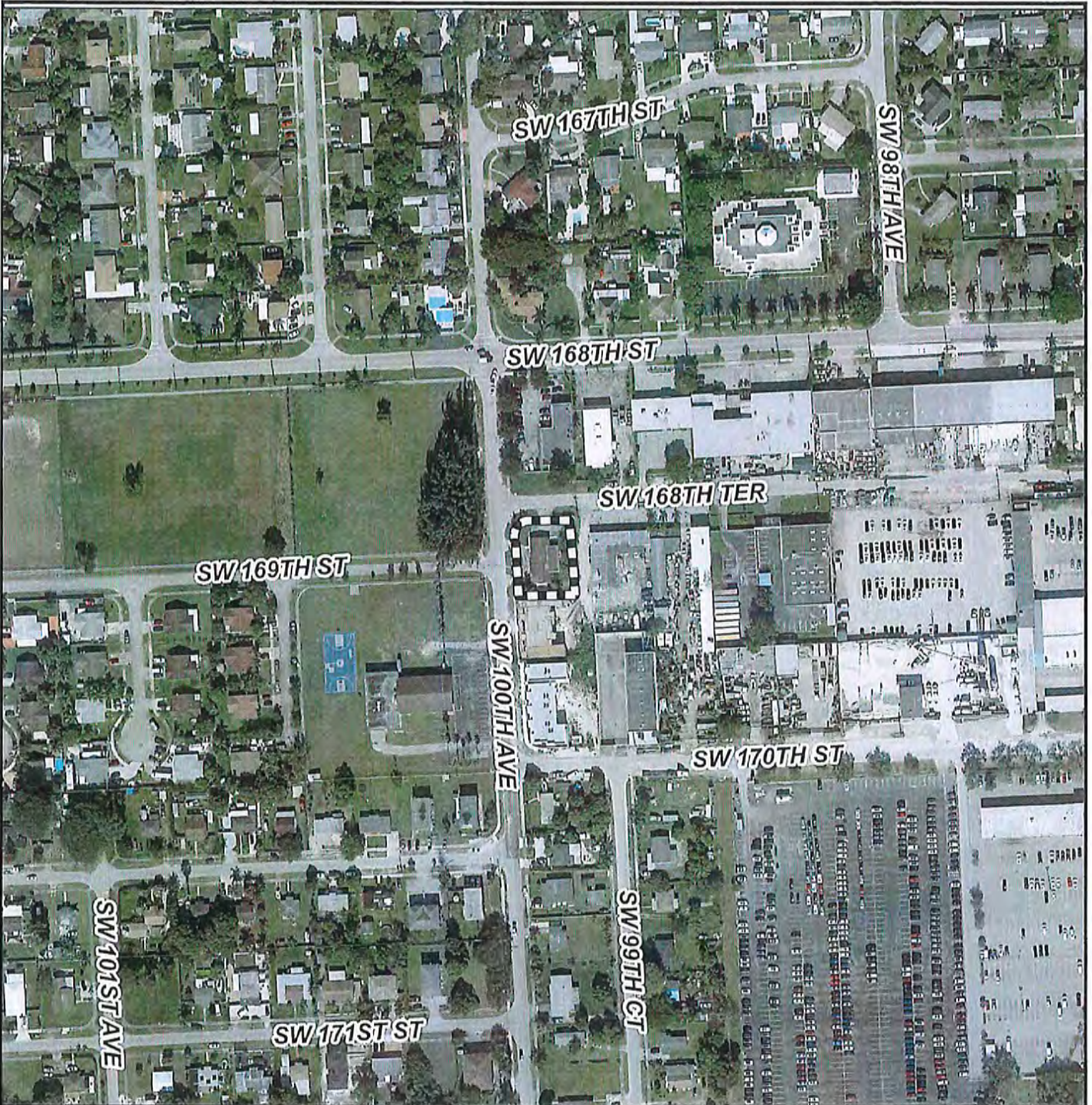
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Monday, April 28, 2025


REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z202500074

Legend

 Subject Property



Section: 32 Township: 55 Range: 40
 Applicant: TLC SOUTH DADE LLC
 Zoning Board: Board of County Commissioners
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, April 28, 2025




REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2025000074
 RADIUS: 2640

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



Section: 32 Township: 55 Range: 40
 Applicant: TLC SOUTH DADE LLC
 Zoning Board: Board of County Commissioners
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Monday, April 28, 2025

REVISION	DATE	BY




MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000074

Section: 32 Township: 55 Range: 40
 Applicant: TLC SOUTH DADE LLC
 Zoning Board: Board of County Commissioners
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Monday, April 28, 2025

REVISION	DATE	BY

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: TLC SOUTH DADE LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>MELISSA MAZZOTTA 11351 NW 71 ST, DORAL FL 33178</u>	<u>100%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME:

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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.

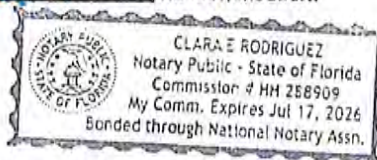
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 10 day of April, 25. Affiant is personally known to me or has produced Melissa Wlazotta as identification.

Clara E Rodriguez
(Notary Public)

My commission expires Jul 17 2026



*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.



Property Photographs



Aerial View



Corner View



SW 100 Ave View



Abutting Industrial



Abutting Multifamily Development

This instrument was prepared by:
Name: Meghhaa Kumaarr, Esq.
Address: 3162 Commodore Plaza, Suite 3E
Coconut Grove, Florida 33133

Folio No.: 30-5032-002-0240

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned TLC South Dade LLC, a Florida limited liability company (hereinafter referred to as the "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 Opinion of Title; and

WHEREAS, the Owner has applied for a District Boundary Modification (rezoning) from Residential – Edge to Industrial District – Center of the Perrine Community Urban Center and said application is identified as Application No. Z2025000074 (the "Application"); and

NOW, THEREFORE, in order to assure Miami-Dade County (the "County") that the representations made by the Owner during the consideration of the Application and the Amendment will be abided by the Owner freely, voluntarily, and without duress makes the following Declaration of Restrictions covering and running with the Property:

1. The maximum number of residential units will not exceed thirty (30) units.
2. The maximum number of stories will not exceed four (4) stories.
3. One hundred percent (100%) of the total proposed units shall be designated as workforce/affordable housing, as defined in Section 33-284.83(A)(3) of the Miami-Dade County Code.

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 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

Section-Township-Range:
Folio number:

(Public Hearing)

(Space reserved for Clerk)

and the public welfare. The 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.

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 (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

(Space reserved for Clerk)

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.

Recordation and Effective Date. 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 by the Board of County Commissioners. 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 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. The Owner acknowledges that 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 retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance.

Owner. The term Owner shall include all heirs, assigns, and successors in interest.

[Execution Pages Follow]

(Space reserved for Clerk)

In witness whereof the undersigned has caused his hand and seal to be affixed hereto on this 3 day of December 2025.

WITNESSES

[Signature]
Name: Darlene Fajardo
2307 S Douglas Rd, Suite 301

Address: _____
[Signature]
Name: Maura Casas
Address: 2741 SW 11 St.
Miami FL 33135

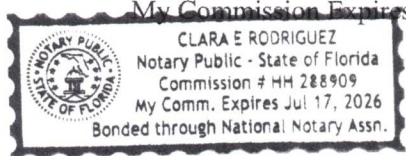
TLC South Dade, LLC
a Florida Limited Liability Company

By: [Signature]
Name: Melissa Mazzotta
Title: President
Address: 11351 NW 71st St
Doral FL 33178

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing Declaration was acknowledged before me this 03 day of December 2025, by Melissa C. Mazzotta, as Manager of TLC South Dade, LLC, a Florida limited liability company. Personally Known X or Produced Identification _____
Type of Identification Produced _____

Clara E. Rodriguez
Print or Stamp Name:
Notary Public, State of Florida
Commission No.: N/A
My Commission Expires:



Section-Township-Range:
Folio No.:

(Public Hearing)

(Space reserved for Clerk)

EXHIBIT A
Legal Description

Lot 12, Block 2, of PERRINE INDUSTRIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 58, Page 19, 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 inducement for acceptance of a covenant running with the land in favor of Miami-Dade County, for a zoning action, Application No. Z2025000074, it is hereby certified that I have examined *a complete Abstract of Title* covering the period from the beginning to the 12th day of November, 2025, at the hour of 11:00 PM, inclusive, of the property described on **Exhibit A** hereto. All title instruments, policies, and documents referenced above are collectively referred to as the "Title Evidence". I know of no reason that this Title Evidence is inaccurate or incomplete.

I am of the opinion that on the last-mentioned date, the fee simple title to the above-described real property was vested in:

TLC South Dade LLC, a Florida limited liability company (the "Company"), of which Company Melissa C. Mazzotta is the Manager authorized to execute documents on behalf of the Company.

Subject to the following encumbrances, liens and other exceptions (If "none" please indicate):

1. **RECORDED MORTGAGES:**

Mortgage from TLC South Dade LLC, a Florida limited liability company in favor of Javier Armando Callejas, a single man, recorded on October 9, 2024, in O.R. Book 34441 at Page 711 of the public records of Miami-Dade County, Florida.

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

None.

3. **GENERAL EXCEPTIONS:**

- a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
- b. General or special taxes and assessments required to be paid in the year 2023 and subsequent years.
- c. Rights or claims of parties in possession not recorded in the Public Records.

- d. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
- e. Easements or claims of easements not recorded in the Public Records.
- f. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.

4. **SPECIAL EXCEPTIONS**

- a. All matters contained on the Plat of Perrine Industrial Subdivision, as recorded in Plat Book 58, Page 19, Public Records of Miami-Dade County, Florida.
- b. Covenant Running with the Land in Favor of Miami-Dade County recorded on July 1, 2025, in O.R. Book 34827 at Page 1205 of the public records of Miami-Dade County, Florida.
- c. Mortgage from TLC South Dade LLC, a Florida limited liability company in favor of Javier Armando Callejas, a single man, recorded on October 9, 2024, in O.R. Book 34441 at Page 711 of the public records of Miami-Dade County, Florida.
- d. Land Patent in favor of the United States of America recorded on March 20, 1996, in O.R. Book 17136 at Page 612.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the Declaration of Restrictions.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the Declaration of Restrictions a valid and binding covenant on the lands described herein.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
Javier Armando Callejas	Mortgage	4(c)

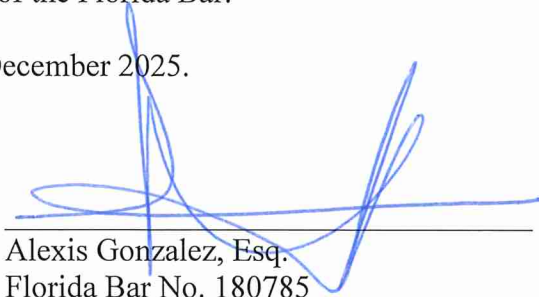
The following is a description of the aforementioned abstract and its continuations:

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
	Old Republic National Title		Beginning of time to 11/12/2025

I HEREBY CERTIFY that the legal description contained under Exhibit "A" to this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

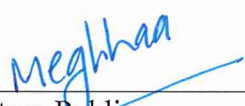
Respectfully submitted this _____ day of December 2025.




Alexis Gonzalez, Esq.
Florida Bar No. 180785
3162 Commodore Plaza, Suite 3E
Miami, Florida 33133

STATE OF FLORIDA }
 } ss:
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] me this 2nd day of December, 2025, by Alexis Gonzalez, Esq., who is personally known to me or has produced _____, as identification.



Notary Public


Print Name

My Commission Expires:

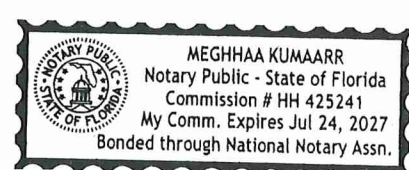
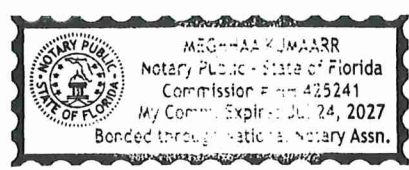


EXHIBIT "A"
(Legal Description)

Property Folio:

30-5032-002-0240

Legal Description:

Lot 12, Block 2, of PERRINE INDUSTRIAL SUBDIVISION, according to the plat thereof as recorded in Plat Book 58, Page 19, of the Public Records of Miami-Dade County, Florida.

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

PH: Z21-031

January 22, 2026

Item No. 8C1

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) <i>(see attached Zoning Recommendation Addendum)</i>
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 <i>(see attached Zoning Recommendation Addendum)</i>
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."

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 CHARACTERISTICS		
	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 under Section V, as specified in their memorandum, dated January 9, 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:

At the time of plat, the developer shall submit a revised site plan and supporting documentation addressing the following:

- 1) The turnaround area associated with the secondary (residents-only) gated entrance shall be located within the public right-of-way or be granted perpetual public access, consistent with RER requirements.
- 2) Pedestrian sight triangles (10 feet by 10 feet) shall be shown on the site plan for all exit driveways, and both pedestrian and vehicular sight triangles shall be depicted on the landscape plans.
- 3) A signed and sealed site plan, printed to scale, shall be submitted for DTPW review and shall clearly show pavement widths, curb radii, driveway connections, internal circulation, pavement markings, lane widths, and signage.
- 4) A traffic study shall be submitted to evaluate traffic calming needs along Calusa Club Drive and to assess the operation of the existing frontage road exit on SW 127 Avenue in relation to the proposed signalized intersection at SW 127 Avenue and SW 97 Street.
- 5) Following the installation and construction required by the conditions in this memorandum, Developer must repave Calusa Drive and repair any sidewalk damage caused by the Developer's installation and construction of the required improvements.

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:

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)	<i>No objection*</i>
<i>Platting and Traffic Review Section (RER)</i>	<i>No objection*</i>
Parks, Recreation and Open Spaces Department (PROS)	<i>No objection*</i>
<i>Fire Rescue Department</i>	<i>No objection*</i>
<i>Water and Sewer Department (WASD)</i>	<i>No objection*</i>
<i>Department of Solid Waste Management</i>	<i>No objection*</i>
<i>Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning & Policy Division</i>	<i>No objection*</i>
<i>Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division</i>	<i>No objection*</i>
Police	<i>No objection*</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Parks and Recreation (Pg. I-51)	<p>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.</p> <p>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</p>
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	<p><i>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 county or other public entity without compliance with the terms that covenant including, but not limited to, those terms governing modification or amendment thereof.</i></p>
<p>Policy CON-9B (Page IV-15)</p>	<p><i>All nesting, roosting and feeding habitats used by federal or State designated endangered or threatened species, shall be protected and buffered from surrounding development or activities and further degradation or destruction of such habitat shall not be authorized.</i></p>

PERTINENT ZONING REQUIREMENTS/STANDARDS

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

<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p>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.</p>																				
<p>Sec. 33-284.27 (K) Private open space.</p>	<p>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.</p>																				
<p>Sec. 18A-6(C)(2) street tree size and spacing.</p>	<p>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.</p>																				
<p>Sec. 18A-6(C)(5)(Table A)</p>	<table border="1"> <tr> <td colspan="5" data-bbox="373 1071 1120 1176">TABLE A (See note below regarding street trees)</td> </tr> <tr> <th data-bbox="373 1176 568 1281">LAND USE OR ZONING DISTRICT</th> <th colspan="2" data-bbox="568 1176 795 1281">NUMBER OF TREES REQUIRED</th> <th colspan="2" data-bbox="795 1176 1120 1281">MAXIMUM LAWN AREA</th> </tr> <tr> <td data-bbox="373 1281 568 1524"></td> <td data-bbox="568 1281 665 1524">Per Acre of Net Lot Area</td> <td data-bbox="665 1281 795 1524">Per Lot</td> <td data-bbox="795 1281 958 1524">Percent of Net Lot Area</td> <td data-bbox="958 1281 1120 1524">Percent of Required Open Space</td> </tr> <tr> <td data-bbox="373 1428 568 1524">Planned Area Developments</td> <td data-bbox="568 1428 665 1524">28</td> <td data-bbox="665 1428 795 1524">-</td> <td data-bbox="795 1428 958 1524">-</td> <td data-bbox="958 1428 1120 1524">40%</td> </tr> </table>	TABLE A (See note below regarding street trees)					LAND USE OR ZONING DISTRICT	NUMBER OF TREES REQUIRED		MAXIMUM LAWN AREA			Per Acre of Net Lot Area	Per Lot	Percent of Net Lot Area	Percent of Required Open Space	Planned Area Developments	28	-	-	40%
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Planned Area Developments	28	-	-	40%																	
<p>Sec. 33-133 (C) Right-of-way plan and minimum width of streets and ways.</p>	<p>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.</p>																				

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

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

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

APPLICANT

ADDRESS

Pending

Z2021000031

DATE

HEARING NUMBER

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

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

December 16, 2025

NEIGHBORHOOD REGULATIONS:

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

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

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

There are no open/closed cases in BSS.

VIOLATOR:

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

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.



Date: January 11, 2026

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

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

Subject: Z2021000031-6th 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, review, and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: None

Water Control Review

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

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

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

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

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



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

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

Conditions of Approval: None

Threatened & Endangered Species Review

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

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

Objective CON-9

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

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

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

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

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

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

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



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

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

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

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



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

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

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

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

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

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

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

Please contact Martha Lastre at martha.lastregarcia@miamidade.gov for additional information or concerns regarding this review.

Condition of approval:

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

Tree Preservation Review

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

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

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

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



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

Environmental Monitoring and Restoration Division (EMRD)

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

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

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

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

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

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way, as well as any other projects or plans. Please contact Thomas Kux, P.G., at Thomas.kux@miamidade.gov 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 Project Site Florida Bonneted Bat Cavity Tree Survey Report dated January 2025
- Exhibit D: Composite. Memorandums and lake site plans detailing the proposed lake and littoral zone enhancements for existing lakes #3, #7, and Lake A/proposed lake #2

Memorandum



Date: January 7, 2026

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

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

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

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

Maria Valdes

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 540 detached single-family residences (SFR), which includes a Clubhouse only for the strict use of the SFR and a Guardhouse. As per Applicant's Representative Mr. Brian S. Adler's email dated 05/27/2025, there will be 300 units between 3,001 - 5,000 sq. ft., and 240 units under 3,001 sq. ft.

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

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

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

Per said POC, the developer may connect to an existing 8-inch water main (EU536-1) in East Calusa Club Drive at SW 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



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

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)

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

B. Cardinal Distribution

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

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

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

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

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

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

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

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

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

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

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

VII. SITE PLAN CRITIQUE:

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

VIII. STANDARD CONDITIONS:

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

Memorandum



Date: December 12, 2025

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2021000031

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

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

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

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum



Date: Friday, January 9, 2026

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

From: Miguel Soria, P.E. *Miguel Soria*
Assistant Director Highway Engineering
Department of Transportation and Public Works

Subject: DIC Z2021000031
Name: Kendall Associates I, LLP

I. PROJECT LOCATION:

The property is located at 9400 SW 130 Avenue and 981 East Calusa Club Drive.

II. APPLICATION REQUEST:

This application is requesting a district boundary change to rezone the Property, including the Frontage 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.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is mainly provided through a proposed driveway aligned with SW 97 Street with ultimate access to SW 127 Avenue. Secondary access will be provided via SW 130 Avenue with access to the external roadway network.

IV. RECOMMENDATION:

Miami-Dade County Department of Transportation and Public Works (DTPW) does not object to this application subject to the conditions in Section V. If site plan modifications are needed it is the applicant's responsibility to do so under the corresponding RER process.

V. 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 repave Calusa Drive and repair any sidewalk damage caused by the Developer's installation and construction of the required improvements.



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System Preliminary Concurrency Analysis

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

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

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

Miami-Dade
Z2021000031rev
Land Use

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

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

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

550
550
0
0

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

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

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

Memorandum



Date: January 12, 2026

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

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

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

Applicant Name: Kendall Associates I, LLLP.

Project Location: The property consists of ±168.93 acres and it is located on Calusa Club Drive, South of SW 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 Modified Use (EU-M). The property was previously known as the Calusa Golf Course and was released from covenant restrictions limiting it to golf course use through Resolution Z-21-20.

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

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

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

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

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

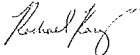
The proposed West Kendall Trail and proposed Kendall Indian Hammocks - Soccer Park Link are approximately 0.5 miles from the application site. The proposed West Kendall Trail will allow users to ride along SW 88th Street for 10.6 miles before connecting to the recently constructed Krome Path. The proposed 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.**

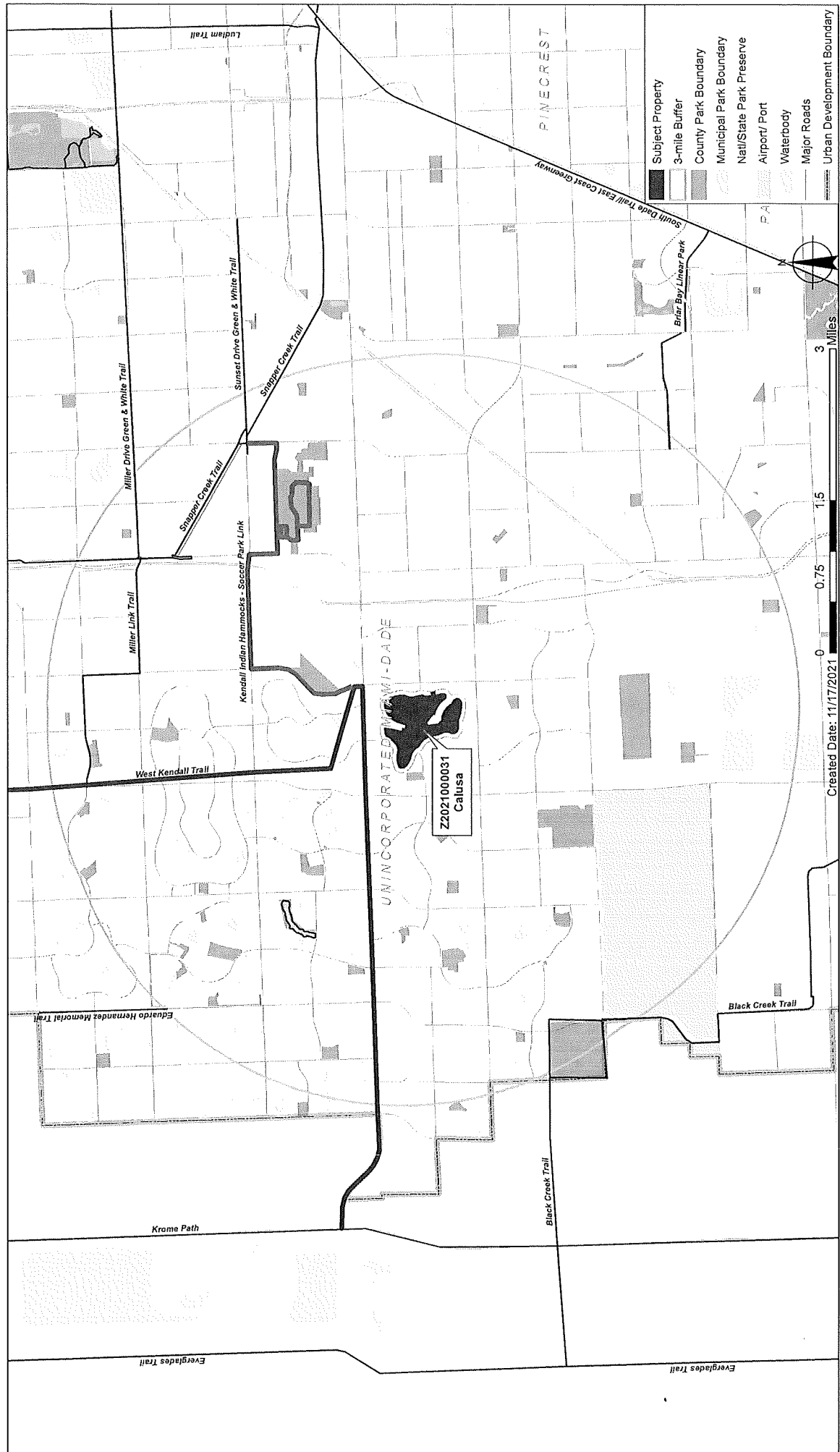
Should you need additional information or clarification on this matter, please contact Irene Cambeyro Gonzalez, Park Planner 2, by email at irene.cambeyrogonzalez@miamidade.gov

AZ: rk cl 

Attachment

Z2021000031
CALUSA

MIAMI-DADE COUNTY
PARKS, RECREATION AND OPEN SPACES



Miami-Dade Sheriff's Office
Memorandum



Date: June 5, 2025

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

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

Subject: Review – Zoning Application – Case: No. Z2021000031
Kendall Associates I, LLLP. **(REVISION)**

A handwritten signature in blue ink, likely belonging to Rosie Cordero-Stutz, the Sheriff of Miami-Dade County.

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:

A review of the application and supporting documents was conducted to assess the impact on Miami-Dade Sheriff's Office resources in light of the proposed zoning modifications. This application is requesting to project that the 540 homes will consist of five bedrooms.

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



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

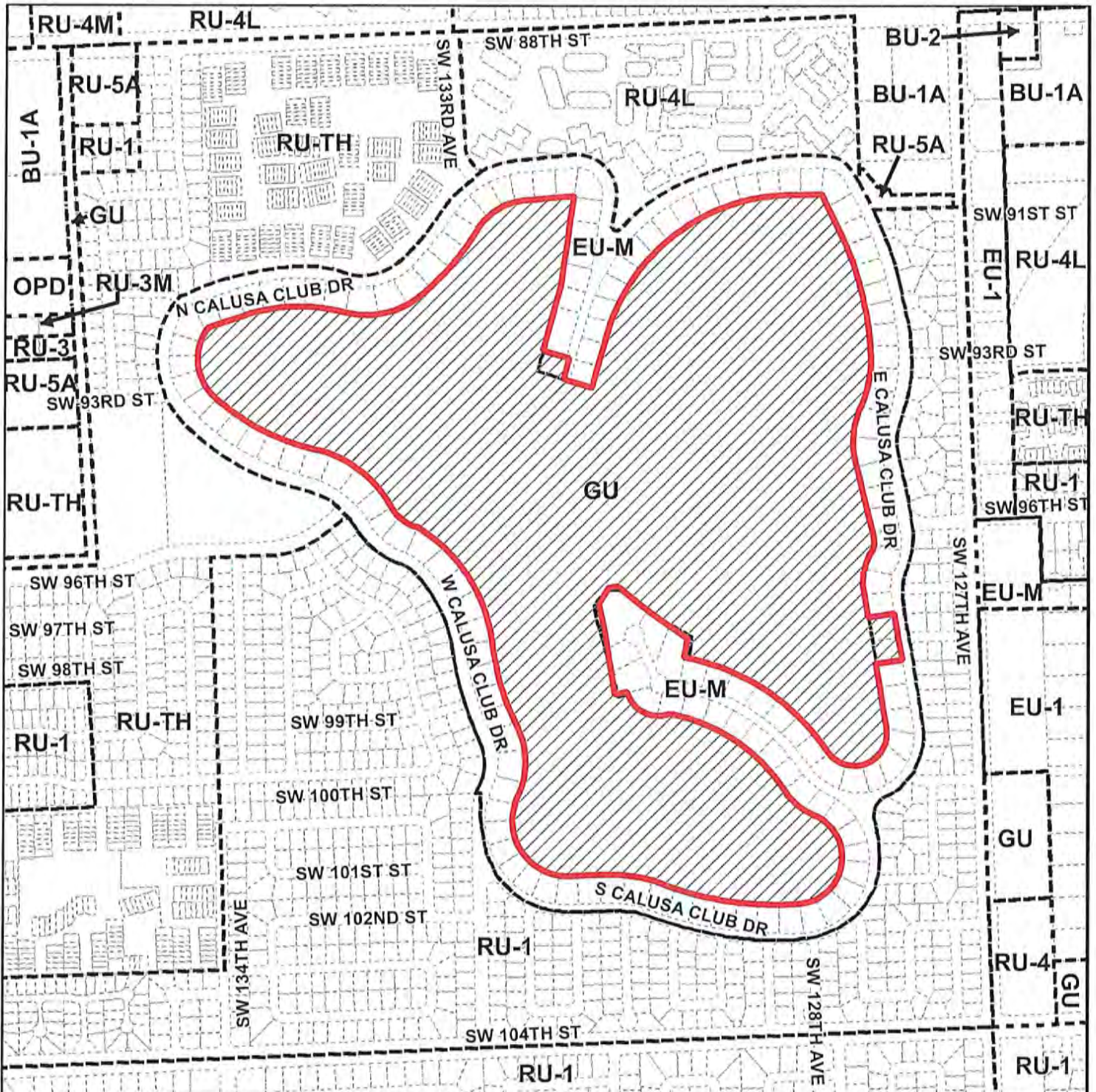
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

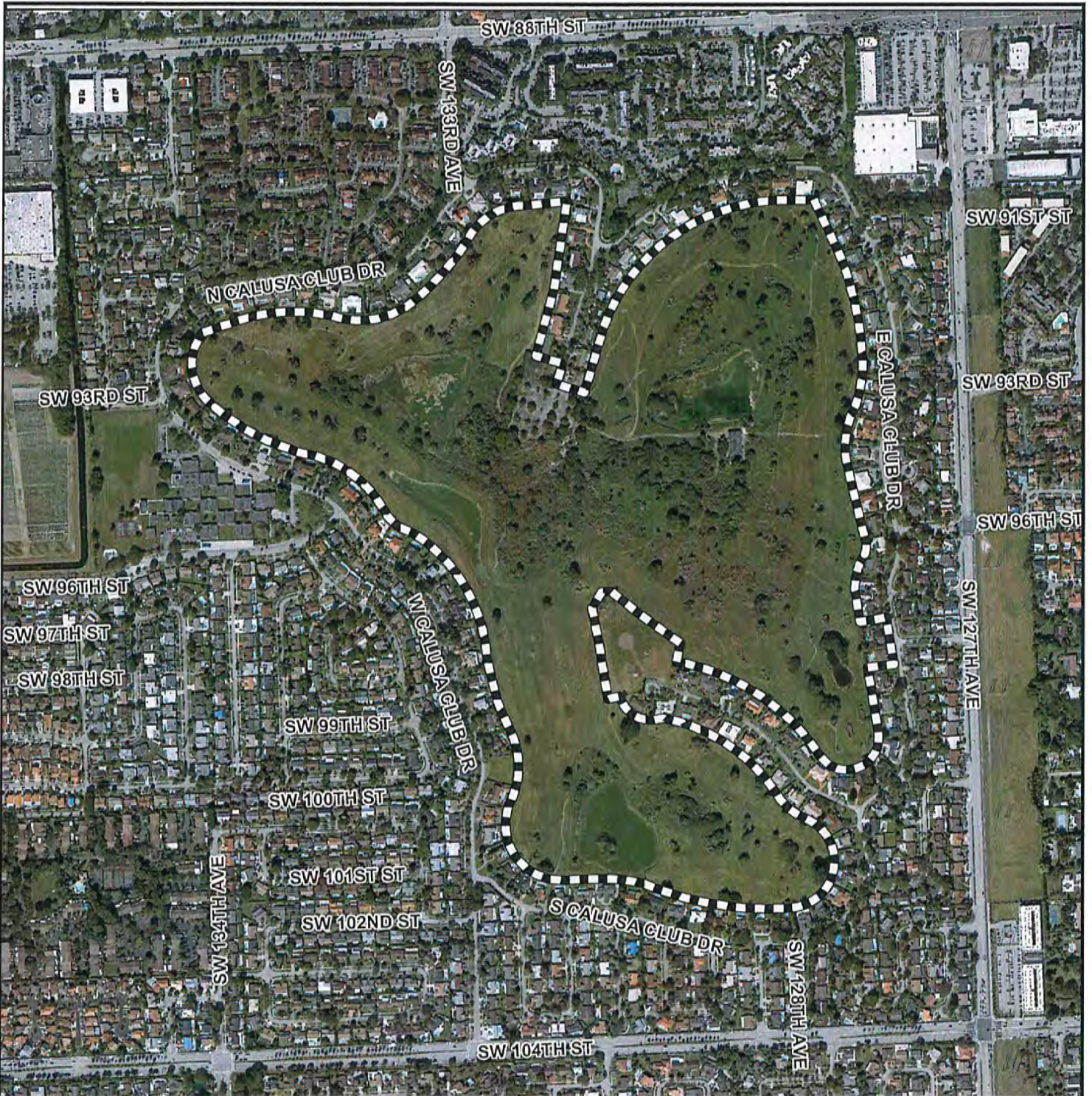
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Wednesday, October 27, 2021

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2021

Process Number
Z2021000031

Legend
 Subject Property

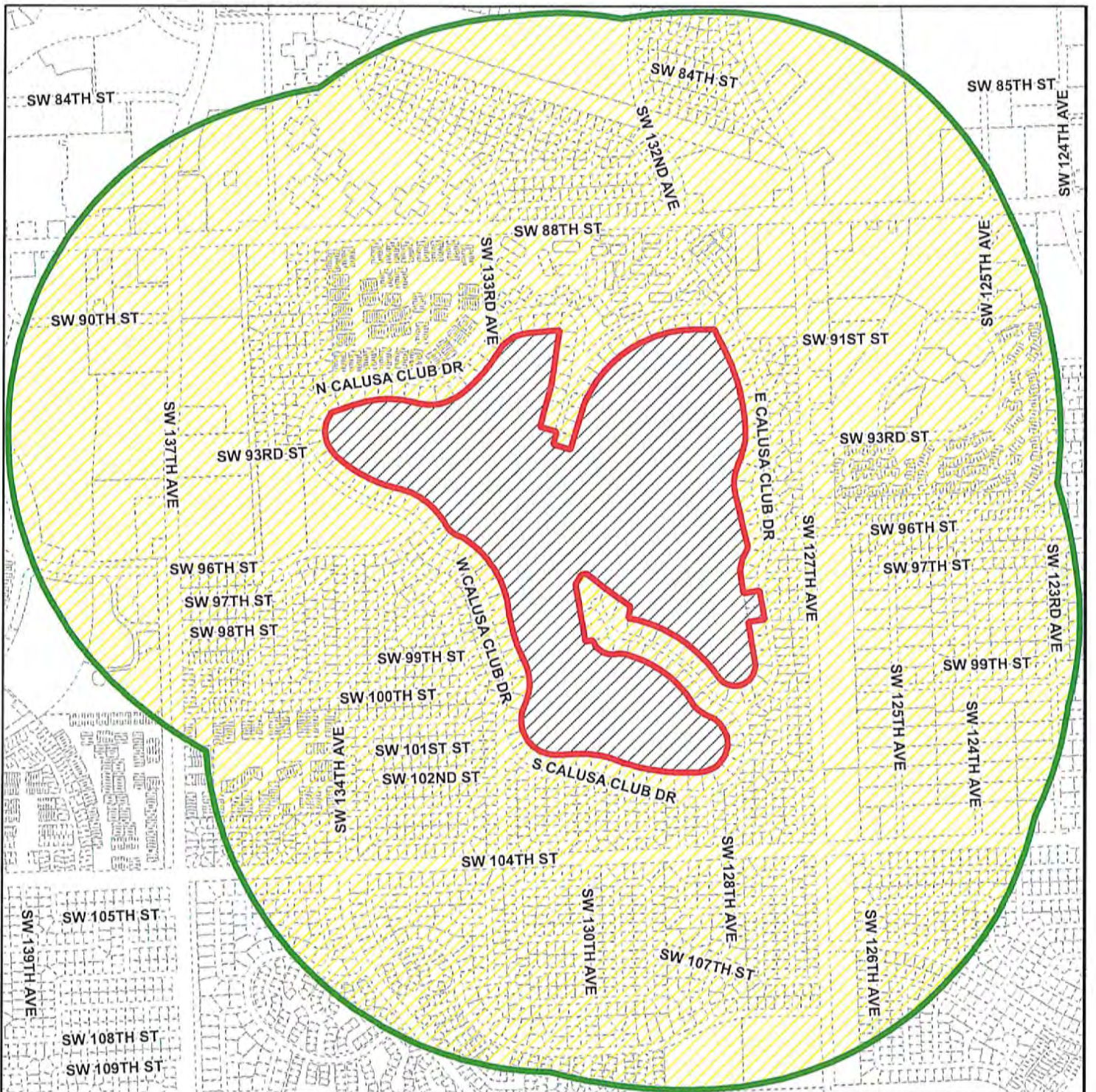


Section: 02 Township: 55 Range: 39
 Applicant: Kendall Associates I, LLLP, ET AL
 Zoning Board: Board of County Commissioners
 Commission District: 7
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Wednesday, October 27, 2021

REVISION	DATE	BY






**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number
Z2021000031
RADIUS: 2640

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

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, October 27, 2021

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2021000031



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

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, October 27, 2021

REVISION	DATE	BY

CALUSA

KENDALL ASSOCIATES I, LLLP

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

DEVELOPMENT TEAM

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

LANDSCAPE ARCHITECTS
 HENRY GENTRY HOBBS ASSOCIATES, INC.
 2712 N.W. 117TH AVENUE, SUITE 200
 MIAMI, FL 33157
 PH: 305-441-5811

ASSOCIATE ARCHITECTS
 HENRY GENTRY HOBBS ASSOCIATES, INC.
 2712 N.W. 117TH AVENUE, SUITE 200
 MIAMI, FL 33157
 PH: 305-441-5811

ENGINEER
 BALLBÉ & ASSOCIATES
 2737 NORTHEAST 300th PLACE
 FORT LAUDERDALE, FL 33306
 PH: 954-491-7811

REGISTERED PROFESSIONAL ENGINEER
 DANIEL A. VERNACCHI, P.E.
 2737 NORTHEAST 300th PLACE
 FORT LAUDERDALE, FL 33306
 PH: 954-491-7811



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

BALLBÉ & ASSOCIATES
 Civil Engineering • Planning • Surveying

civil engineering • planning • surveying
 2737 Northeast 300th Place
 Fort Lauderdale, Florida 33306
 Phone: (954) 491-7811
 Authorization No. EB-26343

SITE PLAN



6/20/2024

THE ENGINEER HAS REVIEWED THIS SET OF PLANS AND CERTIFIES THAT THE SAME COMPLY WITH ALL OF THE APPLICABLE PORTIONS OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS. THE ENGINEER HAS ALSO REVIEWED THE PLANS FOR CONFORMANCE WITH THE APPROPRIATE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLANS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

DESCRIPTION	SHEET NO.
CONCRETE	1
OVERALL SITE PLAN AND DATA TABLES	501
SITE DATA TABLES	502
TYPICAL SECTIONS	503
SITE PLAN	504 - 520
RECREATIONAL POOL PLAN	520
MAIN ENTRANCE - DETAIL	522
MAIN ENTRY FEATURE - PLAN	523
MAIN ENTRY FEATURE - ELEVATION	524
RECREATION POOL AND SECONDARY ENTRY SIGN - PLAN AND DETAILS 525	525
RIGHT-OF-WAY RECREATION WALKWAY - EXHIBIT	526

Engineer of Record	DANIEL A. VERNACCHI	Professional Seal No.	77336
Registered Engineer Number	77336	Date	6/20/2024
Scale of Plans		Sheet Number	201619



SITE DATA TABLE	
NAME OF PROJECT	Calusa
PROPOSER'S NAME	Calusa USA
PROPOSED USE	RESIDENTIAL
EXISTING ZONING DISTRICT	SR LAM 200A
PROPOSED ZONING DISTRICT	R 70A
SECTION NUMBER	2-23-00
PLAT NUMBER	25-055-001-0100 25-055-001-0200
TOTAL SQUARE FEET	652,484
TOTAL NET SQUARE FEET	281,747
PROPOSED SQUARE FEET	281,747

ANNUAL TURNTURN		MINUTES	SECONDS
TURN OFF RIGS	1:00	1:00	00
TURN OFF RIGS	1:00	00	00
TURN OFF RIGS	1:00	00	00
TURN OFF RIGS	1:00	00	00
TURN OFF RIGS	1:00	00	00
TURN OFF RIGS	1:00	00	00

PUD OPTION		ACRES	PERCENT
TOTAL NET SQUARE FEET	281,747	6.47	0.98
CONCRETE PARKING AT EXISTING LEVEL (NEED 2)	10,000	0.23	0.03
PRIVATE ROADS AND PARKING AREA	10,000	0.23	0.03
COMMON OPEN SPACE	10,000	0.23	0.03
PRIVATE OPEN SPACE (NEED 3)	10,000	0.23	0.03
WATER BODIES	10,000	0.23	0.03
TRAFFIC SIGNALS	10,000	0.23	0.03
TOTAL SQUARE FEET	281,747	6.47	0.98

PUD OPTION NOTES:

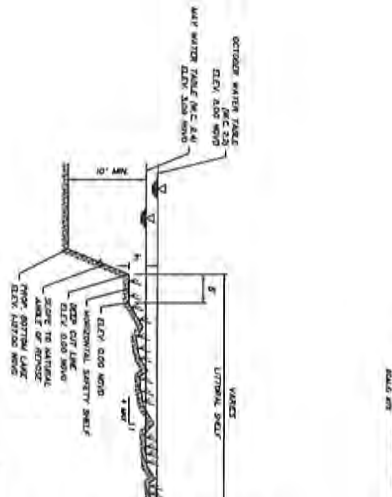
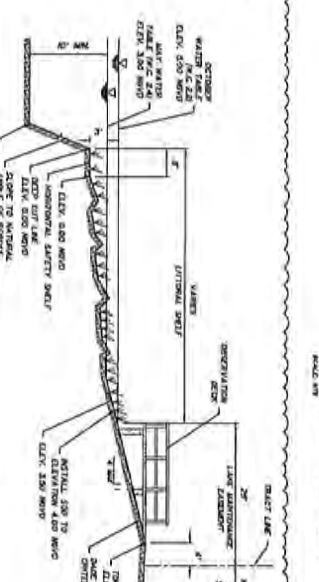
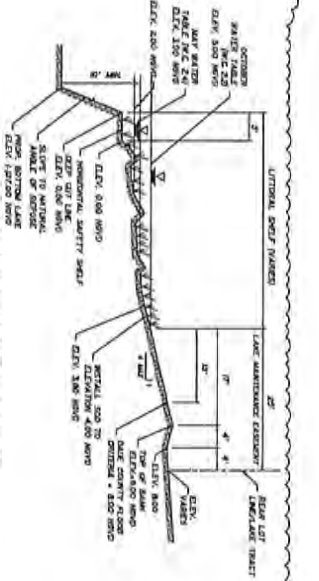
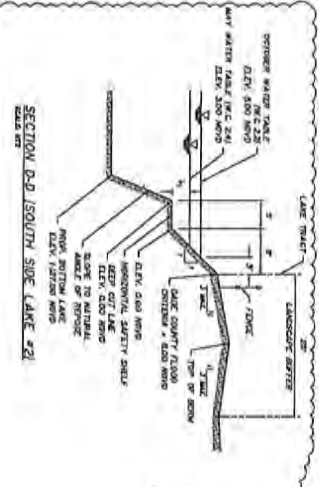
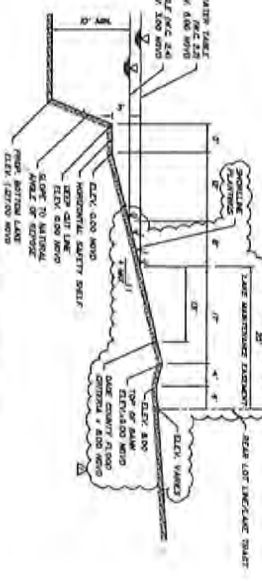
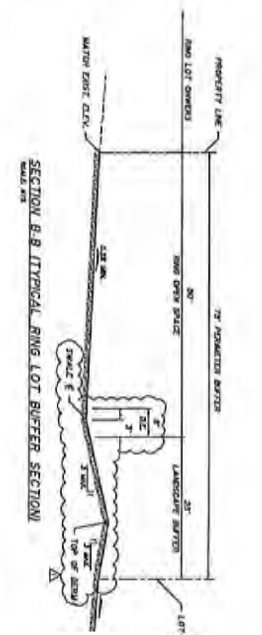
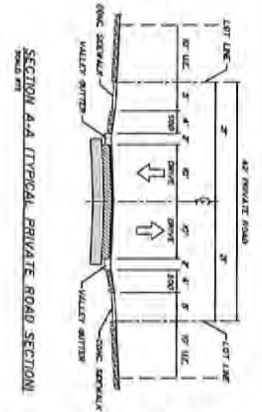
- 1) THE TOTAL SQUARE FEET OF THIS SITE IS 281,747 SQUARE FEET NET (16.47 ACRES) OF LAND.
- 2) THE CONCRETE PARKING AT EXISTING LEVEL (NEED 2) IS 10,000 SQUARE FEET.
- 3) PRIVATE ROADS AND PARKING AREA IS 10,000 SQUARE FEET.
- 4) COMMON OPEN SPACE IS 10,000 SQUARE FEET.
- 5) PRIVATE OPEN SPACE (NEED 3) IS 10,000 SQUARE FEET.
- 6) WATER BODIES IS 10,000 SQUARE FEET.
- 7) TRAFFIC SIGNALS IS 10,000 SQUARE FEET.

- SITE DATA NOTES:**
1. PROJECT ACCESS RIGHTS FINAL OVERLAPPING AND LOT LINES WILL BE PROVIDED AT THE TIME OF PLAT APPROVAL.
 2. THE MASTER PLAN IS ATTACHED TO SATISFY THE PUD TOTAL DEVELOPMENT PLAN.
 3. THE DEVELOPER IS REQUESTING TO WITHDRAW FROM THE PUD AND USE THE LOTS SEPARATELY OF THE PUD. THE DEVELOPER IS REQUESTING TO WITHDRAW FROM THE PUD AND USE THE LOTS SEPARATELY OF THE PUD. THE DEVELOPER IS REQUESTING TO WITHDRAW FROM THE PUD AND USE THE LOTS SEPARATELY OF THE PUD. THE DEVELOPER IS REQUESTING TO WITHDRAW FROM THE PUD AND USE THE LOTS SEPARATELY OF THE PUD.
 4. UP TO THE EXTENT OF THE PUD PERMITS AND OPEN SPACE BUDGET MAY BE SPENT TO ACQUIRE OPEN SPACE TO PROVIDE FOR THE DEVELOPER'S PRIVATE AND COMMERCIAL USE.
 5. THE SITE PLAN FOR THE DEVELOPMENT IS ATTACHED WITHIN AND OTHER DOCUMENTS.
 6. THE SITE PLAN FOR THE DEVELOPMENT IS ATTACHED WITHIN AND OTHER DOCUMENTS.

Project No. 221-031	Date 05/05/24	Overall Quality 0.0	Final Date 05/05/24
Client Name BALBE & ASSOCIATES	Client Address 3777 N.W. 20th Ave., Ft. Lauderdale, FL 33309	Project Name OVERALL SITE PLAN AND DATA TABLE	Project No. 221-031
Project No. 221-031	Date 05/05/24	Overall Quality 0.0	Final Date 05/05/24
Client Name CALUSA	Client Address 2777 N.W. 20th Ave., Ft. Lauderdale, FL 33309	Project Name OVERALL SITE PLAN AND DATA TABLE	Project No. 221-031

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



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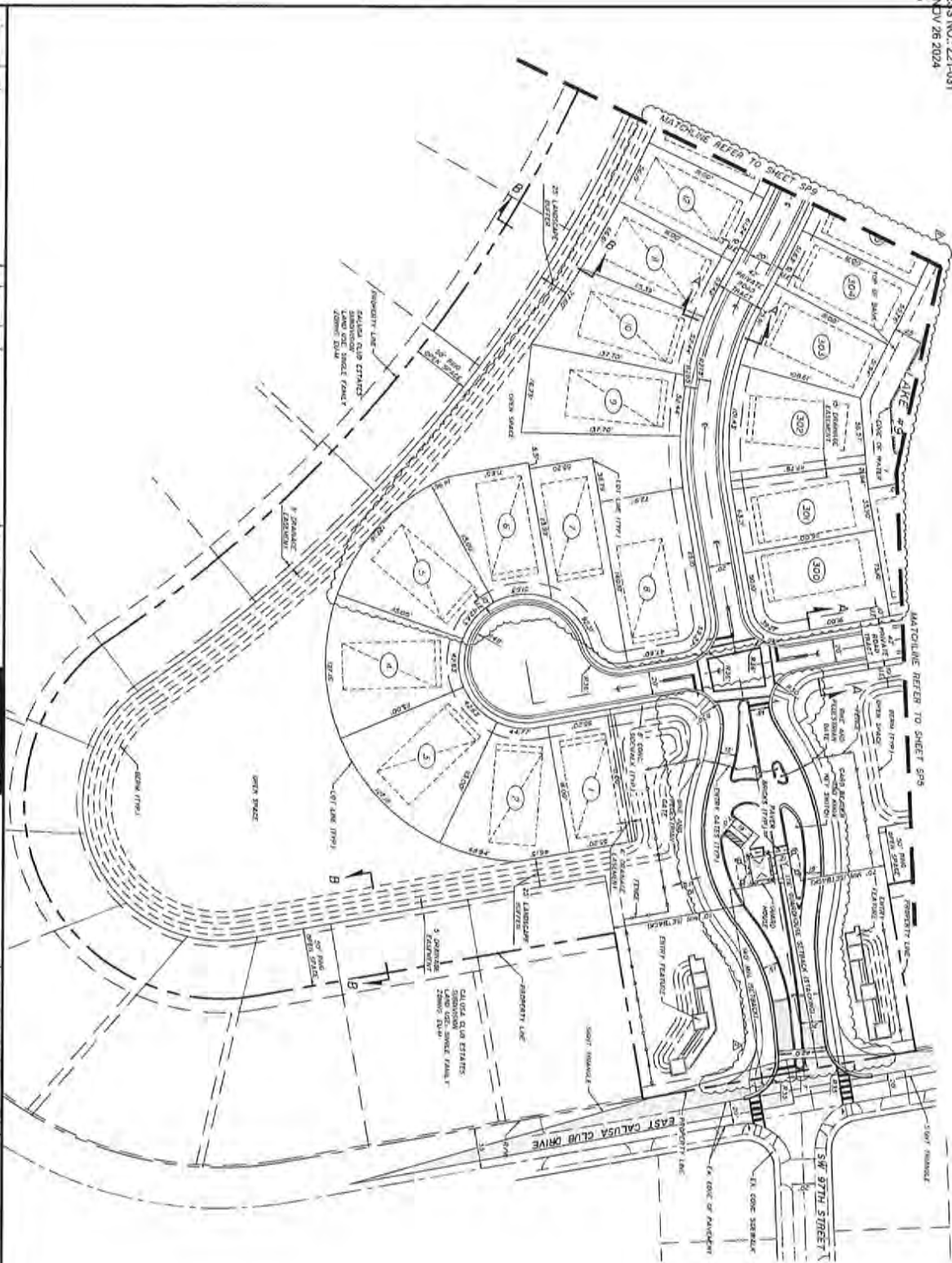
BALBÉ & ASSOCIATES
 Consulting & Professional Services

2737 Northeast 28th Place
 Fort Lauderdale, Florida 33306
 Phone: (954) 341-1111
 Administrative: No. E25-2543

Engineer of Record: **KENNETH A. FERNANDEZ**
 Registered Professional Engineer
 State of Florida: **12523**
 Date: **09/03/24**

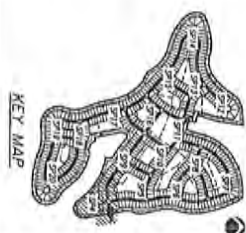
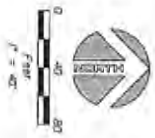
SITE PLAN
 TYPICAL SECTIONS
CALUSA
 KENDALL ASSOCIATES I, LLP

Project Number: **2808B**
 Sheet Number: **SP3**



NOTES

1. UP TO THE EXTENT OF THE 50 FOOT RELEVANT BOUNDARY LINE, THE EXISTING CONCRETE DRIVEWAY SHALL BE MAINTAINED AND REPAIRED AS NECESSARY.
2. ALL NEW DRIVEWAYS SHALL BE CONCRETE DRIVEWAYS WITH A MINIMUM 4% CROSS SLOPE TOWARD THE DRAINAGE POINTS. THE DRIVEWAYS SHALL BE FINISHED WITH A FINISH IDENTICAL TO THE EXISTING DRIVEWAYS.
3. ALL NEW DRIVEWAYS SHALL BE FINISHED WITH A FINISH IDENTICAL TO THE EXISTING DRIVEWAYS.
4. ALL NEW DRIVEWAYS SHALL BE FINISHED WITH A FINISH IDENTICAL TO THE EXISTING DRIVEWAYS.
5. ALL NEW DRIVEWAYS SHALL BE FINISHED WITH A FINISH IDENTICAL TO THE EXISTING DRIVEWAYS.



NO.	DATE	BY	REVISION
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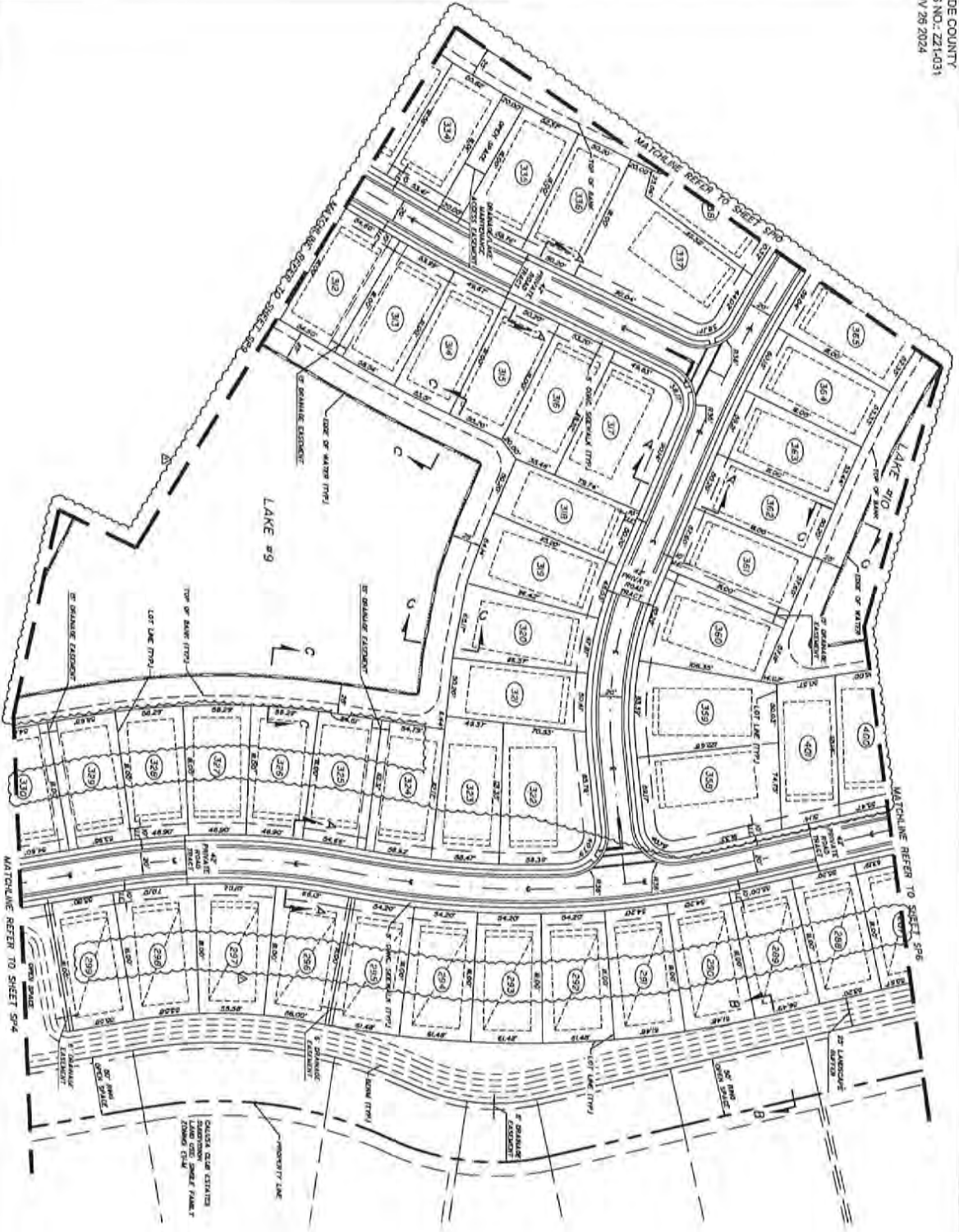
BALBÉ & ASSOCIATES
 Civil Engineering & Design Services

2177 Northern 30th Place
 Fort Lauderdale, Florida 33306
 Address: 305.948.1111
 Address: 305.948.1111

SITE PLAN
 CALUSA
 KENDALL ASSOCIATES, L.L.P.

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



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BALBE & ASSOCIATES
Civil Engineers & Surveyors

2737 Northern 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 975-3111
www.balbe.com
Arlingwood, VA 22134

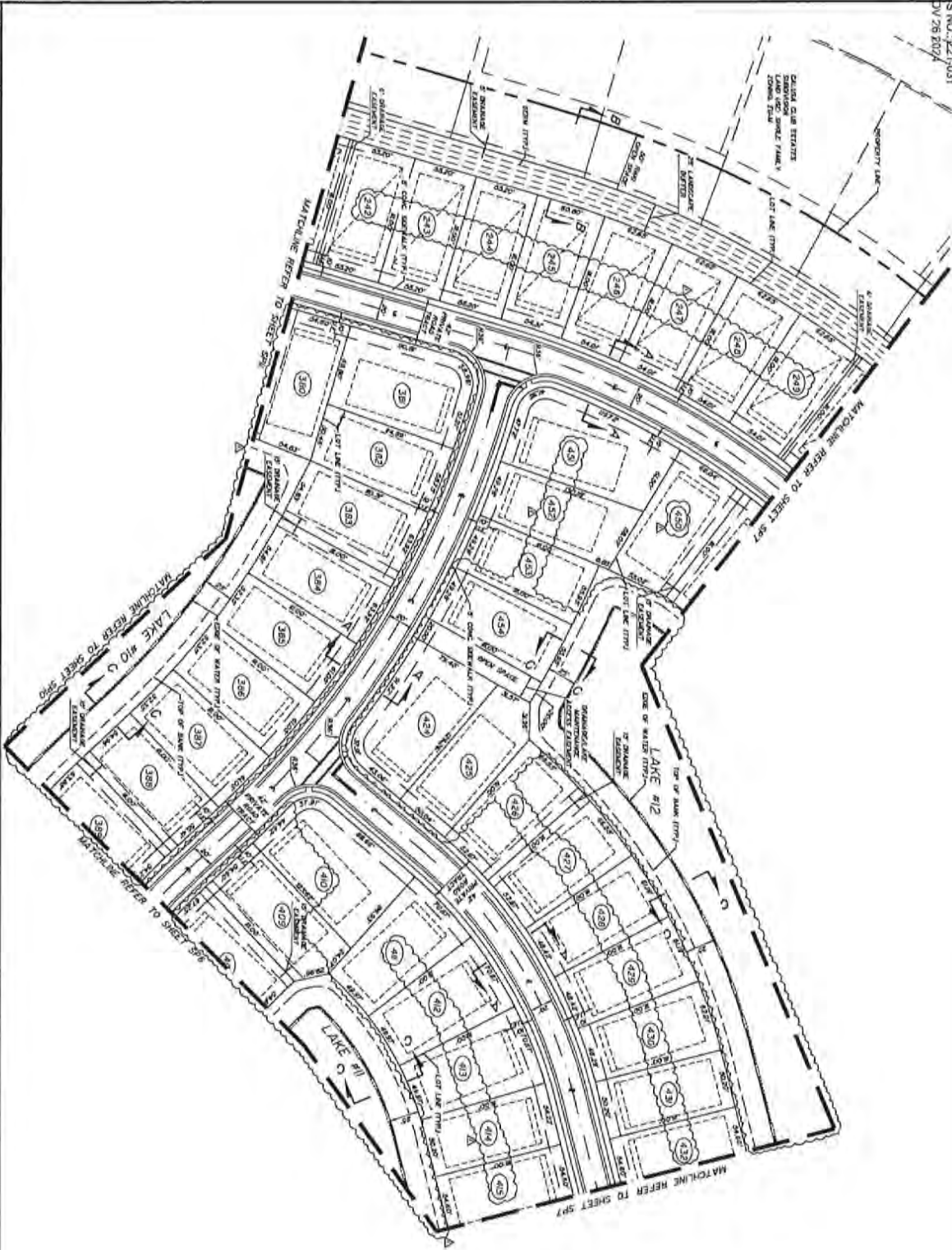
Engineer of Record: BALBE, A. PEREZ
Registered Civil Engineer License No. 12023
Seal of Professional Engineer

SITE PLAN
PLAN
CALUSA
KENNALL ASSOCIATES L.L.P.

Project Number: 201818
Sheet Number: 595

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MIAMI-DADE COUNTY
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2	09/10/07	ISA	REVISED PER CITY COMMENTS
3	11/28/07	ISA	REVISED PER CITY COMMENTS

Prepared by	ISA	Date	08/21/07
Checked by	ISA	Date	09/20/07
Designed by	ISA	Date	05/08/07

Project Name	2727 Northwest 26th Place
Project No.	041-012-011
Amendment No.	EB-2013

Engineer of Record	SARIEL A. KERNARZZ
Professional Engineer License No.	14106
Date of License	12/11/88
Date of Expiration	12/11/11

Project Name	SITE PLAN
Project No.	CALUSA
Project Address	2727 NW 26th St

Project Name	20616
Project No.	978



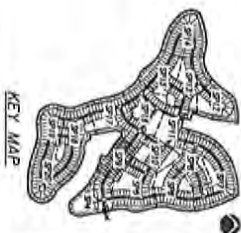
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Prepared by: **ISA**
 Date: 11/28/24
 Checked by: **ISA**
 Date: 11/28/24
 City of Miami: **2024**

BALBÉ & ASSOCIATES
 2127 Northeast 38th Street
 Fort Lauderdale, Florida 33306
 Phone: (954) 481-1111
 Fax: (954) 481-1111
 Website: www.balbe.com

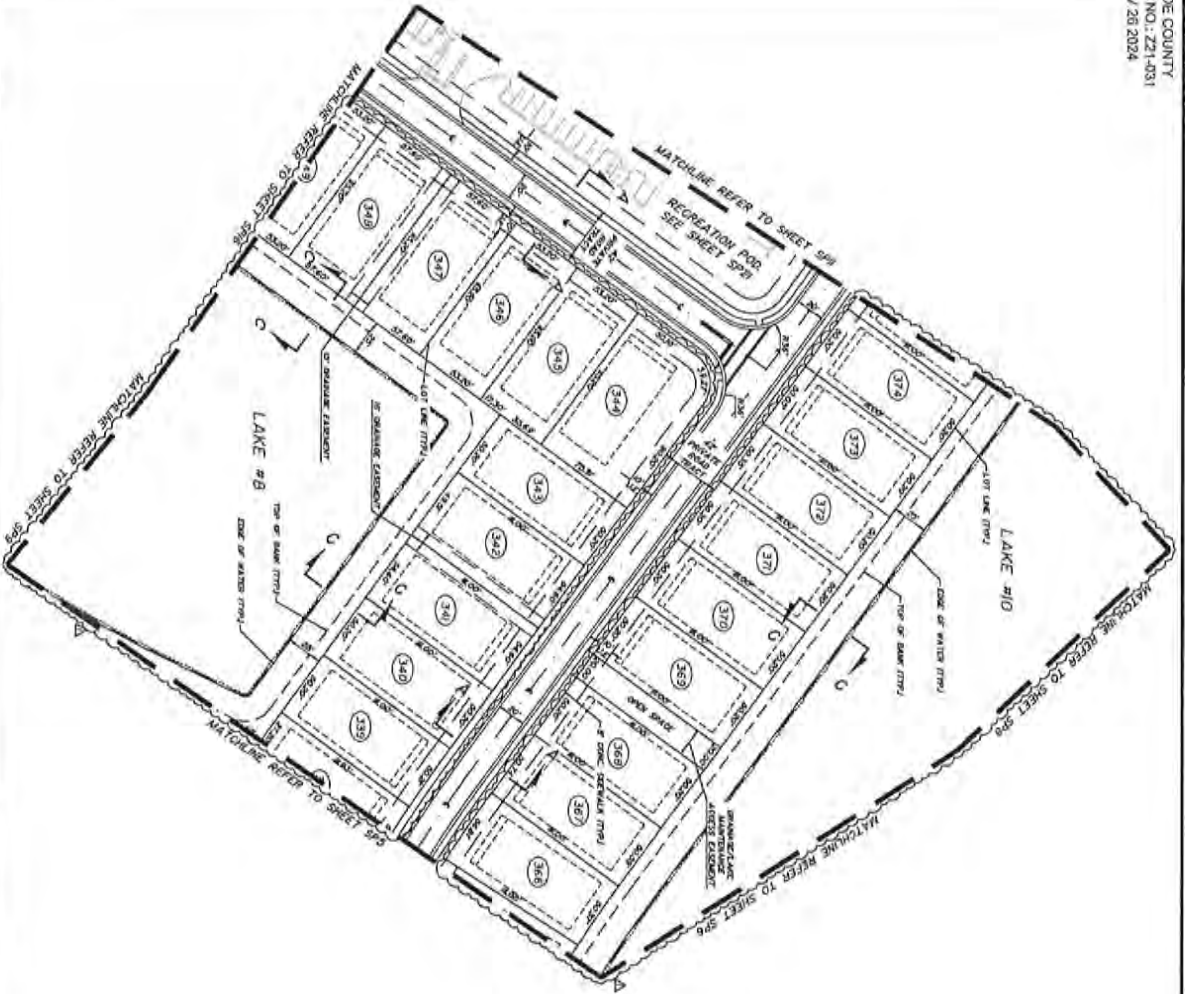
Project of record: **2024**
 Registered Professional Engineer
 License No. **12571**
 Date of Issue: **11/28/24**

SITE PLAN
PLAN
CALUSA
KENWALL ASSOCIATES I, LLP
 Project Number: **2024**
 Sheet Number: **599**



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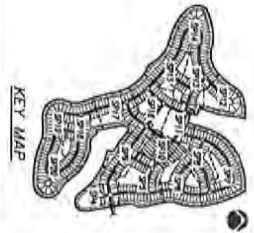
BALBÉ & ASSOCIATES
 CONSULTING ENGINEERS & ARCHITECTS

2177 Northeast 38th Street
 Fort Lauderdale, Florida 33306
 (954) 561-1111
 AUSTIN@BALBE.COM | 25-5083

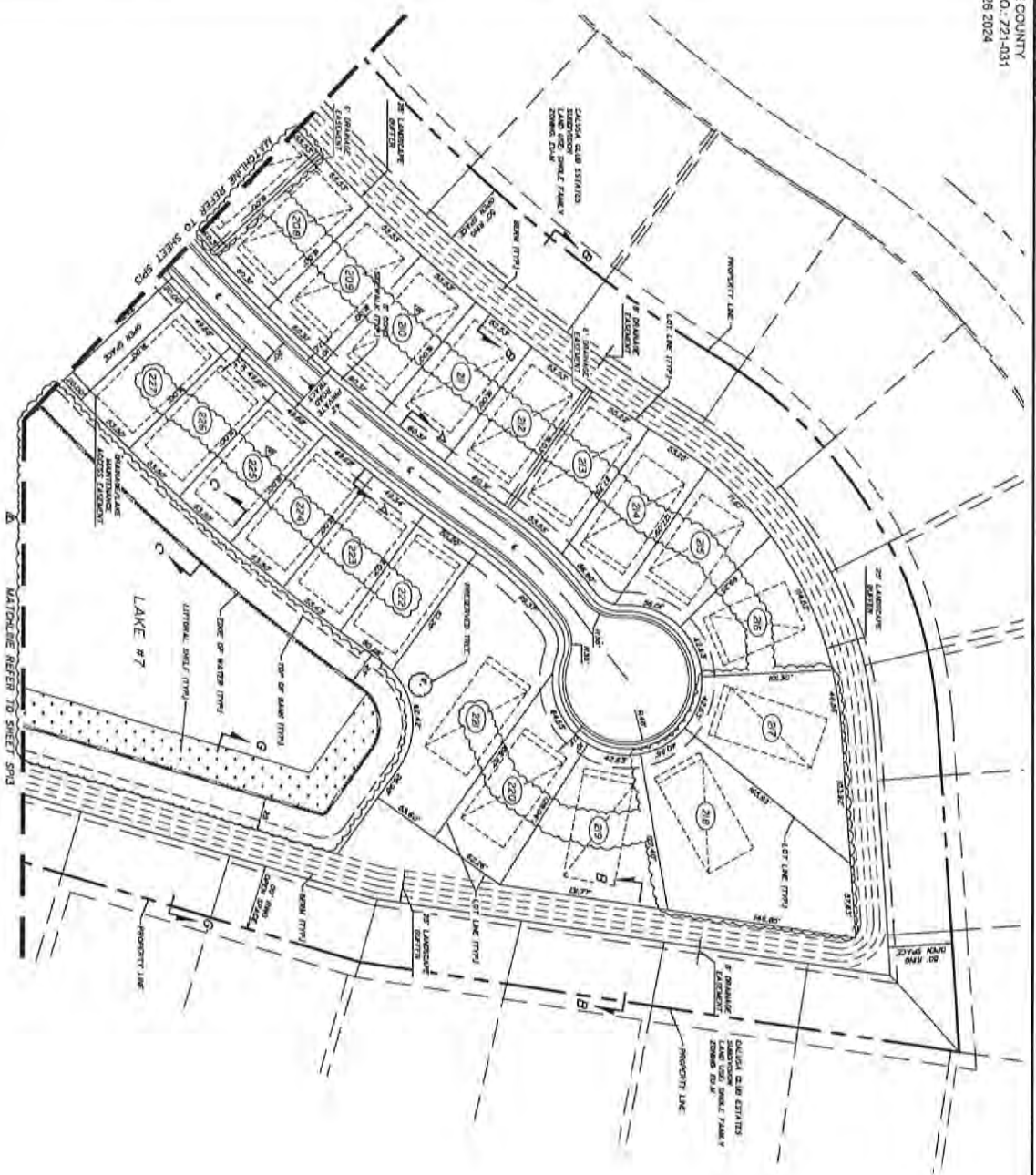
Engineer of Record: **DANIEL A. KORNACZ**
 Registered Engineer Number: **14080**
 State of Florida: **27536**

SITE PLAN
PLAN
CALUSA
 KENOLL ASSOCIATES I, L.L.P.

Project Number: **201616**
 Sheet Number: **570**



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 DATE: NOV 26 2024
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KEY MAP



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SITE PLAN
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 KENALL ASSOCIATES I, LLP

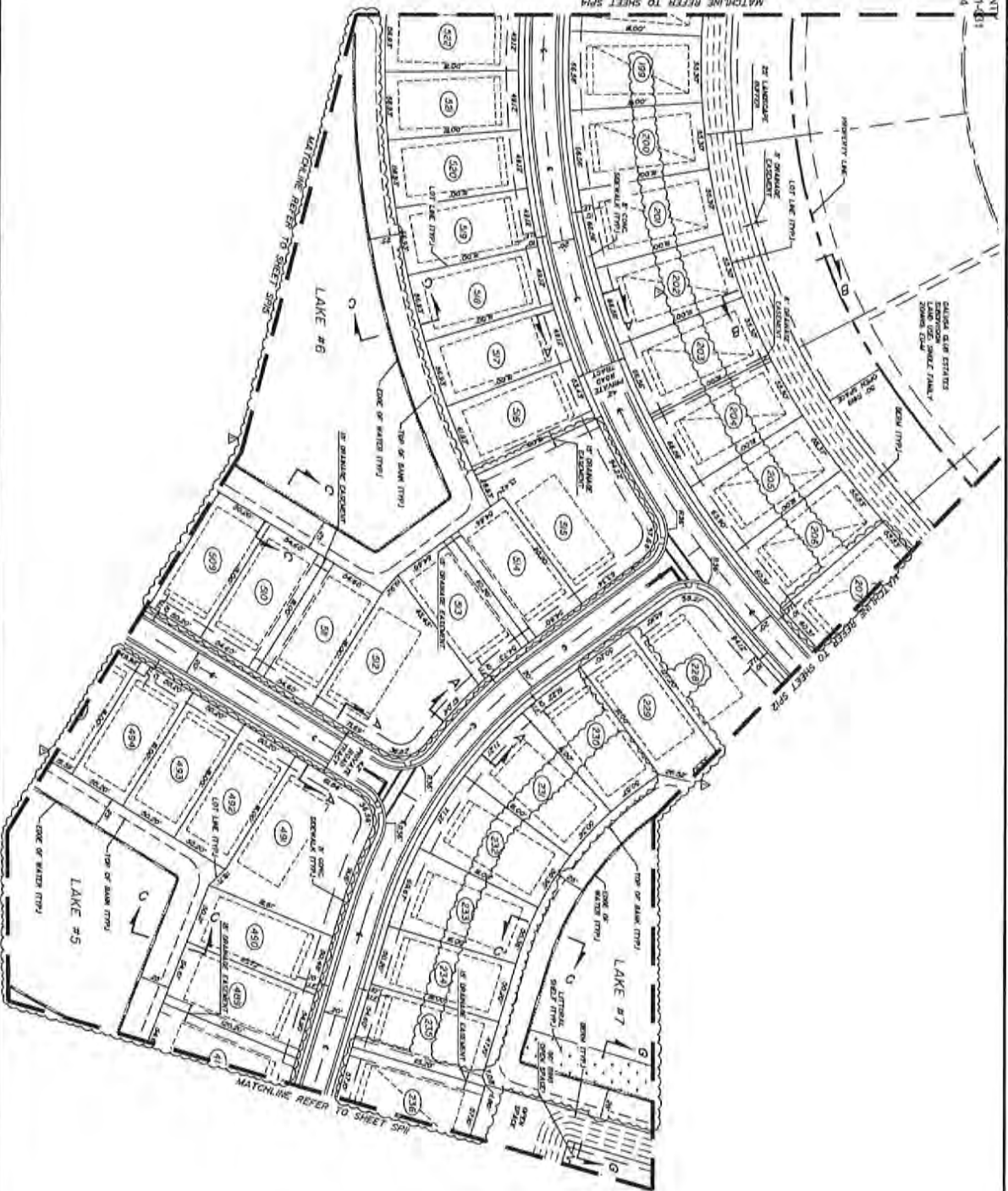
Sheet Number
 201618
 Scale Number
 5/16

BALBE & ASSOCIATES
 3177 Northwest 38th Street
 Fort Lauderdale, FL 33309
 Telephone: (954) 491-7111
 Authorization No. EB-20143

Design Engineer: DANIEL A. KENALL
 Registered Professional Engineer
 State of Florida: License No. 77376
 Date: 12/20/2024

RECEIVED

MANHATTAN COUNTY
 PROCESS NO.: 221-4-1
 DATE: NOV 28 2024
 BY: ISA

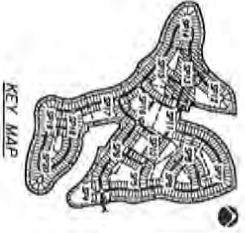


NO.	DATE	BY	REVISION
1	08/2024	ISA	INITIAL DESIGN AND LAYOUT
2	09/2024	ISA	REVISED LAYOUT
3	10/2024	ISA	FINAL DESIGN

BALLBÉ & ASSOCIATES
 2311 Northland 30th Place
 Fort Lauderdale, Florida 33306
 Administration No. BB-2024
 Cell: 954-577-5555

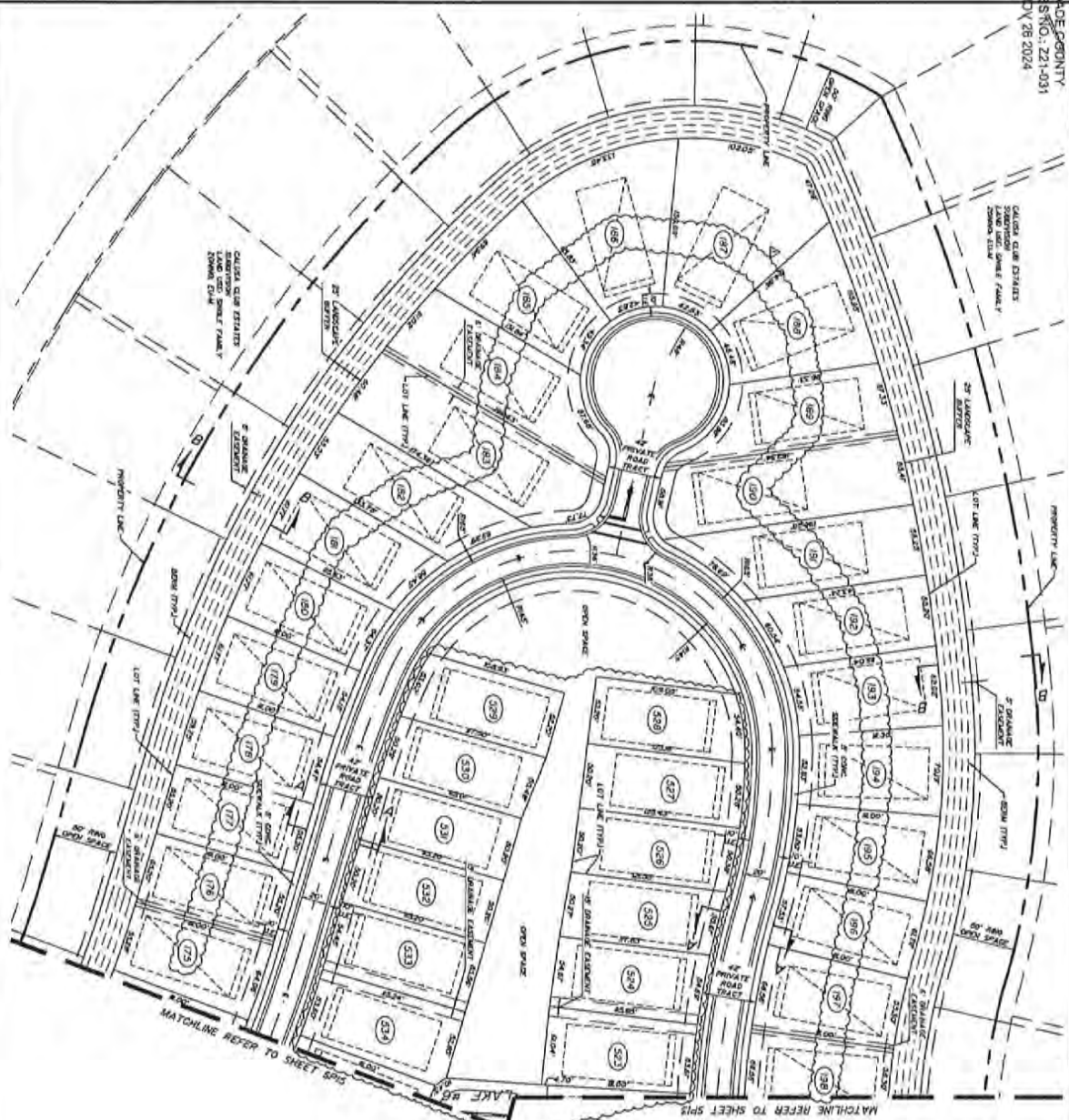
Prepared by: **SAMUEL A. HERRERA**
 Checked by: **JAMES C. KENALL**
 Date: **10/20/2024**
 Scale: **AS SHOWN**

SITE PLAN
CALUSA PALMS
KENALL ASSOCIATES LLP
 Project Location: 2316/B
 Sheet Number: 5713



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DATE: NOV 28 2024
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2			REVISION
3			REVISION

DATE	BY	DESCRIPTION
11/28/24	ISA	ISSUANCE FOR PERMIT

DATE	BY	DESCRIPTION
11/28/24	ISA	ISSUANCE FOR PERMIT

BALBÉ & ASSOCIATES

2127 Northeast 2nd Ave
 3rd Floor
 Miami, FL 33136
 (305) 451-1111
 BALBE@BALBE.COM

Project: 221-031
 Date: 11/28/24
 Design: ISA

SITE PLAN
 CALUSA
 REMOVAL ASSOCIATES I, LLP

SP4



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Prepared by: **ISA**, **ISA**, **ISA**
 Checked by: **ISA**, **ISA**, **ISA**
 Drawn by: **ISA**, **ISA**, **ISA**
 Digitized by: **ISA**, **ISA**, **ISA**

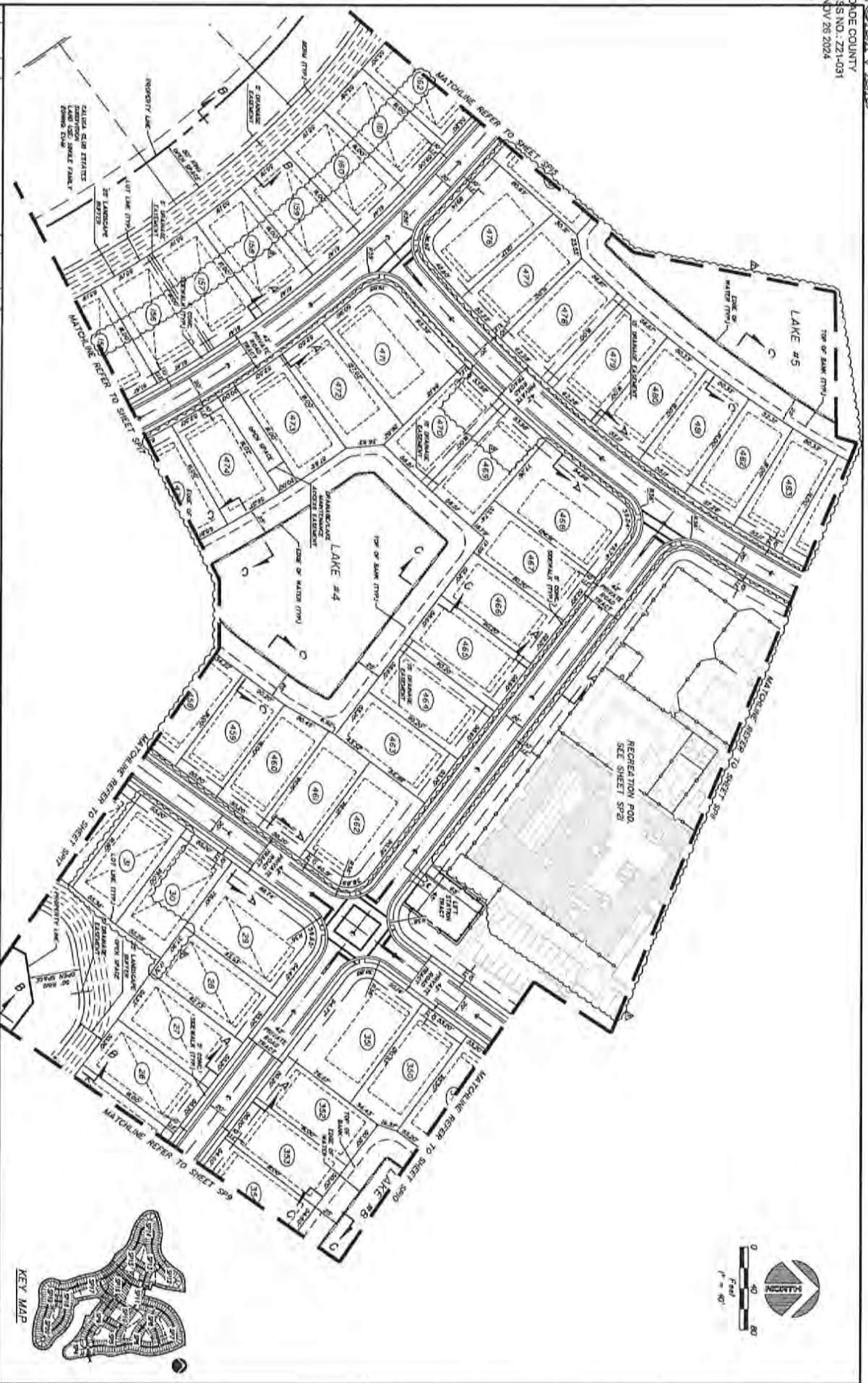
BALBE & ASSOCIATES
 Civil Engineering & Surveying, L.L.C.
 2237 Northwest 29th Place
 Fort Lauderdale, Florida 33309
 Administration No. EP3003

Engineer of Record: **CELESTE A. KENNEDY**
 Registered Engineer License No. 14502504
 Title: **REGISTERED ENGINEER**

SITE PLAN
PLAN
CALUSA
KENDALL ASSOCIATES I, LLP

Project Number: **201618**
 Sheet Number: **SP05**





NO.	DATE	BY	REVISION
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100	05/20/24	ISA	REVISION

BALBE & ASSOCIATES
 Civil Engineering - Planning - Surveying

2717 Northwood Blvd, Miami, FL 33187
 Phone: (305) 491-2811
 Authorization No. EB-20343

Project of Record: DANIEL A. KATZBERG
 Registered Professional Engineer
 State of Florida License No. 77251

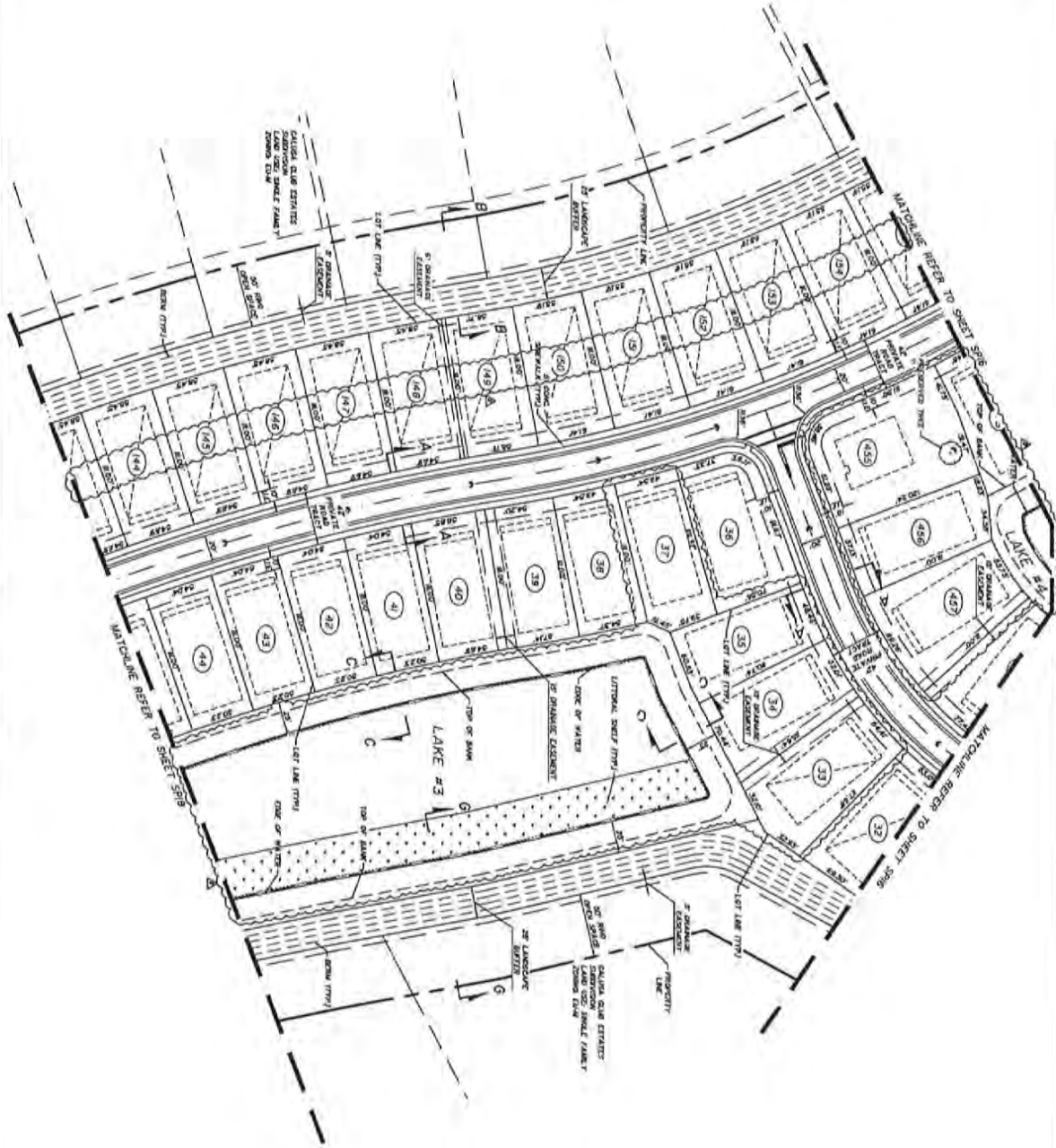
SITE PLAN
PLAN
CALUSA
 KENDALL ASSOCIATES I, L.L.P.

Project Number: 201618
 Sheet Number: 376



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MIAMI-DADE COUNTY
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DATE: NOV 26 2024
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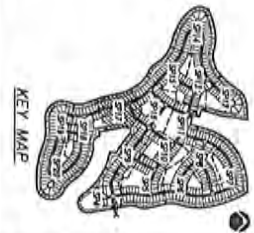
Prepared by: **ALC** Date: 02/28/2024
Checked by: **CSL** Date: 02/28/2024
Designed by: **CSL** Date: 02/28/2024

BALBE & ASSOCIATES
2377 Northcutt Trail, Suite 100
Fort Lauderdale, FL 33306
Administration No. ED-20243

Engineer of Record: **DAVID A. WERNERZ**
Professional Engineer License No. 10004
Scale of Plan: **1" = 40'**

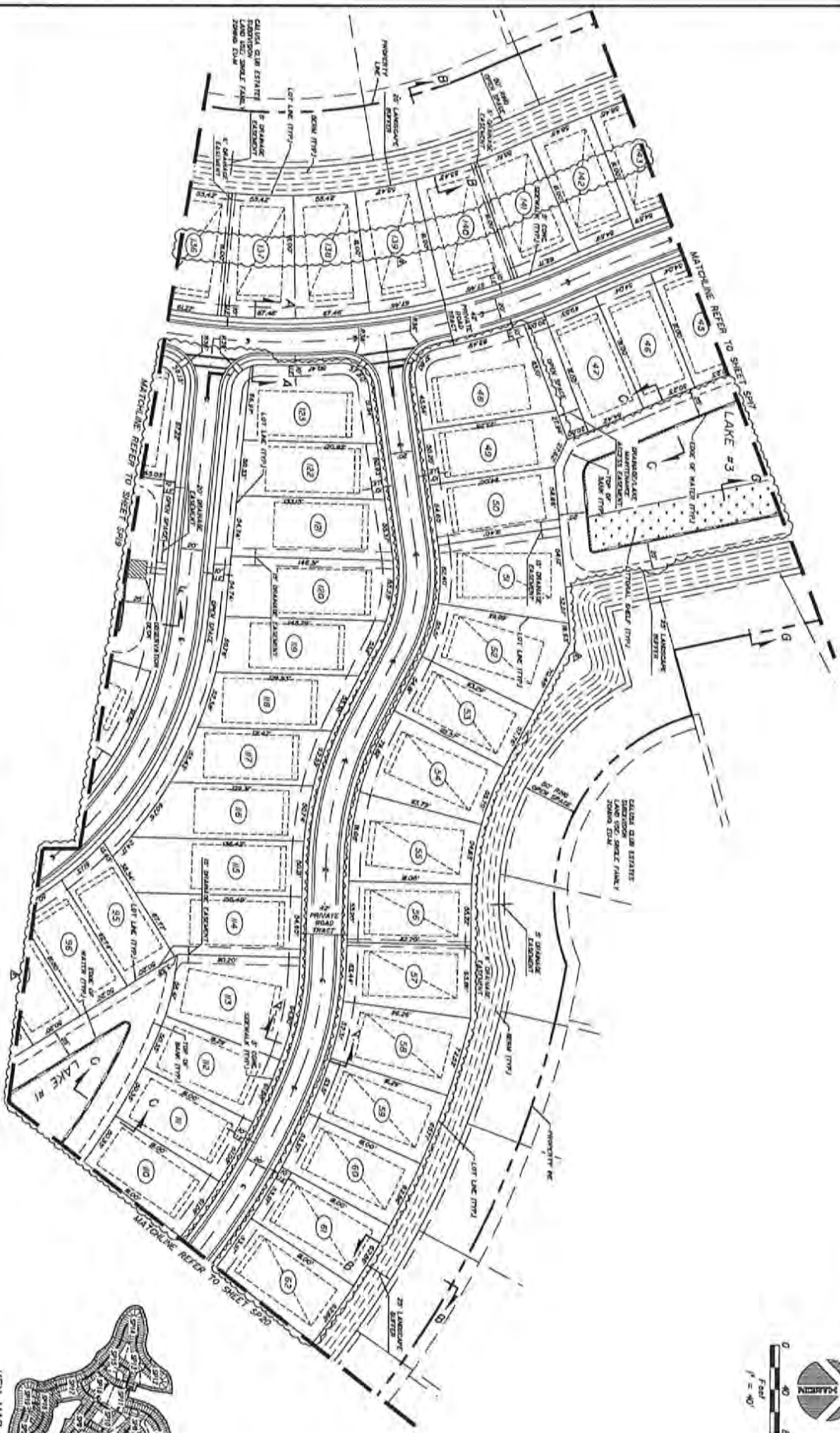
SITE PLAN
PLAN
CALUSA
KENOLL ASSOCIATES, L.L.P.

Project Number: 201618
Sheet Number: 5717



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Drawn by:
 Checked by:
 Date:

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

Engineer of Record: **GABRIEL A. WOLKOWICZ**
 Registered Professional Engineer
 State of Florida: 72316

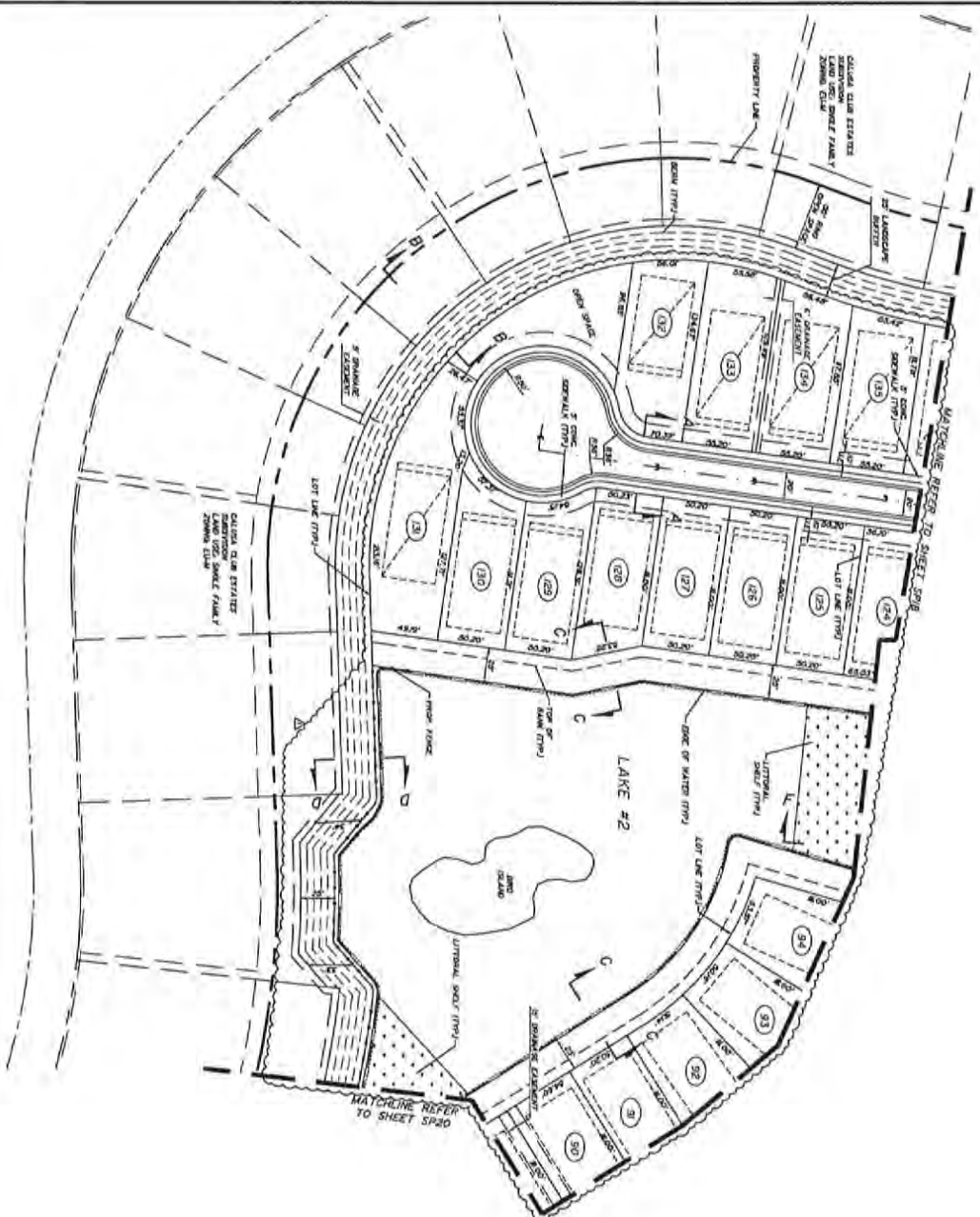
SITE PLAN
PLAN
CALUSA
 KENDALL ASSOCIATES I, LLP

Project Number: 2025AB
 Sheet Number: 579B



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BALBÉ & ASSOCIATES
Civil Engineers & Surveyors

2237 Northeast 20th Place
Fort Lauderdale, Florida 33306
Phone: (754) 975-1111
Address: 2237 N.E. 20th St., Ft. Lauderdale, FL 33306

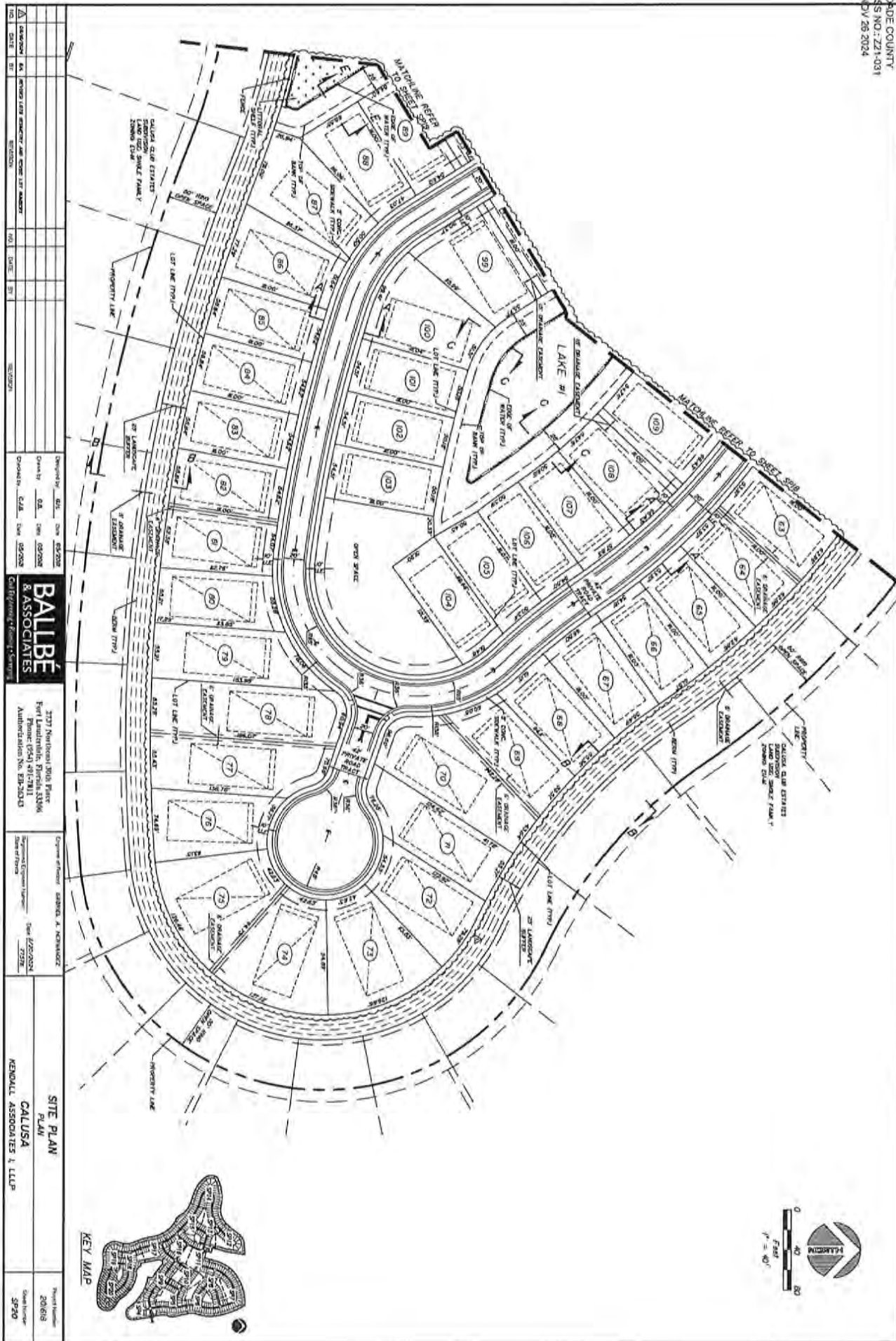
Engineered/Drawn: BALBÉ, A. KENYALDZ
Checked/Engineered: [Signature] Date: 11/25/24
Scale of Plan: 1" = 40'

SITE PLAN
FLAW
CALUSA
KENDALL ASSOCIATES I, L.L.P.

Sheet Number: 20/28
Sheet Range: 2/28

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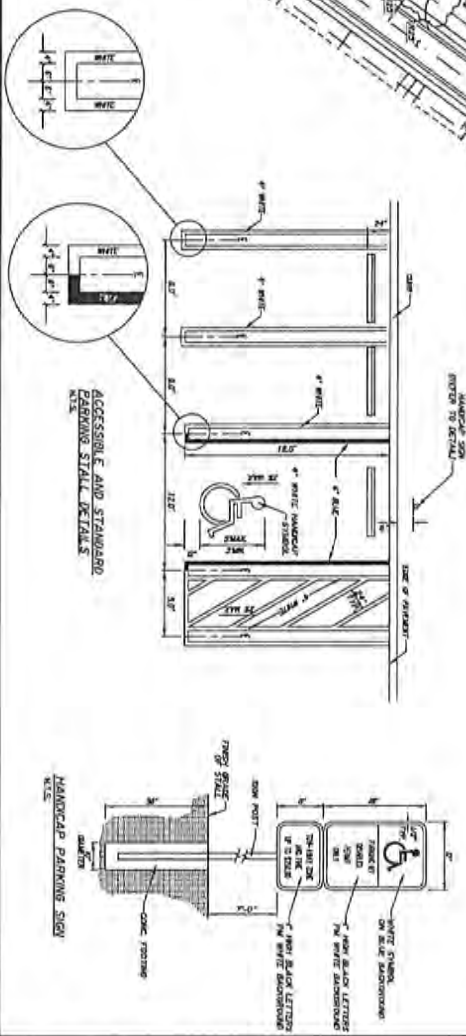
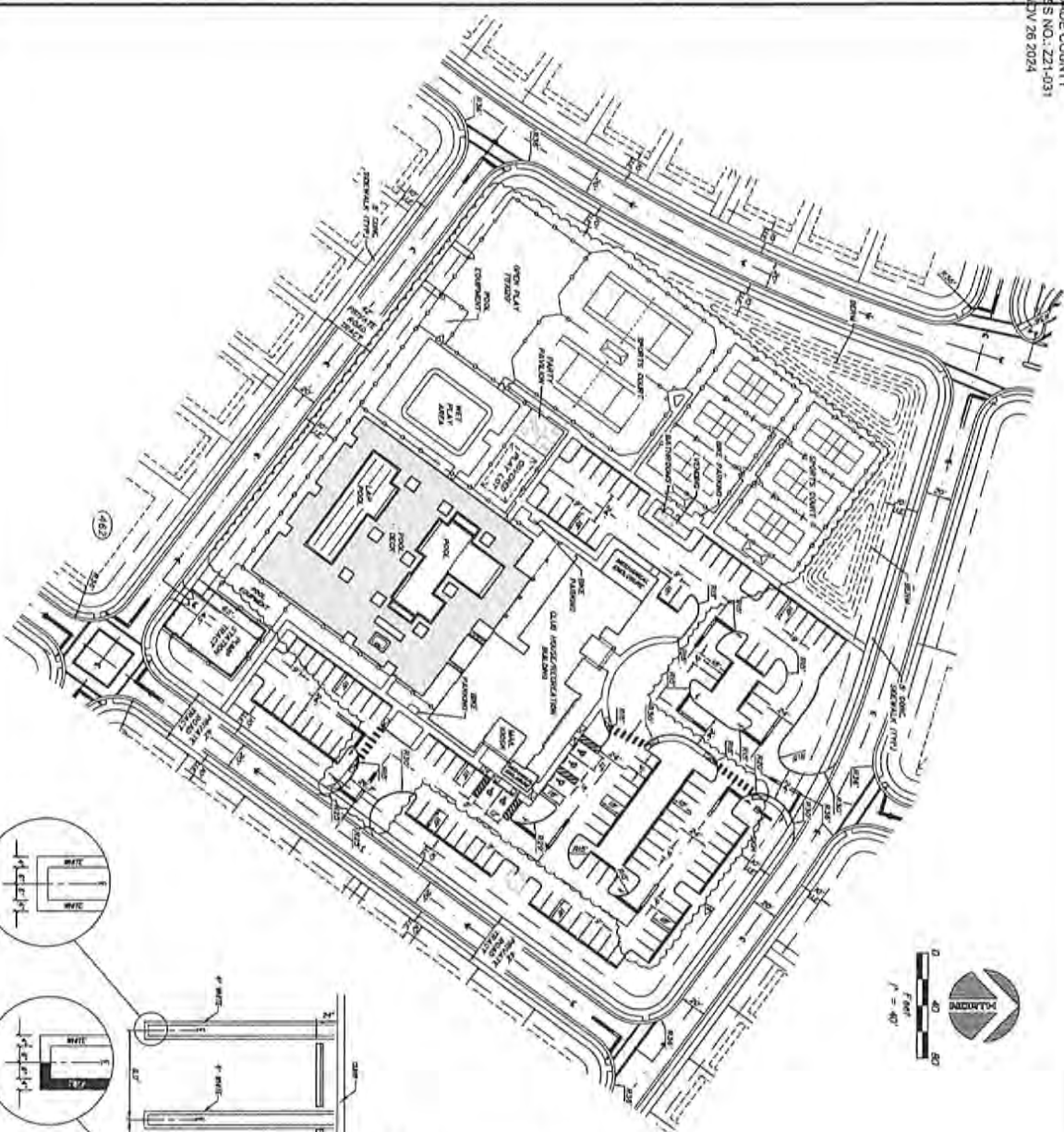
BALBE & ASSOCIATES
Calligraphy & Planning Company

2737 Northeast 30th Place
Fort Lauderdale, FL 33306
Authentication No. BR20210

Engine of Record: **BARBARA A. KENNEDY**
Professional Engineer License No. 45202024
Date of Expiration: 07/31/2028

SITE PLAN
FLA #
CALUSA
KENNELL ASSOCIATES I, LLP

Project Number: 202618
Scale: 1/8" = 1'-0"



RECREATIONAL POD
 PLAN
 CALUSA
 KENALL ASSOCIATES I LLLP

PROPERTY DEVELOPMENT REGULATIONS

Use Group	Height	Footprint	Setback
Residential Single-Family	35'0"	2500 SF	5'0"
Residential Medium-Density	35'0"	5000 SF	5'0"
Residential High-Density	35'0"	10000 SF	5'0"
Community	35'0"	10000 SF	5'0"
Office	35'0"	10000 SF	5'0"
Commercial	35'0"	10000 SF	5'0"
Industrial	35'0"	10000 SF	5'0"
Public	35'0"	10000 SF	5'0"
Other	35'0"	10000 SF	5'0"

PARKING TABLE

Category	Area (sq ft)	Count	Notes
Standard	10,000	100	
Accessible	1,000	10	
Handicap	1,000	10	
Motorcycle	1,000	10	
Other	1,000	10	
Total	14,000	140	

PROPERTY INFORMATION

Parcel ID	15-01-01-01-01-01
Area (sq ft)	10,000
Volume	10,000
Value	10,000
Assessment	10,000
Map	10,000
Year	10,000
Zone	10,000
Code	10,000
Owner	10,000
Address	10,000
City	10,000
State	10,000
Zip	10,000

NO.	DATE	BY	REVISION
1	08/01/2024	ISA	ISSUE FOR PERMIT
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9	08/01/2024	ISA	REVISED PER COMMENTS
10	08/01/2024	ISA	REVISED PER COMMENTS

Prepared by: ISA Date: 08/01/2024
 Checked by: ISA Date: 08/01/2024
 Drawn by: ISA Date: 08/01/2024

BALBE & ASSOCIATES
 2707 Northwest 30th Place
 Fort Lauderdale, FL 33309
 Authorisation No. EP-2413

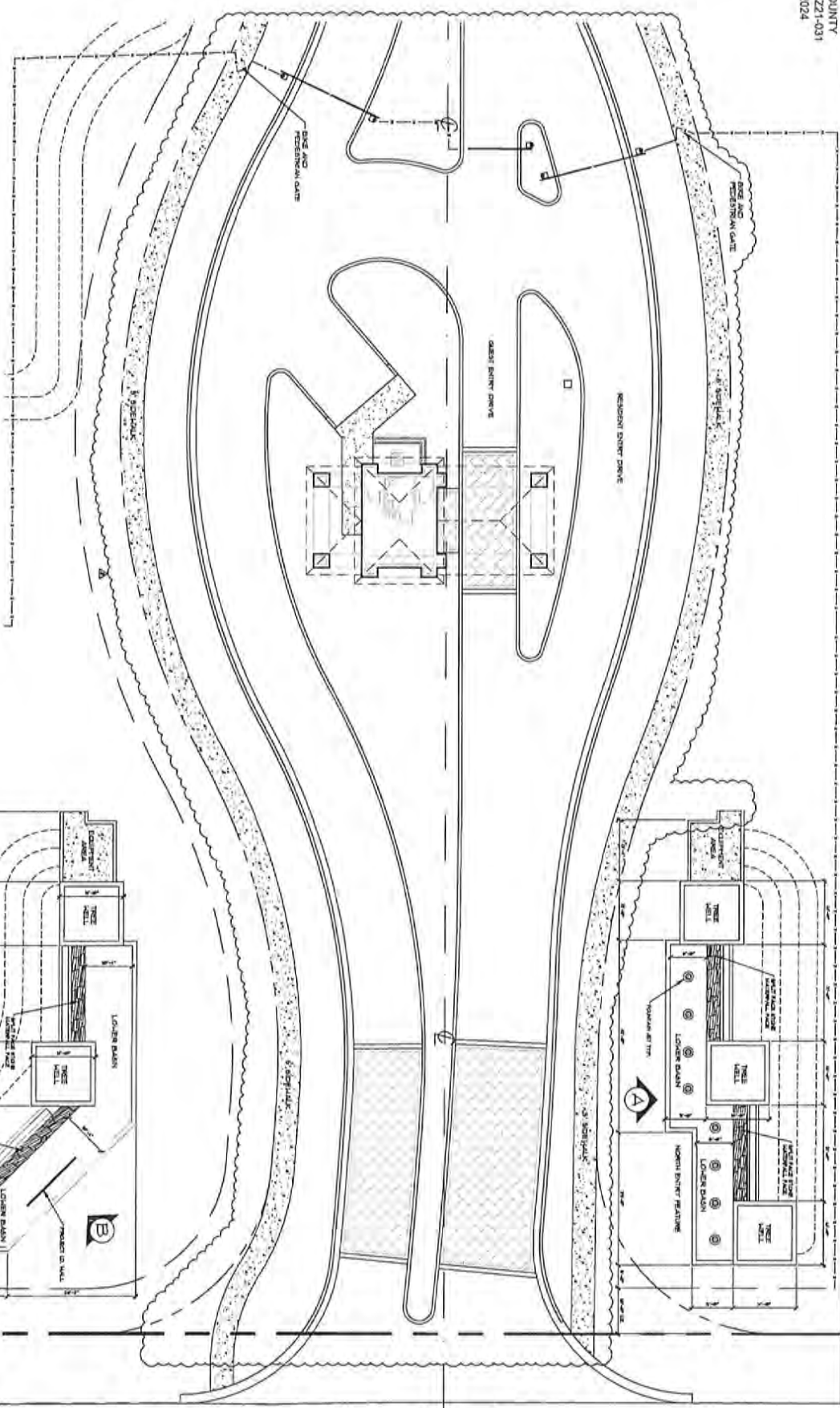
Project Name: RECREATIONAL POD
 Project Location: 2707 Northwest 30th Place
 Project Engineer: ISA
 Date of Issue: 08/01/2024

Project Name: RECREATIONAL POD
 Project Location: 2707 Northwest 30th Place
 Project Engineer: ISA
 Date of Issue: 08/01/2024

Project Name: RECREATIONAL POD
 Project Location: 2707 Northwest 30th Place
 Project Engineer: ISA
 Date of Issue: 08/01/2024

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MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 28 2024
BY: ISA



MAIN ENTRY FEATURE PLAN

1. EXISTING FEATURES WILL BE SUBJECT TO ZONING APPLICATION.

NO.	DATE	BY	REVISION
1			ISSUED FOR PERMIT
2			ISSUED FOR PERMIT
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BALBÉ & ASSOCIATES
Civil Engineers, Planners, Architects

2237 Northwest 26th Place
Fort Lauderdale, Florida 33306
Arling Heights, N. W. 87-3034

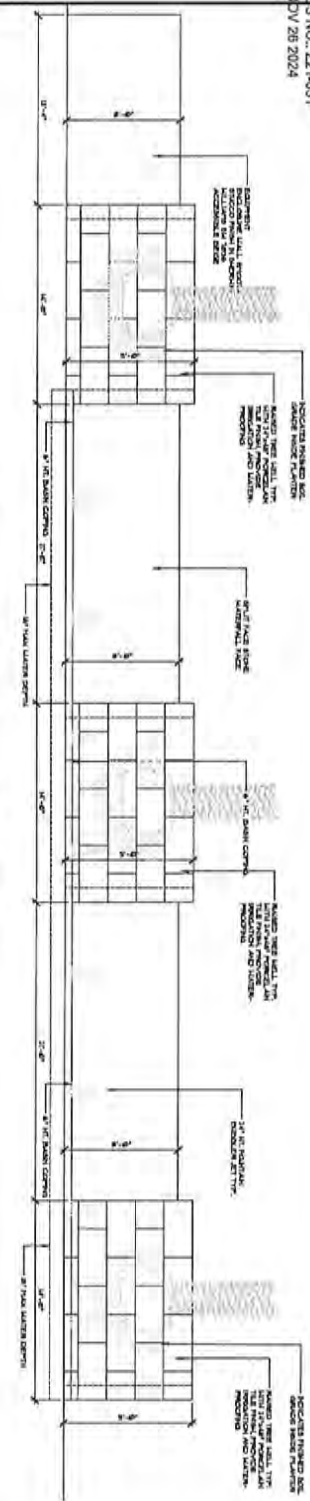
Engineer of Record: **DAVID A. KENNEDY**
Professional Engineer Number: **73381**
Date: **10/20/24**

MAIN ENTRY FEATURE PLAN
CALUSA
KENNELL ASSOCIATES I, LLP

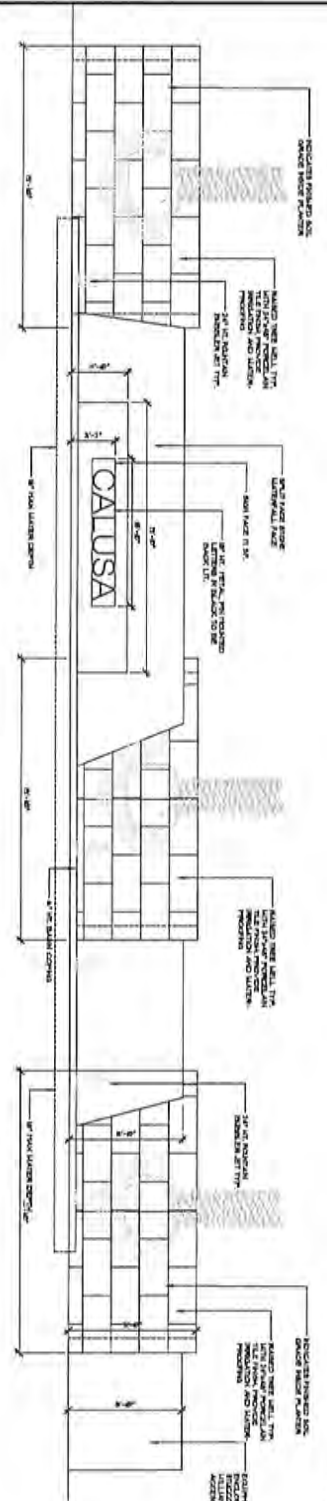
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Sheet Number: **SP23**

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

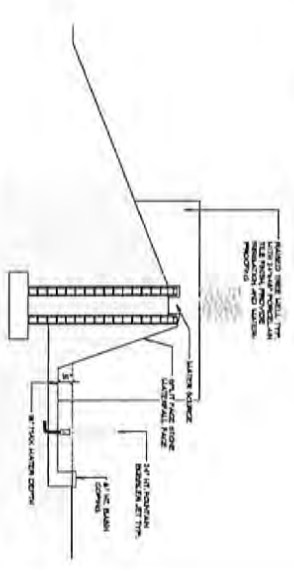


A
 NORTH ENTRY ELEVATION
 N.T.S.



B
 SOUTH ENTRY ELEVATION
 N.T.S.

WATER FEATURE SECTION
 N.T.S.



NOTES:
 1. DRAWING IS TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL PLAN.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

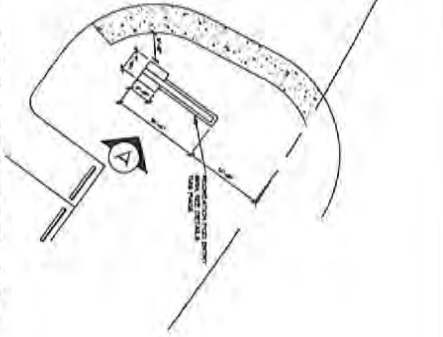
NO.	DATE	BY	REVISION
1	08/20/24	ISA	ISSUE FOR PERMIT
2	09/10/24	ISA	REVISION
3	10/15/24	ISA	REVISION
4	11/05/24	ISA	REVISION

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

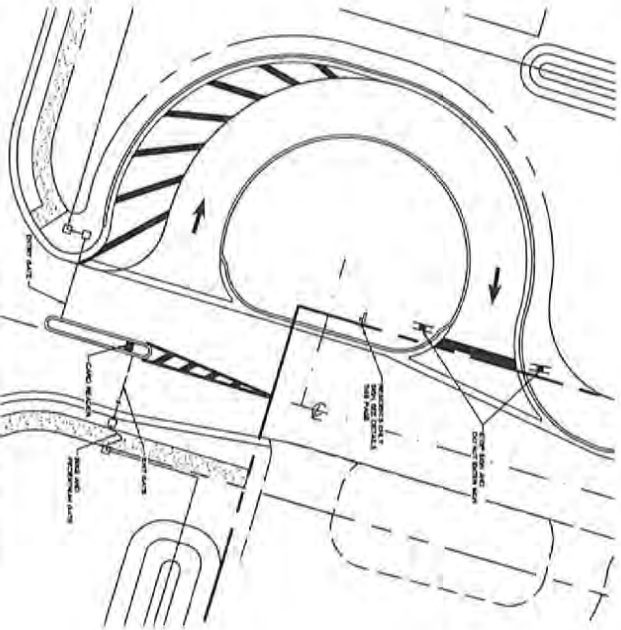
Engineer of Record:	GABRIEL A. KERNANZ	Date:	10/20/24
Professional Engineer License No.:	77378	Date:	10/20/24

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

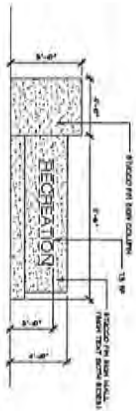
BALBÉ & ASSOCIATES
 2327 Northeast 2nd Place
 Fort Lauderdale, FL 33306
 Administration No. BB-2043



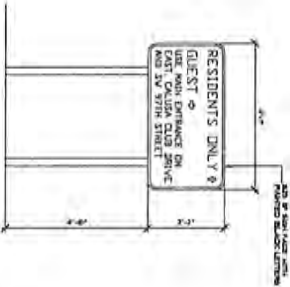
RECREATION POD ENTRY SIGN



SECONDARY ENTRY, RESIDENTS ONLY SIGN



A RECREATION POD SIGN ELEVATION



RESIDENTS ONLY SIGN ELEVATION

Property No.	221-031	Owner	CLB	City	CLB	County	CLB	State	MO
Project No.	221-031	Project Name	CLB	Project Address	CLB	Project City	CLB	Project State	MO
Contract No.	221-031	Contractor	CLB	Contractor Address	CLB	Contractor City	CLB	Contractor State	MO
Permit No.	221-031	Permittee	CLB	Permittee Address	CLB	Permittee City	CLB	Permittee State	MO
Approval Date	221-031	Approval Authority	CLB	Approval Authority Address	CLB	Approval Authority City	CLB	Approval Authority State	MO
Revision	221-031	Revised By	CLB	Revised Date	CLB	Revised Description	CLB	Revised State	MO

BALBE & ASSOCIATES
 Civil Engineering & Surveying

2727 Northline 30th Place
 Fort Smith, AR 72306
 Phone: (501) 412-7111
 Authorization No. EB-20213

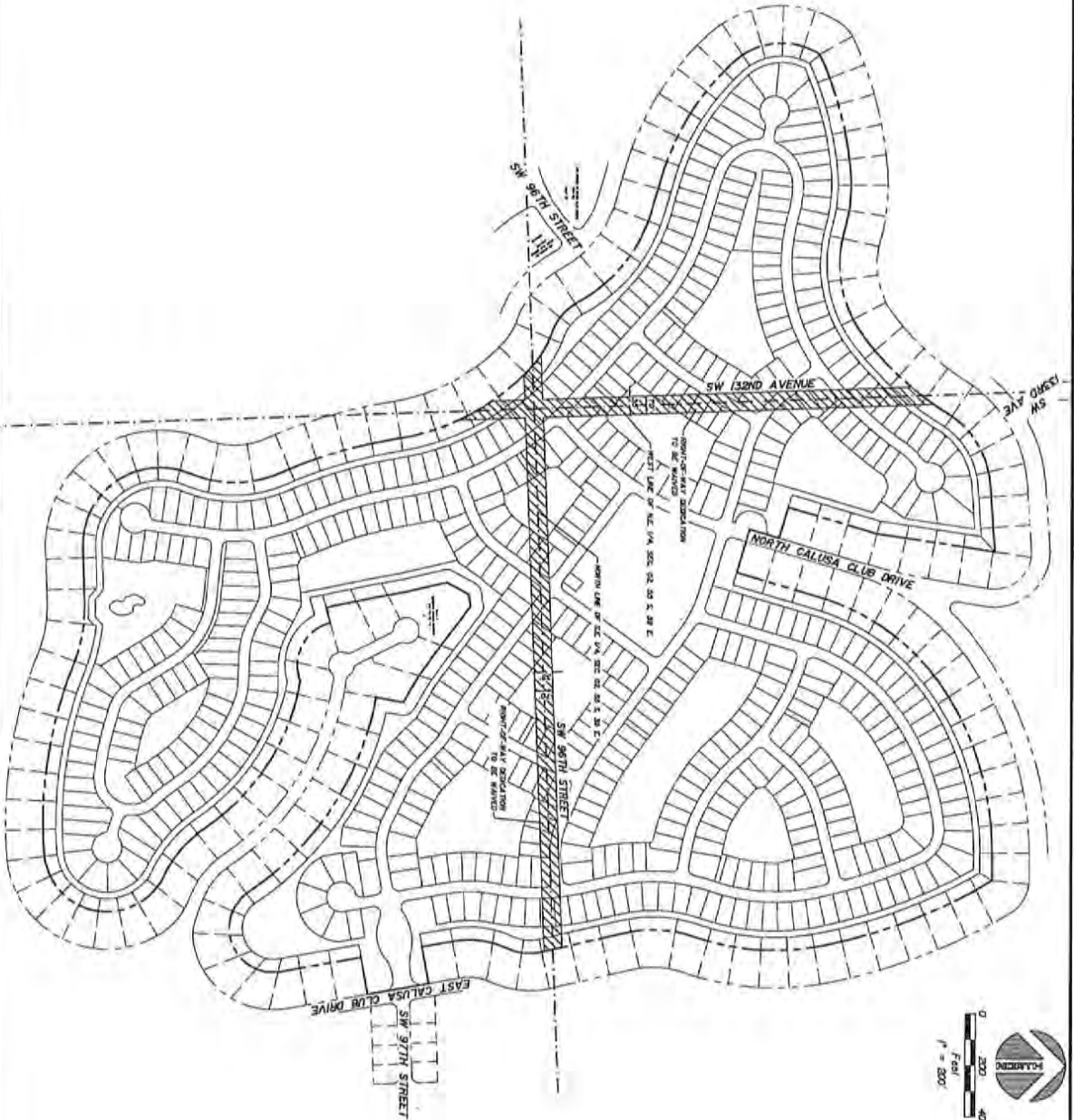
Engine of Record: DANIEL A. KERNANZ
 Registered Professional Engineer
 State of Missouri
 No. 4000004
 Exp. 12/31/28

RECREATION POD SIGN
 PLAN AND DETAIL
 CALUSA
 KENDALL ASSOCIATES & LLP

Project Number
 202419
 Sheet Number
 59/23

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO.: ZT1-031
DATE: NOV 26 2024
BY: ISA



NO.	DATE	BY	REVISION	SECTION

Drawn by: ISM Date: 09/26/24
Checked by: RAL Date: 09/26/24
Designed by: CLD Date: 09/26/24

BALBE & ASSOCIATES
Civil Engineering & Surveying
2727 Northwest 30th Place
Fort Lauderdale, FL 33306
Amplification No. EB2043

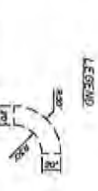
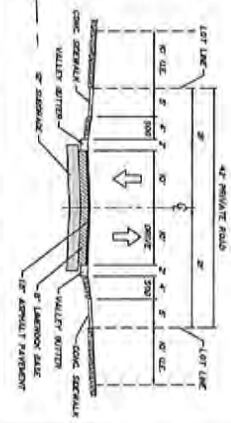
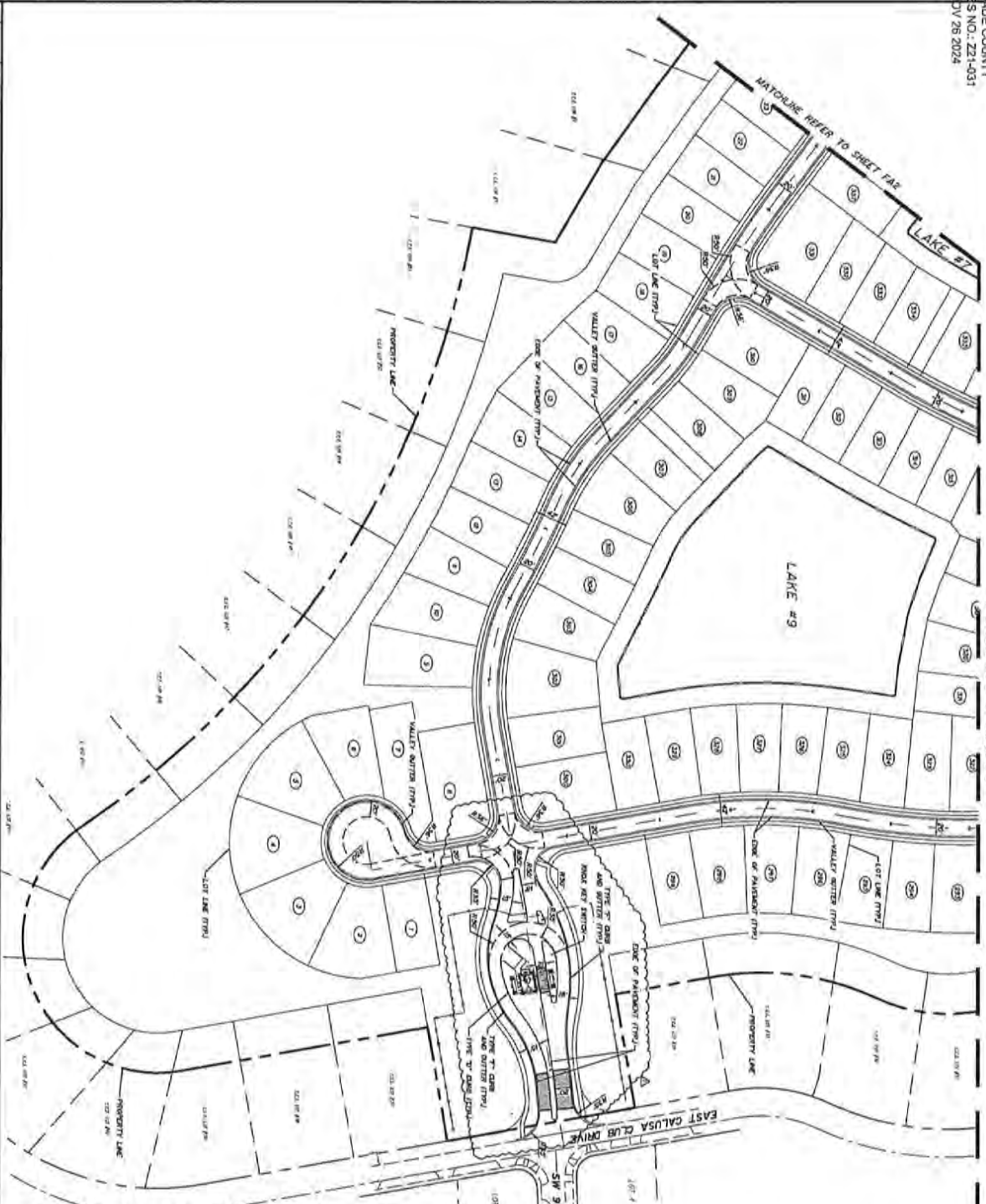
Engineer/Sealer: DANIEL A. PERAZICH
Professional Engineer Number: 12670
Date: 09/26/24
Scale: 1" = 200'

RIGHT-OF-WAY DEDICATION WAIVER EXHIBIT
CALUSA
KENNELL ASSOCIATES I, LLLP

Project Number: 201618
Sheet Number: 5726

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: Z21-031
 DATE: NOV 28 2024
 BY: ISA



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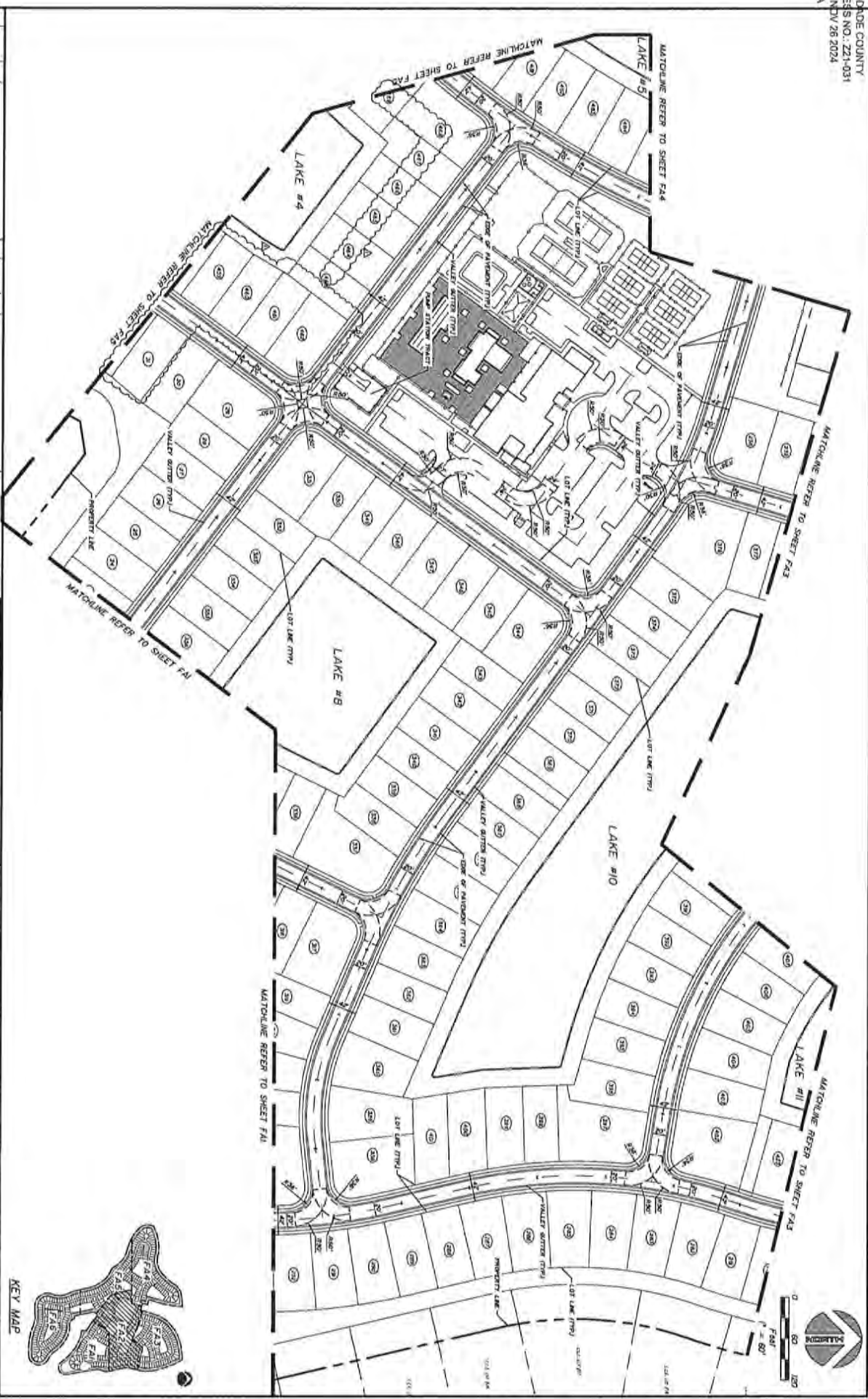
BALBE & ASSOCIATES
 2377 Northwest 56th Place
 Fort Lauderdale, Florida 33309
 P: (954) 401-1111
 F: (954) 401-1111
 Fax: (954) 401-1111
 AutoCAD Version No. E8-2011

Engineer of Record: DANIEL A. PENLAND
 State of Florida License No. 12689
 Date: 11/28/24
 Project No.: 24-001

FIRE/GARBAGE TRUCK ACCESS
 PLAN
 CALUSA
 KEMALL ASSOCIATES & LLP
 2016/B
 2016/B
 FAI

RECEIVED

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



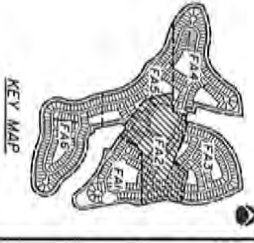
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BALBÉ & ASSOCIATES
 3137 Northwest 36th Place
 Fort Lauderdale, Florida 33306
 Phone: (954) 491-0111
 Administration No. 225-5013

Engine: **SAHILL, A. KUTYKOWSKI**
 Registered Engineer Number: **12023**
 Date of Birth: **1973**

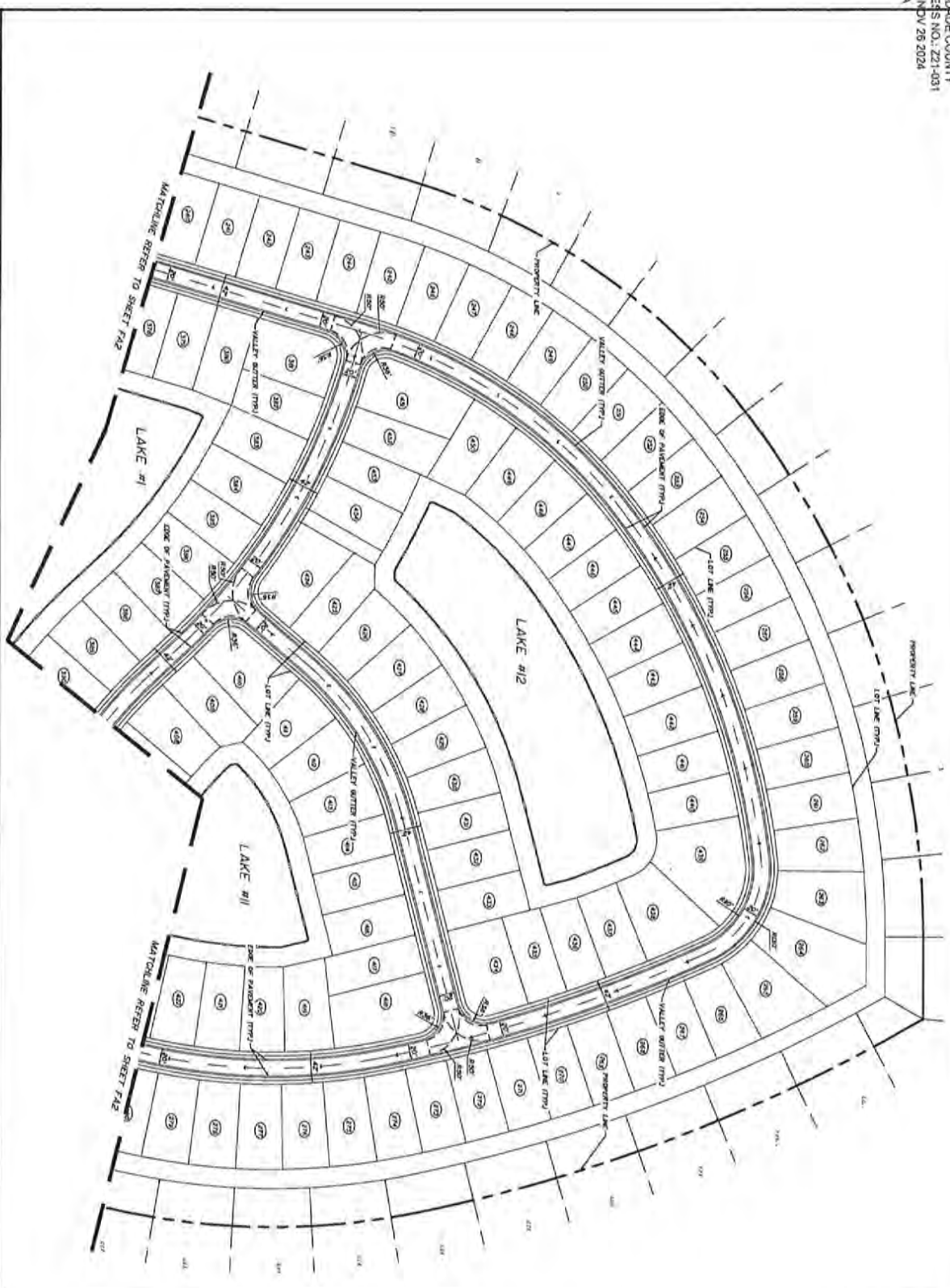
FIRE/GARBAGE TRUCK ACCESS
CAI USA
KENNALL ASSOCIATES I, LLP

Project Number: **201618**
 Date: **2016/18**
 Sheet Number: **FA2**



RECEIVED

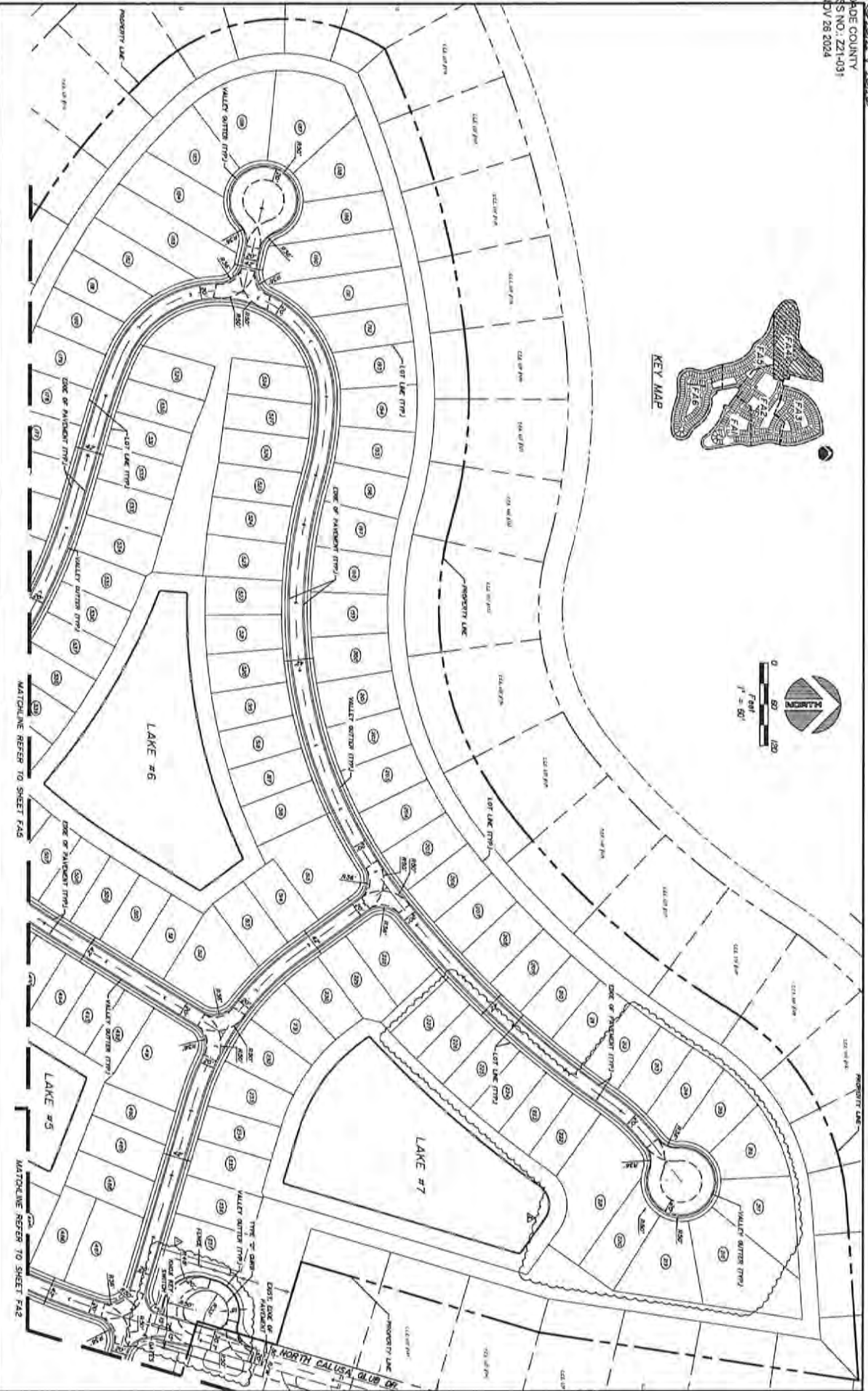
MIAMI-DODE COUNTY
PROCESS NO.: 221-031
DATE: NOV 28 2024
BY: ISA



Revised by:	DATE:	Drawn by:	DATE:
Checked by:	DATE:	Checked by:	DATE:
BALBÉ & ASSOCIATES			
2231 Northwest 50th Place Fort Lauderdale, Florida 33306 Audiobelt (954) 883-3043			
Engineer in Charge:	DATE:	Professional Engineer Number:	DATE:
KENDALL ASSOCIATES I, L.L.P.			
FIRE/GARBAGE TRUCK ACCESS PLAN			Project Number: 2301018
CALUSA			Sheet Number: FA3

RECEIVED

MALDEN COUNTY
 PROJECT NO.: 22-031
 DATE: NOV 28 2024
 BY: ISA



NO.	DATE	BY	REVISION

PROPERTY	DATE	DATE	DATE

DESIGNED BY	DATE	DATE	DATE

PROJECT NO.	DATE	DATE	DATE

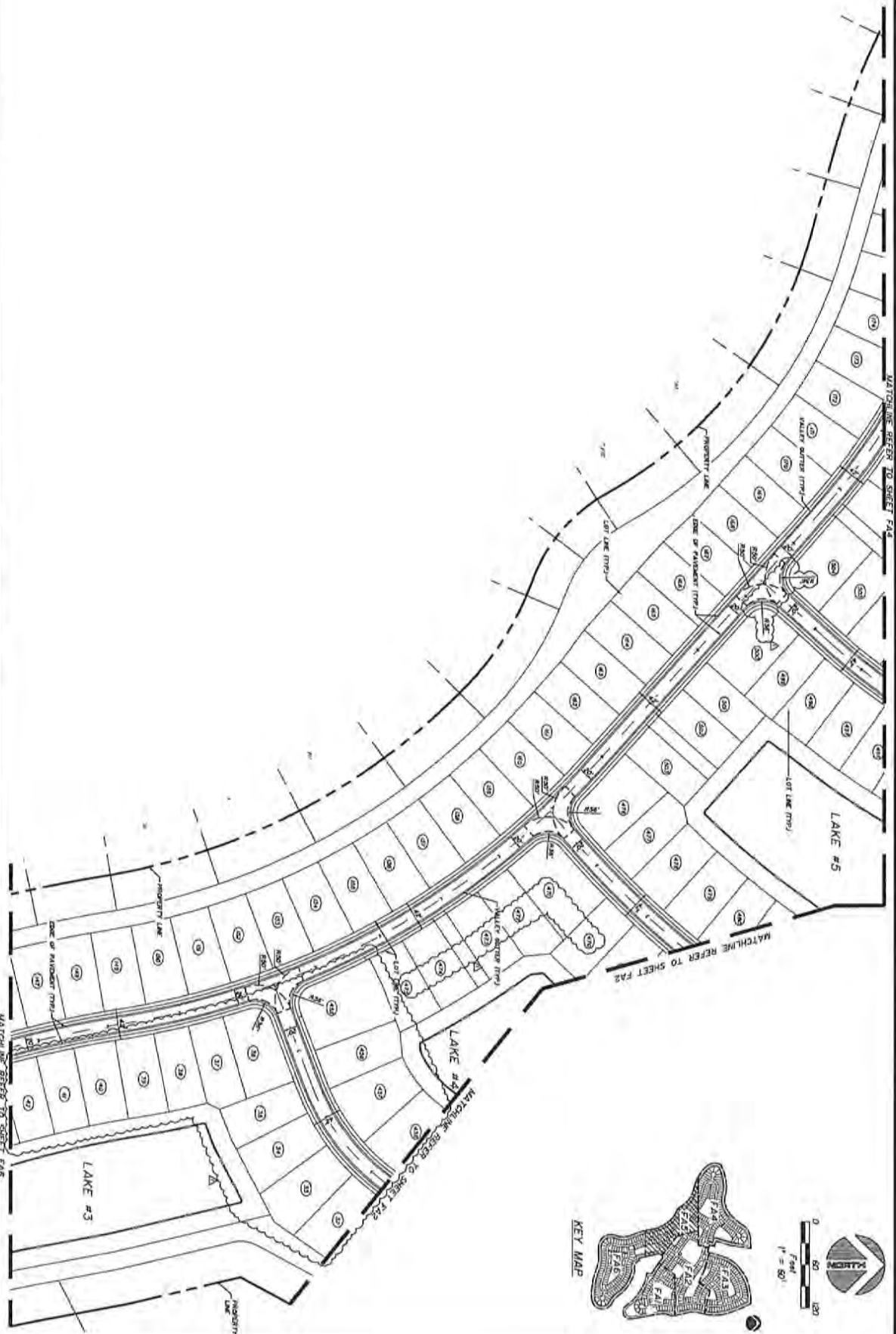
PROJECT NO.	DATE	DATE	DATE

BALIBÉ & ASSOCIATES
 3333 North Point Blvd, Suite 100
 Fort Lauderdale, Florida 33306
 Phone: (954) 41-7811
 Authorization No. EB-2024

Project of record - 220821, A. 22082022
 Date 10/25/24
 Date 10/25/24

FIRE/GARBAGE TRUCK ACCESS PLAN
 CALUSA
 NENDALL ASSOCIATES I, LLP

Project Number: 201618
 Sheet Number: F44

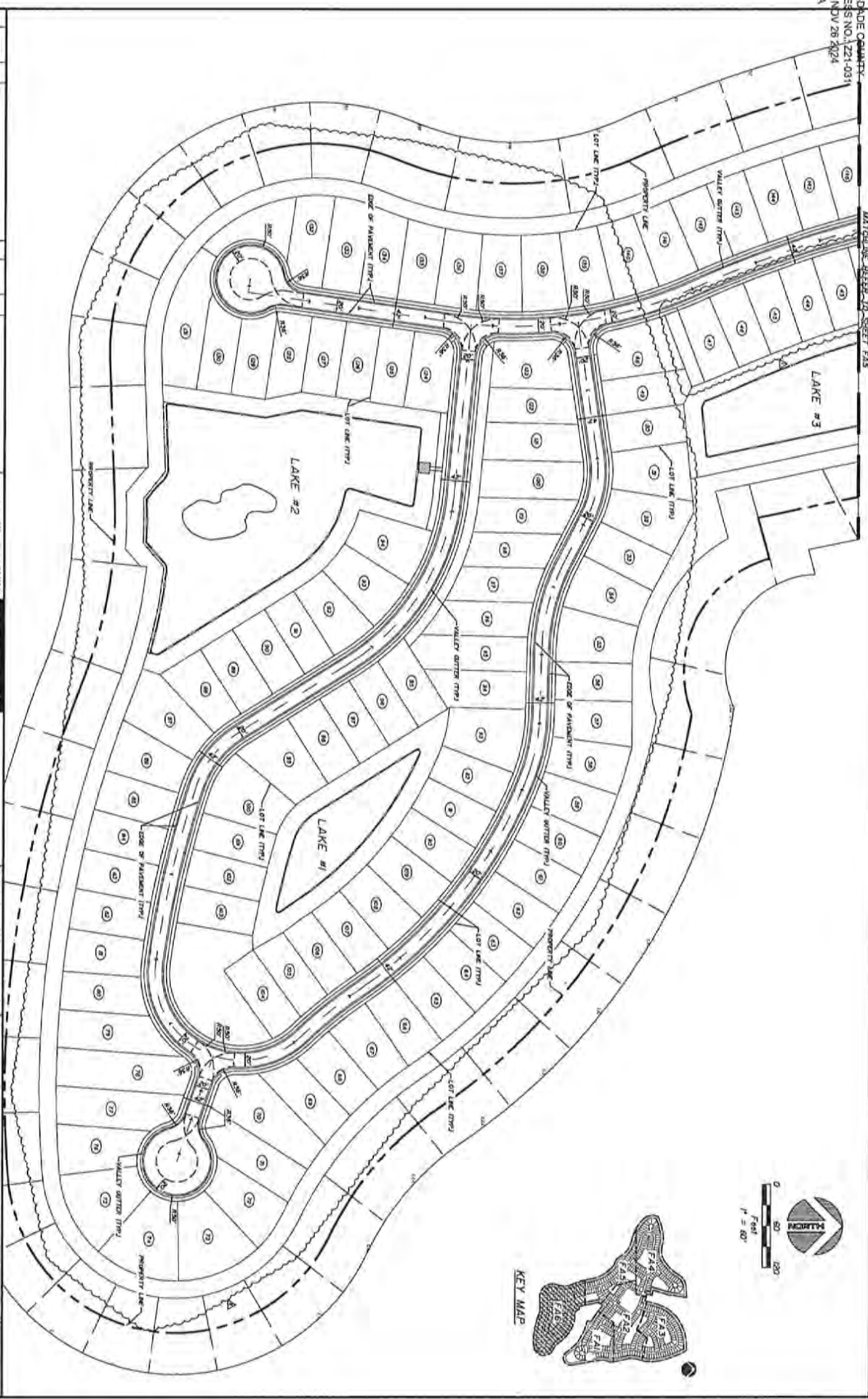


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2131 Northeast 28th Place Fort Lauderdale, FL 33304 Professional No. EB-24343		2131 Northeast 28th Place Fort Lauderdale, FL 33304 Professional No. EB-24343																																																	
BALBE & ASSOCIATES Civil Engineers & Surveyors		BALBE & ASSOCIATES Civil Engineers & Surveyors																																																	
ENGINEER OF RECORD: DANIEL A. VERNAZQUEZ REGISTERED PROFESSIONAL ENGINEER STATE OF FLORIDA No. 12736		ENGINEER OF RECORD: DANIEL A. VERNAZQUEZ REGISTERED PROFESSIONAL ENGINEER STATE OF FLORIDA No. 12736																																																	
FIRE/GARBAGE TRUCK ACCESS PLAIN CALLUSA KENDALL ASSOCIATES I, L.L.P.		FIRE/GARBAGE TRUCK ACCESS PLAIN CALLUSA KENDALL ASSOCIATES I, L.L.P.																																																	
SHEET NUMBER 208/218 7/45		SHEET NUMBER 208/218 7/45																																																	

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO. 1221-031
DATE: NOV 28 2024
BY: ISA

MATCH LINE SEE SHEET 10 SHEET 5A5



APPROVED	BY: [Signature]	DATE: [Date]	PROJECT: [Project Name]
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CHECKED	BY: [Signature]	DATE: [Date]	PROJECT: [Project Name]
DATE	BY	DATE	PROJECT

Designed by:	DATE:	DATE:
Drawn by:	DATE:	DATE:
Checked by:	DATE:	DATE:

Engineer in Charge:	DATE:
Registered Engineer Under:	DATE:
Scale of Plans:	DATE:

Project Name:	DATE:
Client:	DATE:
Address:	DATE:

Project Name:	DATE:
Client:	DATE:
Address:	DATE:

BALBE & ASSOCIATES
Civil Engineers/Planners/Surveyors

2121 Northwest 20th Place
Fort Lauderdale, Florida 33306
American City, FL 33306
American City, FL 33306

Engineer in Charge: [Signature]
Registered Engineer Under: [Signature]
Scale of Plans: [Scale]

FIRE/GARBAGE TRUCK ACCESS
PALM
CALUSA
KENDALL ASSOCIATES L LLLP

Project Number: 201616
Draw Number: FAS6

CALUSA

KENDALL ASSOCIATES I, LLLP

9800 E. CALUSA DRIVE, MIAMI FLORIDA 33186



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



civil engineering • planning • surveying
2737 Northeast 300th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EB-26343

LAKE FILL/EXCAVATION PLANS

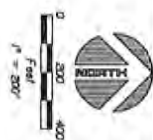
INDEX OF SHEETS:

DESCRIPTION	SHEET NO.
COVER	EX
LAKE FILL/EXCAVATION - PLAN	EX2
LAKE FILL/EXCAVATION - TYPICAL SECTION AND NOTES	EX3



THIS PLAN HAS BEEN CAREFULLY CHECKED AND SEALED BY
DANIEL A. HOCHSTADT, REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA, LICENSE NO. 17378.
REVISIONS TO THIS PLAN MUST BE MADE IN ACCORDANCE WITH THE
REQUIREMENTS OF THE BOARD OF PROFESSIONAL ENGINEERS
AND SURVEYORS AND SHOULD BE IDENTIFIED BY
ANY ELECTRICAL CHANGES.

Engineer of Record: DANIEL A. HOCHSTADT	Project Number: 201818
Design Engineer: DANIEL A. HOCHSTADT	Sheet Number: EX1
Scale of Plan: AS SHOWN	



PROPOSED LANE DATA:

SECTION	AREA (SQ. FT.)	AREA (SQ. YD.)
SECTION 1	1,338.0	30.8
SECTION 2	2,807.0	64.6
SECTION 3	3,354.0	76.9
SECTION 4	1,875.0	42.8
TOTAL	9,374.0	215.1

EXISTING LANE DATA:

SECTION	AREA (SQ. FT.)	AREA (SQ. YD.)
SECTION 1	1,171.0	26.9
SECTION 2	628.0	14.4
SECTION 3	124.0	2.8
SECTION 4	1,318.0	30.2
SECTION 5	125.0	2.8
SECTION 6	1,375.0	31.3
SECTION 7	1,375.0	31.3
TOTAL	5,136.0	118.6

- LEGEND**
- PROPOSED LANE EXCAVATION
 - EXIST. LANE TO BE FILL
 - EXIST. LANE TO REMAIN

NOTES:

- ALL EXISTING UTILITIES, INCLUDING UTILITY LINES, ARE SHOWN FOR INFORMATION ONLY. THE ENGINEER HAS VISUALLY INSPECTED THE SITE AND HAS FOUND NO CONFLICTS WITH THE PROPOSED EXCAVATION. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE MIAMI-DADE COUNTY DIVISION OF ENVIRONMENTAL SERVICES AND THE MIAMI-DADE COUNTY DIVISION OF PUBLIC WORKS AND UTILITIES.
- THE EXCAVATION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- THE EXCAVATION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.



THIS PLAN SUBMITTED HEREIN IS THE PROPERTY OF THE ENGINEER AND WILL BE LOANED TO THE CLIENT ONLY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	08/20/24	ISA
2	REVISION		
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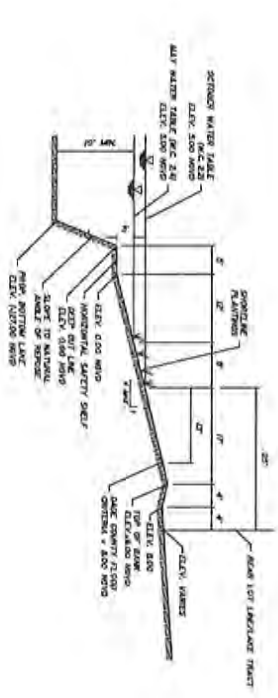
Prepared by: ISA Date: 08/20/24
Checked by: ISA Date: 08/20/24
City: CALE Date: 08/20/24

BALBE & ASSOCIATES
2377 Northwest 30th Place
Fort Lauderdale, Florida 33306
Amberlite Station No. EB-2043

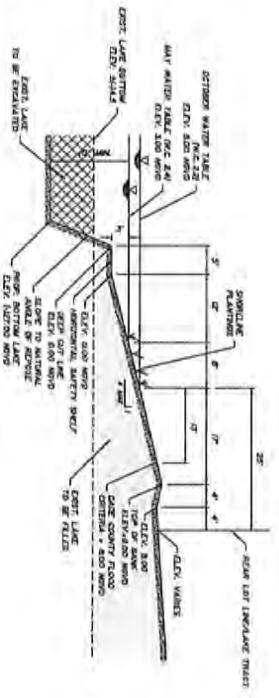
Registered Professional Engineer
Name: DANIEL A. REINHARDT
License No.: 12743
Exp. Date: 08/31/2024

LAKE FILL/EXCAVATION
PLAN
CALUSA
REINHOLD ASSOCIATES I, LLLP

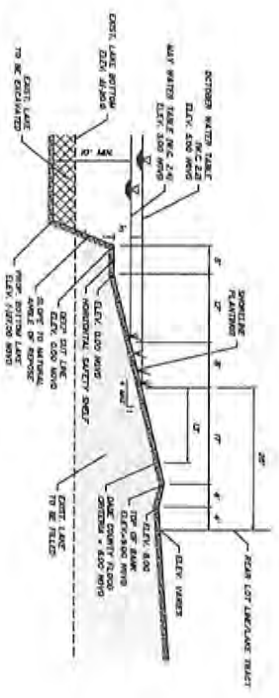
Project Number:
201618
Sheet Number:
E-2



SECTION 13L1L
SCALE: 1/4" = 1'-0"



SECTION 13L1J
SCALE: 1/4" = 1'-0"



SECTION 13L1K
SCALE: 1/4" = 1'-0"

GENERAL NOTES AND REQUIREMENTS

1. ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE MANHATTAN COUNTY PUBLIC WORKS DEPARTMENT AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MANHATTAN COUNTY PUBLIC WORKS DEPARTMENT AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES.
3. ALL UTILITIES SHOWN ON THE CONSTRUCTION DRAWINGS ARE BASED ON NATIONAL GEODETIC DATUM (NAD 83) AND THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MANHATTAN COUNTY PUBLIC WORKS DEPARTMENT AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MANHATTAN COUNTY PUBLIC WORKS DEPARTMENT AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES.

CONSTRUCTION REQUIREMENTS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MANHATTAN COUNTY PUBLIC WORKS DEPARTMENT AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES.
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5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MANHATTAN COUNTY PUBLIC WORKS DEPARTMENT AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES.

TEMPORARY FACILITIES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MANHATTAN COUNTY PUBLIC WORKS DEPARTMENT AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES.
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CONSTRUCTION REQUIREMENTS AND NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MANHATTAN COUNTY PUBLIC WORKS DEPARTMENT AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES.
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5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE MANHATTAN COUNTY PUBLIC WORKS DEPARTMENT AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES.

NO.	DATE	BY	REVISION

Prepared By: **ISA** Date: **10/20/24**
 County: **LA** Job: **LAKE FILL/EXCAVATION**
 Checked By: **ISA** Date: **10/20/24**
BALIBÉ & ASSOCIATES
 Civil Engineering & Surveying
 2231 Northview Drive
 Fort Worth, TX 76116
 Administration No. EB-2013

Contractor: **BALIBÉ & ASSOCIATES**
 Registered Professional Engineer
 License No. **17728**

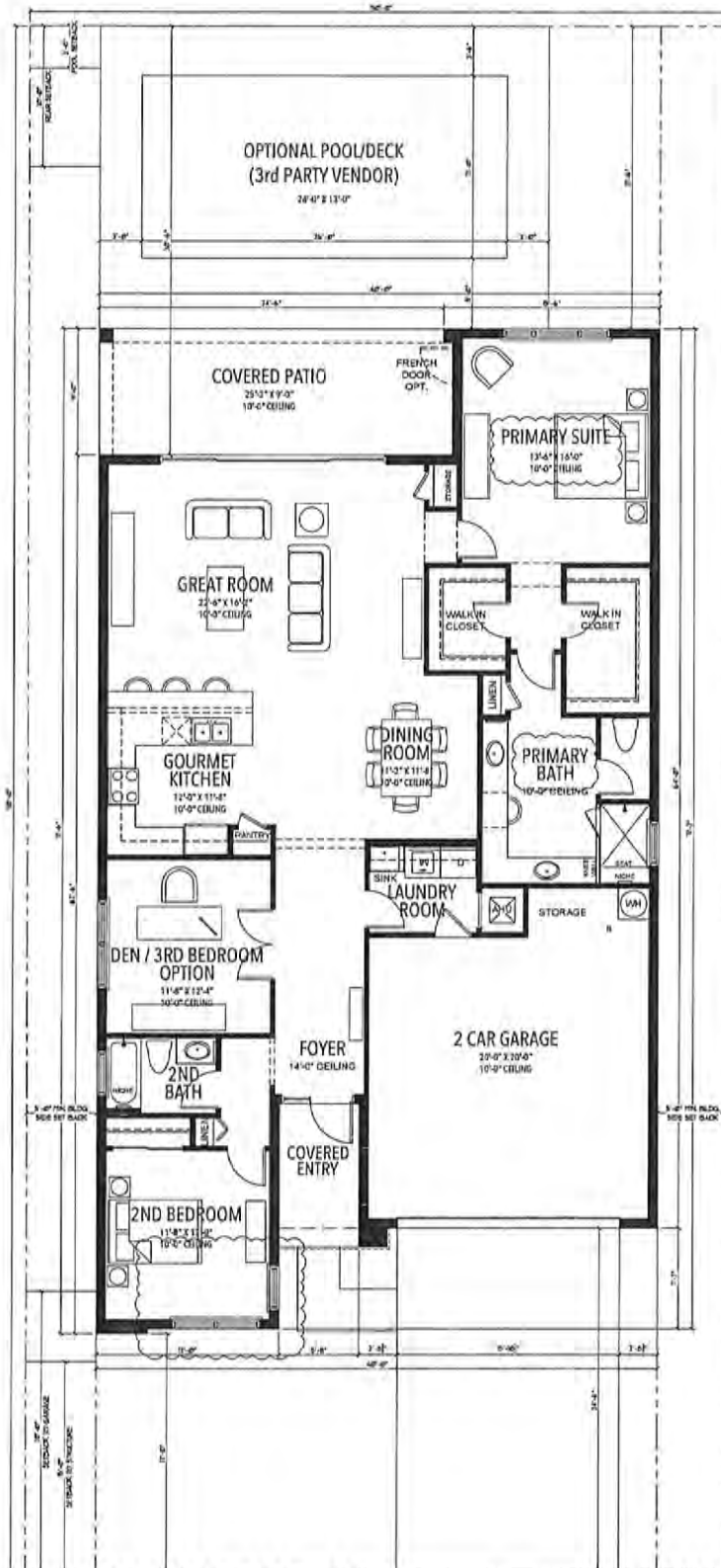
LAKE FILL/EXCAVATION
 TYPICAL SECTIONS AND NOTES
CALUSA
 KENDALL ASSOCIATES I, LLP
 Project Number: **201619**
 Sheet Number: **EX3**



THIS SEAL HAS BEEN OFFICIALLY ISSUED AND REGISTERED IN THE STATE OF TEXAS. IT IS THE DUTY OF THE ENGINEER TO MAINTAIN THE INTEGRITY OF THIS SEAL AND NOT TO REUSE IT FOR ANY OTHER PROJECT OR TO USE IT FOR ANY OTHER PURPOSE. ANY VIOLATION OF THESE RULES WILL BE PUNISHED BY THE STATE BOARD OF ENGINEERING EXAMINERS.

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 DATE: NOV 26 2024
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AREA CALCULATIONS	
LOT AREA	5,932 S.F.
LIVING AREA	1,911 S.F.
UNDER ROOF AREA	2,664 S.F.
LOT COVERAGE	45.14%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	429 S.F.
TOTAL IMPERVIOUS	3,044 S.F.
IMPERVIOUS PERCENTAGE	51.35%

CALUSA
 SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLLP
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730
 FAX: (954) 753-4505

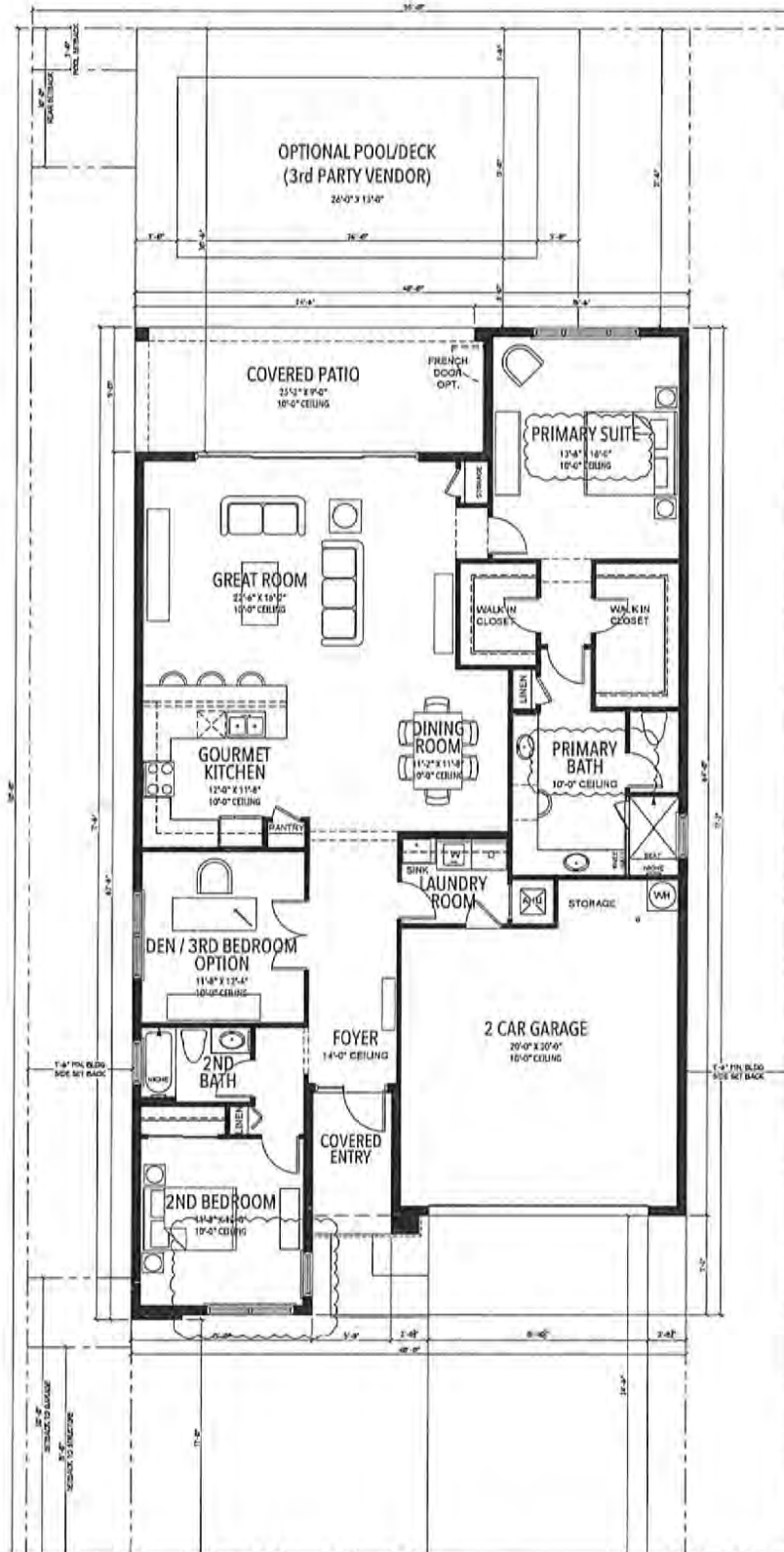
PLAN 501

50' LOT
 1ST FLOOR PLAN
 SCALE 1/8"=1'-0"

A1

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AREA CALCULATIONS	
LOT AREA	6,093 S.F.
USING AREA	1,915 S.F.
UNCOVERED ROOF AREA	2,844 S.F.
LOT COVERAGE	43.73%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	420 S.F.
TOTAL IMPERVIOUS	3,084 S.F.
IMPERVIOUS PERCENTAGE	50.76%

CALUSA
 SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLLP
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (654) 753-1730
 FAX: (954) 753-4509

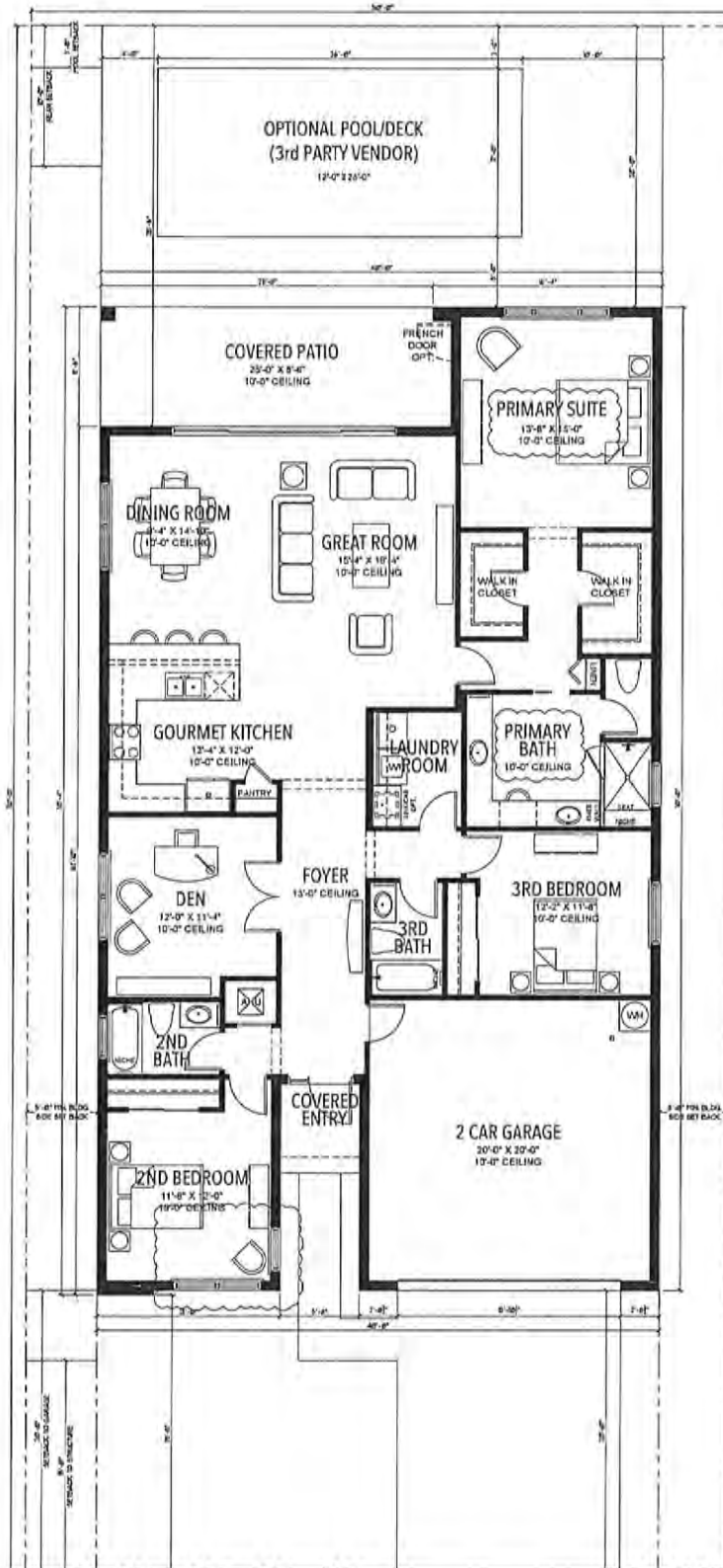
PLAN 501

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

A1.1

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AREA CALCULATIONS	
LOT AREA	5,533 S.F.
LIVING AREA	2,863 S.F.
UNDER ROOF AREA	2,754 S.F.
LOT COVERAGE	49.76%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	370 S.F.
TOTAL IMPERVIOUS	3,124 S.F.
IMPERVIOUS PERCENTAGE	56.47%

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 SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLLP
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730
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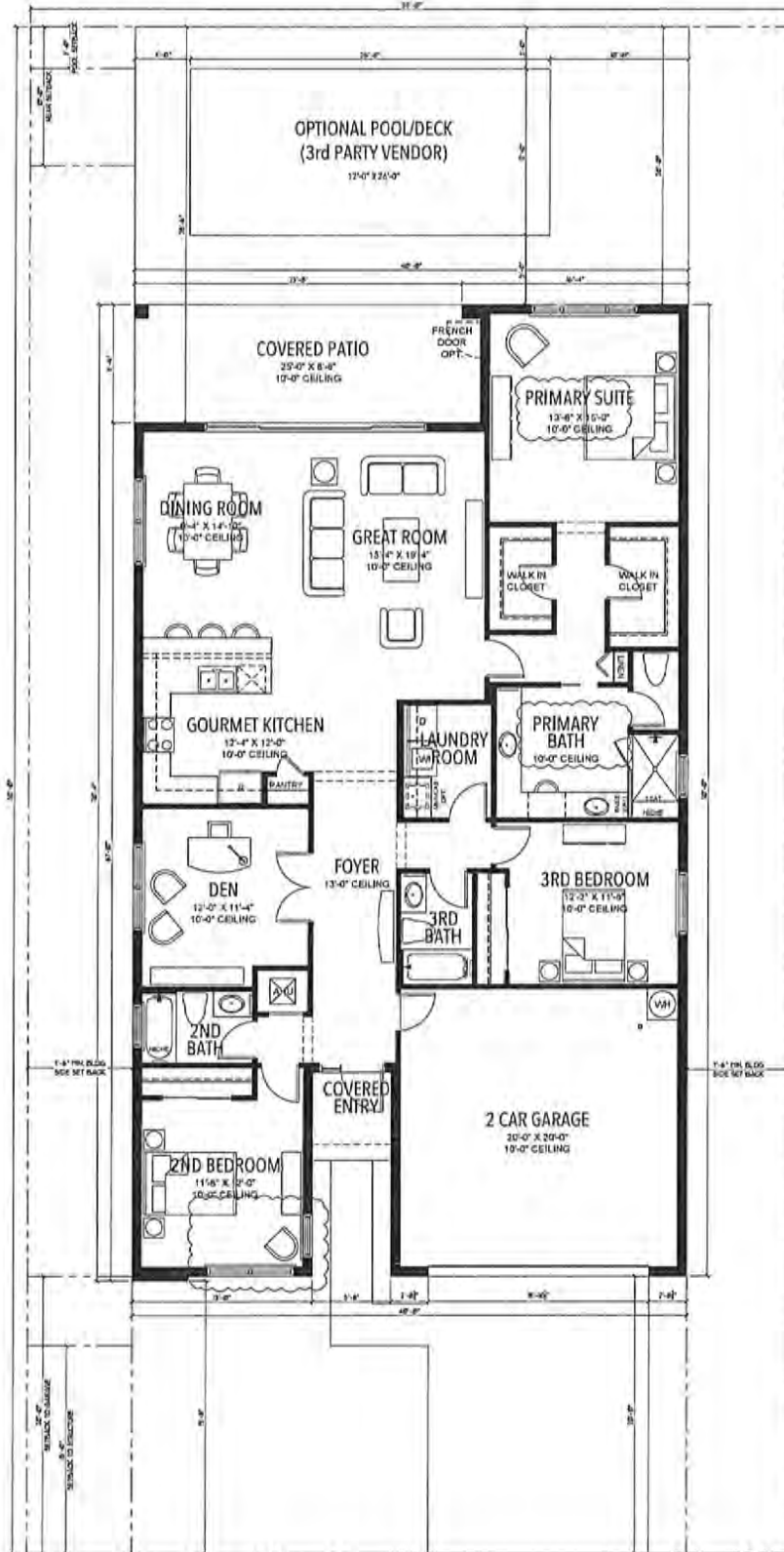
PLAN 502

50' LOT
 1ST FLOOR PLAN
 SCALE: 1" = 1/8"

A1

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AREA CALCULATIONS	
LOT AREA	4,503 S.F.
LIVING AREA	2,267 S.F.
UNDER ROOF AREA	2,754 S.F.
LOT COVERAGE	45.27%
INFERRIOUS AREA CALCULATIONS	
DIVISIONS AND WALKWAYS	270 S.F.
TOTAL INFERRIOUS	3,124 S.F.
INFERRIOUS PERCENTAGE	51.56%

CALUSA
 SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

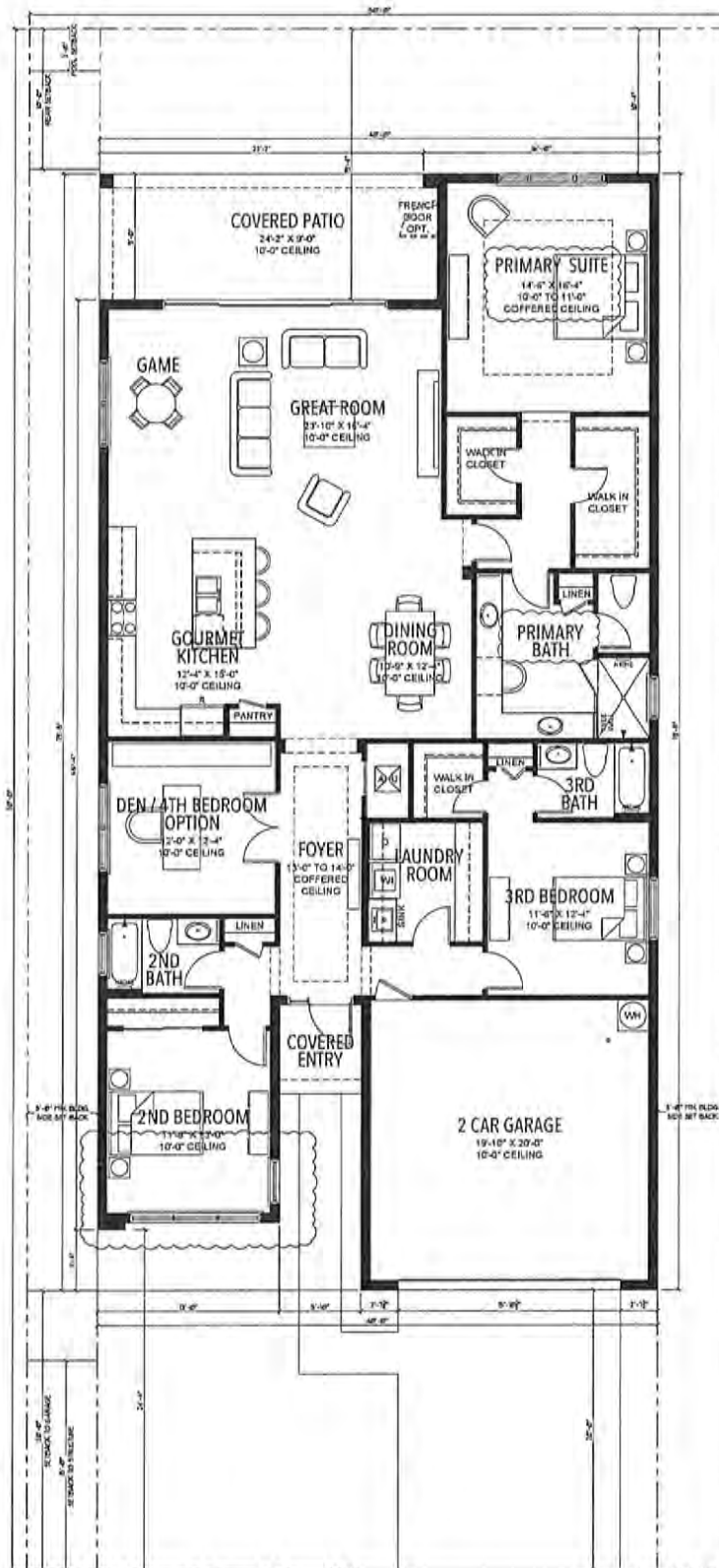
KENDALL ASSOCIATES I, LLLP
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730
 FAX: (954) 753-4509

PLAN 502

55' LOT
 1ST FL PLAN
 SCALE: 1/8" = 1'-0"
A1.1

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AREA CALCULATIONS	
TOT AREA	5,532 S.F.
LIVING AREA	1,350 S.F.
UNDER ROOF AREA	3,042 S.F.
LOT COVERAGE	54.94%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	391 S.F.
TOTAL IMPERVIOUS	3,433 S.F.
IMPERVIOUS PERCENTAGE	62.06%

CALUSA
 SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

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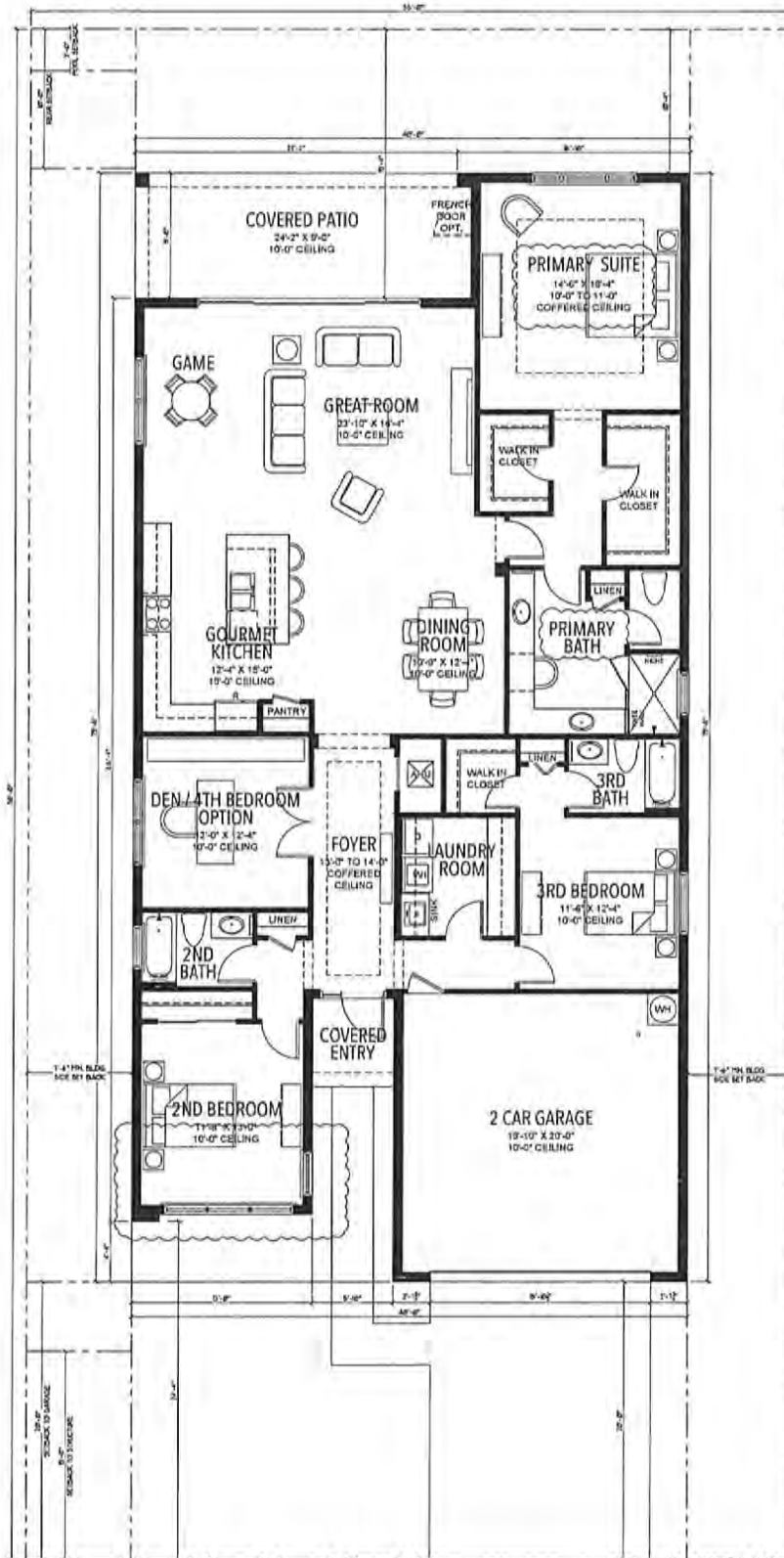
PLAN 503

50' LOT
 1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

A1

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AREA CALCULATIONS	
LOT AREA	4,083 S.F.
USING AREA	2,350 S.F.
UNDER ROOF AREA	3,042 S.F.
LOT COVERAGE	58.01%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	391 S.F.
TOTAL IMPERVIOUS	3,433 S.F.
IMPERVIOUS PERCENTAGE	84.44%

CALUSA

SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLLP

1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730
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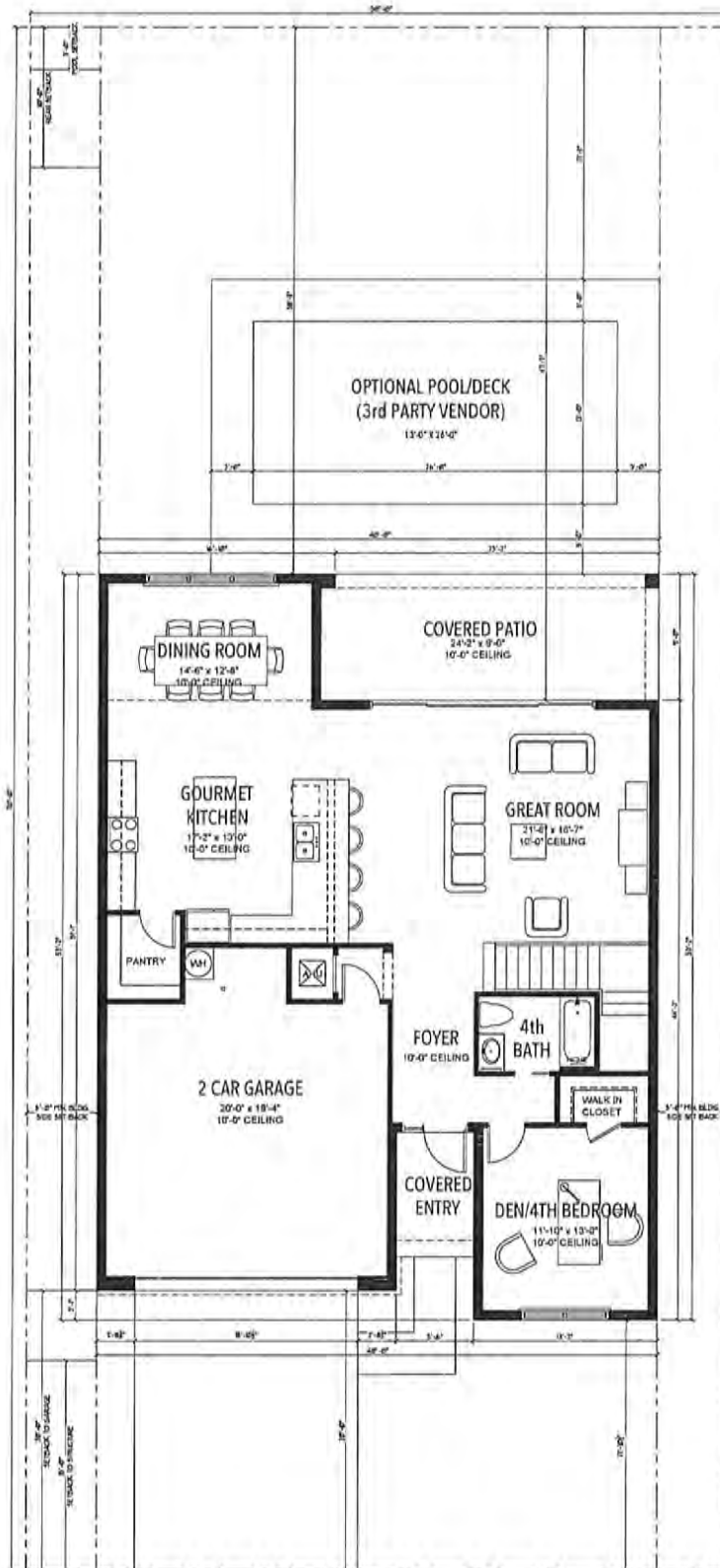
PLAN 503

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

A1.1

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AREA CALCULATIONS	
LOT AREA	5,522 S.F.
1ST FLOOR LIVING AREA	1,333 S.F.
2ND FLOOR LIVING AREA	1,589 S.F.
TOTAL LIVING AREA	2,922 S.F.
1ST FLOOR LUR AREA	2,037 S.F.
2ND FLOOR LUR AREA	1,589 S.F.
TOTAL UNDER ROOF AREA	3,645 S.F.
LOT COVERAGE	37.18%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAY AND WALKWAYS	355 S.F.
TOTAL IMPERVIOUS	2,412 S.F.
IMPERVIOUS PERCENTAGE	43.60%

CALUSA

SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

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 SUNRISE, FLORIDA 33323
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 FAX: (954) 753-4509

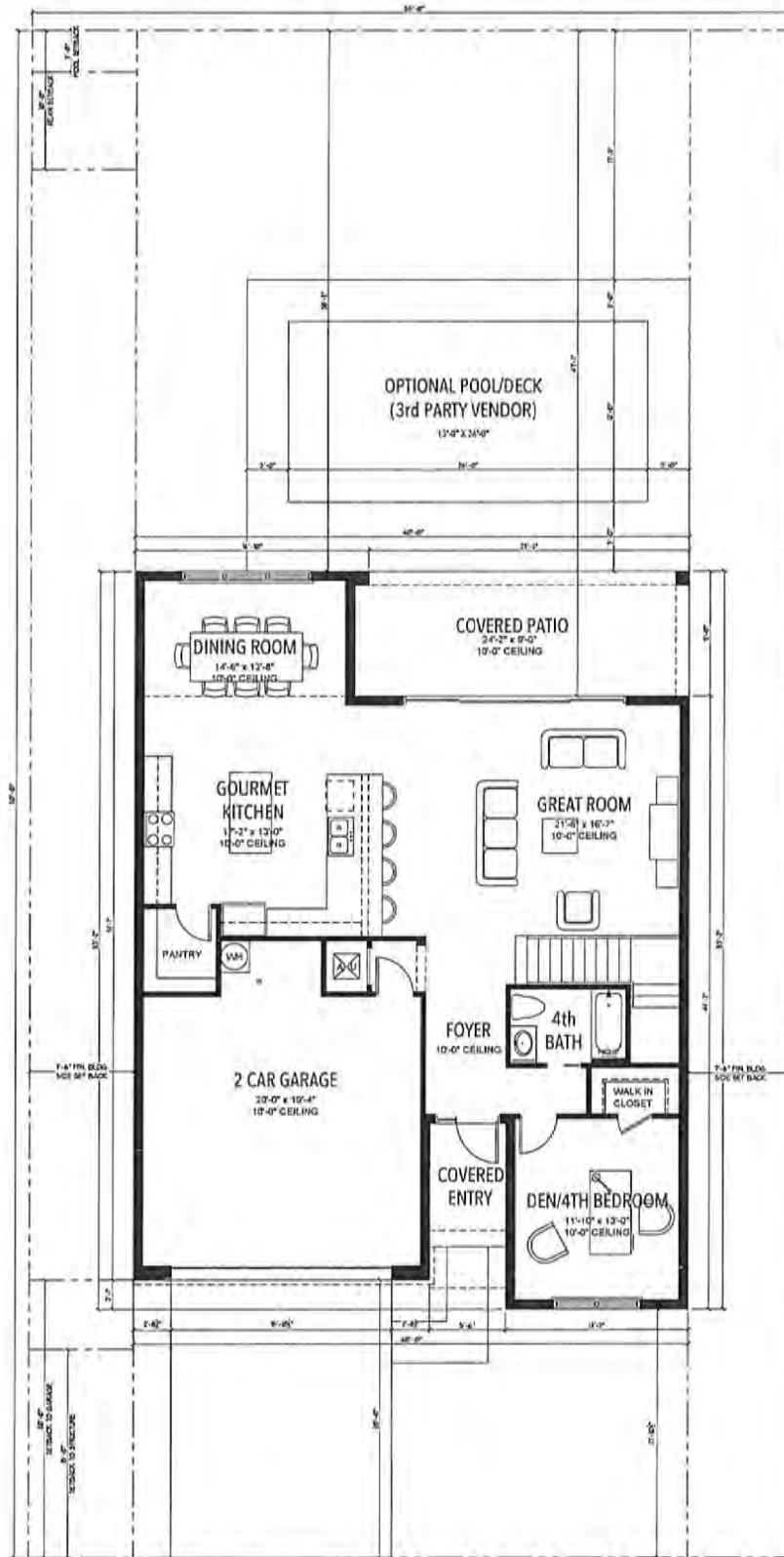
PLAN 504

50' LOT
 1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

A1

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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 LIP AREA	2,057 S.F.
2ND FLOOR LIP AREA	1,589 S.F.
TOTAL UNDER ROOF AREA	3,646 S.F.
LOT COVERAGE	59.8%
RAFFERIOUS AREA CALCULATIONS	
DIFFERENTIALS AND WALKWAYS	353 S.F.
TOTAL RAFFERIOUS	2,472 S.F.
RAFFERIOUS PERCENTAGE	79.65%

CALUSA
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 MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLLP
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (854) 753-1730
 FAX: (954) 753-4509

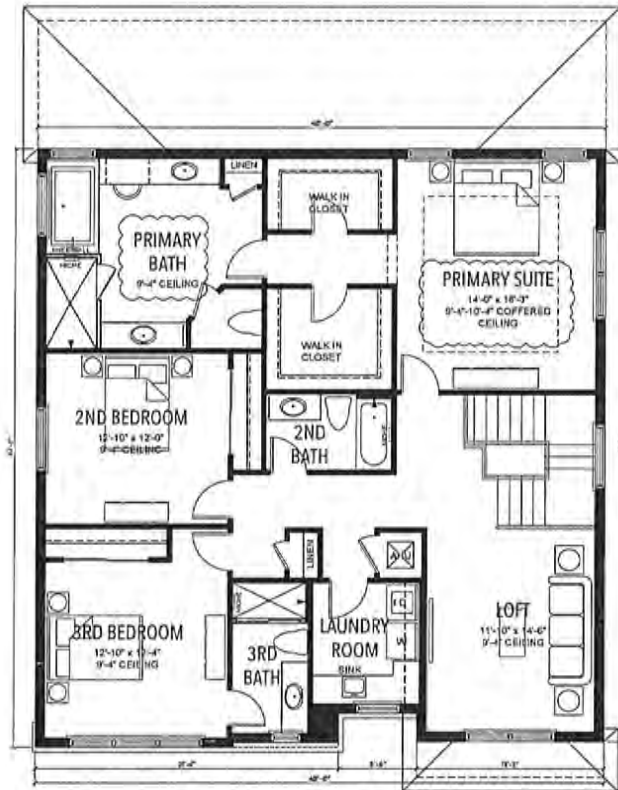
PLAN 504

55' LOT
 1ST FL PLAN
 SCALE: 1/8" = 1'-0"

A1.1

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SINGLE FAMILY RESIDENCE
MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLLP

1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
FAX: (954) 753-4309

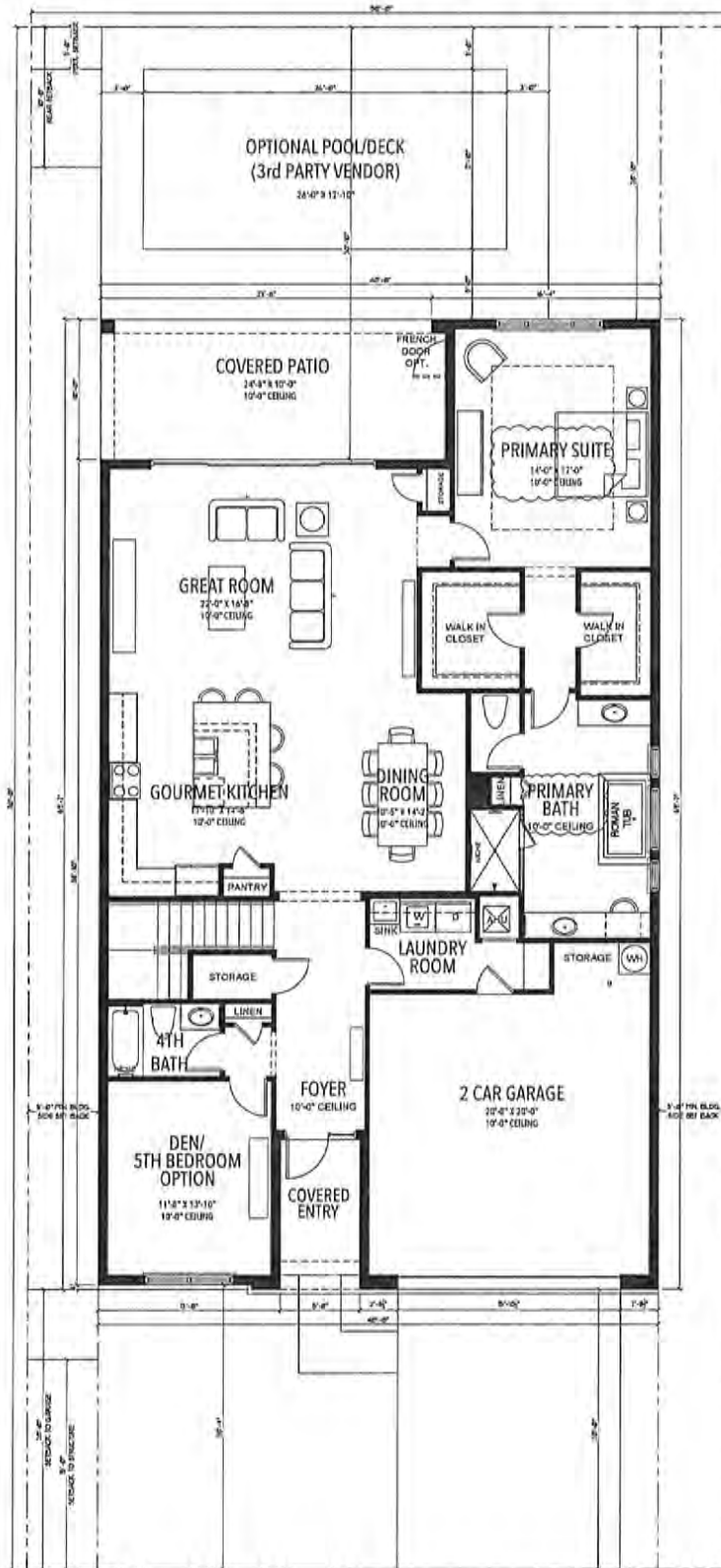
PLAN 504

2ND FL PLAN
SCALE: 3/8"=1'-0"

A1.2

RECEIVED

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



AREA CALCULATIONS	
LOT AREA	5,532 S.F.
1ST FLOOR LIVING AREA	1,987 S.F.
2ND FLOOR LIVING AREA	961 S.F.
TOTAL LIVING AREA	2,949 S.F.
1ST FLOOR LUR AREA	2,743 S.F.
2ND FLOOR LUR AREA	965 S.F.
TOTAL UNDER ROOF AREA	3,724 S.F.
LOT COVERAGE	49.95%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	348 S.F.
TOTAL IMPERVIOUS	2,111 S.F.
IMPERVIOUS PERCENTAGE	56.21%

CALUSA
 SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

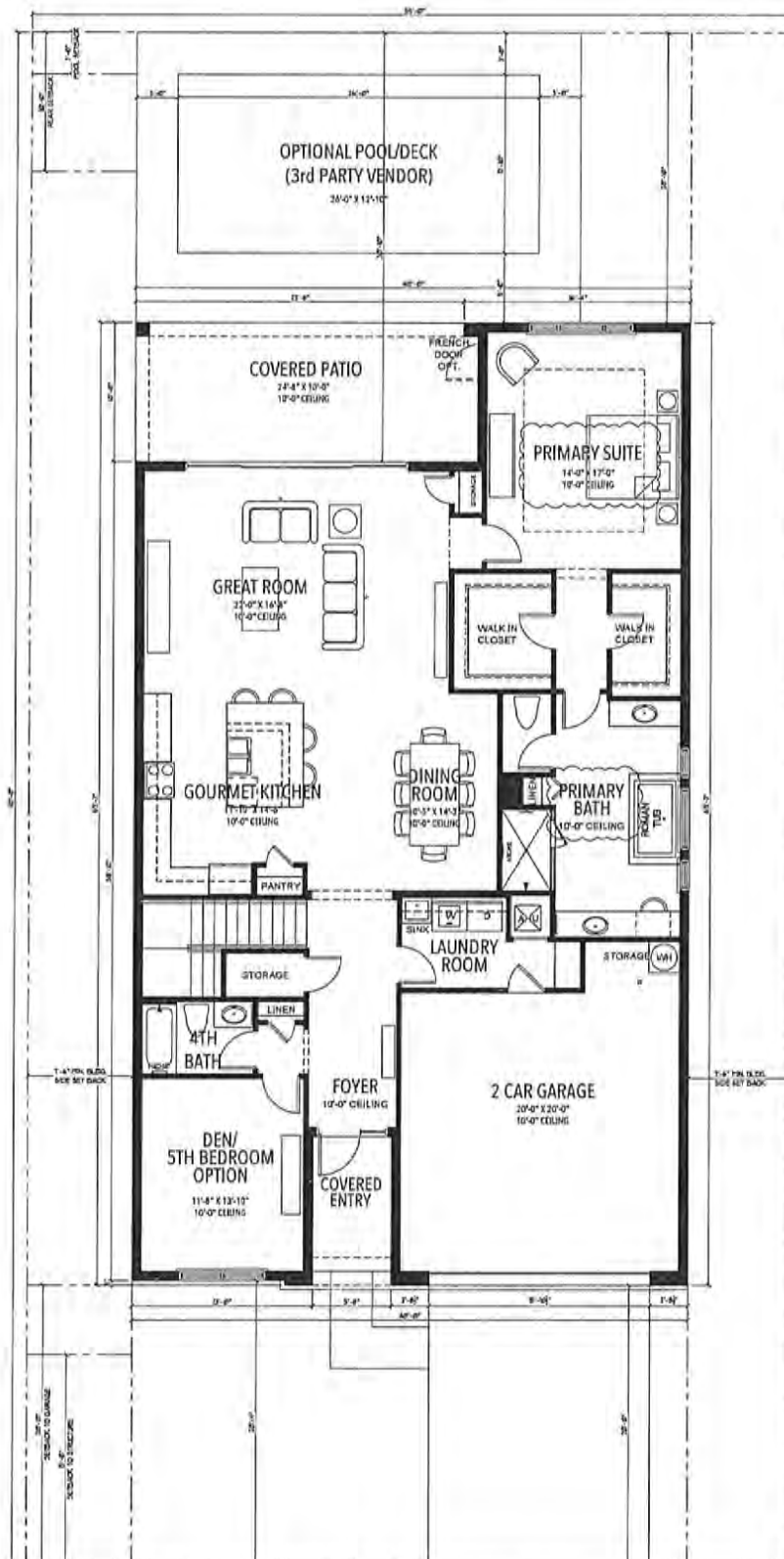
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 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730
 FAX: (954) 753-4509

PLAN 505

50' LOT
 1ST FLOOR PLAN
 SCALE 1"=1'-0" **A1**

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AREA CALCULATIONS	
LOT AREA	6,083 S.F.
1ST FLOOR LIVING AREA	1,917 S.F.
2ND FLOOR LIVING AREA	981 S.F.
TOTAL LIVING AREA	2,898 S.F.
1ST FLOOR L.R. AREA	2,783 S.F.
2ND FLOOR L.R. AREA	941 S.F.
TOTAL UNDER ROOF AREA	3,724 S.F.
LOT COVERAGE	45.42%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	348 S.F.
TOTAL IMPERVIOUS	3,111 S.F.
IMPERVIOUS PERCENTAGE	51.14%

CALUSA
 SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

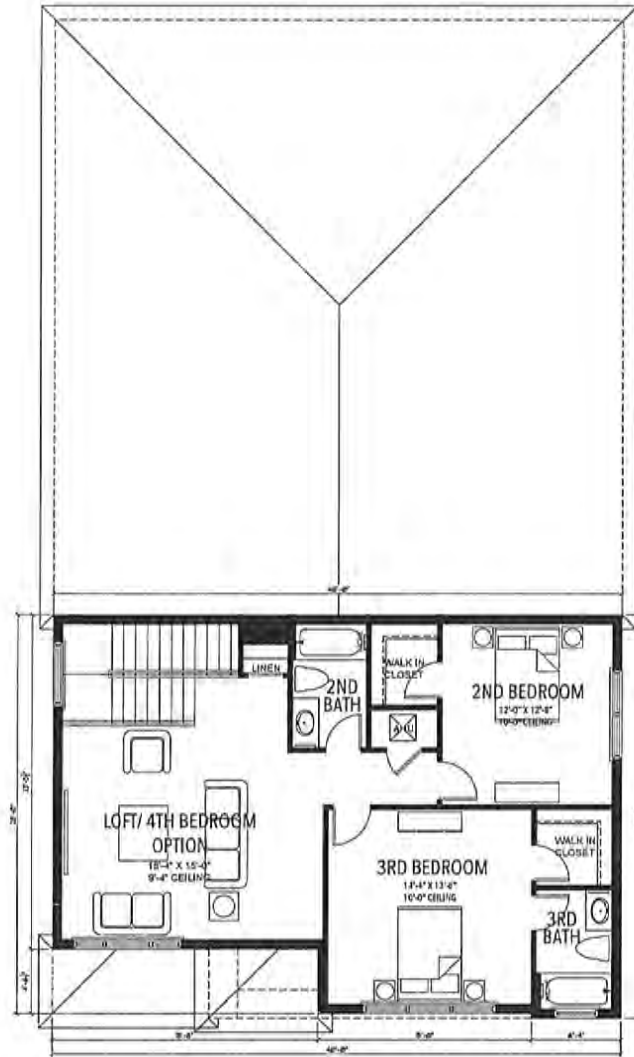
KENDALL ASSOCIATES I, LLLP
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730
 FAX: (954) 753-4506

PLAN 505

55' LOT
 1ST FL PLAN
 SCALE 1"=1'-0" **A1.1**

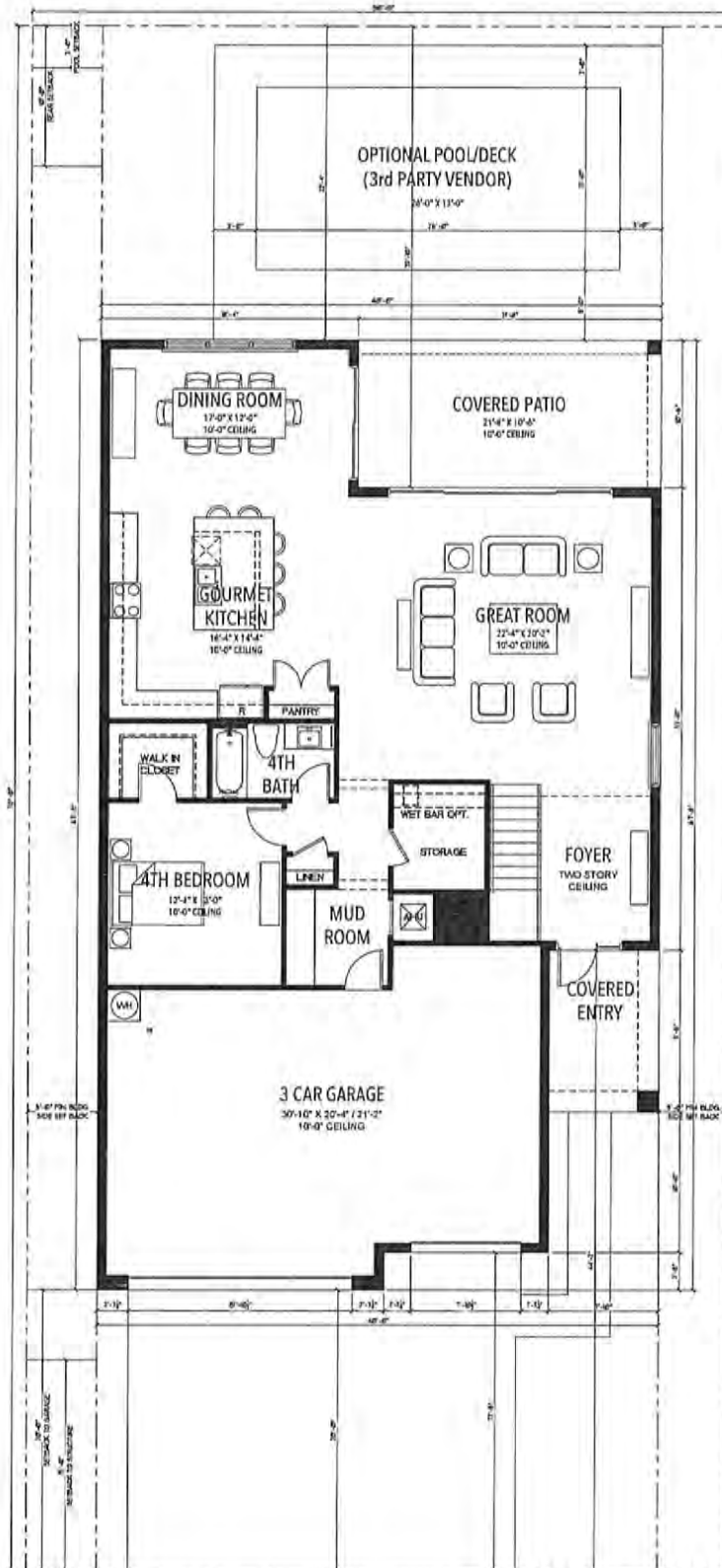
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MIAMI-DADE COUNTY
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 BY: ISA



AREA CALCULATIONS	
LOT AREA	5,532 S.F.
1ST FLOOR LIVING AREA	1,548 S.F.
2ND FLOOR LIVING AREA	2,190 S.F.
TOTAL LIVING AREA	3,668 S.F.
1ST FLOOR W/R AREA	2,578 S.F.
2ND FLOOR W/R AREA	2,190 S.F.
TOTAL UNDER ROOF AREA	4,678 S.F.
LOT COVERAGE	48.57%
IMPERVIOUS AREA CALCULATIONS	
DRIVENWAYS AND WALKWAYS	437 S.F.
TOTAL IMPERVIOUS	3,213 S.F.
IMPERVIOUS PERCENTAGE	58.08%

CALUSA
 SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLLP
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730
 FAX: (954) 753-4509

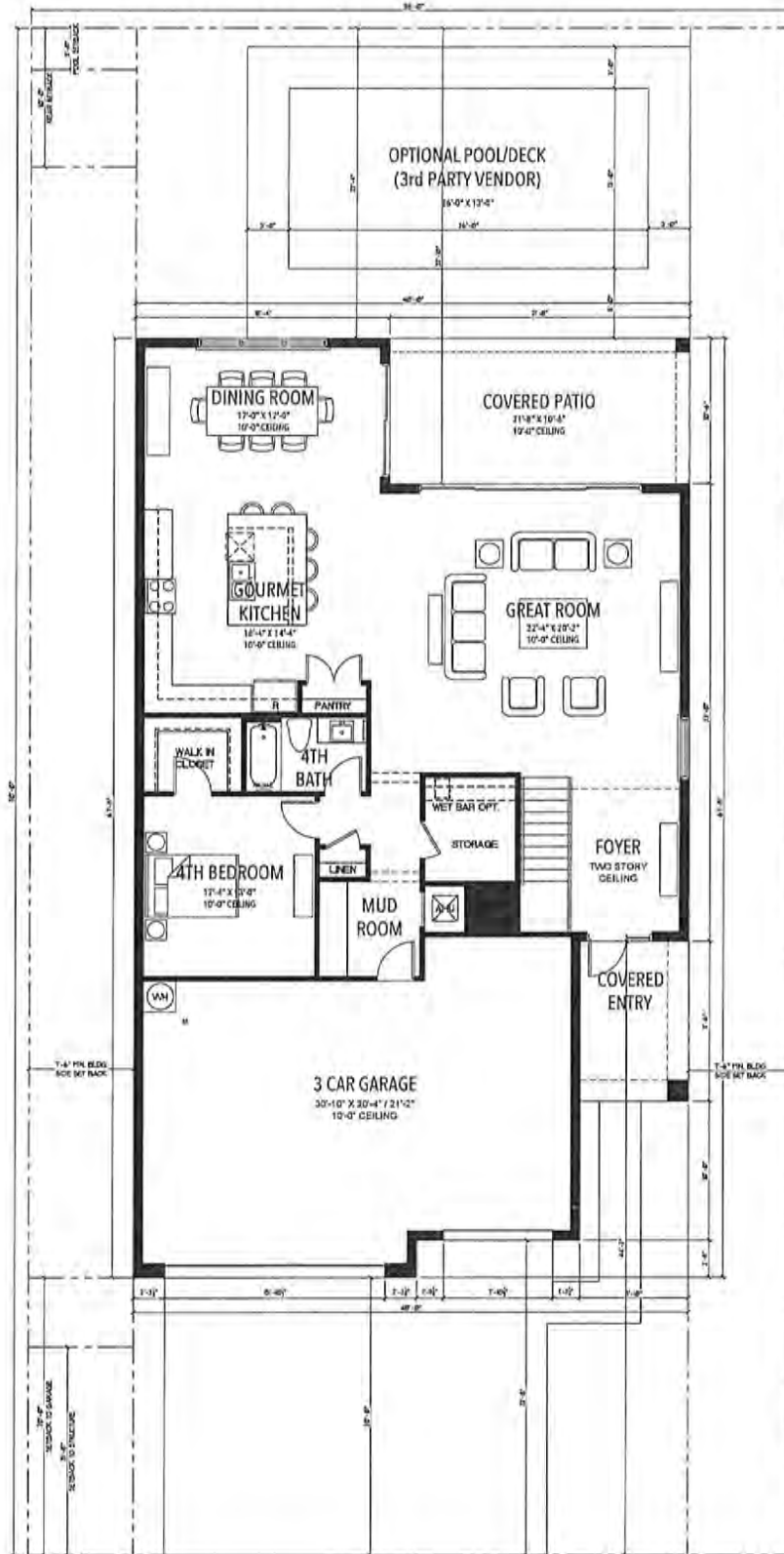
PLAN 506

50' LOT
 1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

A1

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



AREA CALCULATIONS	
LOT AREA	6,883 S.F.
1ST FLOOR LIVING AREA	1,548 S.F.
2ND FLOOR LIVING AREA	2,100 S.F.
TOTAL LIVING AREA	3,648 S.F.
1ST FLOOR U/R AREA	2,576 S.F.
2ND FLOOR U/R AREA	2,100 S.F.
TOTAL UNDER ROOF AREA	4,676 S.F.
LOT COVERAGE	42.35%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	437 S.F.
TOTAL IMPERVIOUS	3,213 S.F.
IMPERVIOUS PERCENTAGE	52.82%

CALUSA
 SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLLP
 1000 SAWGRASS CORPORATE PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730
 FAX: (954) 753-4509

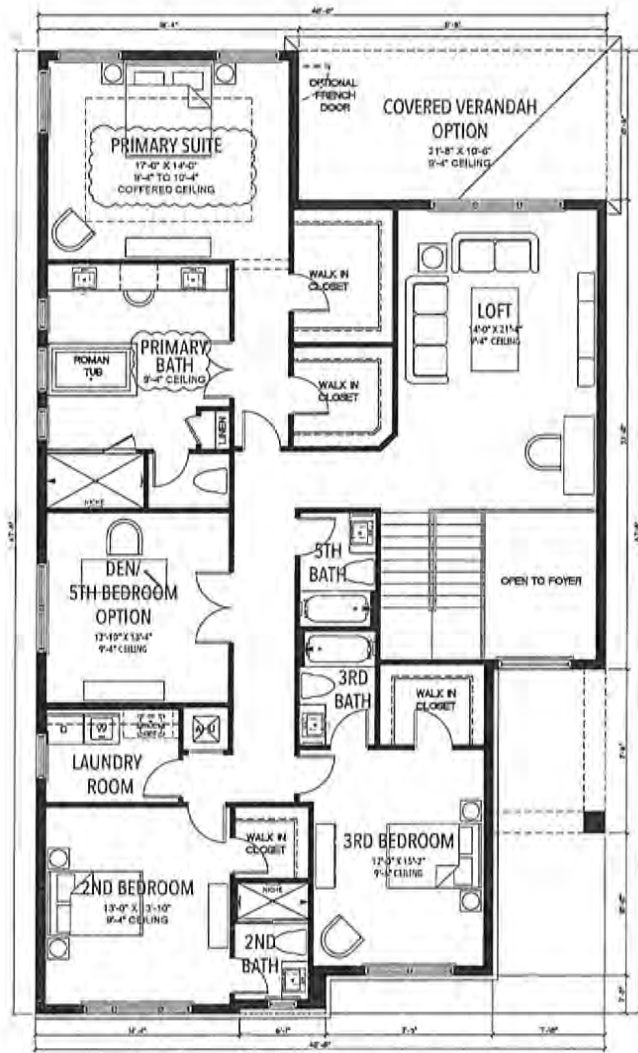
PLAN 506

55' LOT
 1ST FL PLAN
 CALS A1.1

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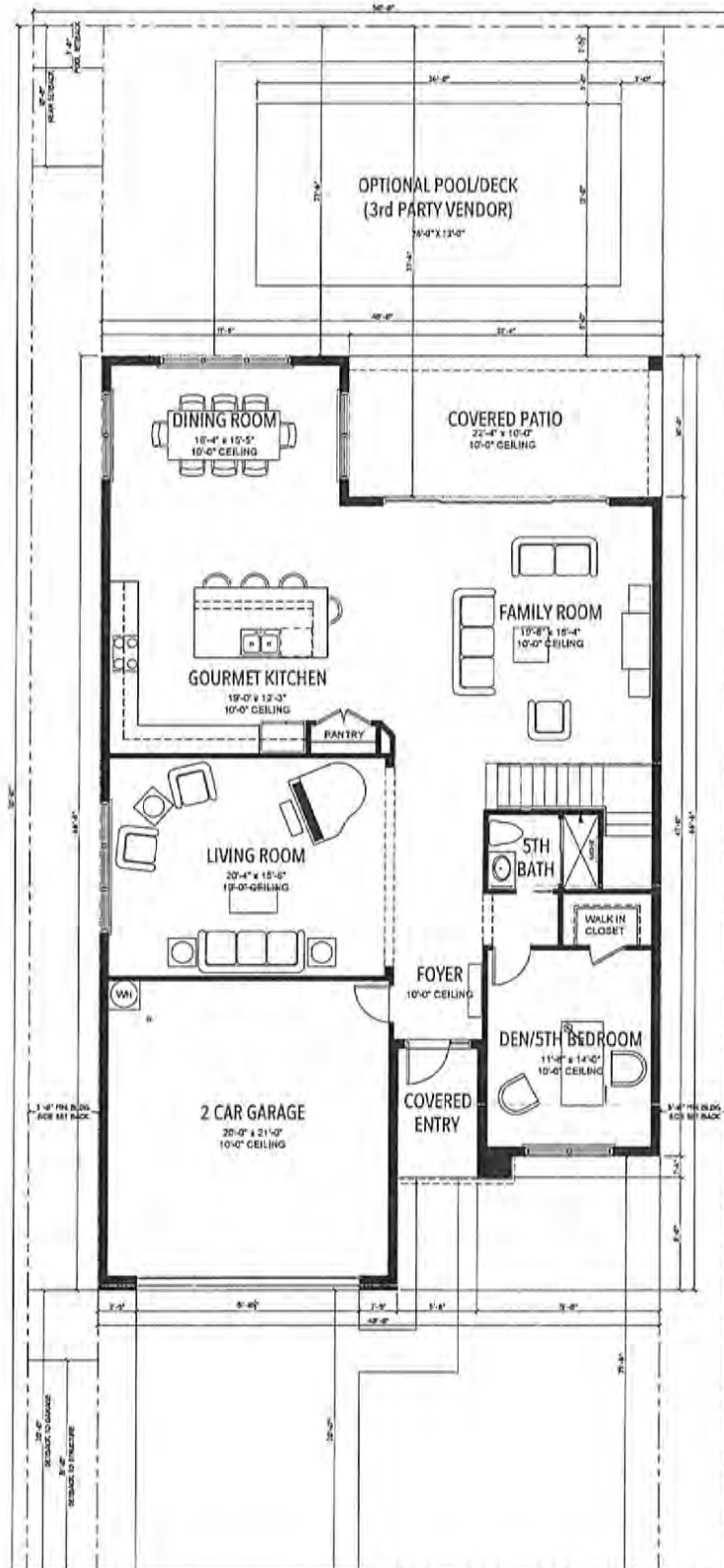
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AREA CALCULATIONS	
LOT AREA	5,531 S.F.
1ST FLOOR LIVING AREA	1,750 S.F.
2ND FLOOR LIVING AREA	2,115 S.F.
TOTAL LIVING AREA	3,865 S.F.
1ST FLOOR W/R AREA	2,494 S.F.
2ND FLOOR W/R AREA	2,115 S.F.
TOTAL UNDER ROOF AREA	4,611 S.F.
LOT COVERAGE	83.12%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	371 S.F.
TOTAL IMPERVIOUS	2,867 S.F.
IMPERVIOUS PERCENTAGE	51.82%

CALUSA
 SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLLP
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730
 FAX: (954) 753-4503

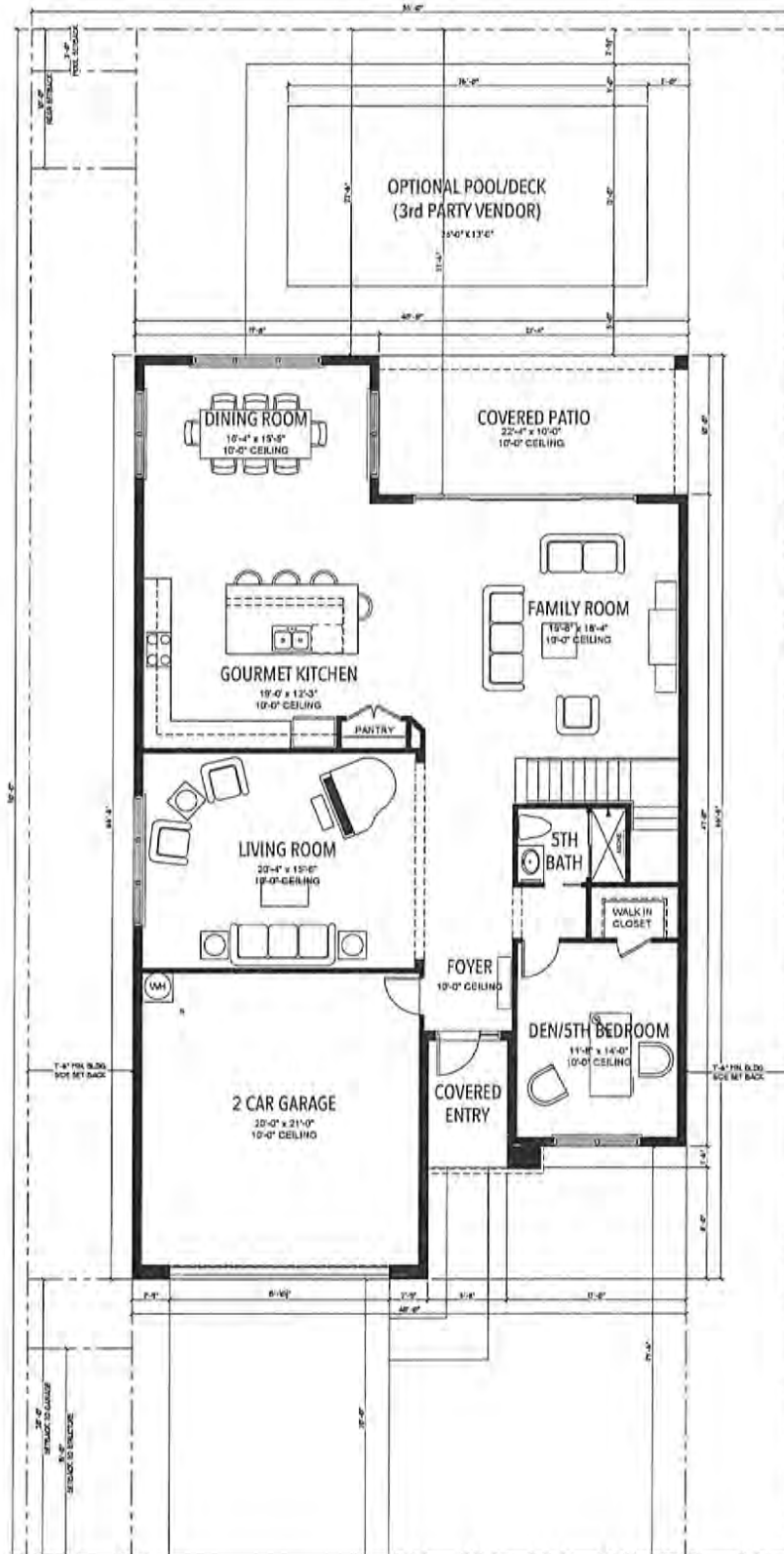
PLAN 507

50' LOT
 1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

A1

RECEIVED

MIAMI-DADE COUNTY
 PROCESS NO.: Z21-031
 DATE: NOV 28 2024
 BY: ISA



AREA CALCULATIONS	
LOT AREA	4,083 SF
1ST FLOOR LIVING AREA	1,750 SF
2ND FLOOR LIVING AREA	2,115 SF
TOTAL LIVING AREA	3,865 SF
1ST FLOOR UIR AREA	2,486 SF
2ND FLOOR UIR AREA	2,115 SF
TOTAL UNDER ROOF AREA	4,601 SF
LOT COVERAGE	41.01%
IMPERVIOUS AREA CALCULATIONS	
COURTYARDS AND WALKWAYS	271 SF
TOTAL IMPERVIOUS	2,867 SF
IMPERVIOUS PERCENTAGE	67.15%

CALUSA
 SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

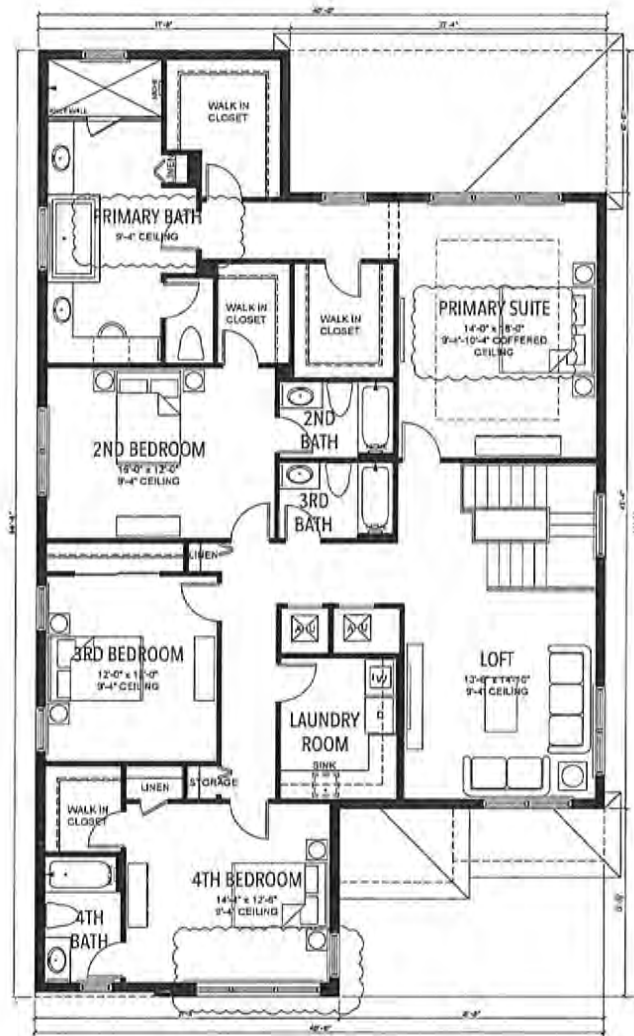
KENDALL ASSOCIATES I, LLLP
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730
 FAX: (954) 753-4508

PLAN 507

55' LOT
 1ST FL. PLAN
 SCALE: 1/8"=1'-0"
A1.1

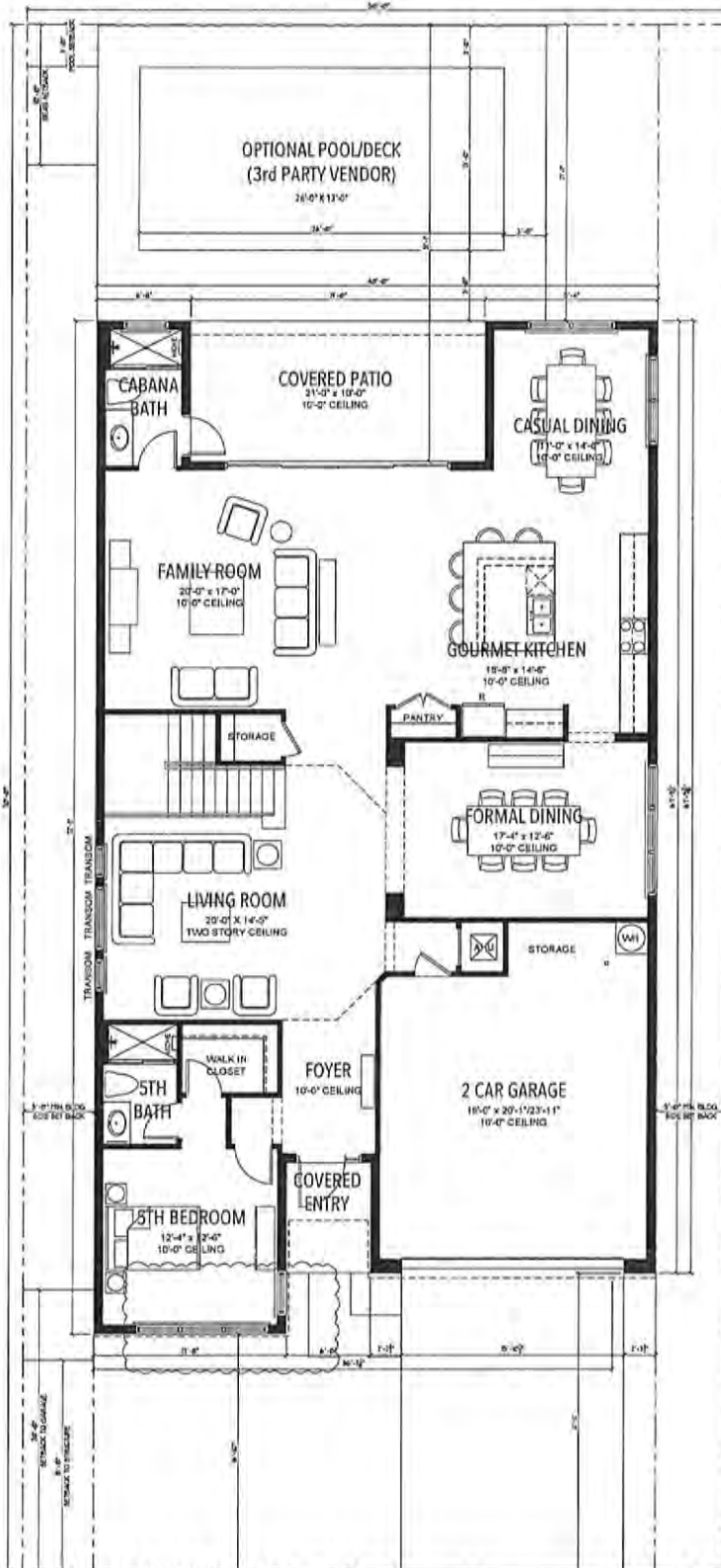
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RECEIVED

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



AREA CALCULATIONS	
LOT AREA	5,522 S.F.
1ST FLOOR LIVING AREA	2,051 S.F.
2ND FLOOR LIVING AREA	2,350 S.F.
TOTAL LIVING AREA	4,401 S.F.
1ST FLOOR U/I AREA	2,784 S.F.
2ND FLOOR U/I AREA	2,350 S.F.
TOTAL UNDER ROOF AREA	5,134 S.F.
LOT COVERAGE	49.6%
PERIMETER AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	370 S.F.
TOTAL PERIMETER	3,324 S.F.
PERIMETER PERCENTAGE	56.85%

CALUSA
SINGLE FAMILY RESIDENCE
MIAMI-DADE COUNTY, FL

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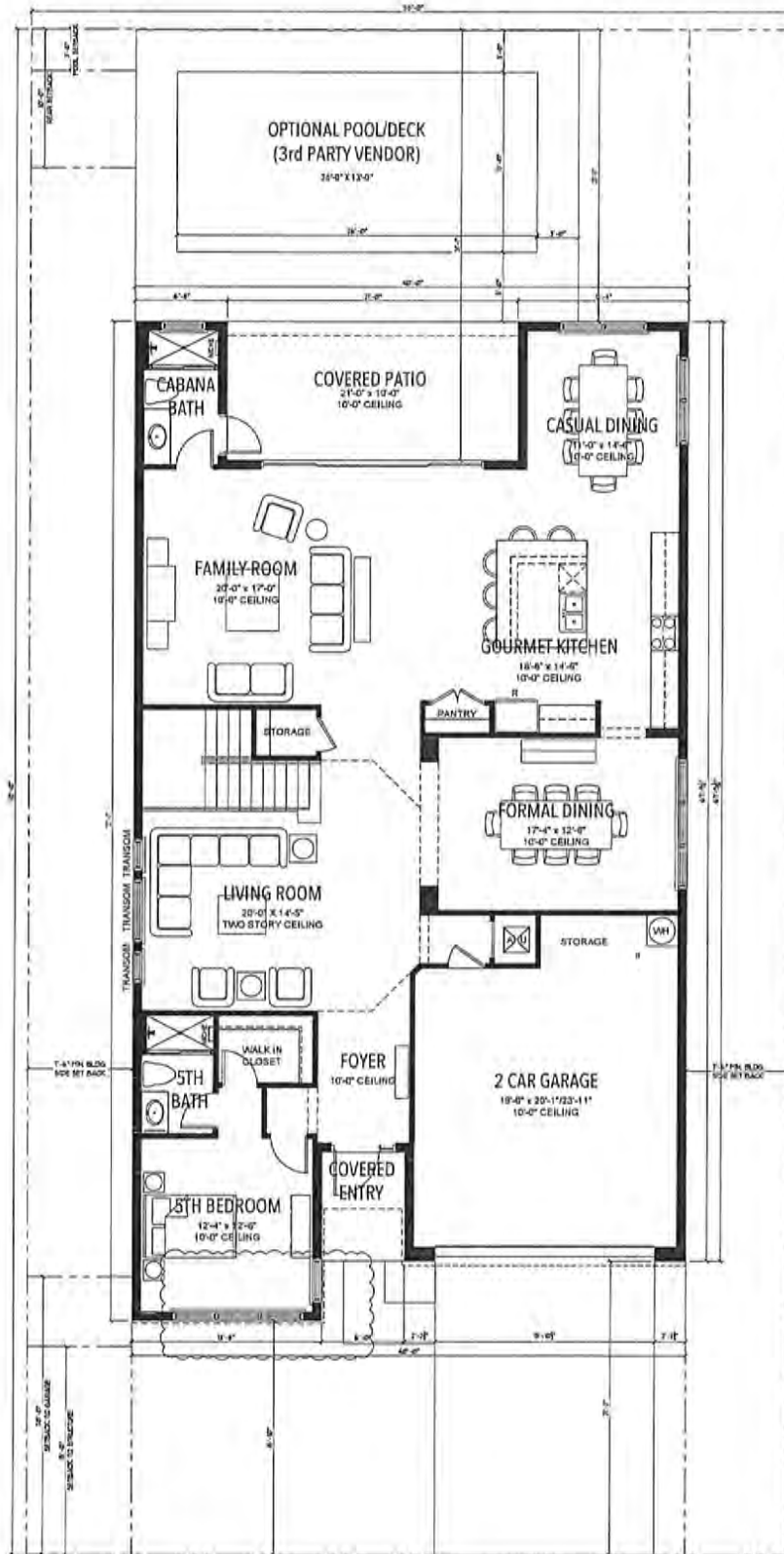
PLAN 508

**50' LOT
1ST FLOOR PLAN
SCALE: 2"=1'-0"**

A1

RECEIVED

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



AREA CALCULATIONS	
LOT AREA	6,883 S.F.
1ST FLOOR LIVING AREA	2,851 S.F.
2ND FLOOR LIVING AREA	2,350 S.F.
TOTAL LIVING AREA	4,401 S.F.
1ST FLOOR LSR AREA	2,764 S.F.
2ND FLOOR LSR AREA	2,350 S.F.
TOTAL UNDER EROOF AREA	5,114 S.F.
LOT COVERAGE	45.94%
IMPERVIOUS AREA CALCULATIONS	
DRIVWAYS AND WALKWAYS	376 S.F.
EST. IMPERVIOUS	3,134 S.F.
IMPERVIOUS PERCENTAGE	51.52%

CALUSA
 SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

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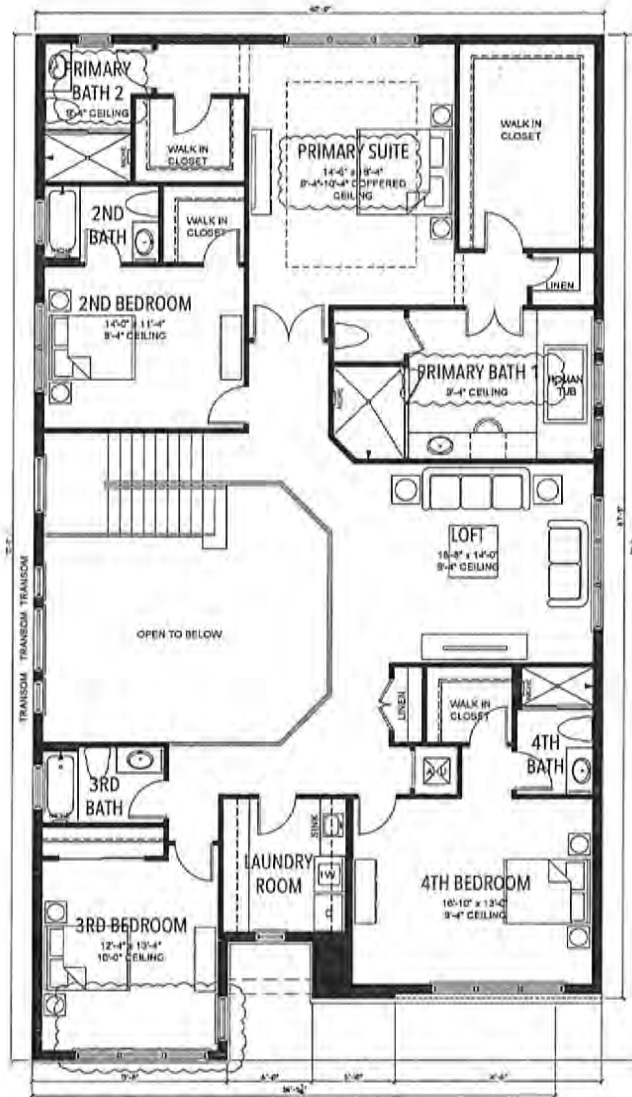
PLAN 508

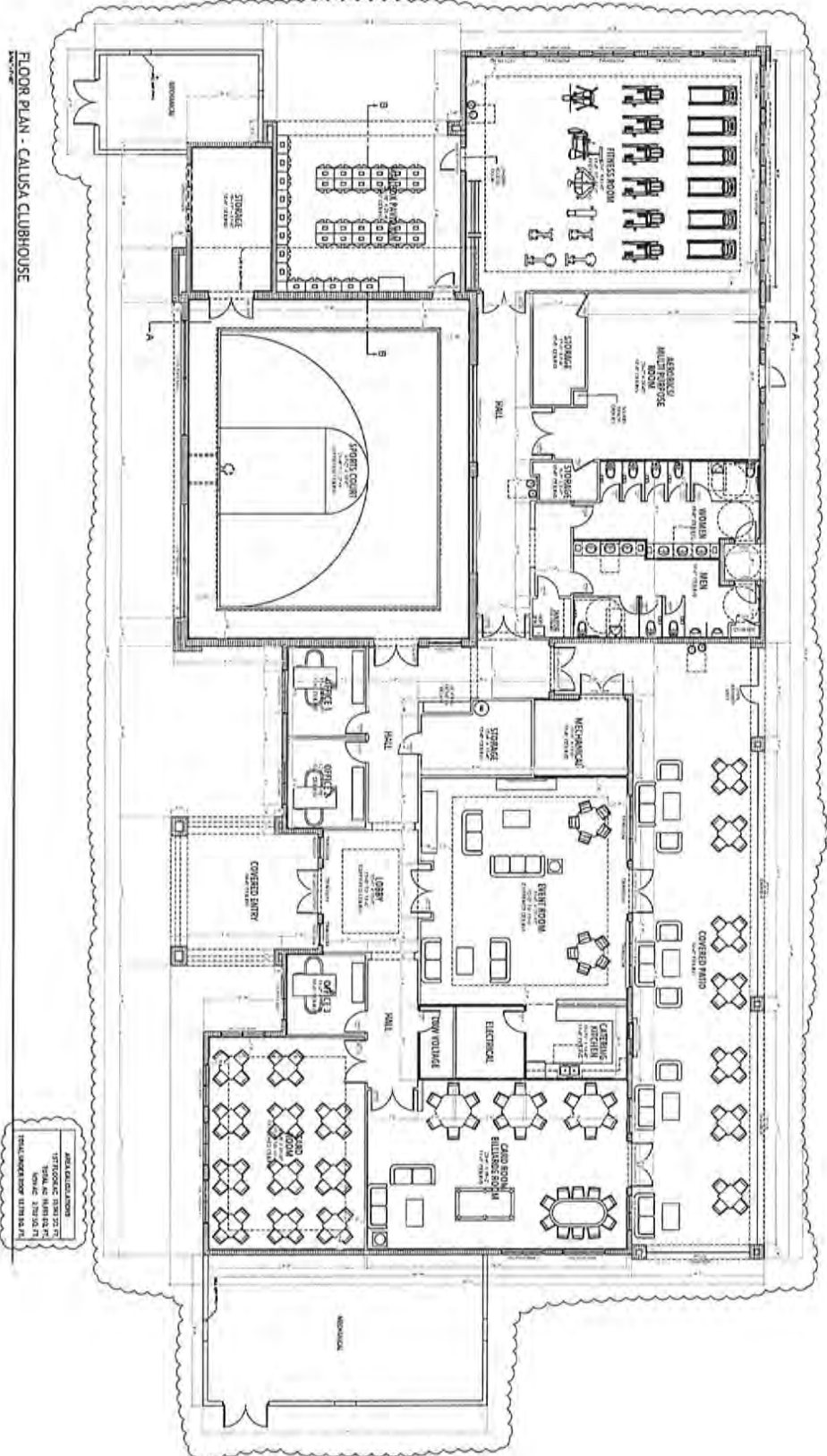
55' LOT
 1ST FL. PLAN
 SCALE: 1/8"=1'-0"

A1.1

RECEIVED

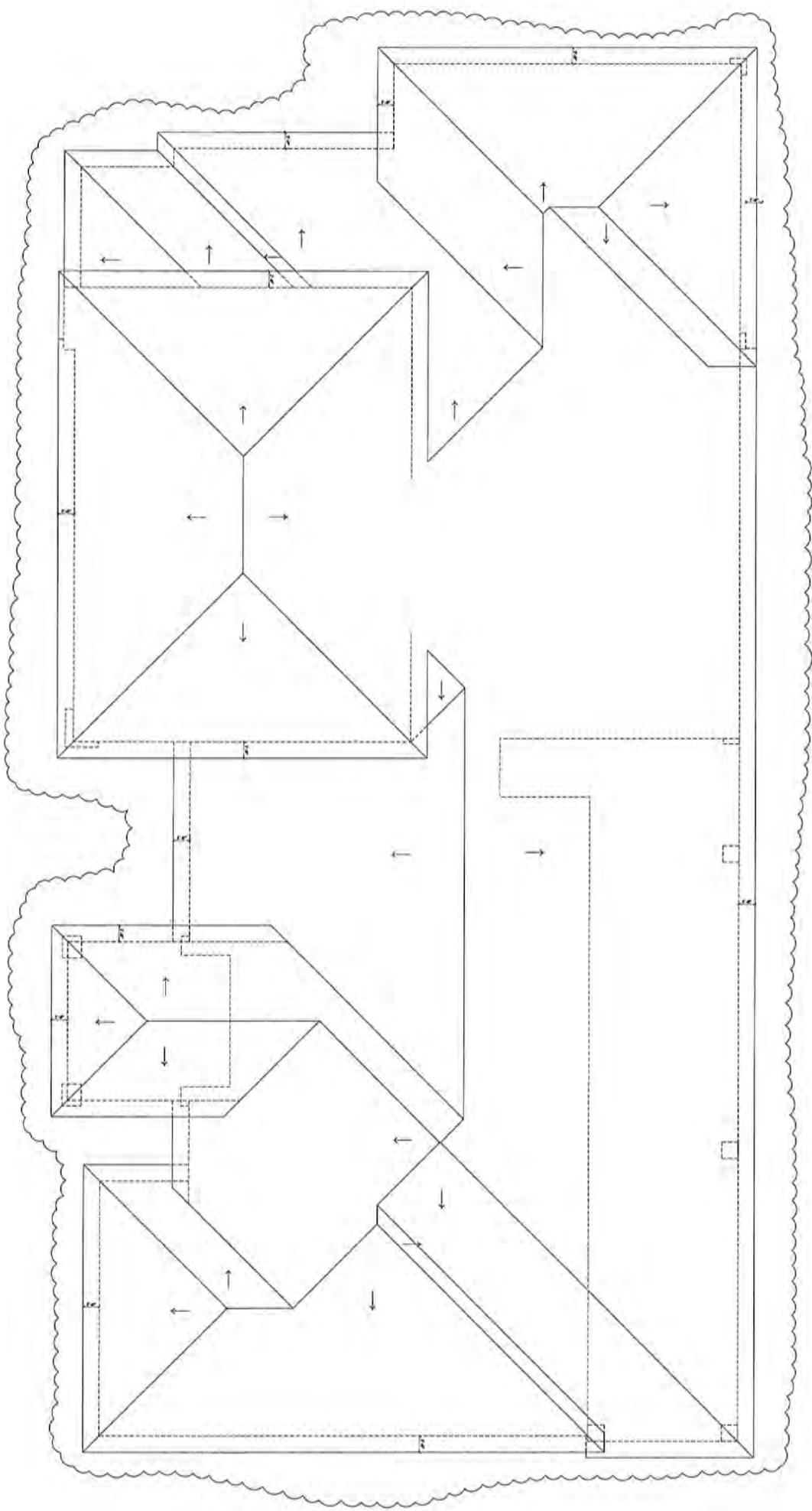
MIAMI-DADE COUNTY
PROCESS NO.: Z21-031
DATE: NOV 26 2024
BY: ISA





FLOOR PLAN - CALUSA CLUBHOUSE

AREA CALCULATIONS	
177,000 SQ. FT.	177,000 SQ. FT.
177,000 SQ. FT.	177,000 SQ. FT.
177,000 SQ. FT.	177,000 SQ. FT.
177,000 SQ. FT.	177,000 SQ. FT.



CALUSA
REGULATORY AGENCY CLERK/RECORDS
MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES II, LLP
200 S.W. 26TH AVENUE, SUITE 800
MIAMI, FLORIDA 33135
PHONE: (305) 759-7200
FAX: (305) 759-4000

CLUBHOUSE
RECREATIONAL FACILITY

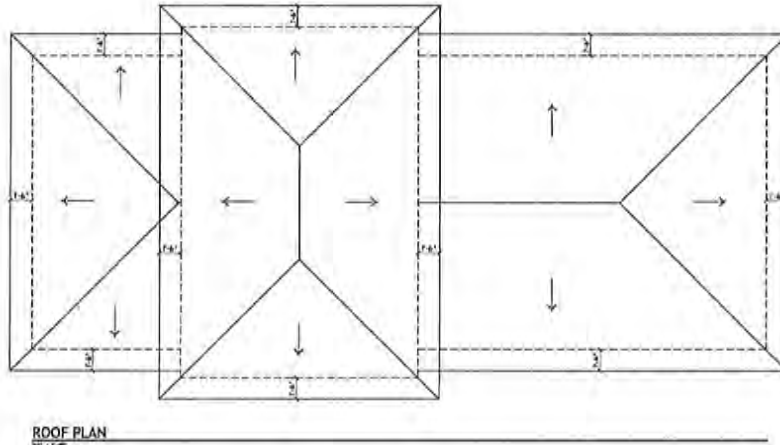
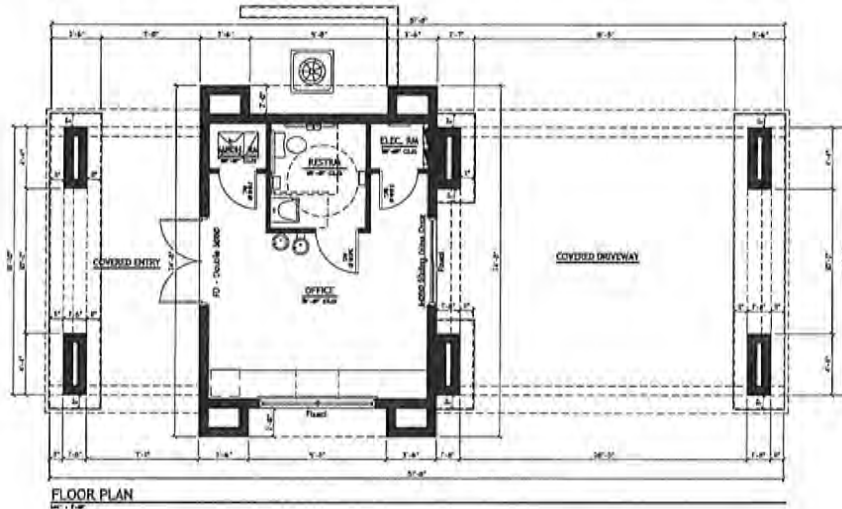
RECREATIONAL FACILITY

ROOF PLAN
SCALE: 1/8" = 1'-0"

A3

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KENDALL ASSOCIATES I, LLLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
FAX: (954) 753-4509

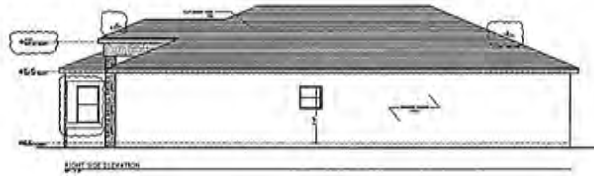
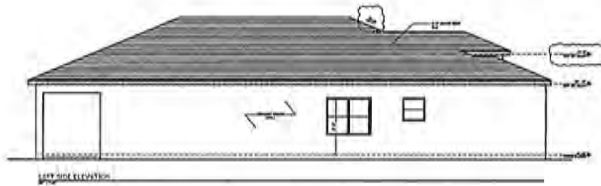
GUARDHOUSE

PLANS
SCALE: 1/4" = 1'-0"

A1

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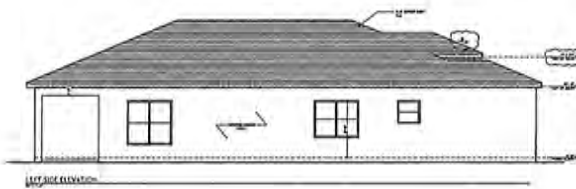


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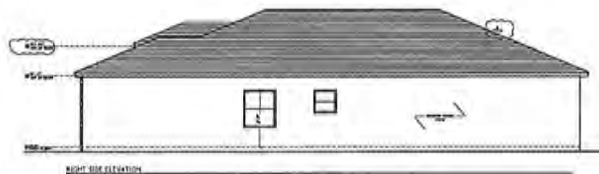
FRONT ELEVATION



LEFT ELEVATION



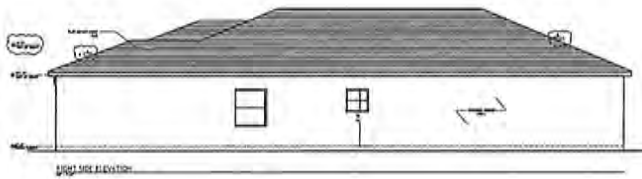
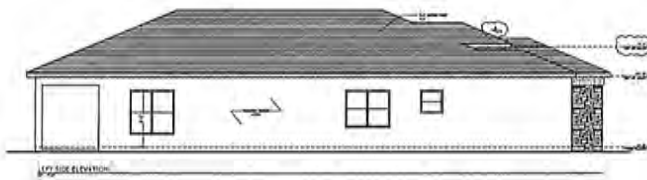
REAR ELEVATION



RIGHT ELEVATION

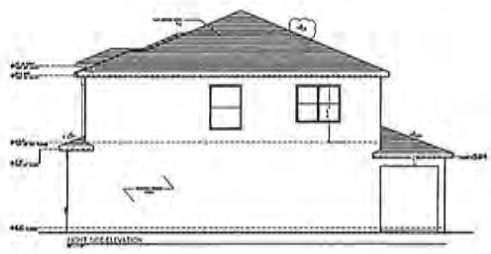
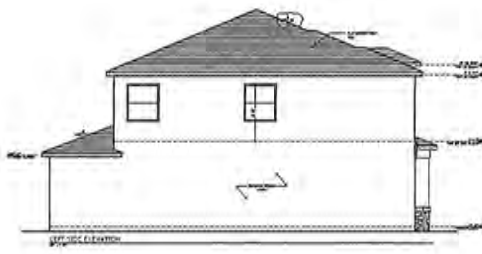
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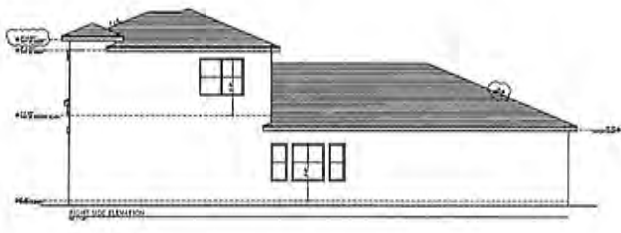
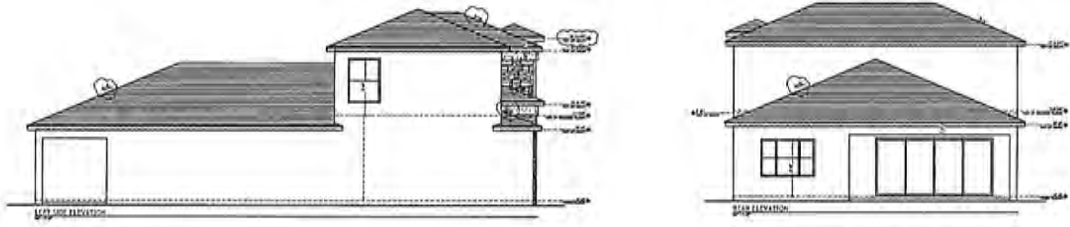
PLAN 504

ELEVATIONS
SCALE: AS NOTED

A2

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SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
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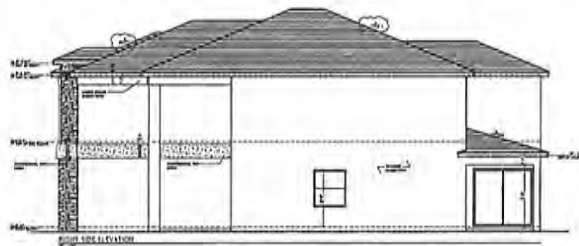
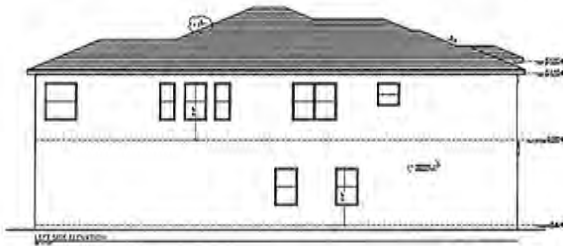
PLAN 505

ELEVATIONS
SCALE: AS NOTED

A2

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SUNRISE, FLORIDA 33323
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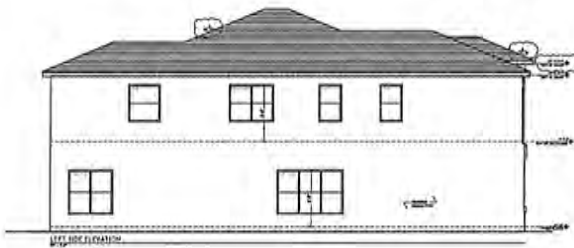
PLAN 506

ELEVATIONS
SCALE: AS NOTED

A2

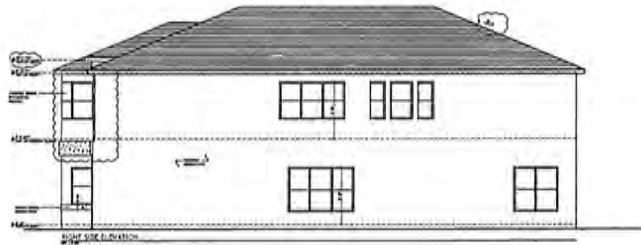
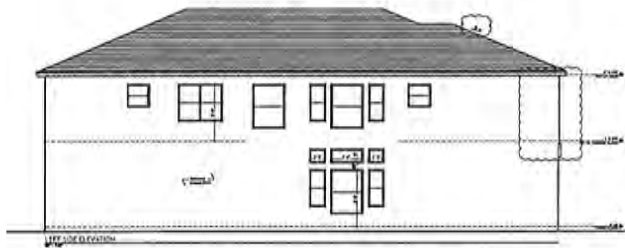
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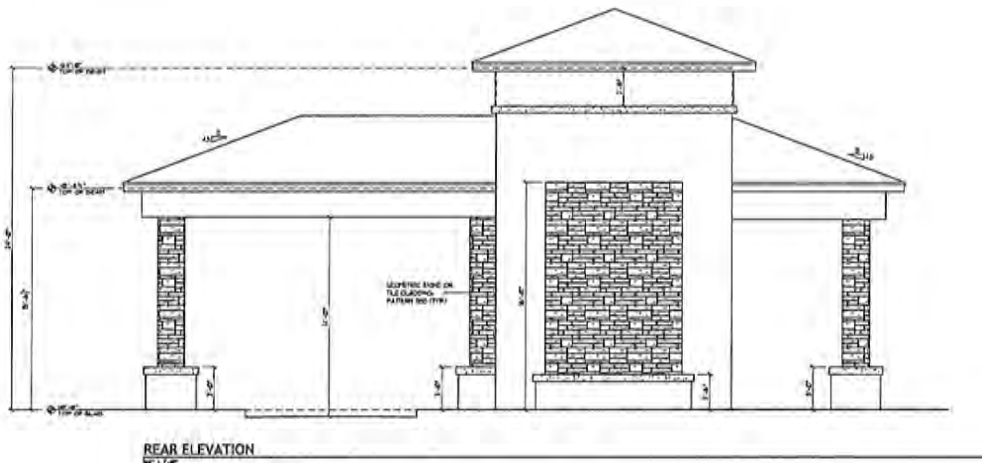
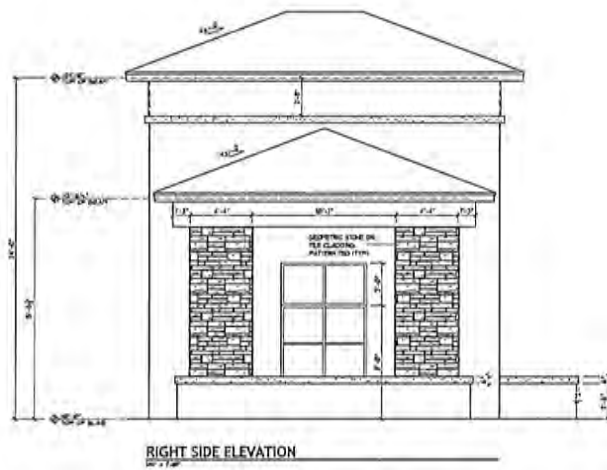
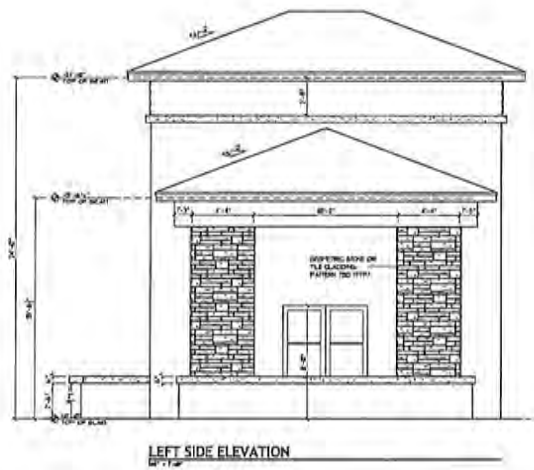
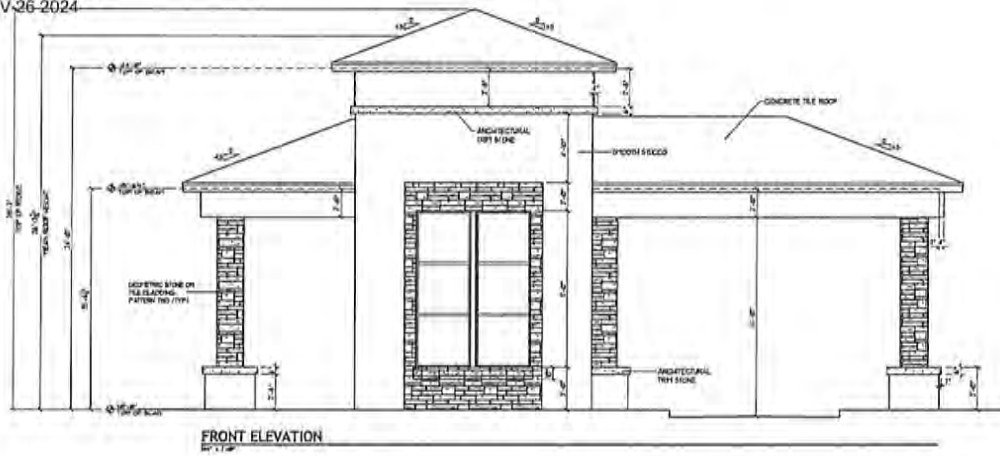
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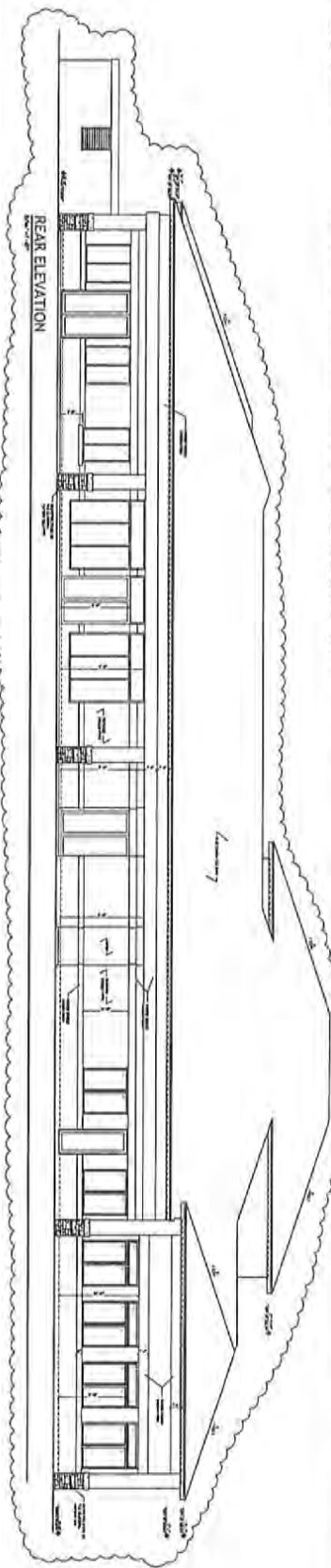
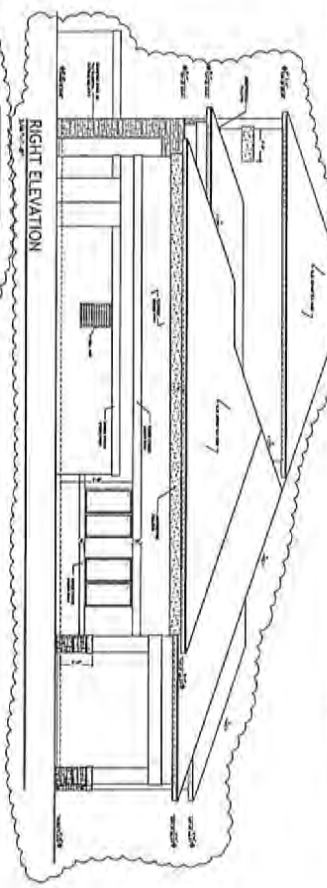
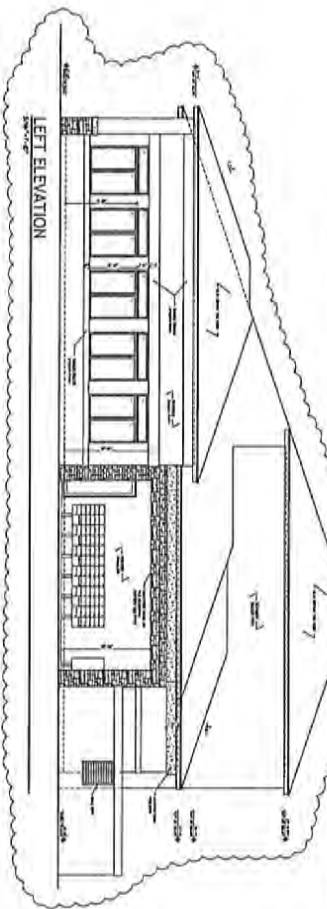
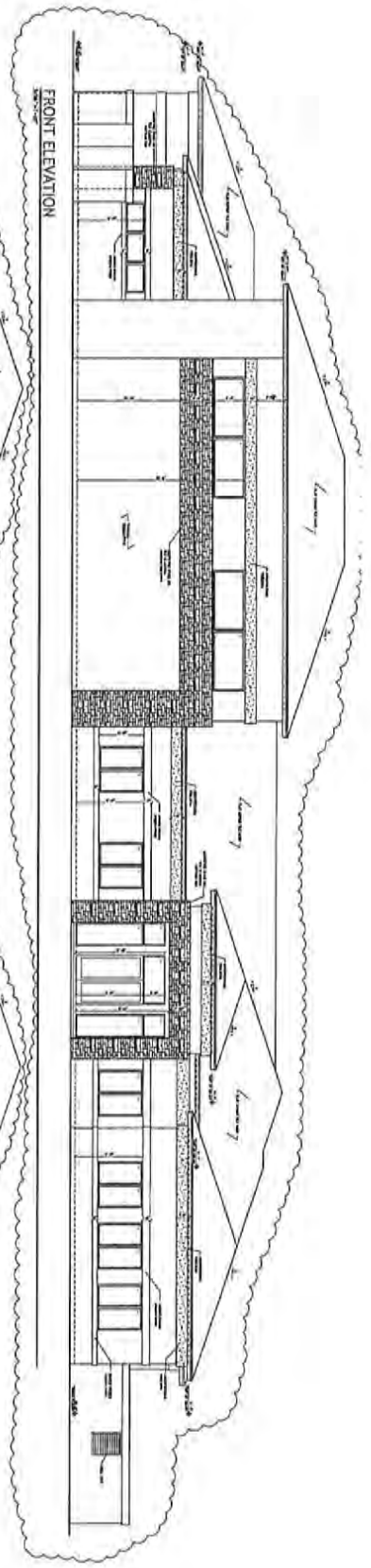
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GUARDHOUSE

ELEVATIONS
SCALE: 1/4" = 1'-0"

A2



REVISED CALUSA PLANTING PLANS

KEY MAP

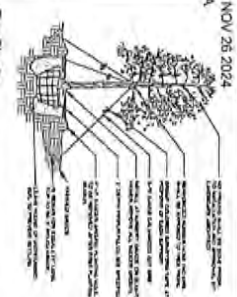


Schedule of Contents

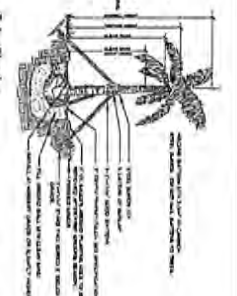
SHEET #	SHEET TITLE
1-1	COVER SHEET
1-2	DETAILS, NOTES, DATA, AND SPECIFICATIONS
1-3	OVERALL TREE PLAN AND LANDSCAPE LEGEND
1-4	MAIN ENTRY PLANTING PLAN
1-5	SECONDARY ENTRY PLANTING PLAN
1-6	PERIMETER BUFFER PLAN
1-7	SPECIMEN TREE DISPOSITION PLAN
1-8	TYPICAL UNIT PLANTING PLAN
1-9	RECREATIONAL AREA PLANTING PLANS
1-10	LR-1 TO LR-2

Notes:

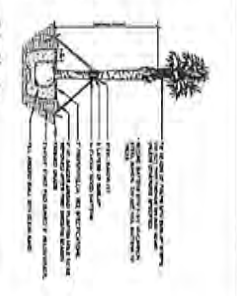
- 1) ALL PLANT MATERIAL SHALL BE FURNISHED UNDER ONE OR BETTER AS SPECIFIED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.
- 2) ALL PLANT MATERIAL SHALL MEET OR EXCEED THE AND COMPLY WITH SPECIFICATIONS IN FLORIDA LIST. PLANT MATERIALS NOT MEETING SPECIFICATIONS SHALL BE REJECTED. CONNECTION TO CONDUIT SHALL BE MADE BY THE CONTRACTOR PRIOR TO COMMENCING WORK.
- 3) ALL LANDSCAPE AND SPECIFICATIONS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS PROVIDED IN CHAPTER 62 OF THE FLORIDA CODE.
- 4) LANDSCAPING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE MAINTAINED FOR A PERIOD OF 12 MONTHS FOLLOWING COMPLETION OF THE PROJECT.
- 5) ALL LANDSCAPING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE MAINTAINED FOR A PERIOD OF 12 MONTHS FOLLOWING COMPLETION OF THE PROJECT.
- 6) ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE FLORIDA LIST AND THE FLORIDA DIVISION OF PLANT INDUSTRY. A MAN (BROWN) SHALL BE MAINTAINED ON SITE FOR A MINIMUM OF 12 MONTHS FOLLOWING COMPLETION OF THE PROJECT.
- 7) ALL PLANTING TO BE DONE IN ACCORDANCE WITH THE FLORIDA LIST AND THE FLORIDA DIVISION OF PLANT INDUSTRY. A MAN (BROWN) SHALL BE MAINTAINED ON SITE FOR A MINIMUM OF 12 MONTHS FOLLOWING COMPLETION OF THE PROJECT.
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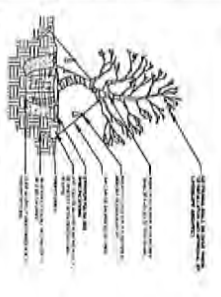
Tree Planting
1. 1/2\"/>



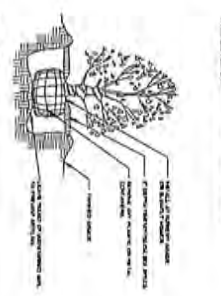
Palm Planting
1. 1/2\"/>



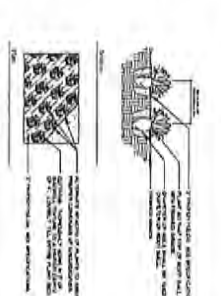
Palm Planting
1. 1/2\"/>



Large & Multi-Stem Tree Planting
1. 1/2\"/>



Shrub Planting
1. 1/2\"/>



Groundcover Planting
1. 1/2\"/>

Plant Species	Planting Method	Planting Rate	Planting Depth	Planting Spacing	Planting Notes
1. 1/2\"/>	1. 1/2\"/>	1. 1/2\"/>	1. 1/2\"/>	1. 1/2\"/>	1. 1/2\"/>
1. 1/2\"/>	1. 1/2\"/>	1. 1/2\"/>	1. 1/2\"/>	1. 1/2\"/>	1. 1/2\"/>
1. 1/2\"/>	1. 1/2\"/>	1. 1/2\"/>	1. 1/2\"/>	1. 1/2\"/>	1. 1/2\"/>
1. 1/2\"/>	1. 1/2\"/>	1. 1/2\"/>	1. 1/2\"/>	1. 1/2\"/>	1. 1/2\"/>
1. 1/2\"/>	1. 1/2\"/>	1. 1/2\"/>	1. 1/2\"/>	1. 1/2\"/>	1. 1/2\"/>

Plant Specifications

GENERAL NOTES:

- 1. All plants shall be healthy, vigorous, well developed and free of disease and insect damage.
- 2. All plants shall be suitable for the proposed location and shall be planted prior to closing out work on the project.
- 3. All plants shall be planted in accordance with the specifications herein.
- 4. All plants shall be planted in accordance with the specifications herein.
- 5. All plants shall be planted in accordance with the specifications herein.

PLANTING SPECIFICATIONS:

- 1. All plants shall be planted in accordance with the specifications herein.
- 2. All plants shall be planted in accordance with the specifications herein.
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- 4. All plants shall be planted in accordance with the specifications herein.
- 5. All plants shall be planted in accordance with the specifications herein.

SYMBOLS AND ABBREVIATIONS LEGEND

Symbol	Description	Symbol	Description
(Circle with dot)	1. 1/2\"/>	(Circle with cross)	1. 1/2\"/>
(Circle with horizontal line)	1. 1/2\"/>	(Circle with vertical line)	1. 1/2\"/>
(Circle with diagonal line)	1. 1/2\"/>	(Circle with square)	1. 1/2\"/>
(Circle with triangle)	1. 1/2\"/>	(Circle with diamond)	1. 1/2\"/>
(Circle with hexagon)	1. 1/2\"/>	(Circle with octagon)	1. 1/2\"/>



N.T.S.

LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
[Symbol]	1. 10' PLANTING BUFFER
[Symbol]	2. 15' PLANTING BUFFER
[Symbol]	3. 20' PLANTING BUFFER
[Symbol]	4. 25' PLANTING BUFFER
[Symbol]	5. 30' PLANTING BUFFER
[Symbol]	6. 35' PLANTING BUFFER
[Symbol]	7. 40' PLANTING BUFFER
[Symbol]	8. 45' PLANTING BUFFER
[Symbol]	9. 50' PLANTING BUFFER
[Symbol]	10. 55' PLANTING BUFFER
[Symbol]	11. 60' PLANTING BUFFER
[Symbol]	12. 65' PLANTING BUFFER
[Symbol]	13. 70' PLANTING BUFFER
[Symbol]	14. 75' PLANTING BUFFER
[Symbol]	15. 80' PLANTING BUFFER
[Symbol]	16. 85' PLANTING BUFFER
[Symbol]	17. 90' PLANTING BUFFER
[Symbol]	18. 95' PLANTING BUFFER
[Symbol]	19. 100' PLANTING BUFFER
[Symbol]	20. 105' PLANTING BUFFER
[Symbol]	21. 110' PLANTING BUFFER
[Symbol]	22. 115' PLANTING BUFFER
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[Symbol]	133. 670' PLANTING BUFFER
[Symbol]	134. 675' PLANTING BUFFER
[Symbol]	135. 680' PLANTING BUFFER
[Symbol]	136. 685' PLANTING BUFFER
[Symbol]	137. 690' PLANTING BUFFER
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[Symbol]	197. 990' PLANTING BUFFER
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[Symbol]	199. 1000' PLANTING BUFFER



SPECIMEN TREE LIST:

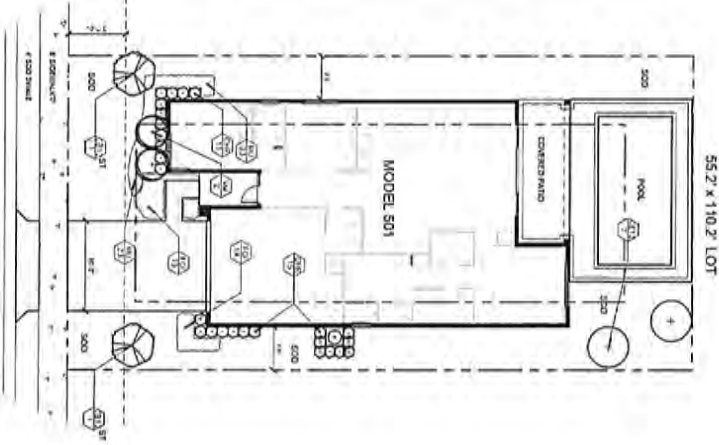
SPECIES	DBH	HT	COND	LOC
10	12"	15'	B	LANE 10
11	14"	18'	B	LANE 11
12	16"	20'	B	LANE 12
13	18"	22'	B	LANE 13
14	20"	24'	B	LANE 14
15	22"	26'	B	LANE 15

NOTE: SPECIMEN TREE LOCATIONS AND SPECIFICATIONS FROM THE SURVEY BY SOMERSET DESIGN & ARCHITECTURE, INC. ARE SHOWN ON THIS PLAN. TO VISUAL SITE INSPECTION, SEE ARCHITECT'S REPORT AND TYPICAL DATA SHEET AS PREPARED BY ARCHITECT. CONSULTING ARCHITECT FOR ADDITIONAL INFORMATION REGARDING THE HEALTH AND CONDITION OF OTHER NON-SPECIMEN TREES ON SITE.

Tree Protection Notes:

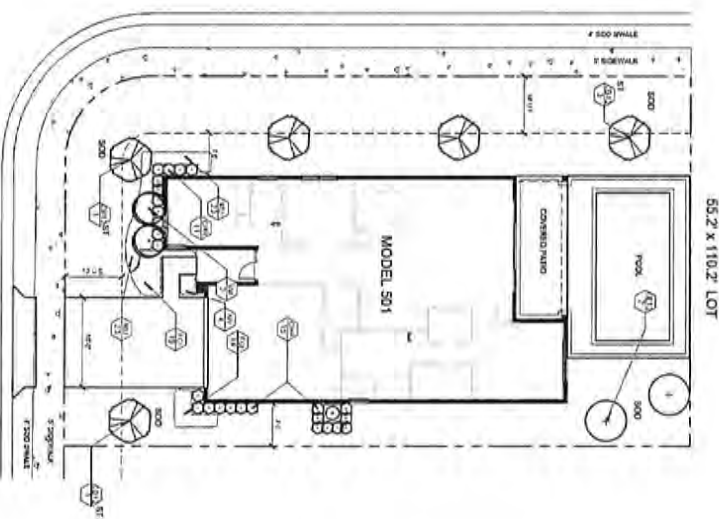
- 1) PROTECTIVE BARRIERS SHALL BE PLACED AROUND EACH TREE CLUSTER OF TREES ON THE EDGE OF THE RECONSTRUCTION AREA. THE BARRIERS SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MIAMI, FLORIDA, AND SHALL BE CONSTRUCTED OF 2" X 4" ALUMINUM OR STEEL PIPE, AND SHALL BE PLACED AT THE OUTER PERIMETER OF THE PROTECTION ZONE. THE BARRIERS SHALL BE PLACED PROXIMATE TO THE EXISTING CURB OR DRIVEWAY.
- 2) PROTECTIVE FLOOD DRAIN PROTECTIVE BARRIERS SHALL BE PROTECTED.
- 3) NO EXCESSIVE SOIL, DEBRIS, OR BUILDING MATERIALS SHALL BE PLACED WITHIN THE AREA BARRICADED BY PROTECTIVE BARRIERS. ALL MATERIALS SHALL BE REMOVED FROM THE AREA BARRICADED BY PROTECTIVE BARRIERS.
- 4) TREES SHALL NOT BE BRANCHED IN SUCH A MANNER AS TO CAUSE INTERFERENCE OR OBSTRUCTION TO ANY DRIVEWAY TO THE TREE.
- 5) VISUAL CANOPY SHALL BE MAINTAINED FROM PROTECTIVE BARRIERS. IN THE EVENT THAT THE VISUAL CANOPY OF THE TREE IS BRANCHED AS A RESULT OF THE DEVELOPMENT SUCH THAT THE SAFETY OF THE TREE MUST BE ENDANGERED, THE TREE OR BRANCHING SHALL BE REMOVED OR TRIMMED TO MAINTAIN VISUAL CANOPY.
- 6) VISUAL CANOPY SHALL BE MAINTAINED FROM PROTECTIVE BARRIERS. IN THE EVENT THAT THE VISUAL CANOPY OF THE TREE IS BRANCHED AS A RESULT OF THE DEVELOPMENT SUCH THAT THE SAFETY OF THE TREE MUST BE ENDANGERED, THE TREE OR BRANCHING SHALL BE REMOVED OR TRIMMED TO MAINTAIN VISUAL CANOPY.
- 7) TREES AND SHALL BE CONSIDERED TO BE IN DANGER OF BEING REMOVED OR TRIMMED TO MAINTAIN VISUAL CANOPY. THE TREE SHALL BE REMOVED OR TRIMMED TO MAINTAIN VISUAL CANOPY AS NECESSARY. LAND TOWNERS SHALL ASSESS DAMAGE TO ANY DRIVEWAY TO THE TREE.

PROVIDED PER LOT:
 1. 2 TREES 1" DIA. @ 10' - 1" TREES - 3 TREES, AVG.
 2. 2 STREET TREES



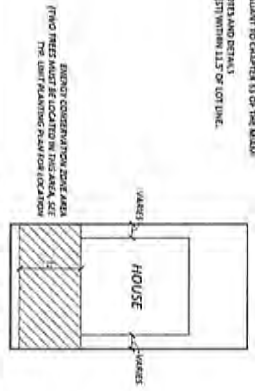
INTERIOR LOT LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

PROVIDED PER LOT:
 1. 2 TREES 1" DIA. @ 10' - 1" TREES - 3 TREES, AVG.
 2. 2 STREET TREES



CORNER LOT LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

- LANDSCAPE NOTES:
1. ALL PLANTINGS SHALL BE PLANTED ON TOP OF OR ADJACENT TO AND BEHIND DRIVEWAYS.
 2. ALL LANDSCAPE NOTES THE LOT PROPERTY, ADJACENT TO DRIVEWAYS SHALL BE PLANTED ON TOP OF OR ADJACENT TO AND BEHIND DRIVEWAYS.
 3. LANDSCAPE FOR ALL CORNER LOTS SHALL COMPLY WITH PUBLIC WORKS SECTION 23.21 OF MIAMI CODE CODE.
 4. PLANTINGS AND APPROVED SIGNAGE SHALL BE PLACED TO MAINTAIN VISIBILITY AND APPROVED SIGNAGE SHALL BE PLACED ON THE SIDE OF THE ROAD.
 5. PLANTINGS AND APPROVED SIGNAGE SHALL BE PLACED TO MAINTAIN VISIBILITY AND APPROVED SIGNAGE SHALL BE PLACED ON THE SIDE OF THE ROAD.
 6. STREET TREES PROVIDED AS NOTED WITHIN 11.5' OF LOT LINE.



ENERGY CONSERVATION ZONE DETAIL: 6' X 5'
 Energy conservation zone: A zone located no more than 6 feet from a structure or a 100' band from the edge of the setback point of the structure to the lot, to the west of the setback point of the structure.

INTERIOR LOT PLANT LIST

PLANT	SCALE	SPACING	REMARKS	PLANTING DATE	PLANTING METHOD	PLANTING LOCATION	PLANTING NOTES
1	1" DIA.	10'	2 TREES 1" DIA. @ 10' - 1" TREES - 3 TREES, AVG.	2024	PLANTING	STREET	
2	1" DIA.	10'	2 TREES 1" DIA. @ 10' - 1" TREES - 3 TREES, AVG.	2024	PLANTING	STREET	

CORNER LOT PLANT LIST

PLANT	SCALE	SPACING	REMARKS	PLANTING DATE	PLANTING METHOD	PLANTING LOCATION	PLANTING NOTES
1	1" DIA.	10'	2 TREES 1" DIA. @ 10' - 1" TREES - 3 TREES, AVG.	2024	PLANTING	STREET	
2	1" DIA.	10'	2 TREES 1" DIA. @ 10' - 1" TREES - 3 TREES, AVG.	2024	PLANTING	STREET	

KENDALL ASSOC. I LLLP
 1600 SAWGRASS CORPORATE PKWY
 SUITE 400
 SUNRISE, FLORIDA 33323

Project: Callusa
 Name: Daria Cherny
 Permit:

Sheet Size: 11x17
 Typ. Unit: Landscape Plan
 Plan S01, 55.2' Lot

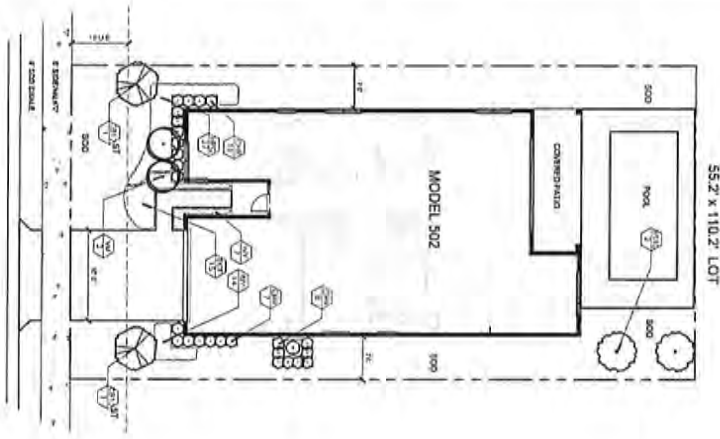
Date: 02-14-21

Scale: As Noted

Revisions:
 1. 02/14/21 05:16:21
 2. 01/11/23 11:18:24

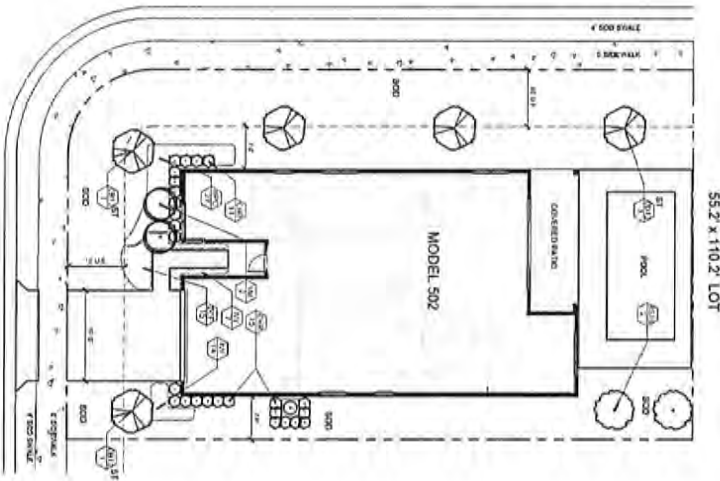
Sheet number:
LT-2

PHOTOED PER LOT:
 A, 2 TREES + 2 PALMS (+ 1 TREE) + 3 TREES, MAX.
 B, 2 STREET TREES



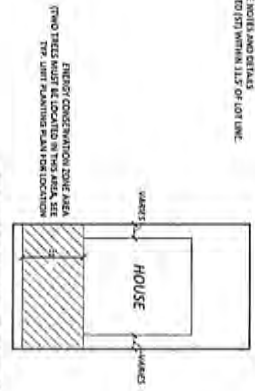
INTERIOR LOT LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

PHOTOED PER LOT:
 A, 2 TREES + 2 PALMS (+ 1 TREE) + 8 TREES, MAX.
 B, 5 STREET TREES



CORNER LOT LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

- LANDSCAPE NOTES:
1. ALL LANDSCAPE SHOULD BE PLANTED ON TOP OF, OR ADJACENT TO, AND SHALL BE PROTECTED BY A 4" DIA. PIPE.
 2. ALL LANDSCAPE SHOULD BE PLANTED IN THE LOT FRONTY, ADJACENT TO DRIVEWAYS AND SIDEWALKS.
 3. ALL PLANTINGS SHALL BE PLANTED IN THE LOT FRONTY, ADJACENT TO DRIVEWAYS AND SIDEWALKS.
 4. LANDSCAPING FOR ALL CORNER LOTS SHALL COMPLY WITH PUBLIC WORKS DEPARTMENT SPECIFICATIONS.
 5. PLANTINGS SHALL BE PLANTED IN THE LOT FRONTY, ADJACENT TO DRIVEWAYS AND SIDEWALKS.
 6. PLANTINGS SHALL BE PLANTED IN THE LOT FRONTY, ADJACENT TO DRIVEWAYS AND SIDEWALKS.
 7. PLANTINGS SHALL BE PLANTED IN THE LOT FRONTY, ADJACENT TO DRIVEWAYS AND SIDEWALKS.
 8. PLANTINGS SHALL BE PLANTED IN THE LOT FRONTY, ADJACENT TO DRIVEWAYS AND SIDEWALKS.
 9. PLANTINGS SHALL BE PLANTED IN THE LOT FRONTY, ADJACENT TO DRIVEWAYS AND SIDEWALKS.
 10. PLANTINGS SHALL BE PLANTED IN THE LOT FRONTY, ADJACENT TO DRIVEWAYS AND SIDEWALKS.



ENERGY CONSERVATION ZONE AREA
 FROM THESE NOTES AND THE ENERGY CONSERVATION ZONE AREA DETAIL, M.I.S. THE USER SHALL DETERMINE THE LOCATION OF THE ENERGY CONSERVATION ZONE AREA.

INTERIOR LOT PLANT LIST

PLANT CODE	PLANT NAME	PLANT TYPE	PLANT SIZE	PLANT COLOR	PLANT HEIGHT	PLANT WIDTH	PLANT DEPTH	PLANT SPACING	PLANT NOTES
01	SPYRUS PALM	PALM	12"	GREEN	12"	12"	12"	12"	PLANT IN FRONT OF HOUSE
02	SPYRUS PALM	PALM	12"	GREEN	12"	12"	12"	PLANT IN FRONT OF HOUSE	
03	SPYRUS PALM	PALM	12"	GREEN	12"	12"	12"	PLANT IN FRONT OF HOUSE	
04	SPYRUS PALM	PALM	12"	GREEN	12"	12"	12"	PLANT IN FRONT OF HOUSE	
05	SPYRUS PALM	PALM	12"	GREEN	12"	12"	12"	PLANT IN FRONT OF HOUSE	
06	SPYRUS PALM	PALM	12"	GREEN	12"	12"	12"	PLANT IN FRONT OF HOUSE	
07	SPYRUS PALM	PALM	12"	GREEN	12"	12"	12"	PLANT IN FRONT OF HOUSE	
08	SPYRUS PALM	PALM	12"	GREEN	12"	12"	12"	PLANT IN FRONT OF HOUSE	
09	SPYRUS PALM	PALM	12"	GREEN	12"	12"	12"	PLANT IN FRONT OF HOUSE	
10	SPYRUS PALM	PALM	12"	GREEN	12"	12"	12"	PLANT IN FRONT OF HOUSE	

CORNER LOT PLANT LIST

PLANT CODE	PLANT NAME	PLANT TYPE	PLANT SIZE	PLANT COLOR	PLANT HEIGHT	PLANT WIDTH	PLANT DEPTH	PLANT SPACING	PLANT NOTES
01	SPYRUS PALM	PALM	12"	GREEN	12"	12"	12"	12"	PLANT IN FRONT OF HOUSE
02	SPYRUS PALM	PALM	12"	GREEN	12"	12"	12"	12"	PLANT IN FRONT OF HOUSE
03	SPYRUS PALM	PALM	12"	GREEN	12"	12"	12"	12"	PLANT IN FRONT OF HOUSE
04	SPYRUS PALM	PALM	12"	GREEN	12"	12"	12"	12"	PLANT IN FRONT OF HOUSE
05	SPYRUS PALM	PALM	12"	GREEN	12"	12"	12"	12"	PLANT IN FRONT OF HOUSE
06	SPYRUS PALM	PALM	12"	GREEN	12"	12"	12"	12"	PLANT IN FRONT OF HOUSE
07	SPYRUS PALM	PALM	12"	GREEN	12"	12"	12"	12"	PLANT IN FRONT OF HOUSE
08	SPYRUS PALM	PALM	12"	GREEN	12"	12"	12"	12"	PLANT IN FRONT OF HOUSE
09	SPYRUS PALM	PALM	12"	GREEN	12"	12"	12"	12"	PLANT IN FRONT OF HOUSE
10	SPYRUS PALM	PALM	12"	GREEN	12"	12"	12"	12"	PLANT IN FRONT OF HOUSE

KENDALL ASSOC. I LLLP
 1600 SAWGRASS CORPORATE PKWY
 SUITE 400
 SUNRISE, FLORIDA 33323

Project:
 Callisa
 1600 Sawgrass Corporate Pkwy
 Sunrise, FL 33323

Sheet Title:
 1/8" Utility
 Landscape Plan
 Plan 502, 55.2 Lot

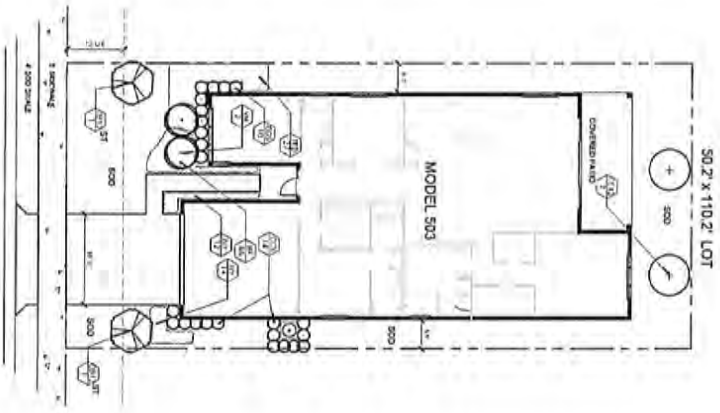
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 02-14-21

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 As Noted

Revisions:
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 2. Revision: 11-18-24

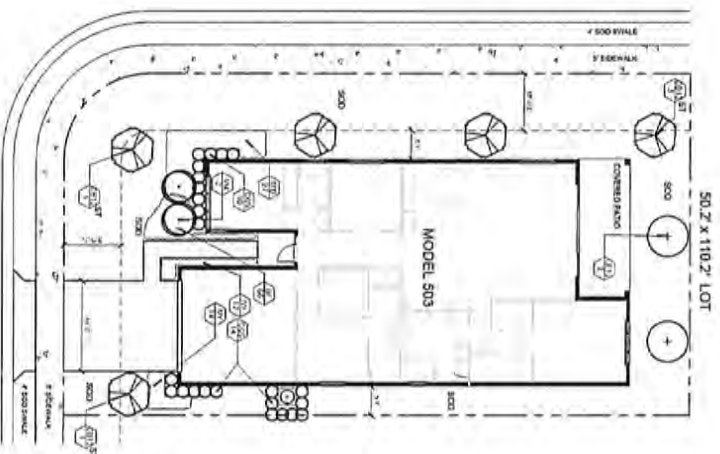
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LT-4

PROVIDED RELIQU:
 A. 2 TREES, 2 PALMS (+ 1 TREE) + 3 TREES, AND
 B. 3 STREET TREES



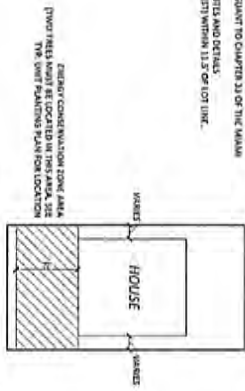
INTERIOR LOT LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

PROVIDED RELIQU:
 A. 2 TREES, 2 PALMS (+ 1 TREE) + 3 TREES, AND
 B. 3 STREET TREES



CORNER LOT LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

- LANDSCAPE NOTES:
1. ALL PLANTINGS SHOULD BE PLANTED ON TOP OF OR ADJACENT TO AND SHAW'S
 2. ALL LANDSCAPE PLANTINGS SHOULD BE PLANTED IN THE FRONT YARD
 3. ALL LANDSCAPE PLANTINGS SHOULD BE PLANTED IN THE FRONT YARD
 4. ALL LANDSCAPE PLANTINGS SHOULD BE PLANTED IN THE FRONT YARD
 5. ALL LANDSCAPE PLANTINGS SHOULD BE PLANTED IN THE FRONT YARD
 6. ALL LANDSCAPE PLANTINGS SHOULD BE PLANTED IN THE FRONT YARD
 7. ALL LANDSCAPE PLANTINGS SHOULD BE PLANTED IN THE FRONT YARD



HEAVY CONCRETE ZONE (AREA)
 (THIS AREA MUST BE LOCATED IN THE AREA OF THE
 THE HEAVY CONCRETE ZONE LOCATION)

TYPICAL LANDSCAPE CONSTRUCTION ZONE (DETAIL, N. 1.1.)
 Heavy Construction Zone: A zone located to any area that
 is adjacent to a building or structure. The zone is defined by
 the perimeter of the building or structure and extends to the
 point, to the west of the northeast point of the structure.

INTERIOR LOT PLANT LIST

PLANT	QTY	LOCATION	PLANT NAME	PLANT SIZE	PLANT TYPE	PLANT COLOR	PLANT HEIGHT	PLANT WIDTH	PLANT DEPTH
1	1	FRONT YARD	COCONUT PALM	12' H x 8' W	TREE	GREEN	12'	8'	8'
2	1	FRONT YARD	COCONUT PALM	12' H x 8' W	TREE	GREEN	12'	8'	8'
3	1	FRONT YARD	COCONUT PALM	12' H x 8' W	TREE	GREEN	12'	8'	8'
4	1	FRONT YARD	COCONUT PALM	12' H x 8' W	TREE	GREEN	12'	8'	8'
5	1	FRONT YARD	COCONUT PALM	12' H x 8' W	TREE	GREEN	12'	8'	8'
6	1	FRONT YARD	COCONUT PALM	12' H x 8' W	TREE	GREEN	12'	8'	8'
7	1	FRONT YARD	COCONUT PALM	12' H x 8' W	TREE	GREEN	12'	8'	8'
8	1	FRONT YARD	COCONUT PALM	12' H x 8' W	TREE	GREEN	12'	8'	8'
9	1	FRONT YARD	COCONUT PALM	12' H x 8' W	TREE	GREEN	12'	8'	8'
10	1	FRONT YARD	COCONUT PALM	12' H x 8' W	TREE	GREEN	12'	8'	8'

CORNER LOT PLANT LIST

PLANT	QTY	LOCATION	PLANT NAME	PLANT SIZE	PLANT TYPE	PLANT COLOR	PLANT HEIGHT	PLANT WIDTH	PLANT DEPTH
1	1	FRONT YARD	COCONUT PALM	12' H x 8' W	TREE	GREEN	12'	8'	8'
2	1	FRONT YARD	COCONUT PALM	12' H x 8' W	TREE	GREEN	12'	8'	8'
3	1	FRONT YARD	COCONUT PALM	12' H x 8' W	TREE	GREEN	12'	8'	8'
4	1	FRONT YARD	COCONUT PALM	12' H x 8' W	TREE	GREEN	12'	8'	8'
5	1	FRONT YARD	COCONUT PALM	12' H x 8' W	TREE	GREEN	12'	8'	8'
6	1	FRONT YARD	COCONUT PALM	12' H x 8' W	TREE	GREEN	12'	8'	8'
7	1	FRONT YARD	COCONUT PALM	12' H x 8' W	TREE	GREEN	12'	8'	8'
8	1	FRONT YARD	COCONUT PALM	12' H x 8' W	TREE	GREEN	12'	8'	8'
9	1	FRONT YARD	COCONUT PALM	12' H x 8' W	TREE	GREEN	12'	8'	8'
10	1	FRONT YARD	COCONUT PALM	12' H x 8' W	TREE	GREEN	12'	8'	8'

KENDALL ASSOC. I LLLP
 1600 SAWGRASS CORPORATE PKWY
 SUITE 400
 SUNRISE, FLORIDA 33323

Project:
 CallUSA
 Inter-Grade Company

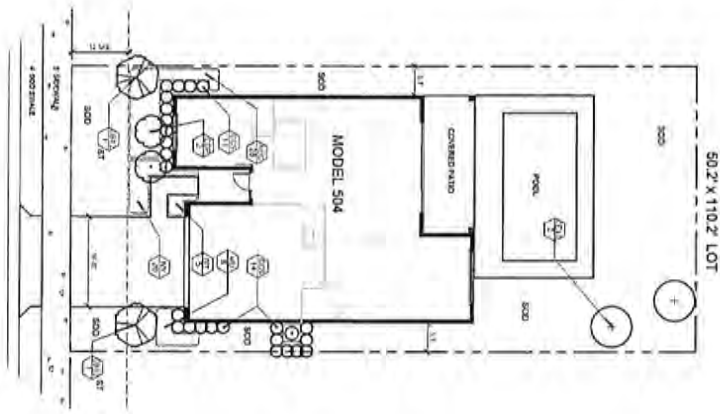
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 TYP. UHL
 Landscape Plan
 Plan 503, 50.2' Lot

Date:
 02-14-21
 Scale:
 As Noted

Revised:
 05/16/21
 2.0.1.1
 11/15/24

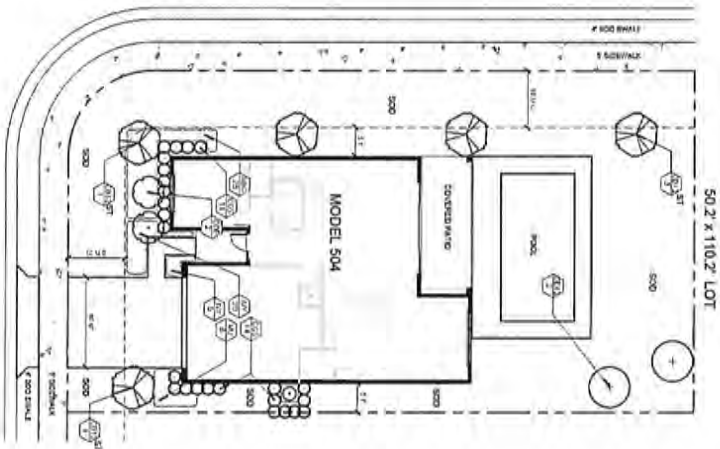
Sheet number:
LT-5

PROVIDED PER LOT:
 1. 2 TREES + 3 PALMS @ 1 TREE = 3 TREES AND
 2. 2 STREET TREES



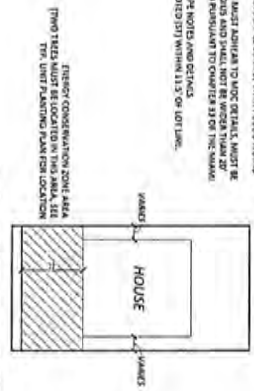
INTERIOR LOT LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

PROVIDED PER LOT:
 1. 2 TREES + 3 PALMS @ 1 TREE = 3 TREES AND
 2. 3 STREET TREES



CORNER LOT LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

- LANDSCAPE NOTES:
1. NO TREES SHALL BE PLANTED ON TOP OF OR ADJACENT TO ANY BEARING WALLS.
 2. ALL CONCRETE WORK ON THE LOT PROPERTY, INCLUDING TO CONCRETE DRIVEWAYS AND SIDEWALKS SHALL BE PERFORMED BY THE CONTRACTOR.
 3. 11' OF MAJOR DRIVE DRIVEWAY SHALL BE CONCRETE WITH FINISH WORKS.
 4. DRIVEWAYS AND SIDEWALKS SHALL BE FINISHED TO MATCH DETAILS, MUST BE FINISHED ON WAY & SIDE, 5' WIDTHS AND SHALL NOT BE WIDER THAN 20'.
 5. ALL FINISHES SHALL BE PERFORMED TO COMPLY WITH THE STATE OF FLORIDA CODE.
 6. SEE PLAN 15.17 FOR LANDSCAPE MOVERS AND DETAILS.
 7. STREET TREES PROVIDED AS NOTED (S) WITHIN 11.5' OF LOT LINE.



TYPICAL ENERGY CONSERVATION ZONE DETAIL, M.I.S.
 *Energy conservation zone is based on more than 1000 sq ft of conditioned space. The zone is defined as the area east of the southeast corner of the structure in the level. In the event of the reinforced point of the structure.

INTERIOR LOT PLANT LIST

PLANT	QTY	SIZE	LOCATION	REMARKS	SPACING	NOTES
1	1	12"	FRONT	SPRING BLOSSOM	12"	12"
2	1	12"	FRONT	SPRING BLOSSOM	12"	12"
3	1	12"	FRONT	SPRING BLOSSOM	12"	12"
4	1	12"	FRONT	SPRING BLOSSOM	12"	12"
5	1	12"	FRONT	SPRING BLOSSOM	12"	12"
6	1	12"	FRONT	SPRING BLOSSOM	12"	12"
7	1	12"	FRONT	SPRING BLOSSOM	12"	12"
8	1	12"	FRONT	SPRING BLOSSOM	12"	12"
9	1	12"	FRONT	SPRING BLOSSOM	12"	12"
10	1	12"	FRONT	SPRING BLOSSOM	12"	12"

CORNER LOT PLANT LIST

PLANT	QTY	SIZE	LOCATION	REMARKS	SPACING	NOTES
1	1	12"	FRONT	SPRING BLOSSOM	12"	12"
2	1	12"	FRONT	SPRING BLOSSOM	12"	12"
3	1	12"	FRONT	SPRING BLOSSOM	12"	12"
4	1	12"	FRONT	SPRING BLOSSOM	12"	12"
5	1	12"	FRONT	SPRING BLOSSOM	12"	12"
6	1	12"	FRONT	SPRING BLOSSOM	12"	12"
7	1	12"	FRONT	SPRING BLOSSOM	12"	12"
8	1	12"	FRONT	SPRING BLOSSOM	12"	12"
9	1	12"	FRONT	SPRING BLOSSOM	12"	12"
10	1	12"	FRONT	SPRING BLOSSOM	12"	12"

KENDALL ASSOC. I LLLP
 1600 SAWGRASS CORPORATE PKWY
 SUITE 400
 SUNRISE, FLORIDA 33323

Project:
 Callisa
 Miami-Dade County
 Florida

Sheet title:
 Typ. Unit
 Landscape Plan
 Plan 504, 50.2' Lot

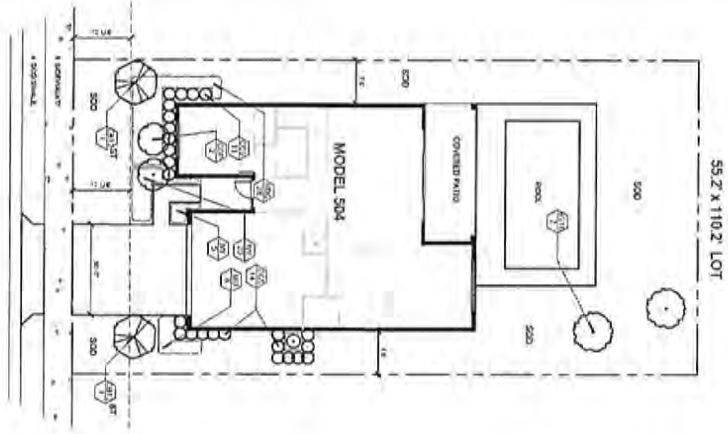
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 As Noted

Revisions:
 1. 02-14-21
 2. 01-11-21
 3. 11-15-24

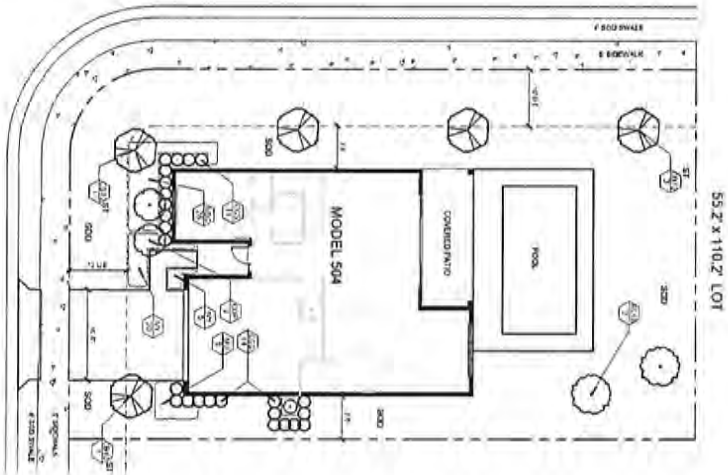
Sheet number:
 LT-7

PROPOSED PER LOT:
 A. 2 TREES • 7 PALMS (1-1 TREES • 3 TREES, AND
 B. 3 TREES TREES

PROPOSED PER LOT:
 A. 2 TREES • 7 PALMS (1-1 TREES • 3 TREES, AND
 B. 3 TREES TREES

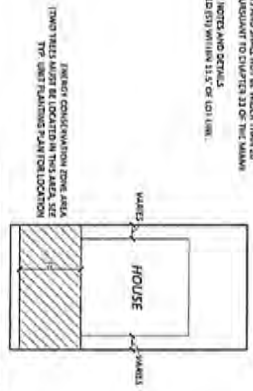


INTERIOR LOT LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"



CORNER LOT LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

- LANDSCAPE NOTES**
1. ALL PLANTINGS SHALL BE PLANTED ON TOP OF OR ADJACENT TO AND ORIENTED AS SHOWN.
 2. ALL PLANTINGS SHALL BE PLANTED TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED STRUCTURES.
 3. ALL PLANTINGS SHALL BE PLANTED TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED UTILITY LINES.
 4. LANDSCAPE FOR ALL CORNER LOTS SHALL COMPLY WITH PUBLIC WORKS DEPARTMENT AND SPECIFICATIONS VARY ADHER TO NCC DETAILS, MUST BE FILLED ON HAVE A MIN. 5' MOUNT AND SHALL NOT BE WIDER THAN 30" END-CORNER.
 5. SEE SHEET 17 FOR LANDSCAPE NOTES AND DETAILS.
 6. SEE SHEET 17 FOR LANDSCAPE NOTES AND DETAILS.



Typical Energy Conservation Zone Detail (M1.5)
 (1) HOUSE FOOTPRINT
 (2) POOL
 (3) PATIO
 (4) PLANTINGS

INTERIOR LOT PLANT LIST

NO.	SYMBOL	PLANT NAME	PLANT TYPE	PLANT SIZE	PLANT SPACING	PLANT NOTES
1	(Symbol)	ADONIS PALM	TRUNK	12" x 12"	12" x 12"	PLANTING TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED STRUCTURES.
2	(Symbol)	ADONIS PALM	TRUNK	12" x 12"	12" x 12"	PLANTING TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED STRUCTURES.
3	(Symbol)	ADONIS PALM	TRUNK	12" x 12"	12" x 12"	PLANTING TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED STRUCTURES.
4	(Symbol)	ADONIS PALM	TRUNK	12" x 12"	12" x 12"	PLANTING TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED STRUCTURES.
5	(Symbol)	ADONIS PALM	TRUNK	12" x 12"	12" x 12"	PLANTING TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED STRUCTURES.
6	(Symbol)	ADONIS PALM	TRUNK	12" x 12"	12" x 12"	PLANTING TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED STRUCTURES.
7	(Symbol)	ADONIS PALM	TRUNK	12" x 12"	12" x 12"	PLANTING TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED STRUCTURES.
8	(Symbol)	ADONIS PALM	TRUNK	12" x 12"	12" x 12"	PLANTING TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED STRUCTURES.
9	(Symbol)	ADONIS PALM	TRUNK	12" x 12"	12" x 12"	PLANTING TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED STRUCTURES.
10	(Symbol)	ADONIS PALM	TRUNK	12" x 12"	12" x 12"	PLANTING TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED STRUCTURES.

CORNER LOT PLANT LIST

NO.	SYMBOL	PLANT NAME	PLANT TYPE	PLANT SIZE	PLANT SPACING	PLANT NOTES
1	(Symbol)	ADONIS PALM	TRUNK	12" x 12"	12" x 12"	PLANTING TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED STRUCTURES.
2	(Symbol)	ADONIS PALM	TRUNK	12" x 12"	12" x 12"	PLANTING TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED STRUCTURES.
3	(Symbol)	ADONIS PALM	TRUNK	12" x 12"	12" x 12"	PLANTING TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED STRUCTURES.
4	(Symbol)	ADONIS PALM	TRUNK	12" x 12"	12" x 12"	PLANTING TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED STRUCTURES.
5	(Symbol)	ADONIS PALM	TRUNK	12" x 12"	12" x 12"	PLANTING TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED STRUCTURES.
6	(Symbol)	ADONIS PALM	TRUNK	12" x 12"	12" x 12"	PLANTING TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED STRUCTURES.
7	(Symbol)	ADONIS PALM	TRUNK	12" x 12"	12" x 12"	PLANTING TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED STRUCTURES.
8	(Symbol)	ADONIS PALM	TRUNK	12" x 12"	12" x 12"	PLANTING TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED STRUCTURES.
9	(Symbol)	ADONIS PALM	TRUNK	12" x 12"	12" x 12"	PLANTING TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED STRUCTURES.
10	(Symbol)	ADONIS PALM	TRUNK	12" x 12"	12" x 12"	PLANTING TO MAINTAIN 12" CLEARANCE FROM ALL EXISTING AND PROPOSED STRUCTURES.

KENDALL ASSOC. I LLLP
 1600 SAWGRASS CORPORATE PKWY
 SUITE 400
 SUNRISE, FLORIDA 33323

Project:
 CAUSA
 (Name/Code/Company)
 Date:
 02-14-21
 Scale:
 As Noted
 Sheet Title:
 TYP. URM
 Landscape Plan
 Plan S04, 55.2 Lot

Revision:
 08/18/21
 2.5.1.11.12
 11/18/24

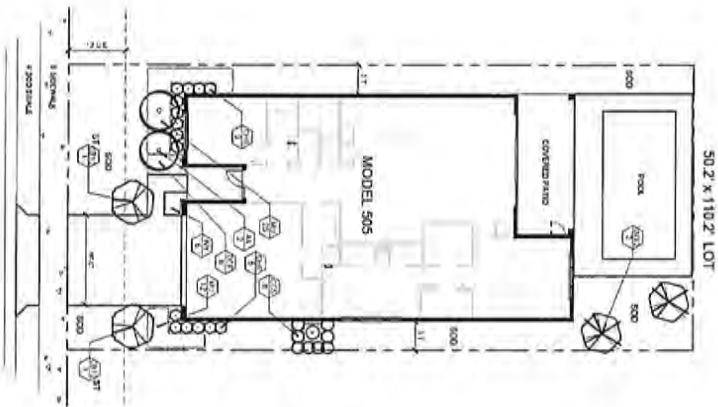
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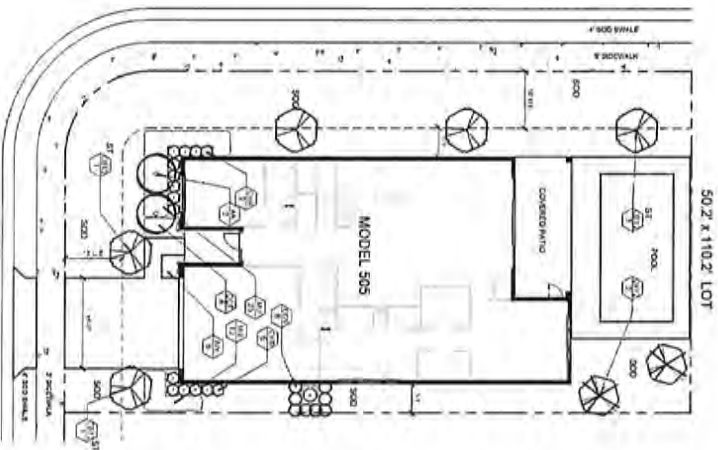
MIAMI DADE COUNTY
 PROCESS NO.: 22-1031
 DATE NOV 25 2024
 BY: ISN

PROPOSED PER LOT:
 A. 2 TREES + 2 PALMS (+ 1 TREE + 1 TREE, AVG.)
 B. 2 STREET TREES

PROPOSED PER LOT:
 A. 2 TREES + 2 PALMS (+ 1 TREE + 1 TREE, AVG.)
 B. 5 STREET TREES



INTERIOR LOT LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"



CORNER LOT LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

- LANDSCAPE NOTES:
1. ALL TREES SHALL BE PLANTED ON TOP OF, OR ADJACENT TO, ANY DRAIN OR WELLS.
 2. CARE MUST BE TAKEN TO PROTECT ANY EXISTING UTILITY LINES AND TO MAINTAIN PROPER CLEARANCES TO ALL UTILITIES.
 3. SHALL COMPLY WITH THE LATEST DATED SMITHSONIAN PUBLICATION "1000 PLANTS FOR FLORIDA LANDSCAPES".
 4. PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO MEET THE REQUIREMENTS OF THE SMITHSONIAN PUBLICATION "1000 PLANTS FOR FLORIDA LANDSCAPES".
 5. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO MEET THE REQUIREMENTS OF THE SMITHSONIAN PUBLICATION "1000 PLANTS FOR FLORIDA LANDSCAPES".
 6. SMITHSONIAN PUBLICATION "1000 PLANTS FOR FLORIDA LANDSCAPES".

TYPICAL CONSERVATION ZONE AREA
 (TWO TREES MUST BE LOCATED IN THIS AREA, USE
 TYP. 1000 PLANTS FOR FLORIDA LANDSCAPES)



TYPICAL CONSERVATION ZONE DETAIL, N.T.S.
 *TWO TREES MUST BE LOCATED IN THIS AREA, USE
 TYP. 1000 PLANTS FOR FLORIDA LANDSCAPES
 *TWO TREES MUST BE LOCATED IN THIS AREA, USE
 TYP. 1000 PLANTS FOR FLORIDA LANDSCAPES

INTERIOR LOT PLANT LIST

NO.	SYMBOL	PLANT NAME	PLANT SIZE	PLANT TYPE	PLANT COLOR	PLANT HEIGHT	PLANT WIDTH	PLANT SPACING	PLANT NOTES
1	[Symbol]	SPACED PALM	10' DBH	TREE	GREEN	10'	10'	10'	PLANT IN CONSERVATION ZONE
2	[Symbol]	SPACED PALM	10' DBH	TREE	GREEN	10'	10'	10'	PLANT IN CONSERVATION ZONE
3	[Symbol]	SPACED PALM	10' DBH	TREE	GREEN	10'	10'	10'	PLANT IN CONSERVATION ZONE
4	[Symbol]	SPACED PALM	10' DBH	TREE	GREEN	10'	10'	10'	PLANT IN CONSERVATION ZONE
5	[Symbol]	SPACED PALM	10' DBH	TREE	GREEN	10'	10'	10'	PLANT IN CONSERVATION ZONE
6	[Symbol]	SPACED PALM	10' DBH	TREE	GREEN	10'	10'	10'	PLANT IN CONSERVATION ZONE
7	[Symbol]	SPACED PALM	10' DBH	TREE	GREEN	10'	10'	10'	PLANT IN CONSERVATION ZONE
8	[Symbol]	SPACED PALM	10' DBH	TREE	GREEN	10'	10'	10'	PLANT IN CONSERVATION ZONE
9	[Symbol]	SPACED PALM	10' DBH	TREE	GREEN	10'	10'	10'	PLANT IN CONSERVATION ZONE
10	[Symbol]	SPACED PALM	10' DBH	TREE	GREEN	10'	10'	10'	PLANT IN CONSERVATION ZONE

CORNER LOT PLANT LIST

NO.	SYMBOL	PLANT NAME	PLANT SIZE	PLANT TYPE	PLANT COLOR	PLANT HEIGHT	PLANT WIDTH	PLANT SPACING	PLANT NOTES
1	[Symbol]	SPACED PALM	10' DBH	TREE	GREEN	10'	10'	10'	PLANT IN CONSERVATION ZONE
2	[Symbol]	SPACED PALM	10' DBH	TREE	GREEN	10'	10'	10'	PLANT IN CONSERVATION ZONE
3	[Symbol]	SPACED PALM	10' DBH	TREE	GREEN	10'	10'	10'	PLANT IN CONSERVATION ZONE
4	[Symbol]	SPACED PALM	10' DBH	TREE	GREEN	10'	10'	10'	PLANT IN CONSERVATION ZONE
5	[Symbol]	SPACED PALM	10' DBH	TREE	GREEN	10'	10'	10'	PLANT IN CONSERVATION ZONE
6	[Symbol]	SPACED PALM	10' DBH	TREE	GREEN	10'	10'	10'	PLANT IN CONSERVATION ZONE
7	[Symbol]	SPACED PALM	10' DBH	TREE	GREEN	10'	10'	10'	PLANT IN CONSERVATION ZONE
8	[Symbol]	SPACED PALM	10' DBH	TREE	GREEN	10'	10'	10'	PLANT IN CONSERVATION ZONE
9	[Symbol]	SPACED PALM	10' DBH	TREE	GREEN	10'	10'	10'	PLANT IN CONSERVATION ZONE
10	[Symbol]	SPACED PALM	10' DBH	TREE	GREEN	10'	10'	10'	PLANT IN CONSERVATION ZONE

KENDALL ASSOC. I LLLP
 1600 SAWGRASS CORPORATE PKWY
 SUITE 400
 SUNRISE, FLORIDA 33323

Project:
 Calusa
 Miami-Dade County
 Permit

Sheet Title:
 TYP. LOT
 Landscape Plan
 Plan 505, 50'2" Lot

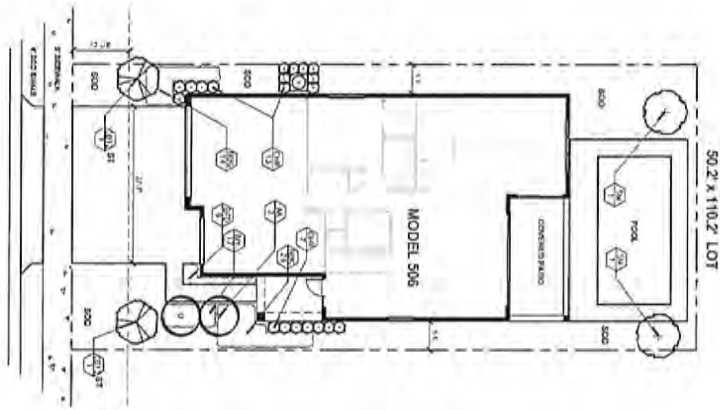
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 As Noted

Revised:
 1/28/2008 (05/16/21)
 2/21/21 at 11:2 14-1824

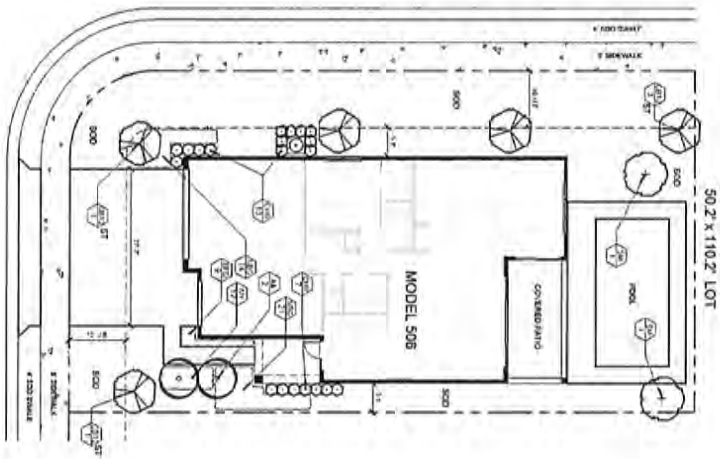
Sheet Number:
 LT-9

PROPOSED FRONT LOT:
 A. 2 TREES + 2 PALMS (+ 1 TREE) + 3 TREES, MAX.
 B. 2 STREET TREES

PROPOSED REAR LOT:
 A. 2 TREES + 2 PALMS (+ 1 TREE) + 3 TREES, MAX.
 B. 3 STREET TREES



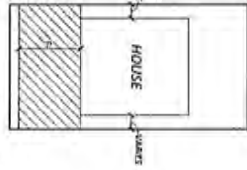
INTERIOR LOT LANDSCAPE PLAN
 SCALE: 1/8"=1'-0"



CORNER LOT LANDSCAPE PLAN
 SCALE: 1/8"=1'-0"

- LANDSCAPE NOTES:
1. ALL PLANTING SHALL BE PLANTED ON TOP OF, OR ADJACENT TO, AND SHALL BE ON WALKS.
 2. ALL LANDSCAPE INSIDE THE LOT PROPERTY, ADJACENT TO DRIVEWAYS 30-31.1 OF MARIANE DRIVE ROAD SHALL BE PLANTED IN ACCORDANCE WITH SECTION 30-31.1 OF MARIANE DRIVE ROAD.
 3. LANDSCAPE FOR ALL CORNER LOTS SHALL COMPLY WITH PUBLIC WORKS DEPARTMENT'S DESIGN GUIDELINES.
 4. PLANTING SHALL BE PLANTED WITHIN THE PLANTING ZONE.
 5. PLANTING SHALL BE PLANTED WITHIN THE PLANTING ZONE.
 6. PLANTING SHALL BE PLANTED WITHIN THE PLANTING ZONE.
 7. SHEET LT-17 FOR LANDSCAPE NOTES AND DETAILS.

ENERGY CONSERVATION ZONE (E.C.Z.)
 (THIS SHEET MUST BE LOCATED IN THIS AREA)
 THE LOT/DRIVEWAY SHALL BE LOCATED



TYPICAL ENERGY CONSERVATION ZONE DETAIL, A.1.1.
 *Energy Conservation Zone (E.C.Z.) is a zone located on the lot adjacent to the driveway. The E.C.Z. shall be located on the lot adjacent to the driveway. The E.C.Z. shall be located on the lot adjacent to the driveway. The E.C.Z. shall be located on the lot adjacent to the driveway.

INTERIOR LOT PLANT LIST

NO.	SYMBOL	PLANT NAME	COMMON NAME	HEIGHT (FEET)	SPREAD (FEET)	ZONE
1	(Symbol)	SPYRACED PALM	SPYRACED PALM	12'	8' x 8'	FRONT
2	(Symbol)	COCONUT PALM	COCONUT PALM	12'	8' x 8'	FRONT
3	(Symbol)	PHOENIX PALM	PHOENIX PALM	12'	8' x 8'	FRONT
4	(Symbol)	SPYRACED PALM	SPYRACED PALM	12'	8' x 8'	FRONT
5	(Symbol)	COCONUT PALM	COCONUT PALM	12'	8' x 8'	FRONT
6	(Symbol)	PHOENIX PALM	PHOENIX PALM	12'	8' x 8'	FRONT
7	(Symbol)	SPYRACED PALM	SPYRACED PALM	12'	8' x 8'	FRONT
8	(Symbol)	COCONUT PALM	COCONUT PALM	12'	8' x 8'	FRONT
9	(Symbol)	PHOENIX PALM	PHOENIX PALM	12'	8' x 8'	FRONT
10	(Symbol)	SPYRACED PALM	SPYRACED PALM	12'	8' x 8'	FRONT
11	(Symbol)	COCONUT PALM	COCONUT PALM	12'	8' x 8'	FRONT

CORNER LOT PLANT LIST

NO.	SYMBOL	PLANT NAME	COMMON NAME	HEIGHT (FEET)	SPREAD (FEET)	ZONE
1	(Symbol)	SPYRACED PALM	SPYRACED PALM	12'	8' x 8'	FRONT
2	(Symbol)	COCONUT PALM	COCONUT PALM	12'	8' x 8'	FRONT
3	(Symbol)	PHOENIX PALM	PHOENIX PALM	12'	8' x 8'	FRONT
4	(Symbol)	SPYRACED PALM	SPYRACED PALM	12'	8' x 8'	FRONT
5	(Symbol)	COCONUT PALM	COCONUT PALM	12'	8' x 8'	FRONT
6	(Symbol)	PHOENIX PALM	PHOENIX PALM	12'	8' x 8'	FRONT
7	(Symbol)	SPYRACED PALM	SPYRACED PALM	12'	8' x 8'	FRONT
8	(Symbol)	COCONUT PALM	COCONUT PALM	12'	8' x 8'	FRONT
9	(Symbol)	PHOENIX PALM	PHOENIX PALM	12'	8' x 8'	FRONT
10	(Symbol)	SPYRACED PALM	SPYRACED PALM	12'	8' x 8'	FRONT
11	(Symbol)	COCONUT PALM	COCONUT PALM	12'	8' x 8'	FRONT

KENDALL ASSOC. I LLLP
 1600 SAWGRASS CORPORATE PKWY
 SUITE 400
 SUNRISE, FLORIDA 33323

Project:
 Callisa
 Miami-Dade County
 Parks

Sheet Title:
 Typ. Unit
 Landscape Plan
 Plan 506, 50.2' Lot

Date:
 02-14-21

Scale:
 As Noted

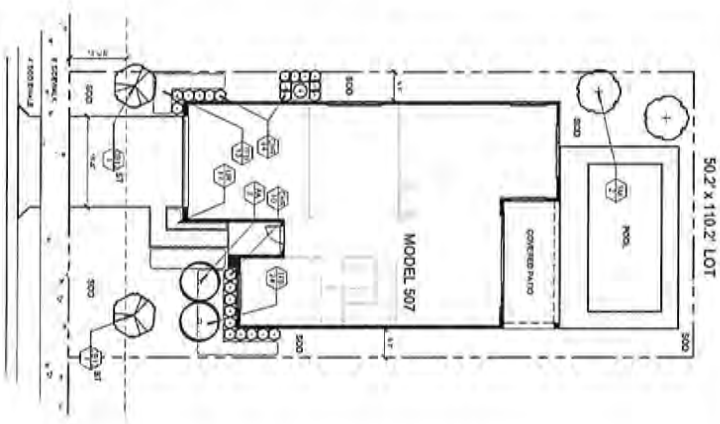
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Sheet Number:
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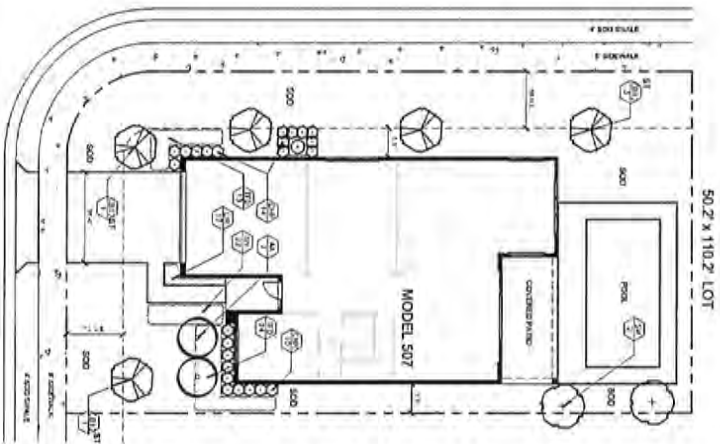
MIAMI DADE COUNTY
 PROCESS NO.: Z21-031
 DATE NOV 28 2024
 BY: ISN

PROPOSED 50'2" LOT
 A. 3 TREES + 10 PLANTS (+ 1 TREE) = 3 TREES, 10 PL.
 B. 2 STREET TREES



INTERIOR LOT LANDSCAPE PLAN
 SCALE 1/8" = 1'-0"

PROPOSED 50'2" LOT
 A. 3 TREES + 10 PLANTS (+ 1 TREE) = 3 TREES, 10 PL.
 B. 5 STREET TREES



CORNER LOT LANDSCAPE PLAN
 SCALE 1/8" = 1'-0"

- LANDSCAPE NOTES:
1. ALL PLANTINGS SHALL BE PLANTED ON TOP OF, OR ADJACENT TO, AND PLANTING SHALL BE MAINTAINED TO THE TOP OF THE PLANTING.
 2. ALL PLANTINGS SHALL BE PLANTED TO THE TOP OF THE PLANTING.
 3. ALL PLANTINGS SHALL BE PLANTED TO THE TOP OF THE PLANTING.
 4. ALL PLANTINGS SHALL BE PLANTED TO THE TOP OF THE PLANTING.
 5. ALL PLANTINGS SHALL BE PLANTED TO THE TOP OF THE PLANTING.
 6. ALL PLANTINGS SHALL BE PLANTED TO THE TOP OF THE PLANTING.
 7. ALL PLANTINGS SHALL BE PLANTED TO THE TOP OF THE PLANTING.
 8. ALL PLANTINGS SHALL BE PLANTED TO THE TOP OF THE PLANTING.
 9. ALL PLANTINGS SHALL BE PLANTED TO THE TOP OF THE PLANTING.
 10. ALL PLANTINGS SHALL BE PLANTED TO THE TOP OF THE PLANTING.

PHOTO CONSERVATION ZONE AREA
 (TWO TREES MUST BE LOCATED IN THIS AREA, SEE THE LAND PLANNING PLAN FOR LOCATION)



PHOTO CONSERVATION ZONE AREA
 (TWO TREES MUST BE LOCATED IN THIS AREA, SEE THE LAND PLANNING PLAN FOR LOCATION)

INTERIOR LOT PLANT LIST

NO.	SYMBOL	PLANT NAME	PLANT TYPE	PLANT SIZE	PLANT SPACING	PLANT NOTES
1	(Symbol)	SPACER PALM	SPACER PALM	12" DIA.	12" DIA.	PLANTING TO BE LOCATED IN THE PHOTO CONSERVATION ZONE AREA.
2	(Symbol)	SPACER PALM	SPACER PALM	12" DIA.	12" DIA.	PLANTING TO BE LOCATED IN THE PHOTO CONSERVATION ZONE AREA.
3	(Symbol)	SPACER PALM	SPACER PALM	12" DIA.	12" DIA.	PLANTING TO BE LOCATED IN THE PHOTO CONSERVATION ZONE AREA.
4	(Symbol)	SPACER PALM	SPACER PALM	12" DIA.	12" DIA.	PLANTING TO BE LOCATED IN THE PHOTO CONSERVATION ZONE AREA.
5	(Symbol)	SPACER PALM	SPACER PALM	12" DIA.	12" DIA.	PLANTING TO BE LOCATED IN THE PHOTO CONSERVATION ZONE AREA.
6	(Symbol)	SPACER PALM	SPACER PALM	12" DIA.	12" DIA.	PLANTING TO BE LOCATED IN THE PHOTO CONSERVATION ZONE AREA.
7	(Symbol)	SPACER PALM	SPACER PALM	12" DIA.	12" DIA.	PLANTING TO BE LOCATED IN THE PHOTO CONSERVATION ZONE AREA.
8	(Symbol)	SPACER PALM	SPACER PALM	12" DIA.	12" DIA.	PLANTING TO BE LOCATED IN THE PHOTO CONSERVATION ZONE AREA.
9	(Symbol)	SPACER PALM	SPACER PALM	12" DIA.	12" DIA.	PLANTING TO BE LOCATED IN THE PHOTO CONSERVATION ZONE AREA.
10	(Symbol)	SPACER PALM	SPACER PALM	12" DIA.	12" DIA.	PLANTING TO BE LOCATED IN THE PHOTO CONSERVATION ZONE AREA.

CORNER LOT PLANT LIST

NO.	SYMBOL	PLANT NAME	PLANT TYPE	PLANT SIZE	PLANT SPACING	PLANT NOTES
1	(Symbol)	SPACER PALM	SPACER PALM	12" DIA.	12" DIA.	PLANTING TO BE LOCATED IN THE PHOTO CONSERVATION ZONE AREA.
2	(Symbol)	SPACER PALM	SPACER PALM	12" DIA.	12" DIA.	PLANTING TO BE LOCATED IN THE PHOTO CONSERVATION ZONE AREA.
3	(Symbol)	SPACER PALM	SPACER PALM	12" DIA.	12" DIA.	PLANTING TO BE LOCATED IN THE PHOTO CONSERVATION ZONE AREA.
4	(Symbol)	SPACER PALM	SPACER PALM	12" DIA.	12" DIA.	PLANTING TO BE LOCATED IN THE PHOTO CONSERVATION ZONE AREA.
5	(Symbol)	SPACER PALM	SPACER PALM	12" DIA.	12" DIA.	PLANTING TO BE LOCATED IN THE PHOTO CONSERVATION ZONE AREA.
6	(Symbol)	SPACER PALM	SPACER PALM	12" DIA.	12" DIA.	PLANTING TO BE LOCATED IN THE PHOTO CONSERVATION ZONE AREA.
7	(Symbol)	SPACER PALM	SPACER PALM	12" DIA.	12" DIA.	PLANTING TO BE LOCATED IN THE PHOTO CONSERVATION ZONE AREA.
8	(Symbol)	SPACER PALM	SPACER PALM	12" DIA.	12" DIA.	PLANTING TO BE LOCATED IN THE PHOTO CONSERVATION ZONE AREA.
9	(Symbol)	SPACER PALM	SPACER PALM	12" DIA.	12" DIA.	PLANTING TO BE LOCATED IN THE PHOTO CONSERVATION ZONE AREA.
10	(Symbol)	SPACER PALM	SPACER PALM	12" DIA.	12" DIA.	PLANTING TO BE LOCATED IN THE PHOTO CONSERVATION ZONE AREA.

KENDALL ASSOC. I LLLP
 1600 SAWGRASS CORPORATE PKWY
 SUITE 400
 SUNRISE, FLORIDA 33323

Project:
 Calliea
 Miami-Dade County
 Regard

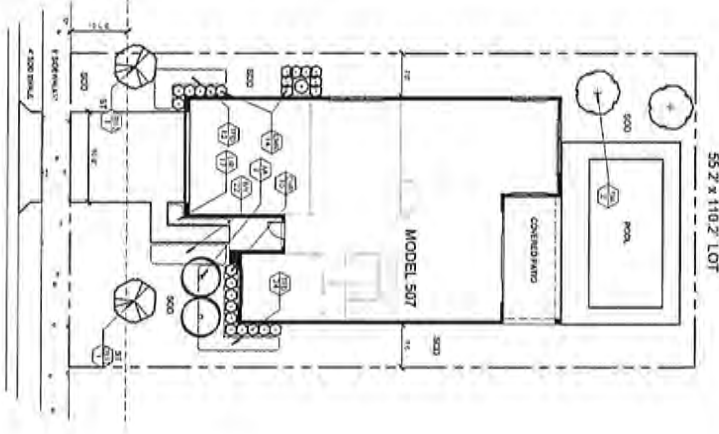
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 Landscape Plan
 Plan 507, 50.2' Lot

Date:
 02-14-21
 Scale:
 As Noted

Revisions:
 02/15/21
 2/23/21
 11/18/24

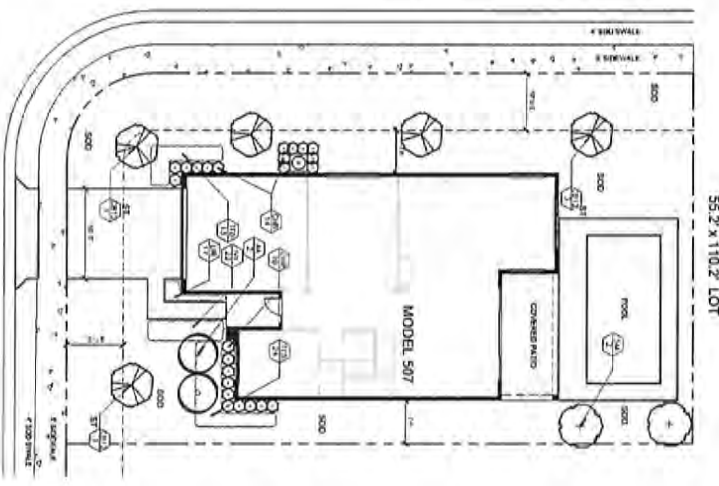
Sheet number:
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PROPOSED PLS LOT:
 A. 2 TREES + 2 PALMS + 1 TRELLIS + 3 TREES, AND,
 B. 2 STREET TREES



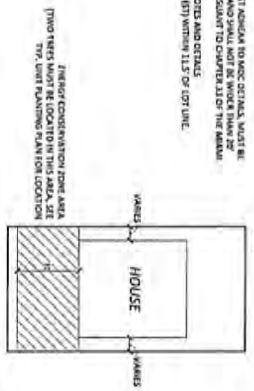
INTERIOR LOT LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

PROPOSED PLS LOT:
 A. 2 TREES + 2 PALMS + 1 TRELLIS + 3 TREES, AND,
 B. 3 STREET TREES



CORNER LOT LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

- LANDSCAPE NOTES:
1. ALL PLANTINGS SHALL BE PLANTED OUT OF OR ON ADJACENT TO AND BEYOND
 2. ALL LANDSCAPE WORK SHALL BE ADJACENT TO DRIVEWAYS
 3. ALL LANDSCAPE WORK SHALL BE ADJACENT TO DRIVEWAYS
 4. LANDSCAPE FOR ALL CORNER LOTS SHALL COMPLY WITH PUBLIC WORKS
 5. DIMENSIONS AND APPROXIMATE PLANTING LOCATIONS SHALL BE
 6. PLANTING SHALL BE ADJACENT TO DRIVEWAYS AND SHALL BE
 7. PLANTING SHALL BE ADJACENT TO DRIVEWAYS AND SHALL BE
 8. PLANTING SHALL BE ADJACENT TO DRIVEWAYS AND SHALL BE
 9. PLANTING SHALL BE ADJACENT TO DRIVEWAYS AND SHALL BE
 10. PLANTING SHALL BE ADJACENT TO DRIVEWAYS AND SHALL BE
 11. PLANTING SHALL BE ADJACENT TO DRIVEWAYS AND SHALL BE
 12. PLANTING SHALL BE ADJACENT TO DRIVEWAYS AND SHALL BE
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 14. PLANTING SHALL BE ADJACENT TO DRIVEWAYS AND SHALL BE
 15. PLANTING SHALL BE ADJACENT TO DRIVEWAYS AND SHALL BE
 16. PLANTING SHALL BE ADJACENT TO DRIVEWAYS AND SHALL BE
 17. PLANTING SHALL BE ADJACENT TO DRIVEWAYS AND SHALL BE
 18. PLANTING SHALL BE ADJACENT TO DRIVEWAYS AND SHALL BE
 19. PLANTING SHALL BE ADJACENT TO DRIVEWAYS AND SHALL BE
 20. PLANTING SHALL BE ADJACENT TO DRIVEWAYS AND SHALL BE



TYPICAL ENERGY CONSERVATION ZONE (ECZ) OF THE N.J.S.
 *Energy Conservation Zone: A zone required on every lot
 having low feet from a structure in a 200' band from
 the east of the north-south point of the structure as the
 basis, to the west of the north-south point of the structure

INTERIOR LOT PLANT LIST

PLANT	PLANT CODE	PLANT NAME	PLANT HEIGHT	PLANT WIDTH	PLANT SPACING	PLANT NOTES
1	100	SPRING BLOSSOM	12"	12"	12" x 12"	PLANTING CODE
2	200	SPRING BLOSSOM	12"	12"	12" x 12"	PLANTING CODE
3	300	SPRING BLOSSOM	12"	12"	12" x 12"	PLANTING CODE
4	400	SPRING BLOSSOM	12"	12"	12" x 12"	PLANTING CODE
5	500	SPRING BLOSSOM	12"	12"	12" x 12"	PLANTING CODE
6	600	SPRING BLOSSOM	12"	12"	12" x 12"	PLANTING CODE
7	700	SPRING BLOSSOM	12"	12"	12" x 12"	PLANTING CODE
8	800	SPRING BLOSSOM	12"	12"	12" x 12"	PLANTING CODE
9	900	SPRING BLOSSOM	12"	12"	12" x 12"	PLANTING CODE
10	1000	SPRING BLOSSOM	12"	12"	12" x 12"	PLANTING CODE

CORNER LOT PLANT LIST

PLANT	PLANT CODE	PLANT NAME	PLANT HEIGHT	PLANT WIDTH	PLANT SPACING	PLANT NOTES
1	100	SPRING BLOSSOM	12"	12"	12" x 12"	PLANTING CODE
2	200	SPRING BLOSSOM	12"	12"	12" x 12"	PLANTING CODE
3	300	SPRING BLOSSOM	12"	12"	12" x 12"	PLANTING CODE
4	400	SPRING BLOSSOM	12"	12"	12" x 12"	PLANTING CODE
5	500	SPRING BLOSSOM	12"	12"	12" x 12"	PLANTING CODE
6	600	SPRING BLOSSOM	12"	12"	12" x 12"	PLANTING CODE
7	700	SPRING BLOSSOM	12"	12"	12" x 12"	PLANTING CODE
8	800	SPRING BLOSSOM	12"	12"	12" x 12"	PLANTING CODE
9	900	SPRING BLOSSOM	12"	12"	12" x 12"	PLANTING CODE
10	1000	SPRING BLOSSOM	12"	12"	12" x 12"	PLANTING CODE

Sheet Number:
LT-14

Revised:
 02-14-21
 2.53 at 11.5 11-18-24

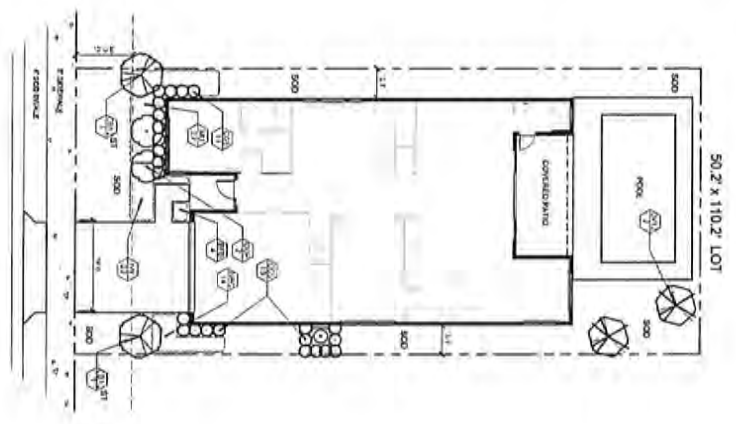
Scale:
 As Noted

Project:
 Calusa
 Home-Care Camp

Site:
 1700
 Type: Unit
 Landscape Plan
 Plan 507, 55.2' Lot

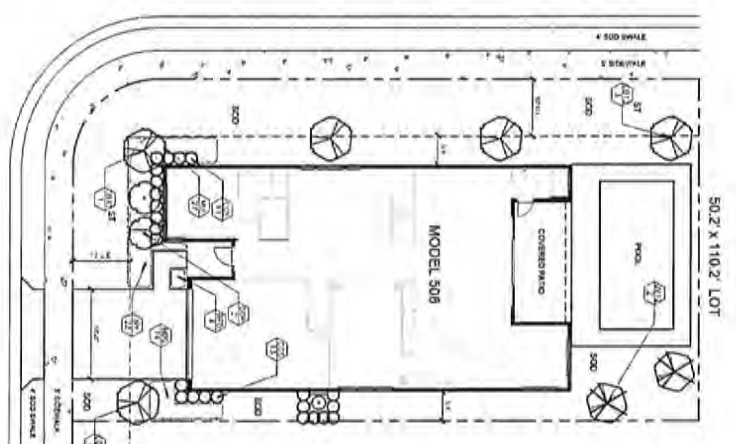
KENDALL ASSOC. I LLLP
 1600 SAWGRASS CORPORATE PKWY
 SUITE 400
 SUNRISE, FLORIDA 33323

PROPOSED FOR LOT:
 A, 2 TREES, 1 7' PALM, 1 1 1/2' TREE, 3 TREES, AND
 8 STREET TREES



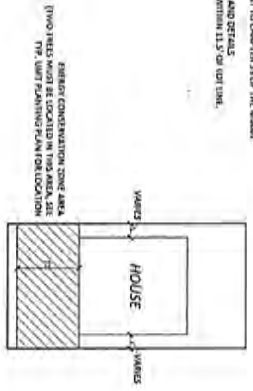
INTERIOR LOT LANDSCAPE PLAN
 50.2' X 110.2' LOT

PROPOSED FOR LOT:
 A, 2 TREES, 1 7' PALM, 1 1 1/2' TRREE, AND
 8 STREET TREES



CORNER LOT LANDSCAPE PLAN
 50.2' X 110.2' LOT

- LANDSCAPE NOTES:
1. NO TREES SHALL BE PLANTED ON TOP OF, OR ADJACENT TO AND OVERHANGING, ANY EXISTING OR PROPOSED STRUCTURE.
 2. ALL LANDSCAPE INSIDE THE LOT PROPERTY, ADJACENT TO DRIVEWAYS SHALL BE MAINTAINED BY THE HOMEOWNER.
 3. LANDSCAPE FOR ALL CORNER LOTS SHALL COMPLY WITH MIAMI DADE COUNTY DEPT. OF PUBLIC WORKS LANDSCAPE DESIGN STANDARDS.
 4. LANDSCAPE DESIGN SHALL BE SUBJECT TO THE CITY OF MIAMI'S LANDSCAPE DESIGN STANDARDS AND SHALL BE REVIEWED BY THE CITY OF MIAMI'S DEPARTMENT OF PUBLIC WORKS.
 5. ALL TREES SHALL BE PLANTED WITHIN THE SETBACKS AND SHALL BE MAINTAINED BY THE HOMEOWNER.
 6. STREET TREES PROVIDED AS NOTED WITHIN 11.5' OF LOT LINE.



*Energy conservation zone: A zone defined by the exterior walls and roof of the structure. The zone shall be the same as the zone defined in the code. The zone shall be the same as the zone defined in the code. The zone shall be the same as the zone defined in the code.

INTERIOR LOT PLANT LIST

SYMBOL	PLANT NAME	PLANT TYPE	PLANT SIZE	PLANT SPACING	PLANT NOTES
○	1 7' PALM	TRUNK	7' H	1' DIA	PLANT IN FRONT OF HOUSE
○	1 1 1/2' TREE	TRUNK	1 1/2' H	1 1/2' DIA	PLANT IN FRONT OF HOUSE
○	3 TREES	TRUNK	3' H	3' DIA	PLANT IN FRONT OF HOUSE
○	8 STREET TREES	TRUNK	8' H	8' DIA	PLANT ALONG STREET

CORNER LOT PLANT LIST

SYMBOL	PLANT NAME	PLANT TYPE	PLANT SIZE	PLANT SPACING	PLANT NOTES
○	1 7' PALM	TRUNK	7' H	1' DIA	PLANT IN FRONT OF HOUSE
○	1 1 1/2' TREE	TRUNK	1 1/2' H	1 1/2' DIA	PLANT IN FRONT OF HOUSE
○	3 TREES	TRUNK	3' H	3' DIA	PLANT IN FRONT OF HOUSE
○	8 STREET TREES	TRUNK	8' H	8' DIA	PLANT ALONG STREET

KENDALL ASSOC. | LLLP
 1600 SAWGRASS CORPORATE PKWY
 SUITE 400
 SUNRISE, FLORIDA 33323

Project:
 Callusa
 Miami-Dade County
 Permit

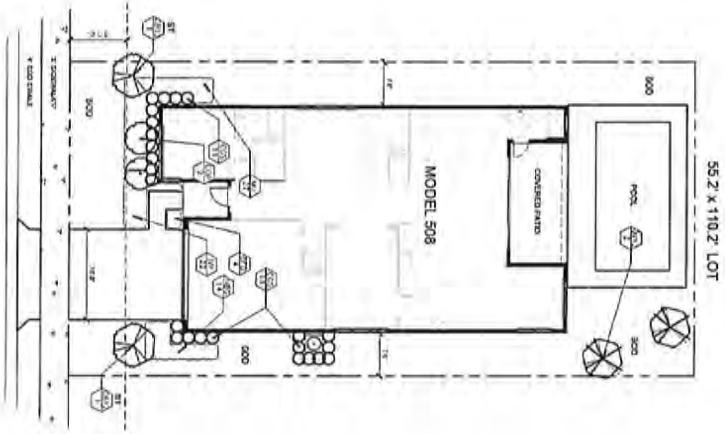
Sheet Title:
 Type: Unit
 Landscape Plan
 Plan 508, 50.2' Lot

Date:
 02-14-21
 Scale:
 As Noted

Revisions:
 01-14-21
 2.5' AT 11.5'
 11-18-24

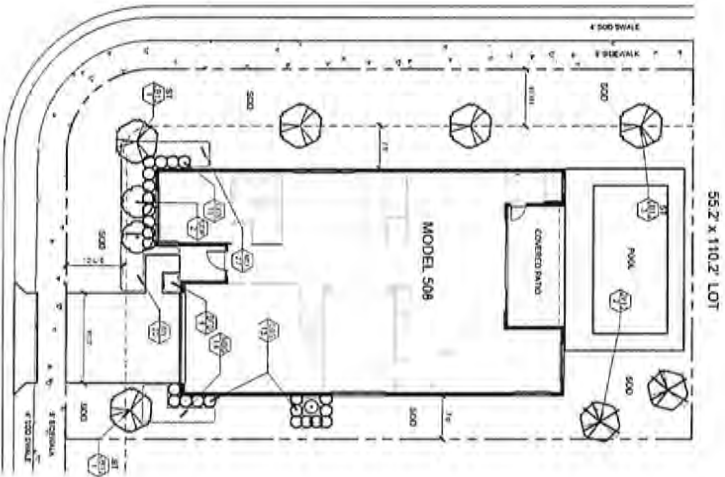
Sheet Number:
LT-15

PROPOSED PRA LOT:
 1. 1 TRAIL + 1 TRAIL + 3 TREES AND
 2. 2 STREET TREES



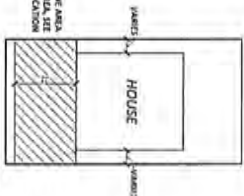
INTERIOR LOT LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

PROPOSED PRA LOT:
 1. 1 TRAIL + 1 TRAIL + 3 TREES AND
 2. 2 STREET TREES



CORNER LOT LANDSCAPE PLAN
 SCALE: 1/8" = 1'-0"

- LANDSCAPE NOTES:**
1. ON MATS.
 2. ALL LANDSCAPE NOTES FOR LOT PROPERTY, ACCORDING TO DRAWINGS SHALL BE CONSIDERED AS PART OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI BEACH CODE.
 3. LANDSCAPE FOR ALL CORNER LOTS SHALL COMPLY WITH PUBLIC WORKS DRAWINGS AND APPROVALS MUST ADHERE TO MDC DETAILS, MUST BE ALIGNED ON PLAIN, STAIRCASES AND SHALL NOT BE WIDER THAN 20" UNDER CODE.
 4. ALL EXISTING REVISIONS PUBLISHED TO CHAPTER 13 OF THE MIAMI BEACH CODE.
 5. SEE SHEETS 17 FOR LANDSCAPE NOTES AND DETAILS.
 6. STREET TREES INDICATED AS NOTED ON VENTURE LISTS OF LOT LINE.



TYPICAL ENERGY CONSERVATION ZONE DETAIL, M.F.S.
 (TWO TREES MUST BE LOCATED IN THIS AREA, SEE TYP. UNIT PLANNING PLAN FOR LOCATION)

Typical Construction Detail, M.F.S. (Two trees must be located in this area, see TYP. UNIT PLANNING PLAN FOR LOCATION)

INTERIOR LOT PLANT LIST

PLANT	SIZE	PLANTING METHOD	PLANTING DATE	PLANTING TIME	PLANTING NOTES
1	12"	PLANTING METHOD	PLANTING DATE	PLANTING TIME	PLANTING NOTES
2	12"	PLANTING METHOD	PLANTING DATE	PLANTING TIME	PLANTING NOTES
3	12"	PLANTING METHOD	PLANTING DATE	PLANTING TIME	PLANTING NOTES
4	12"	PLANTING METHOD	PLANTING DATE	PLANTING TIME	PLANTING NOTES
5	12"	PLANTING METHOD	PLANTING DATE	PLANTING TIME	PLANTING NOTES
6	12"	PLANTING METHOD	PLANTING DATE	PLANTING TIME	PLANTING NOTES
7	12"	PLANTING METHOD	PLANTING DATE	PLANTING TIME	PLANTING NOTES
8	12"	PLANTING METHOD	PLANTING DATE	PLANTING TIME	PLANTING NOTES
9	12"	PLANTING METHOD	PLANTING DATE	PLANTING TIME	PLANTING NOTES
10	12"	PLANTING METHOD	PLANTING DATE	PLANTING TIME	PLANTING NOTES

CORNER LOT PLANT LIST

PLANT	SIZE	PLANTING METHOD	PLANTING DATE	PLANTING TIME	PLANTING NOTES
1	12"	PLANTING METHOD <td>PLANTING DATE <td>PLANTING TIME <td>PLANTING NOTES</td> </td></td>	PLANTING DATE <td>PLANTING TIME <td>PLANTING NOTES</td> </td>	PLANTING TIME <td>PLANTING NOTES</td>	PLANTING NOTES
2	12"	PLANTING METHOD <td>PLANTING DATE <td>PLANTING TIME <td>PLANTING NOTES</td> </td></td>	PLANTING DATE <td>PLANTING TIME <td>PLANTING NOTES</td> </td>	PLANTING TIME <td>PLANTING NOTES</td>	PLANTING NOTES
3	12"	PLANTING METHOD <td>PLANTING DATE <td>PLANTING TIME <td>PLANTING NOTES</td> </td></td>	PLANTING DATE <td>PLANTING TIME <td>PLANTING NOTES</td> </td>	PLANTING TIME <td>PLANTING NOTES</td>	PLANTING NOTES
4	12"	PLANTING METHOD <td>PLANTING DATE <td>PLANTING TIME <td>PLANTING NOTES</td> </td></td>	PLANTING DATE <td>PLANTING TIME <td>PLANTING NOTES</td> </td>	PLANTING TIME <td>PLANTING NOTES</td>	PLANTING NOTES
5	12"	PLANTING METHOD <td>PLANTING DATE <td>PLANTING TIME <td>PLANTING NOTES</td> </td></td>	PLANTING DATE <td>PLANTING TIME <td>PLANTING NOTES</td> </td>	PLANTING TIME <td>PLANTING NOTES</td>	PLANTING NOTES
6	12"	PLANTING METHOD <td>PLANTING DATE <td>PLANTING TIME <td>PLANTING NOTES</td> </td></td>	PLANTING DATE <td>PLANTING TIME <td>PLANTING NOTES</td> </td>	PLANTING TIME <td>PLANTING NOTES</td>	PLANTING NOTES
7	12"	PLANTING METHOD <td>PLANTING DATE <td>PLANTING TIME <td>PLANTING NOTES</td> </td></td>	PLANTING DATE <td>PLANTING TIME <td>PLANTING NOTES</td> </td>	PLANTING TIME <td>PLANTING NOTES</td>	PLANTING NOTES
8	12"	PLANTING METHOD <td>PLANTING DATE <td>PLANTING TIME <td>PLANTING NOTES</td> </td></td>	PLANTING DATE <td>PLANTING TIME <td>PLANTING NOTES</td> </td>	PLANTING TIME <td>PLANTING NOTES</td>	PLANTING NOTES
9	12"	PLANTING METHOD <td>PLANTING DATE <td>PLANTING TIME <td>PLANTING NOTES</td> </td></td>	PLANTING DATE <td>PLANTING TIME <td>PLANTING NOTES</td> </td>	PLANTING TIME <td>PLANTING NOTES</td>	PLANTING NOTES
10	12"	PLANTING METHOD <td>PLANTING DATE <td>PLANTING TIME <td>PLANTING NOTES</td> </td></td>	PLANTING DATE <td>PLANTING TIME <td>PLANTING NOTES</td> </td>	PLANTING TIME <td>PLANTING NOTES</td>	PLANTING NOTES

KENDALL ASSOC. I LLLP
 1600 SAWGRASS CORPORATE PKWY
 SUITE 400
 SUNRISE, FLORIDA 33323

Project: CABUSA
 Miami-Dade County
 Florida

Sheet Title: 1 Typ. Unit Landscape Plan
 Plan 508, 55.2' Lot

Date: 02-14-21
 Scale: As Noted

Revised: 08-14-21
 12.01.01.03 10-10-24

Sheet number: **LT-16**

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MIAMI-DADE COUNTY
PROCESS NO: Z21-031
DATE: FEB 18 2021
BY: GONGOL

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Northeastern Golf LLC

NAME AND ADDRESS: **Percentage of Stock:**

Facundo L. Bacardi Insurance Trust¹ 100%
133 Sevilla Avenue, Coral Gables, FL 33134

CORPORATION NAME: 9800 Calusa Club Drive, LLC

NAME AND ADDRESS: **Percentage of Stock:**

Kendall Associates I, LLLP 100%

[See disclosure of interest under "Contract For Purchase" Section on next page for disclosure of interest on Kendall Associates I, LLLP]

CORPORATION NAME: Home at 9810 LLC

NAME AND ADDRESS: **Percentage of Stock:**

Kendall Associates I, LLLP 100%

[See disclosure of interest under "Contract For Purchase" Section on next page for disclosure of interest on Kendall Associates I, LLLP]

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: Fort Dallas Golf Club, Ltd.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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PROCESS NO: Z21-031
DATE: FEB 18 2021
BY: GONGOL

<u>NAME AND ADDRESS:</u>	<u>Percentage of Stock:</u>
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].

<u>NAME OF OWNER AND PURCHASER:</u>	<u>Kendall Associates I, LLLP</u>
<u>NAME AND ADDRESS AND OFFICE</u> <u>(if applicable):</u>	<u>Percentage of Interest:</u>
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: _____ Richard M. Norwalk VP/CGP
(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



*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
Sworn to and subscribed to before me
this ___ day of _____, 2021.

Signature
Notary Public: _____
Commission Expires: _____

CORPORATION AFFIDAVIT

I, Catherine H. Lorie, being first duly sworn, depose and say that I am the Manager of Northeastern Golf LLC, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of a portion of the property described herein and which is the subject matter of the proposed hearing.

Witness: _____
Attest: Pam Gill _____
(Corp. Seal)

Catherine H. Lorie
Catherine H. Lorie, Manager

Sworn to and subscribed to before me
this 2 day of Feb, 2021.

Notary Public: Stephan Medina
Commission Expires: April 16, 2021



CORPORATION AFFIDAVIT

I, Richard M. Norwalk, being first duly sworn, depose and say that I am the Vice President of 9800 Calusa Club, LLC, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of a portion of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____
(Corp. Seal)

Richard M. Norwalk, Vice President

Sworn to and subscribed to before me
this ___ day of _____, 2021.

Notary Public: _____
Commission Expires: _____

CORPORATION AFFIDAVIT

I, Richard M. Norwalk, being first duly sworn, depose and say that I am the Vice President of Home at 9810, LLC, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of a portion of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____
(Corp. Seal)

Richard M. Norwalk, Vice President

Sworn to and subscribed to before me
this ___ day of _____, 2021.

Notary Public: _____
Commission Expires: _____

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-031
DATE: FEB 18 2021
BY: GONGOL

APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(we are) the ownertenant of the property described and which is the subject matter of the proposed hearing.

Signature
Sworn to and subscribed to before me
this ___ day of _____, _____.
Notary Public: _____
Commission Expires: _____

CORPORATION AFFIDAVIT

I, Catherine H. Lorie, being first duly sworn, depose and say that I am the Manager of Northeastern Golf LLC, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of a portion of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____
(Corp. Seal)
Catherine H. Lorie, Manager

Sworn to and subscribed to before me
this ___ day of _____, 2021.
Notary Public: _____
Commission Expires: _____

CORPORATION AFFIDAVIT

I, Richard M. Norwalk, being first duly sworn, depose and say that I am the Vice President of 9800 Calusa Club, LLC, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of a portion of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____
(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



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 16th day of February, 2021.
Notary Public: _____
Commission Expires: 5/30/2022



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-031
DATE: FEB 18 2021
BY: GONGOL

PARTNERSHIP AFFIDAVIT

I, Richard M. Norwalk, being first duly sworn, depose and say that I am the Vice President of Kendall I Corporation, the general partner of Kendall Associates I, LLLP, and as such, have been authorized by the partnership to file this application for public hearing; and that said partnership is the owner tenant of a portion of the property described herein and which is the subject matter of the proposed hearing.

Attest: [Signature], Secretary of GP
[Signature], VP of GP
Richard M. Norwalk

Sworn to and subscribed to before me this 16th day of February, 2021.



Notary Public: [Signature]
Commission Expires: 5/30/2022

PARTNERSHIP AFFIDAVIT

I, Catherine H. Lorie, being first duly sworn, depose and say that I am the Manager of both Tangerine Capital LLC and Fort Dallas Golf Club GP LLC, the partners of Fort Dallas Golf Club, Ltd. the aforesaid partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the owner tenant of a portion of the property described herein which is the subject matter of the proposed hearing.

By: Catherine H. Lorie, Tangerine Capital LLC, 99%
By: Catherine H. Lorie, Fort Dallas Golf Club GP LLC, 1% %
Catherine H. Lorie, Fort Dallas Golf Club, Ltd.

Sworn to and subscribed to before me this ___ day of _____, 2021.
Notary Public: _____
Commission Expires: _____

ATTORNEY AFFIDAVIT

I, Brian S. Adler, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

Signature

Sworn to and subscribed to before me this ___ day of _____, 2021.
Notary Public: _____
Commission Expires: _____

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-031
DATE: FEB 18 2021
BY: GONGOL

PARTNERSHIP AFFIDAVIT

I, Catherine H. Lorie, being first duly sworn, depose and say that I am the Manager of both Tangerine Capital LLC and Fort Dallas Golf Club GP LLC, the partners of Fort Dallas Golf Club, Ltd., the aforesaid partnership, and as such, have been authorized to file this application for a public hearing; and that said partnership is the owner tenant of a portion of the property described herein which is the subject matter of the proposed hearing.

By: Catherine H. Lorie
Catherine H. Lorie, Tangerine Capital LLC, 99%

Catherine H. Lorie, Fort Dallas Golf Club, Ltd.
By: Catherine H. Lorie %
Catherine H. Lorie,
Fort Dallas Golf Club GP LLC, 1%

Sworn to and subscribed to before me
this 2 day of Feb, 2021.

Notary Public: [Signature]
Commission Expires: April 16, 2021



ATTORNEY AFFIDAVIT

I, Brian S. Adler, being first duly sworn, depose and say that I am a State of Florida Attorney at Law, and I am the Attorney for the Owner of the property described and which is the subject matter of the proposed hearing.

[Signature]
Signature

Sworn to and subscribed to before me
this 9 day of Feb, 2021.

Notary Public: [Signature]
Commission Expires: 3



ELIZABETH ORTIZ
Commission # GG 217511
Expires December 17, 2022
Bonded thru Budget Notary Service

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-031
DATE: FEB 18 2021
BY: GONGOL

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF Florida Public Hearing No. _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Catherine H. Lorie hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

- Affiant is the Manager of the Corporation hereinafter named Northeastern Golf LLC, with the following address:
c/o Catherine H. Lorie, 133 Sevilla Avenue, Coral Gables, FL 33134
- The Corporation is the partial owner of the property which is the subject of the proposed hearing.
- The application property is legally described as:
See Exhibit A to the attached Zoning Hearing Application
- Affiant is legally authorized to file this application for public hearing.
- Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Brett Dill
Signature
Brett Dill
Print Name

Catherine H. Lorie
Signature
Catherine H. Lorie, Manager

Stephan Medina
Signature
Stephan Medina
Print Name

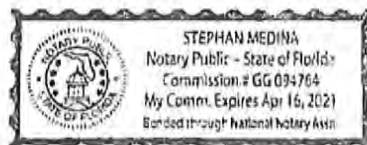
Sworn to and subscribed before me on the 2nd day of Feb, 2021,

Affiant is personally known to me or has produced _____ as identification.

Notary: Stephan Medina

(Stamp/Seal)

Commission Expires: April 16 2021



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-031
DATE: FEB 18 2021
BY: GONGOL

OWNERSHIP AFFIDAVIT
FOR
PARTNERSHIP

STATE OF FLORIDA

Public Hearing No. _____

COUNTY OF BROWARD

Before me, the undersigned authority, personally appeared Richard M. Norwalk hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

- Affiant is the Vice President of Kendall I Corporation, a Florida Corporation, the general partner of Kendall Associates I, LLLP, with the following address:
c/o Richard M. Norwalk, 1600 Sawgrass Corp Pkwy, #400, Sunrise, FL 33323
- The Partnership is the partial owner of the property which is the subject of the proposed hearing.
- The application property is legally described as:
See Exhibit A to the attached Zoning Hearing Application
- Affiant is legally authorized to file this application for public hearing.
- Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

Kendall Associates I, LLLP, a Florida Limited Liability,
a Limited Partnership

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




Signature
Steven Helfman

Print Name



By: Richard M. Norwalk, Vice President

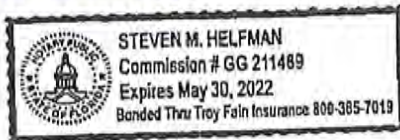


Signature
Clayton Falls

Print Name

Sworn to and subscribed before me on the 16th day of February, 2021.

Affiant is personally known to me or has produced _____ as identification.



Notary: 

(Stamp/Seal)

Commission Expires: 5/30/2022

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-031
DATE: FEB 18 2021
BY: GONGOL

OWNERSHIP AFFIDAVIT
FOR
PARTNERSHIP

STATE OF Florida Public Hearing No. _____

COUNTY OF Miami-Dade

Before me, the undersigned authority, personally appeared Catherine H. Lorie, hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

- Affiant is the Manager of Fort Dallas Golf Club GP LLC, General Partner of the Partnership hereinafter named Fort Dallas Golf Club, Ltd., with the following address:
c/o Catherine H. Lorie, 133 Sevilla Avenue, Coral Gables, FL 33134
- The Partnership is the partial owner of the Property which is the subject of the proposed hearing.
- The subject property is legally described as:
See Exhibit A to the Zoning Hearing Application
- Affiant is legally authorized to file this application for public hearing.
- Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Fort Dallas Golf Club, Ltd a Florida Limited Partnership

By: Fort Dallas Golf Club, GP, LLC
a Florida Limited Liability Company, its general partner.

Witnesses:

Brett Dill
Signature
Brett Dill
Print Name

Catherine H Lorie
By: Catherine H. Lorie, Manager

Stephan Medina
Signature
Stephan Medina
Print Name

Catherine H Lorie
Affiant's Signature
Catherine H Lorie
Print Affiant's Name

Sworn to and subscribed before me on the 2nd day of Feb, 2021.

Affiant is personally known to me or has produced _____ as identification.

Notary: Stephan Medina

(Stamp/Seal)

Commission Expires: April 16 2021



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-031
DATE: FEB 18 2021
BY: GONGOL

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF Florida Public Hearing No. _____

COUNTY OF Broward

Before me, the undersigned authority, personally appeared Richard M. Norwalk hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

- Affiant is the vice-president of the Corporation hereinafter named 9800 Calusa Club Drive, LLC, with the following address:
1600 Sawgrass Corp Pkwy, #400, Sunrise, FL 33323
- The Corporation is the partial owner of the property which is the subject of the proposed hearing.
- The application property is legally described as:
See Exhibit A to the attached Zoning Hearing Application
- Affiant is legally authorized to file this application for public hearing.
- Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

[Signature]
 Signature
Steven Helfman
 Print Name

[Signature]
 Richard M. Norwalk, Vice President

[Signature]
 Signature
Clayton Reilly
 Print Name

Sworn to and subscribed before me on the 16th day of February, 2021.

Affiant is personally known to me or has produced _____ as identification.



Notary: [Signature]

(Stamp/Seal)

Commission Expires: 5/30/2022

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-031
DATE: FEB 18 2021
BY: GONGOL

OWNERSHIP AFFIDAVIT
FOR
CORPORATION

STATE OF Florida Public Hearing No. _____

COUNTY OF Broward

Before me, the undersigned authority, personally appeared Richard M. Norwalk hereinafter the Affiant(s), who being first duly sworn by me, on oath, deposes and says:

- Affiant is the vice-president of the Corporation hereinafter named Home at 9810, LLC, with the following address:
1600 Sawgrass Corp Pkwy , #400, Sunrise, FL 33323
- The Corporation is the partial owner of the property which is the subject of the proposed hearing.
- The subject property is legally described as:
See Exhibit A to the Zoning Hearing Application
- Affiant is legally authorized to file this application for public hearing.
- Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any zoning granted at public hearing.

Witnesses:

[Signature]
Signature
Steven Helfman
Print Name

[Signature]
Richard M. Norwalk, Vice President

[Signature]
Signature
Clayton Ratliff
Print Name

Sworn to and subscribed before me on the 16th day of February, 2021.

Affiant is personally known to me or has produced _____ as identification.



Notary: [Signature]

(Stamp/Seal)

Commission Expires: 5/30/2022

This instrument prepared by:

Brian S. Adler, Esquire
Bilzin Sumberg Baena Price & Axelrod LLP
1450 Brickell Avenue
Suite 2300
Miami, Florida 33131-3456

Folio Nos.: 30-5902-000-0010
30-5902-002-0350
30-5902-002-0360

(Space reserved for Clerk)

DECLARATION OF RESTRICTIVE COVENANTS

WHEREAS, the undersigned, Kendall Associates I, LLLP, a Florida limited liability limited partnership, 9800 Calusa Club Drive, LLC, a Florida limited liability company, and Home at 9810, LLC, a Florida limited liability company (collectively, the “**Owner**”), hold the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit “A,” attached hereto (“**Property**”); and

WHEREAS, the Owner has filed an application for public hearing with Miami-Dade County, Public Hearing Application No. Z2021000031 (“**Application**”), to rezone the Property from GU (Interim) and EU-M to PAD (Planned Area Development district).

NOW, THEREFORE, in order to assure Miami-Dade County, Florida (“**County**”) that the representations made during consideration of the Application will be abided by, Owner freely, voluntarily, and without duress makes the following Declaration of Restrictive Covenants (“**Declaration**”) covering and running with the Property.

1. Number of Homes. Notwithstanding the density, housing types and number of residential units that may be permitted by the land use designation, development of the Property shall be limited to and shall not exceed a total of five hundred forty (540) single-family detached residential homes. Further, notwithstanding other uses permitted by the land use designation or zoning district, development of the Property shall not include any improvements which are not primarily for the use or benefit of residents of the Property or the residents of lots which are adjacent to the Property.

2. Site Plan. Subject to final approval by the County, the Property shall be developed substantially in accordance with the plans previously submitted, consisting of twenty-seven (27) site plan sheets six (6) fire/garage truck access plan sheets and three (3) Lake Fill/Excavation Plan sheets prepared by Ballbe & Associates, entitled “Calusa”; thirty-four (34) sheets prepared by Kendall Associates I, LLLP, consisting of floor plans and elevations; and twenty-six (26) landscape plan sheets prepared by Parker & Yannette Design Group, also entitled “Calusa”; all date-stamped received November 26, 2024, for a total of ninety-six (96) sheets, as such site plan may be modified at the public hearing on the Application, said site plan being on file with the

Department and incorporated into this Agreement, as such site plan may be modified at the public hearing on the Application, said site plan being on file with the Department and incorporated into this Agreement (the “**Site Plan**”), said plans being on file with the Miami-Dade County Department of Regulatory and Economic Resources, or such successor governmental body, department or division having jurisdiction over the Property, and by reference made a part of this Declaration. It is expressly provided pursuant to Notes 1 and 2 on Site Plan Sheet EX2 that the plan may be modified administratively in accordance with the Code of Miami-Dade County to address the proposed final lake design based on the final site geometry, grading and stormwater design approved by the Division of Environmental Resources Management. Further, the Site Plan may be modified administratively to address protection of nesting sites for threatened or endangered bird species as may be required by the Division of Environmental Resources Management.

3. Open Space. Owner shall set aside a minimum combined total of 40% of the Property (“**Minimum Open Space Requirement**”), as recreation and/or open space as defined below.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 include the Perimeter Buffer area along the exterior perimeter of the Property which is hereinafter described and incorporated as part of the Site Plan.

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.

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]

Declaration of Restrictive Covenants

Page 11

IN WITNESS WHEREOF, the undersigned have duly executed this Declaration effective as of the ____ day of _____, 2026.

WITNESSES:

OWNER:

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

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

By: _____

Name: Richard M. Norwalk

Title: Vice President

Signature

Print Name

Address

Signature

Print Name

Address

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2026 by Richard M. Norwalk, as Vice President of Kendall I Corporation, a Florida corporation, the general partner of Kendall Associates I, LLLP, a Florida limited liability limited partnership, who is personally known to me or produced a valid driver's license as identification.

Notary Public

Sign Name: _____

Print Name: _____

My Commission Expires:

Serial No. (None, if blank): _____

(NOTARIAL SEAL)

Declaration of Restrictive Covenants

Page 12

WITNESSES:

OWNER:

9800 CALUSA CLUB DRIVE, LLC, a Florida limited liability company

Signature

Print Name

Address

Signature

Print Name

Address

By: _____

Name: Richard M. Norwalk

Title: Vice President

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2026 by Richard M. Norwalk, as Vice President of 9800 Calusa Club Drive, LLC, a Florida limited liability company, who is personally known to me or produced a valid driver's license as identification.

Notary Public

Sign Name: _____

Print Name: _____

My Commission Expires:

Serial No. (None, if blank): _____

(NOTARIAL SEAL)

Declaration of Restrictive Covenants

Page 13

WITNESSES:

OWNER:

HOME AT 9810, LLC, a Florida limited liability company

Signature

By: _____

Name: Richard M. Norwalk

Print Name

Title: Vice President

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:

MORTGAGEE:

FORT DALLAS GOLF CLUB, LTD., a Florida limited partnership

By: Fort Dallas Golf Club, LLC, a Florida limited liability company, its general partner

By: _____
Catherine H. Lorié, Manager

Print Name: _____
Address: _____

Print Name: _____
Address: _____

NORTHEASTERN GOLF LLC, a Florida limited liability company

By: _____
Catherine H. Lorié, Manager

Print Name: _____
Address: _____

Print Name: _____
Address: _____

[Notarial Acknowledgments Appear on Following Page]

Declaration of Restrictive Covenants

Page 15

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

BEFORE me, by means of physical presence or online notarization, the undersigned authority on this _____ day of _____, 2026, personally appeared Catherine H. Lorie, as Manager of Fort Dallas Golf Club, LLC, a Florida limited liability company, the general partner of FORT DALLAS GOLF CLUB, LTD., a Florida limited partnership, on behalf of said company and partnership. She is personally known to me.

[NOTARIAL SEAL]

Notary Public

Print Notary Name

Notary Public, State of Florida

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

BEFORE me, by means of physical presence or online notarization, the undersigned authority on this _____ day of _____, 2026, personally appeared Catherine H. Lorie, as Manager of NORTHEASTERN GOLF LLC, a Florida limited liability company, on behalf of said company. She is personally known to me.

[NOTARIAL SEAL]

Notary Public

Print Notary Name

Notary Public, State of Florida

EXHIBIT "A"

A portion of Section 2, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the southwest corner of the Southeast 1/4 of Section 2, Township 55 South, Range 39 East, Miami-Dade County, Florida; thence run due North along the West line of the Southeast 1/4 of said Section 2 for a distance of 1,170.00 feet to a point on a circular curve, thence run due East for a distance of 180.00 feet to the Point of Beginning of the parcel of land hereinafter described; thence run south and east along a circular curve concave to the northeast, having a radius of 300.00 feet through a central angle of 90° 00' 00" for an arc distance of 471.24 feet to the end of said curve; thence run due East for a distance of 210.00 feet to the beginning of a tangential circular curve; thence run easterly along said circular curve concave to the south, having a radius of 630.00 feet through a central angle of 23° 30' 00" for an arc distance of 258.40 feet to a point of reverse curve; thence run in an easterly direction along a circular curve, concave to the north, having a radius of 1,625.00 feet through a central angle of 26° 00' 00" for an arc distance of 737.40 feet to a point of compound curve; thence run northerly and westerly along said curve, concave to the west, having a radius of 245.00 feet through a central angle of 150° 00' 00" for a distance of 641.41 feet to a point of reverse curve; thence westerly along said curve whose center bears North 27° 30' 00" East having a radius of 470.00 feet through a central angle of 30° 15' 00" for an arc distance of 248.14 feet to a point of reverse curve; thence run in a westerly direction along said curve, concave to the southwest, having a radius of 860.00 feet through a central angle of 46° 19' 49" for an arc distance of 695.41 feet to the end of said curve; the center of the aforesaid circular curve bears South 11° 25' 11" West; thence run northwesterly along a circular curve concave to the northeast, whose center bears North 19° 12' 42" West, having a radius of 170.00 feet through a central angle of 95° 51' 35" for an arc distance of 284.42 feet to a point; thence run South 76° 38' 44" West for a distance of 61.63 feet; thence run North 09° 40' 13" West for a distance of 190.77 feet; thence run North 08° 09' 57" West for a distance of 123.19 feet; thence run North 11° 08' 18" West for a distance of 164.87 feet; thence run North 30° 43' 47" East for a distance of 97.08 feet; thence run North 82° 41' 47" East for a distance of 47.56 feet; thence run South 50° 36' 36" East for a distance of 220.48 feet; thence run South 52° 45' 10" East for a distance of 117.31 feet; thence run South 57° 45' 50" East for 116.93 feet; thence run South 12° 10' 21" West for a distance of 106.45 feet to a point on a circular curve concave to the southwest; thence run southeasterly along said circular curve whose center bears South 12° 10' 21" West and having a radius of 1160.00 feet through a central angle of 45° 34' 40" for an arc distance of 922.76 feet to a point of reverse curve; thence run easterly and northerly along said circular curve concave to the northwest having a radius of 170.00 feet through a central angle of 155° 45' 00" for an arc distance of 462.12 feet to the end of said curve; thence run North 08° 00' 00" West for a distance of 680.00 feet to the beginning of a tangential circular curve; thence run northerly along said circular curve concave to the east having a radius of 350.00 feet through a central angle of 34° 45' 00" for an arc distance of 212.28 feet to a point of reverse curve; thence run northerly along said circular curve, concave to the west, having a radius of 215.00 feet through a central angle of 37° 45' 00" for an arc distance of 141.66 feet to the end of said curve; thence run North 11° 00' 00" West for a distance of 325.00 feet to the beginning of a tangential circular curve; thence run north along said curve concave to the east, having a radius of 500.00 feet through a central angle of 32° 00' 00" for an arc distance of 279.25 feet to a point of reverse curve; thence run north along said

curve concave to the west, having a radius of 950.00 feet through a central angle of $30^{\circ} 30' 00''$ for an arc distance of 505.71 feet to a point of compound curve; thence run northwesterly along said curve concave to the southwest having a radius of 2,180.00 feet through a central angle of $18^{\circ} 40' 43''$ for an arc distance of 710.69 feet to the end of said curve whose center bears South $61^{\circ} 49' 17''$ West; thence run North $88^{\circ} 00' 00''$ West for a distance of 104.55 feet to the beginning of a tangential circular curve; thence run southwesterly along said curve concave to the southeast, having a radius of 1,130.00 feet through a central angle of $36^{\circ} 30' 00''$ for an arc distance of 719.86 feet to a point of compound curve; thence run southerly along said curve, concave to the southeast having a radius of 880.00 feet through a central angle of $37^{\circ} 00' 00''$ for an arc distance of 568.27 feet to the end of said curve; thence run South $18^{\circ} 30' 00''$ West for a distance of 340.00 feet to a point; thence run North $71^{\circ} 30' 00''$ West for a distance of 300.00 feet to a point; thence run North $18^{\circ} 30' 00''$ East for a distance of 480.00 feet; thence run North $10^{\circ} 30' 00''$ East for a distance of 470.00 feet to a point; thence run South $88^{\circ} 00' 00''$ West for a distance of 255.00 feet to the beginning of a tangential circular curve; thence run southwesterly along said curve concave to the southeast having a radius of 360.00 feet through a central angle of $54^{\circ} 30' 00''$ for an arc distance of 342.43 feet to a point of reverse curve; thence run southwesterly along said curve concave to the northwest, having a radius of 1,215.00 feet through a central angle of $20^{\circ} 45' 00''$ for an arc distance of 440.02 feet to a point of compound curve; thence run westerly along said curve concave to the north having a radius of 470.00 feet through a central angle of $53^{\circ} 45' 00''$ for an arc distance of 440.91 feet to the point of reverse curve; thence run westerly along said curve concave to the south, having a radius of 640.00 feet through a central angle of $21^{\circ} 14' 22''$ for an arc distance of 237.25 feet to a point of compound curve; thence run westerly along said curve concave to the southeast, having a radius of 1,350.00 feet through a central angle of $19^{\circ} 48' 51''$ for an arc distance of 466.86 feet to the end of said curve whose center bears South $23^{\circ} 03' 13''$ East; thence run southerly along a circular curve, whose center bears South $55^{\circ} 30' 00''$ East, having a radius of 275.00 feet through a central angle of $75^{\circ} 00' 00''$ for an arc distance of 359.97 feet to a point of compound curve; thence run southeasterly along said curve concave to the northeast having a radius of 975.00 feet through a central angle of $31^{\circ} 30' 00''$ for an arc distance of 536.03 feet to the end of said curve; thence South $72^{\circ} 00' 00''$ East for a distance of 130.00 feet to the beginning of a tangential circular curve; thence run southeasterly along said curve concave to the southwest having a radius of 590.00 feet through a central angle of $45^{\circ} 15' 00''$ for an arc distance of 465.96 feet to a point of reverse curve; thence run southeasterly along said curve concave to the northeast having a radius of 230.00 feet through a central angle of $41^{\circ} 15' 00''$ for an arc distance of 165.59 feet to a point of a reverse curve; thence run southeasterly along said curve concave to the southwest having a radius of 410.00 feet through a central angle of $24^{\circ} 00' 00''$ for an arc distance of 171.74 feet to a point of compound curve; thence run southerly along said curve concave to the southwest having a radius of 910.00 feet through a central angle of $37^{\circ} 00' 00''$ for an arc distance of 587.65 feet to a point of reverse curve; thence run southerly along said curve concave to the northeast having a radius of 1,800.00 feet through a central angle of $15^{\circ} 00' 00''$ for an arc distance of 471.24 feet to a point of reverse curve; thence run southerly along said curve concave to the west, having a radius of 435.87 feet through a central angle of $45^{\circ} 00' 00''$ for a distance of 342.33 feet; thence run South $23^{\circ} 00' 00''$ West for a distance of 24.13 feet; thence run south along a tangential curve concave to the east having a radius of 300.00 feet through a central angle of $23^{\circ} 00' 00''$ for an arc distance of 120.43 feet to the Point of Beginning.

AND

A portion of the Northeast 1/4 of Section 2, Township 55 South, Range 39 East, being more particularly described as follows:

From the southeast corner of Lot 141, Block 1, of CALUSA CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 100, at Page 41, of the Public Records of Miami-Dade County, Florida, run South 18 degrees 30 minutes 00 seconds West along the production southerly of the easterly line of said Lot 141 for 120.00 feet for Point of Beginning; thence continue South 18 degrees 30 minutes 00 seconds West along the production southerly of the easterly line of said Lot 141 for 120.00 feet to a point; thence run North 71 degrees 30 minutes 00 seconds West at right angles to the last described course for 125.00 feet to a point; thence run North 18 degrees 30 minutes 00 seconds East for 120.00 feet to a point; thence run South 71 degrees 30 minutes 00 seconds East along a line parallel to and 120.00 feet from the southerly line of said Lot 141 for 125.00 feet to the Point of Beginning.

TOGETHER WITH:

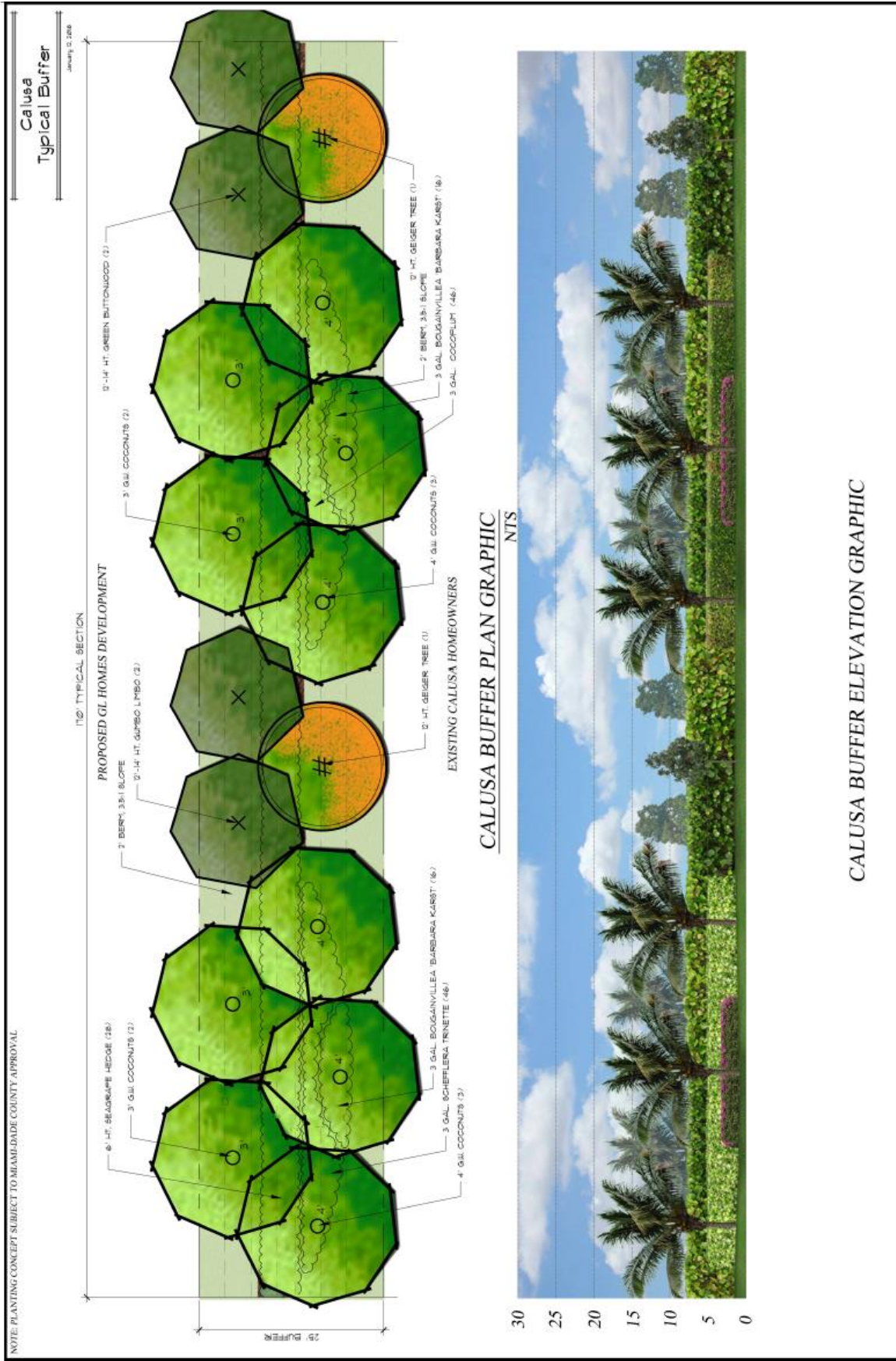
Lots 35 and 36, Block 1, of CALUSA CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 100, Page 41, of the Public Records of Miami-Dade County, Florida.

COMPOSITE EXHIBIT "B"

Perimeter Buffer. Developer shall construct on the Perimeter Buffer a berm area that will be adjacent to the rear of the exterior lots on the Property (the "Berm Area") that is not less than twenty-five feet (25') wide and contains a berm not less than three feet (3') high, planted with trees and other plant material on both slopes of the berm (and sod in areas without planting materials or surrounding mulch) to create, as much as reasonably possible, an opaque barrier between the Property and the lots which are adjacent to the Property, together with irrigation facilities to ensure healthy growth of the plant material. The trees and plant material to be planted in the Berm Area are depicted and itemized on graphic attached to this Composite Exhibit "B" (collectively, "the Landscaped Constructed Berm").

There shall be a five foot (5') drainage swale located at the rear of the Open Buffer Area closest to the Berm Area (the "Drainage Swale Area"). The Open Buffer Area will be graded in a manner that will start by matching the existing grade at the rear property line of each such lot adjacent to the Open Berm Area and, from such existing grade, slope downward at a minimum one-half percent (.5%) grade from such rear property line to the Drainage Swale Area. The Drainage Swale Area will be further sloped downward at a minimum one-half percent (.5%) to a designed low point in the Drainage Swale Area where storm water will be collected via a drainage catch basin with surface grate and then discharged via a perforated pipe into an approximately sixty foot (60') long (not deep) below-ground exfiltration trench below the bottom of the catch basin (the "Drainage Facilities"). The low point drainage catch basins shall be spaced no more than five hundred feet (500') from each other. The Drainage Swale Area will collect and discharge storm water from the lots adjacent to the Property and the Open Berm Area. If the County requires changes to the improvements detailed in this paragraph, Developer shall comply with County requirements.

Construction shall be substantially in accordance with the attached graphic to this Composite Exhibit "B." The specific tree species reflected on this Composite Exhibit "B" are subject to commercial availability at the time of planting and subject to changes in governmental regulations, including county code landscape requirements, and forced removal (such as was the case of trees requiring removal due to susceptibility to citrus canker), etc. In the event such trees require substitution or replacement, the substitution or replacement shall be of comparable trees meeting the same height requirements as those reflected on this Composite Exhibit "B".



Plant List (Calusa Typical Buffer)

SYM	QTY	NAME	SPECIFICATIONS
TREES			
* B512	2	Bursera simaruba / Gumbo Limbo	12'-14' ht. x 4'-6', full canopy
CE12	2	Conocarpus erectus / Green Buttonwood	12'-14' ht. x 4'-6', full canopy
* CS12	2	Cordia 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 Coccoloba	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 'Floritam'	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.



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 consisting of twenty-seven (27) site plan sheets six (6) fire/garage truck access plan sheets and three (3) Lake Fill/Excavation Plan sheets prepared by Ballbe & Associates, entitled “Calusa”; thirty-four (34) sheets prepared by Kendall Associates I, LLLP, consisting of floor plans and elevations; and twenty-six (26) landscape plan sheets prepared by Parker & Yannette Design Group, also entitled “Calusa”; all date-stamped received November 26, 2024, for a total of ninety-six (96) sheets, as such site plan may be modified at the public hearing on the Application, said site plan being on file with the Department and incorporated into this Agreement (the “**Site Plan**”). Owner agrees the Property shall be developed in substantial compliance with the Site Plan, subject to the provisions contained in paragraph 14 of this Agreement. It is expressly provided pursuant to Notes 1 and 2 on Site Plan Sheet EX2 that the plan may be modified administratively in accordance with the Code of Miami-Dade County to address the proposed final lake design based on the final site geometry, grading and stormwater design approved by the Division of Environmental Resources Management. Further, the Site Plan may be modified administratively to address protection of

nesting sites for threatened or endangered bird species as may be required by the Division of Environmental Resources Management.

2. Maximum Density Restriction. Notwithstanding the zoning district or land use designation on the Property, the maximum number of dwelling units permitted to be developed on the Property shall be 540 single-family detached residential dwelling units, or 3.185 +/- units per gross acre or 3.190 +/-units per net acre. If all or any portion of the Home Buffer Area is subject to a Buffer Area Easement in favor of the owner of a Ring Lot Home or the fee title of such portion of the Home Buffer Area is conveyed to the owner of a Ring Lot Home, all as described in paragraph 8 of this Agreement, such portions of the Home Buffer Area are not intended to contain any residential dwelling units to be constructed thereon, and no permitted improvements installed or constructed on such portions of the Home Buffer Area by owners of a Ring Lot Home shall constitute a residential dwelling unit for purposes of calculating the maximum number of dwelling units permitted to be developed on the Property.

3. Anticipated Development Schedule and Stages. Development of the Property is projected to commence no later than twelve (12) months following the final approval by the County of the Application and the Site Plan. The development of the Property is expected to proceed in stages generally as follows:

30 units initiated within one year after development approval;

150 units initiated within two years after development approval;

150 units initiated within three years after development approval;

150 units initiated within four years after development approval; and

60 units initiated within five years after development approval.

4. Additional Development Information.

(a) Total Number of Bedrooms. The maximum total number of bedrooms on the Property shall not exceed 2,700.

(b) Total Building Coverage. The total area of the Property to be covered by buildings and structures (not including entrance features, swimming pools, pool decks or patios, or accessory garden structures such as fences, gazebos or chickee huts, etc.) shall not exceed approximately 34.57 acres, or 20.43% of the Property.

(c) Open Space. Pursuant to section 33-284.27(L), the Site Plan meets the required minimum common open space, and provides 53.48 ± acres, or 32% common open space constituting the recreation pod and associated uses, the perimeter buffer area (not including the Home Buffer Area as described as described in paragraph 8 below), the lakes/water bodies and surrounding green areas around the lakes, the main entrance, and other areas as illustrated on the Site Plan, including pocket park areas, sidewalks and green swales.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

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.

square feet to a maximum of 13,000 square feet, and a guard house of up to 520 square feet, along with entrance features. The total nonresidential construction not including the entrance features shall not exceed 13,520 square feet.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 1,760 persons.

5. Types of Dwelling Units. The Site Plan proposes a variety of lot sizes categorized into minimum 50 foot wide lots and minimum 55 foot wide lots. Eight different one and two story model types or plans are proposed with the ultimate purchaser of the particular lot having the option to select the model or plan home to be constructed on the selected lot. Owner agrees that the Property shall be developed with a variety of models and sizes³ and is initially anticipated to include the following⁴:

- | | | |
|-----|--|-----------------|
| (a) | <u>Maximum Number of residential lots:</u> | 540 |
| (b) | <u>Models:</u> | 8 |
| (i) | Plan 501 | |
| | Stories: | 1 |
| | Bedrooms: | 2 with den or 3 |
| | Bathrooms: | 2 |

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.

Square Footage:	1,911 under air
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

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 Setback (Minimum, 55 foot lot) 7.5 feet
 Side Street Setback (Minimum) 10 feet
 Rear Setback to Structure (Minimum) 10 feet
 Rear Setback to Pool
 or Accessory Structure (Minimum) 3 feet
 Front Setback to Pool
 or Accessory Structure (Minimum) 75 feet
 Side Setback to Pool (Minimum) 8 feet
 Side Setback to Screened Porch (Minimum) 5 feet

(iv) Plan 504
 Stories: 2
 Bedrooms: 4
 Bathrooms: 4
 First Floor Square Footage Under Air: 1,333
 Total Under Air: 2,922
 Lot Coverage (Maximum) 37.18%
 Height to Top of Roof (Maximum) 32 feet
 Front Setback (Minimum) 15 feet
 Side Setback (Minimum, 50 foot lot) 5 feet
 Side Setback (Minimum, 55 foot lot) 7.5 feet
 Side Street Setback (Minimum) 10 feet
 Rear Setback to Structure (Minimum) 20 feet
 Rear Setback to Pool
 or Accessory Structure (Minimum) 3 feet
 Front Setback to Pool
 or Accessory Structure (Minimum) 75 feet
 Side Setback to Pool (Minimum) 8 feet
 Side Setback to Screened Porch (Minimum) 5 feet

(v) Plan 505
 Stories: 2
 Bedrooms: 3 with den and loft
 or 4 with den or 4
 with loft or 5
 Bathrooms: 4
 First Floor Square Footage Under Air 1,987
 Total under air: 2,949
 Lot Coverage (Maximum) 49.95%
 Height to Top of Roof (Maximum) 29 feet
 Front Setback (Minimum) 20 feet
 Side Setback (Minimum, 50 foot lot) 5 feet
 Side Setback (Minimum, 55 foot lot) 7.5 feet
 Side Street Setback (Minimum) 10 feet
 Rear Setback to Structure (Minimum) 20 feet
 Rear Setback to Pool

or Accessory Structure (Minimum) 3 feet
Front Setback to Pool

or Accessory Structure (Minimum) 75 feet
Side Setback to Pool (Minimum) 8 feet
Side Setback to Screened Porch (Minimum) 5 feet

(vi) Plan 506
Stories: 2
Bedrooms: 4 with den or 5
Bathrooms: 5
First Floor Square Footage Under Air: 1,568
Total Under Air: 3,668
Lot Coverage (Maximum) 46.57%
Height to Top of Roof (Maximum) 32 feet
Front Setback (Minimum) 20 feet
Side Setback (Minimum, 50 foot lot) 5 feet
Side Setback (Minimum, 55 foot lot) 7.5 feet
Side Street Setback (Minimum) 10 feet
Rear Setback to Structure (Minimum) 20 feet
Rear Setback to Pool or Accessory Structure (Minimum) 3 feet
Front Setback to Pool
or Accessory Structure (Minimum) 75 feet
Side Setback to Pool (Minimum) 8 feet
Side Setback to Screened Porch (Minimum) 5 feet

(vii) Plan 507
Stories: 2
Bedrooms: 4 with den or 5
Bathrooms: 5
First Floor Square Footage Under Air: 1,750
Total Under Air: 3,865
Lot Coverage (Maximum) 45.12%
Height to Top of Roof (Maximum) 32 feet
Front Setback (Minimum) 20 feet
Side Setback (Minimum, 50 foot lot) 5 feet
Side Setback (Minimum, 55 foot lot) 7.5 feet
Side Street Setback (Minimum) 10 feet
Rear Setback to Structure (Minimum) 20 feet
Rear Setback to Pool
or Accessory Structure (Minimum) 3 feet
Front Setback to Pool
or Accessory Structure (Minimum) 75 feet
Side Setback to Pool (Minimum) 8 feet
Side Setback to Screened Porch (Minimum) 5 feet

(viii) Plan 508	
Stories:	2
Bedrooms:	5
Bathrooms:	7
First Floor Square Footage Under Air:	2,051
Total Under Air:	4,401
Lot Coverage (Maximum)	49.96%
Height to Top of Roof (Maximum)	32 feet
Front Setback (Minimum)	15 feet
Side Setback (Minimum, 50 foot lot)	5 feet
Side Setback (Minimum, 55 foot lot)	7.5 feet
Side Street Setback (Minimum)	10 feet
Rear Setback to Structure (Minimum)	20 feet
Rear Setback to Pool	
or Accessory Structure (Minimum)	3 feet
Front Setback to Pool	
or Accessory Structure (Minimum)	75 feet
Side Setback to Pool (Minimum)	8 feet
Side Setback to Screened Porch (Minimum)	5 feet

6. Ownership and Maintenance of Association Property and Common Open

Space. All property not subject to fee simple title acquisition by future residents, including the common open space as described on the Site Plan, the lakes, maintenance areas, roadways, guardhouse, recreation areas, entrance features, private roads, and those portions of the Home Buffer Area not subject to a Buffer Area Easement (as defined in paragraph 8 below) or conveyed to the owners of Ring Lot Homes, shall be maintained and funded by either: (a) a county approved special taxing district composed of the fee simple residential lots depicted on the Site Plan, or (b) an HOA.

The common open space includes an approximate 5-acre recreation pod with a clubhouse. The development parameters of the structures on the recreation pod are as follows:

Clubhouse Square Footage Minimum:	
Under Air:	8,000
Not Under Air:	592
Covered, not Under Air:	2,000
Restroom:	200
Clubhouse/Restroom Lot Coverage Minimum	4%

Clubhouse Square Footage Maximum:	
Under Air:	13,000
Not Under Air:	892
Covered, not Under Air:	3,593
Restroom:	358
Clubhouse/Restroom Lot Coverage Maximum:	10%
Height to Top of Roof (Maximum):	35 feet
Front Setback to Clubhouse (Minimum):	25 feet
Side Setback to Clubhouse (Minimum):	15 feet
Rear Setback to Clubhouse (Minimum):	15 feet
Front Setback to Recreation Courts/Pool (Minimum):	15 feet
Side Setback to Recreation Courts/Pool (Minimum):	15 feet
Rear Setback to Recreation Courts/Pool (Minimum):	15 feet

7. **Pedestrian and Vehicular Access.** The Owner agrees to provide pedestrian and vehicular access within the Property at all times. Access may be subject to rules and regulations established by the Owner or any HOA. Access shall also be provided at all times to fire, police, health, sanitation, and other public service personnel and vehicles. The vehicular turnaround area on North Calusa Club Drive at the residents' only entrance shown on Sheet SP11 of the Site Plan shall not be gated and shall remain accessible to the public at all times. Furthermore, all streets or accessways within the Property shall be installed by the Owner, including, but not limited to, sidewalks, drainage facilities, water and sewer facilities, and fire hydrants, subject to the approval of the appropriate County departments.

8. **Home Buffer Area.** The Site Plan specifically notes and details that an area of approximately 50 feet behind the abutting homes surrounding the Property (each, a "**Ring Lot Home**", and collectively, the "**Ring Lot Homes**") which may be subject to an easement (a "**Buffer Area Easement**") granted to an adjacent owner of a Ring Lot Home or whose fee title may be conveyed to such adjacent owner of a Ring Lot Home (the "**Home Buffer Area**"). The remainder of the Property not including the Home Buffer Area is referred to in this Agreement as the "**Development Property**". The Home Buffer Area is not counted toward common open space or

private open space calculations on the Site Plan. The majority of the Home Buffer Area is anticipated to be restricted open space for the private use and enjoyment of the owners of certain Ring Lot Homes who are expressly granted a Buffer Area Easement or receive fee title to a portion of the Home Buffer Area. Uses of the Home Buffer Area include, among other uses, swimming pools, gazebos and recreation and sporting areas. It is specifically contemplated that the portions of the Home Buffer Area that are subject to Buffer Area Easements or are conveyed to owners of Ring Lot Homes shall be treated separately for all purposes of any code enforcement or other violations on such portions of the Home Buffer Area. In that regard, any such violation by an Owner of a Ring Lot Home with respect to the Home Buffer Area shall not be deemed a violation by Owner with respect to the Development Property; and none of the remedies afforded to the County under this agreement for any such violation by an owner of a Ring Lot Home (including, without limitation, those remedies under paragraphs 15 or 16 of this Agreement) shall be exercised or enforced against Owner or the Development Property.

9. Existing Bird Rookery

(a) A bird rookery currently exists on an island in a lake, referred to as Lake #2 (the “**Rookery**”), on the southern portion of the Property (“**Rookery Lake**”). The Rookery is the subject of Florida Fish and Wildlife Conservation Commission Incidental Take Permit No. LSNR-23-00014 (“**ITP**”), which permit allows for certain limited construction activities near the Rookery subject to various conditions set forth in the ITP. As part of the recommendation of approval by the Department of Regulatory and Economic Resources’ Division of Environmental Resources Management or successor department or division (“**DERM**”), which may be modified from time to time, DERM will also require certain setbacks and turbidity barriers to preserve the Rookery. Except as may otherwise be permitted by the ITP or DERM, there shall be no construction within

100 feet of the tricolored heron nesting area identified in Figure 3 in the ITP, no construction on the 16 home sites on the Property within a 330 foot contour line around the nesting area during nesting season, and construction activities shall be limited to the hours of 8 AM to 6 PM. Owner shall be responsible for maintenance of the Rookery until such responsibilities are turned over to the HOA, after which such HOA or ensuing owning or controlling entity shall be responsible for the maintenance of the Rookery and this obligation of maintenance shall run with the land. Maintenance responsibilities will include those stipulated in the consolidated technical memorandum dated September 16, 2025, regarding Calusa Lake #2, from Rick Elsner, Kendall Associates I, LLLP to Martha Garcia Lastre at DERM; and Technical Memorandum regarding Lake and Littoral Zone Enhancements Remediation Work Supplemental Information, dated May 22nd, 2025, Revised June 9th, 2025, prepared by Matthew Davis, Davis Environmental Solutions, LLC, both of which may be modified from time to time, and approved by DERM for use at the Property, copies of which are available in DERM public records under Case No. TREE-11713. Such maintenance responsibilities include: prohibition of docks or other structures on the Rookery Lake; prohibition of on-water use of the Rookery Lake during nesting season; prohibition of any fishing on the Rookery Lake at all times; controlling access to the upland area closest to the Rookery during nesting season, especially on the south side of the Rookery Lake; all maintenance of lakes will be in accordance with all local, state and federal agencies having jurisdiction; aquatic growth management – controlling of invasive emergent vegetation; shoreline maintenance – controlling the growth of exotic vegetation (e.g. torpedo grass) along lake edges and maintaining the native shoreline plantings; littoral shelves – nuisance/invasive exotic species (e.g., cattails) will be removed; general maintenance - removal of any trash or foreign materials in and around the lakes; algae control – treatment of algae blooms to avoid ecologic disruption within the lakes.

(b) Prior to, during, and post-development of the Property, Owner shall comply with applicable Best Management Practices of the U.S. Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission with respect to protection and preservation of the Rookery. Within six months of the initiation of the filling of the Rookery Lake, Owner shall proffer a separate covenant to Miami-Dade County guaranteeing the perpetual preservation and management of the Rookery and adjacent surrounding waters of the Rookery Lake. The covenant and future HOA Declaration shall evidence a perpetual funding mechanism to provide for the maintenance of the Rookery and adjacent surrounding waters of the Rookery Lake.

(c) By reviewing and issuing comments on the plans and proposals, DERM is in no way waiving its permitting jurisdiction and review under Chapter 24 of the Code nor will it entitle the Owner to a favorable review of future permit applications as may be required under Chapter 24 of the Code.

10. Florida Bonneted Bats. By this Agreement, and as part of the recommendation of approval by the Department, the Owner has agreed to implement relevant U.S. Fish and Wildlife Service Best Management Practices for development, construction, and other general activities (“BMP”). These practices include:

(a) BMP 1: The Owner will perform a supplemental Florida Bonneted Bat cavity tree and roost survey of the trees on the Property that are proposed to be removed, within thirty (30) days prior to the removal of the trees. Owner shall provide a report summarizing the results of this additional survey to DERM.

(b) BMP 2: When using heavy equipment, the Owner will maintain a 250-foot buffer around known or suspected FBB if documented.

(c) BMP 3: The Owner will comply with BMP 3's acreage retention through the perimeter buffer reflected on Sheet LPB-1 of the Site Plan. Additionally, the perimeter buffer and the proposed lakes and lake littoral zones provides foraging habitat and/or potential roosting habitat.

(d) BMP 5: The Owner will promote foraging opportunities increase water quality through the increase of on-site lakes on the Property.

(e) BMP 6: The Owner will enhance riparian habitat around the on-site lakes with the planting of native vegetation such as spike rushes, cannas and giant bulrush.

(f) BMP 7: The Owner will avoid or limit the widespread application of insecticides where the FBB are known or expected to forage or roost. Restrictions on the widespread application of insecticides around the lakes and the perimeter buffer will be included in the HOA Declaration.

(g) BMP 8: The Owner will conserve natural vegetation to promote insect diversity, availability and abundance by planting native trees and shrubs within open space and buffer area and based on availability will utilize certain recommended plantings in open space and buffer areas, such as firebush, wild tamarind, satin leave, Spanish stopper, crabwood and spicewood, live oak, pigeon plum and mahogany. The Owner will also implement a maintenance plan, which will be included in the HOA Declaration, to control the Geiger beetle, including periodic system root drench and a topical application to control larvae.

(h) BMP 11: Artificial lighting will be minimized or avoided around the lakes or within the perimeter buffer plantings, with such lighting used along entries to the development and along the recreation area within the development.

The Owner has also agreed to install bat boxes or bat houses, or both, in a suitable location identified by the Department.

11. Park Impact Fees. The Park Impact Fees assessed pursuant to Chapter 33H of the Code that are generated by the development of the Property will, to the maximum extent feasible, be used to improve the Kendall Indian Hammocks Trail and the West Kendall Trail.

12. County Inspection. As further part of this Agreement, it is hereby understood and agreed that any official inspector of the County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the Property to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

13. Covenant Running with the Land. This Agreement on the part of the Owner shall be considered the planned area development agreement required under the Code for PAD developments and shall not be otherwise construed or treated as a Chapter 163, Florida Statutes development agreement. This Agreement shall constitute a covenant running with the land and shall remain in full force and effect and be binding upon the Owner, and Owner's heirs, successors and assigns until such time as the same is modified or released by the County. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the Property, and for the benefit of the County in the exercise of its powers to protect the public health, safety and welfare. The Owner, on behalf of itself and its heirs, successors and assigns, acknowledge that acceptance of this Agreement does not in any way obligate or provide a limitation on the County.

14. Term. This Agreement is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Agreement is

recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless released pursuant to paragraph 15 below.

15. Modification, Amendment, Release. This Agreement may be modified, amended or released by a written instrument executed by the then-owners of the Development Property, provided that the same is also approved by the BCC of the County, or such other board or body having jurisdiction over such matters, after public hearing.

Any modification or amendment of this Agreement that would change the use of any portion(s) of the Home Buffer Area which are subject to a Buffer Area Easement or whose fee title has been conveyed to an owner of a Ring Lot Home shall require the signature of the Home Lot Owner and the then-owners of the Development Property, provided that the same is also approved by the BCC of the County, or such other board or body having jurisdiction over such matters, after public hearing.

Notwithstanding the foregoing or anything to the contrary, for all or any portion of the Development Property that has been submitted to an HOA or other collective ownership structure (“**Submitted Portion**”), in lieu of execution of a written instrument by all the then-owners of the Submitted Portion of the Development Property, the HOA, in its representative capacity on behalf of such owners, shall be the only party required to execute the modification, amendment or release of this Agreement on behalf of such Owners, and any such zoning or public hearing application seeking an amendment, modification or release of this Agreement.

It is further provided, however, that in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is also approved by such municipality in accordance with applicable procedures of such municipality.

16. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants contained in this Agreement. The prevailing party in any action or suit pertaining to or arising out of this Agreement shall be entitled to recover, in addition to fees, costs and disbursements allowed by law, such reasonable attorneys' fees and costs incurred by the prevailing party (through and including trial and all appellate levels) as the Court may determine. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

17. Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Agreement are not being complied with by Owner, in addition to any other remedies available, the County is hereby authorized to withhold any further permits to be issued to Owner, and refuse to make any inspections or grant any approvals, until such time as this Agreement is complied with. Notwithstanding the foregoing or anything to the contrary, any violation by an owner of a Ring Lot Home shall only be enforced against such Ring Lot Home owner, and shall not constitute a violation by Owner with respect to the Development Property or any portion thereof. Likewise, any violation by Owner on the Development Property shall only be enforced against Owner, and shall not constitute a violation by the owner of a Ring Lot Home with respect to the Home Buffer Area.

18. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

19. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and

approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Agreement.

20. Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions, which shall remain in full force and effect.

21. Recording. This Agreement shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owner following the approval of the Application. This Agreement shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal to the Application is filed (an “**Appeal**”), and the final disposition of such Appeal (after all applicable appellate levels of review) results in the denial of the Application, or quashal of the approving Resolution, then this Agreement shall be null and void and of no further effect. In such event, upon written request of Owner, the Director of the Department or the executive officer of the successor of said Department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence (the "Director"), shall forthwith execute a written instrument, in recordable form, acknowledging that this Agreement is null and void and of no further effect. In the event any other final disposition of an Appeal (after all applicable appellate levels of review) results in requiring modifications to this Agreement (such as tying the Agreement to a new site plan), requiring a replacement agreement in accordance with the requirements of the Appeal, upon acceptance by the County of the replacement agreement in compliance with the Appeal, the Director shall forthwith execute a written instrument, in recordable form, acknowledging that this Agreement is null and void and of no further effect.

22. Acceptance of Planned Area Development Agreement. Acceptance of this Agreement does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

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

[Execution Pages Follow]

OWNER:

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

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

By: _____

Name: Richard M. Norwalk

Title: Vice President

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE me by means of physical presence or online notarization, the undersigned authority on this ____ day of _____, 2026, personally appeared Richard M. Norwalk, as Vice President of Kendall I Corporation, a Florida corporation, the general partner of Kendall Associates I, LLLP, a Florida limited liability limited partnership, on behalf of said corporation and limited liability limited partnership. He is personally known to me.

[NOTARIAL SEAL]

Notary Public

Print Notary Name

Notary Public, State of Florida

[Executions and Acknowledgments Continue on Following Page]

OWNER:

9800 CALUSA CLUB DRIVE, LLC, a
Florida limited liability company

By: _____
Name: Richard M. Norwalk
Title: Vice President

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE me by means of physical presence or online notarization, the undersigned authority on this ___ day of _____, 2026, personally appeared Richard M. Norwalk, as Vice President of 9800 Calusa Club Drive, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me.

[NOTARIAL SEAL]

Notary Public

Print Notary Name

Notary Public, State of Florida

[Executions and Acknowledgments Continue on Following Page]

OWNER:

HOME AT 9810, LLC, a Florida limited liability company

By: _____
Name: Richard M. Norwalk
Title: Vice President

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE me by means of physical presence or online notarization, the undersigned authority on this ___ day of _____, 2026, personally appeared Richard M. Norwalk, as Vice President of Home at 9810, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me.

[NOTARIAL SEAL]

Notary Public

Print Notary Name

Notary Public, State of Florida

**CONSENT AND JOINDER OF MORTGAGEE TO
PLANNED AREA DEVELOPMENT AGREEMENT**

The undersigned Mortgagee does hereby join in and consent to the execution of the foregoing Planned Area Development Agreement by Kendall Associates I, LLLP, across the lands therein described, and agrees that its Mortgage, Assignment of Rents and Leases and Security Agreement, dated February 16, 2021 and recorded February 18, 2021, in Official Records Book 32356, at Page 4003, of the Public Records of Miami-Dade County, Florida (as same has been or may be amended or modified from time to time), is hereby made subordinate to the foregoing Planned Area Development Agreement.

IN WITNESS WHEREOF, the Mortgagee has hereunto set its hand and affixed its seal as of the date first written above.

Signed, sealed and delivered in the presence of:

MORTGAGEE:

FORT DALLAS GOLF CLUB, LTD., a Florida limited partnership

By: Fort Dallas Golf Club, LLC, a Florida limited liability company, its general partner

By: _____
Catherine H. Lorié, Manager

Print Name: _____
Address: _____

Print Name: _____
Address: _____

NORTHEASTERN GOLF LLC, a Florida limited liability company

By: _____
Catherine H. Lorié, Manager

Print Name: _____
Address: _____

Print Name: _____
Address: _____

[Notarial Acknowledgments Appear on Following Page]

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

BEFORE me, by means of physical presence or online notarization, the undersigned authority on this _____ day of _____, 2026, personally appeared Catherine H. Lorie, as Manager of Fort Dallas Golf Club, LLC, a Florida limited liability company, the general partner of FORT DALLAS GOLF CLUB, LTD., a Florida limited partnership, on behalf of said company and partnership. She is personally known to me.

[NOTARIAL SEAL]

Notary Public

Print Notary Name

Notary Public, State of Florida

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

BEFORE me, by means of physical presence or online notarization, the undersigned authority on this _____ day of _____, 2026, personally appeared Catherine H. Lorie, as Manager of NORTHEASTERN GOLF LLC, a Florida limited liability company, on behalf of said company. She is personally known to me.

[NOTARIAL SEAL]

Notary Public

Print Notary Name

Notary Public, State of Florida

EXHIBIT "A"

Legal Description

A portion of Section 2, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the southwest corner of the Southeast 1/4 of Section 2, Township 55 South, Range 39 East, Miami-Dade County, Florida; thence run due North along the West line of the Southeast 1/4 of said Section 2 for a distance of 1,170.00 feet to a point on a circular curve, thence run due East for a distance of 180.00 feet to the Point of Beginning of the parcel of land hereinafter described; thence run south and east along a circular curve concave to the northeast, having a radius of 300.00 feet through a central angle of 90° 00' 00" for an arc distance of 471.24 feet to the end of said curve; thence run due East for a distance of 210.00 feet to the beginning of a tangential circular curve; thence run easterly along said circular curve concave to the south, having a radius of 630.00 feet through a central angle of 23° 30' 00" for an arc distance of 258.40 feet to a point of reverse curve; thence run in an easterly direction along a circular curve, concave to the north, having a radius of 1,625.00 feet through a central angle of 26° 00' 00" for an arc distance of 737.40 feet to a point of compound curve; thence run northerly and westerly along said curve, concave to the west, having a radius of 245.00 feet through a central angle of 150° 00' 00" for a distance of 641.41 feet to a point of reverse curve; thence westerly along said curve whose center bears North 27° 30' 00" East having a radius of 470.00 feet through a central angle of 30° 15' 00" for an arc distance of 248.14 feet to a point of reverse curve; thence run in a westerly direction along said curve, concave to the southwest, having a radius of 860.00 feet through a central angle of 46° 19' 49" for an arc distance of 695.41 feet to the end of said curve; the center of the aforesaid circular curve bears South 11° 25' 11" West; thence run northwesterly along a circular curve concave to the northeast, whose center bears North 19° 12' 42" West, having a radius of 170.00 feet through a central angle of 95° 51' 35" for an arc distance of 284.42 feet to a point; thence run South 76° 38' 44" West for a distance of 61.63 feet; thence run North 09° 40' 13" West for a distance of 190.77 feet; thence run North 08° 09' 57" West for a distance of 123.19 feet; thence run North 11° 08' 18" West for a distance of 164.87 feet; thence run North 30° 43' 47" East for a distance of 97.08 feet; thence run North 82° 41' 47" East for a distance of 47.56 feet; thence run South 50° 36' 36" East for a distance of 220.48 feet; thence run South 52° 45' 10" East for a distance of 117.31 feet; thence run South 57° 45' 50" East for 116.93 feet; thence run South 12° 10' 21" West for a distance of 106.45 feet to a point on a circular curve concave to the southwest; thence run southeasterly along said circular curve whose center bears South 12° 10' 21" West and having a radius of 1160.00 feet through a central angle of 45° 34' 40" for an arc distance of 922.76 feet to a point of reverse curve; thence run easterly and northerly along said circular curve concave to the northwest having a radius of 170.00 feet through a central angle of 155° 45' 00" for an arc distance of 462.12 feet to the end of said curve; thence run North 08° 00' 00" West for a distance of 680.00 feet to the beginning of a tangential circular curve; thence run northerly along said circular curve concave to the east having a radius of 350.00 feet through a central angle of 34° 45' 00" for an arc distance of 212.28 feet to a point of reverse curve; thence run northerly along said circular curve, concave to the west, having a radius of 215.00 feet through a central angle of 37° 45' 00" for an arc distance of 141.66 feet to the end of said curve; thence run North 11° 00' 00" West for a distance of 325.00 feet to the beginning of a tangential circular curve; thence run north along said curve concave to

the east, having a radius of 500.00 feet through a central angle of 32° 00' 00" for an arc distance of 279.25 feet to a point of reverse curve; thence run north along said curve concave to the west, having a radius of 950.00 feet through a central angle of 30° 30' 00" for an arc distance of 505.71 feet to a point of compound curve; thence run northwesterly along said curve concave to the southwest having a radius of 2,180.00 feet through a central angle of 18° 40' 43" for an arc distance of 710.69 feet to the end of said curve whose center bears South 61° 49' 17" West; thence run North 88° 00' 00" West for a distance of 104.55 feet to the beginning of a tangential circular curve; thence run southwesterly along said curve concave to the southeast, having a radius of 1,130.00 feet through a central angle of 36° 30' 00" for an arc distance of 719.86 feet to a point of compound curve; thence run southerly along said curve, concave to the southeast having a radius of 880.00 feet through a central angle of 37° 00' 00" for an arc distance of 568.27 feet to the end of said curve; thence run South 18° 30' 00" West for a distance of 340.00 feet to a point; thence run North 71° 30' 00" West for a distance of 300.00 feet to a point; thence run North 18° 30' 00" East for a distance of 480.00 feet; thence run North 10° 30' 00" East for a distance of 470.00 feet to a point; thence run South 88° 00' 00" West for a distance of 255.00 feet to the beginning of a tangential circular curve; thence run southwesterly along said curve concave to the southeast having a radius of 360.00 feet through a central angle of 54° 30' 00" for an arc distance of 342.43 feet to a point of reverse curve; thence run southwesterly along said curve concave to the northwest, having a radius of 1,215.00 feet through a central angle of 20° 45' 00" for an arc distance of 440.02 feet to a point of compound curve; thence run westerly along said curve concave to the north having a radius of 470.00 feet through a central angle of 53° 45' 00" for an arc distance of 440.91 feet to the point of reverse curve; thence run westerly along said curve concave to the south, having a radius of 640.00 feet through a central angle of 21° 14' 22" for an arc distance of 237.25 feet to a point of compound curve; thence run westerly along said curve concave to the southeast, having a radius of 1,350.00 feet through a central angle of 19° 48' 51" for an arc distance of 466.86 feet to the end of said curve whose center bears South 23° 03' 13" East; thence run southerly along a circular curve, whose center bears South 55° 30' 00" East, having a radius of 275.00 feet through a central angle of 75° 00' 00" for an arc distance of 359.97 feet to a point of compound curve; thence run southeasterly along said curve concave to the northeast having a radius of 975.00 feet through a central angle of 31° 30' 00" for an arc distance of 536.03 feet to the end of said curve; thence South 72° 00' 00" East for a distance of 130.00 feet to the beginning of a tangential circular curve; thence run southeasterly along said curve concave to the southwest having a radius of 590.00 feet through a central angle of 45° 15' 00" for an arc distance of 465.96 feet to a point of reverse curve; thence run southeasterly along said curve concave to the northeast having a radius of 230.00 feet through a central angle of 41° 15' 00" for an arc distance of 165.59 feet to a point of a reverse curve; thence run southeasterly along said curve concave to the southwest having a radius of 410.00 feet through a central angle of 24° 00' 00" for an arc distance of 171.74 feet to a point of compound curve; thence run southerly along said curve concave to the southwest having a radius of 910.00 feet through a central angle of 37° 00' 00" for an arc distance of 587.65 feet to a point of reverse curve; thence run southerly along said curve concave to the northeast having a radius of 1,800.00 feet through a central angle of 15° 00' 00" for an arc distance of 471.24 feet to a point of reverse curve; thence run southerly along said curve concave to the west, having a radius of 435.87 feet through a central angle of 45° 00' 00" for a distance of 342.33 feet; thence run South 23° 00' 00" West for a distance of 24.13 feet; thence run south along a tangential curve concave to the east having a radius of 300.00 feet through a central angle of 23° 00' 00" for an arc distance of 120.43 feet to the Point of Beginning.

AND

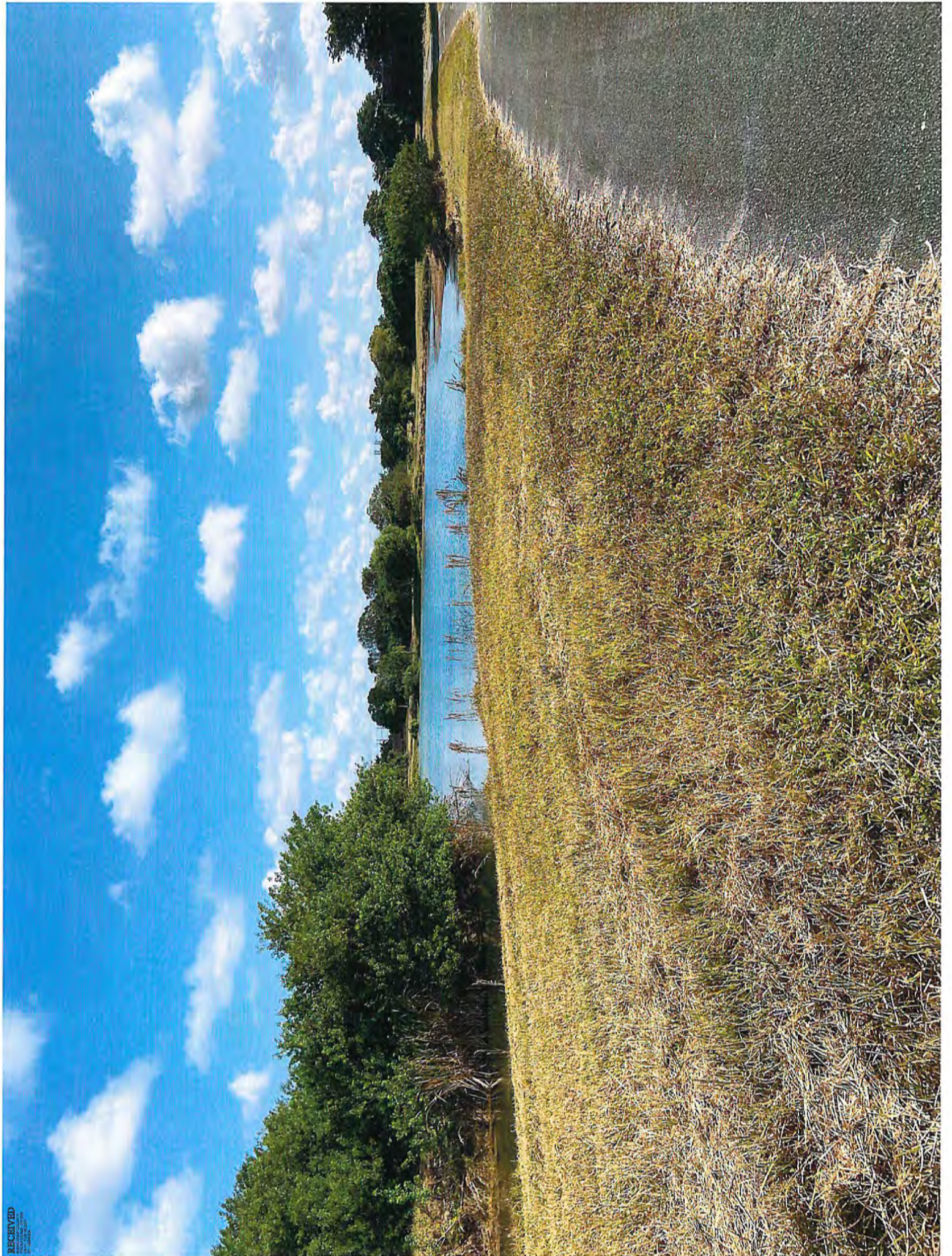
A portion of the Northeast 1/4 of Section 2, Township 55 South, Range 39 East, being more particularly described as follows:

From the southeast corner of Lot 141, Block 1, of CALUSA CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 100, at Page 41, of the Public Records of Miami-Dade County, Florida, run South 18 degrees 30 minutes 00 seconds West along the production southerly of the easterly line of said Lot 141 for 120.00 feet for Point of Beginning; thence continue South 18 degrees 30 minutes 00 seconds West along the production southerly of the easterly line of said Lot 141 for 120.00 feet to a point; thence run North 71 degrees 30 minutes 00 seconds West at right angles to the last described course for 125.00 feet to a point; thence run North 18 degrees 30 minutes 00 seconds East for 120.00 feet to a point; thence run South 71 degrees 30 minutes 00 seconds East along a line parallel to and 120.00 feet from the southerly line of said Lot 141 for 125.00 feet to the Point of Beginning.

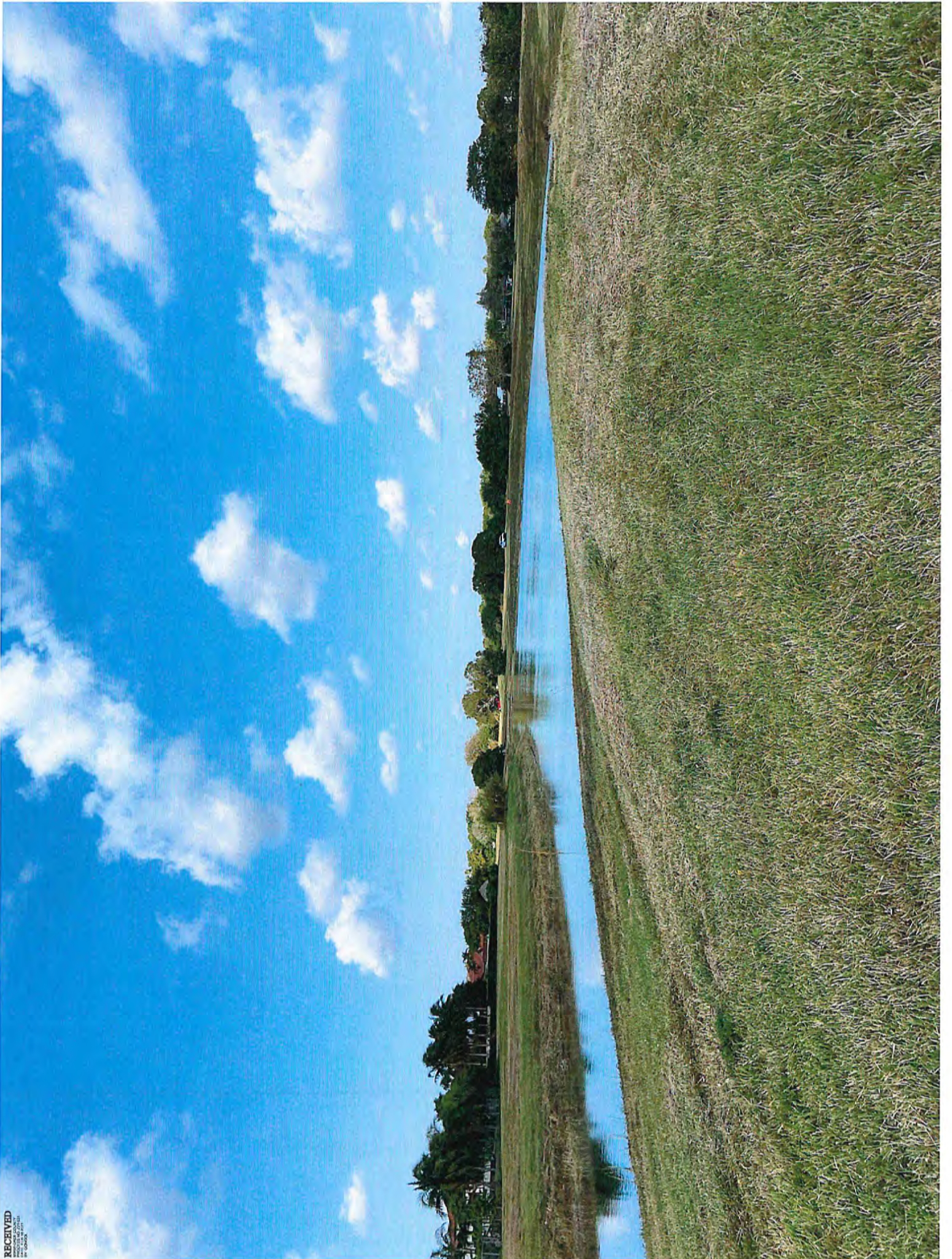
TOGETHER WITH:

Lots 35 and 36, Block 1, "CALUSA CLUB ESTATES," according to the plat thereof, as recorded in Plat Book 100, Page 41, of the Public Records of Miami-Dade County, Florida.

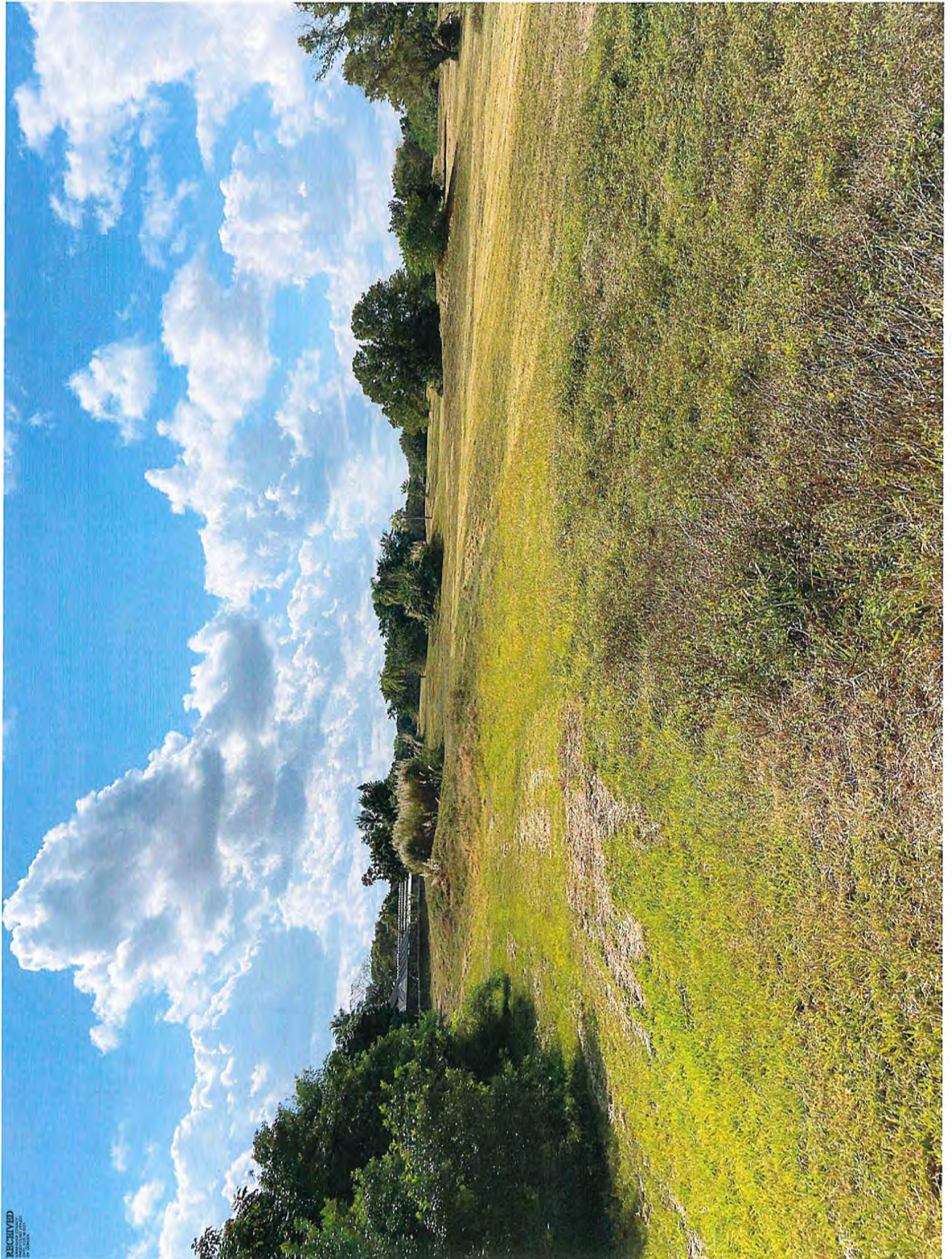








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PROPERTY OF THE
STATE OF FLORIDA
BY GADSDEN



RECEIVED
COUNTY OF PALM BEACH
PLANNING DEPARTMENT
10/1/2014



RECEIVED
MIAMI, FLORIDA
DADE COUNTY
DATE: FEB 18 2021
BY: GONGOL

127th Ave
Musa City

RECEIVED
Miami, Florida
Group A
MIAMI-DADE COUNTY
GIS SYSTEM NO. Z21-031
DATE: FEB 18 2021
BY: GONGOL



127th Ave
Miami, Florida

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

PH: Z25-128

January 22, 2026

Item No. 8C2

Recommendation Summary	
Commission District	9
Applicant	SIP Development Group, LLC
Summary of Requests	The applicant seeks approval of a rezoning of the subject property from AU (minimum 5 gross acre lots) to IU-1(Industrial uses) in order to allow this subject site to be developed with warehouse uses, which may include self-storage uses. Additionally, the applicant also seeks to allow zero dedication towards theoretical SW 296 Street that runs through the subject parcel for the portion between SW 137 Avenue to the eastern edge of the property.
Location	Lying east of SW 137 Avenue, south of SW 288 Street, north of SW 312 Street, & west of Homestead Air Reserve Base, Miami-Dade County, Florida.
Property Size	±30.91-gross (±29.10-net) Acres
Existing Zoning	AU, Agricultural District
Existing Land Use	Vacant land, row and field cropland
2020-2030 CDMP Land Use Designation	Industrial and Office (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250012) * <i>(see attached Zoning Recommendation Addendum)</i>
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)(4)(b), Non-Use Variances From Other Than Airport Regulations <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval, subject to the Board's acceptance of the proffered covenant (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250012 and it becoming effective) *

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20250012 to amend the CDMP, which the Board of County Commissioners (the Board) is scheduled to hear, pursuant to section 2-116.1 of the County Code, prior to and on the same day as the hearing on this concurrent zoning application.**

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 2-116.1(5)(e), which provides that the zoning application shall, at the applicant's request, be processed concurrently with the CDMP amendment application, and the Board of County Commissioners may take action on the concurrent zoning application on the same day at which it takes final action on the CDMP amendment application.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from AU, Agricultural District, to IU-1, Light Manufacturing Industrial District.
- (2) NON-USE VARIANCE of zoning and subdivision regulations requiring section line rights-of-way to be 80' in width; to waive same to permit a 0' dedication for theoretical SW 296 Street, from SW 137 Avenue to the eastern edge of the property.

PROJECT DESCRIPTION:

Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP20250012) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the ±30.91-gross (±29.10-net) acres subject parcel from “Low Density Residential” (2.5 to 6 Dwelling units per gross acre), to “Industrial and Office.” The CDMP amendment would be subject to the Board’s acceptance of a proffered Declaration of Restrictions (CDMP covenant) limiting development on the application site to 700,000 square feet of warehouse uses, which may also include self-storage facilities, committing to provide connection to public water and sanitary sewer system, conducting an Endangered Species Survey, and providing Road Mitigation. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20250012 and it becoming effective.

The applicant seeks to rezone the currently vacant ±30.91-gross (±29.10-net) acre subject parcel from AU (Agricultural, allows 1 residential unit for every 5 acres) to IU-1 (Industrial, light-manufacturing industrial type uses) in order to allow this subject site to be developed with warehouse uses and self-storage facilities. Additionally, the applicant also seeks to allow zero dedication towards theoretical SW 296 Street that runs through the subject parcel for the portion between SW 137 Avenue to the eastern edge of the property. Staff notes that there were no plans submitted for this subject application but that a zoning covenant is being voluntarily proffered by the applicant that, among other things, provides that the proposed development of the property shall be limited to a maximum of 700,000 sq. ft. of warehouse uses and self-storage facilities.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	AU; vacant land, row and field cropland	Industrial and Office (Subject to approval of the concurrent CDMP amendment) *
North	AU; vacant land, row and field cropland	Low Density Residential (2.5 to 6 dua)
South	AU; vacant land, avocado groves, military facilities	Low Density Residential (2.5 to 6 dua)
East	AU; vacant land, governmental, military facilities	Institutions, Utilities and Communication
West	City of Homestead; residential, townhouses	Low-Medium Density Residential (6-13 dua) and Low Density Residential (2.5 - 6 dua)
* Land subject to CDMP Amendment Application No. CDMP20250012, filed concurrently by the applicant, which, if approved by the Board, would change the land use designation to “Industrial and Office.”		

NEIGHBORHOOD COMPATIBILITY:

The ±30.91-gross (±29.10-net) acres subject property currently consists of vacant land and agricultural uses. It is located east of SW 137 Avenue, south of theoretical SW 288 Street, north of theoretical SW 312 Street, and west of Homestead Air Reserve Base (HARB). The surrounding area to the north and east is characterized by AU zoned properties that are either vacant or agricultural uses. Townhome residences that are within the City of Homestead are located towards the west of the subject site. Additionally, the subject property is inside the Urban Development Boundary (UDB).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the subject property to IU-1 in order to provide additional light industrial uses in the area such as warehouses, including self-storage uses, which may bring more traffic into the area. Based on memoranda from the departments reviewing this application, any additional impacts will be adequately mitigated and will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and generates approximately 110 PM peak hour vehicle trips.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

As previously mentioned, a small-scale CDMP amendment application (CDMP20250012) being processed concurrently with this zoning application, pursuant to Section 2-116.1(5)(d)(e) of the Code of Miami-Dade County. The concurrent CDMP application will be heard by the Board of County Commissioners, prior to the zoning hearing application. The CDMP application seeks to re-designate the ±30.91-gross (±29.10-net) acres subject parcel from “Low Density Residential” (2.5 to 6 Dwelling units per gross acre), to “Industrial and Office.” The **Industrial and Office** category accommodates *Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as “Industrial and Office” on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings.* The applicant seeks a district boundary change to IU-1 zoning district, which allows uses including light industrial manufacturing, wholesale distribution facilities, warehousing, storage facilities, and offices. Staff notes that the approval of the application would allow the property to be rezoned to a zoning district that would be consistent with the aforementioned CDMP LUP map redesignation. Additionally, although there were no plans submitted for this subject application, a zoning covenant is being voluntarily proffered by the applicant that restricts the subject property to a maximum of 700,000 sq. ft. of warehouse uses and self-storage facilities, commits to providing connection to public water and sanitary sewer system, of conducting an Endangered Species Survey, and for providing Road Mitigation.

The CDMP Land Use Element **Objective LU-4**, states that *Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.* The subject property is an irregular shaped parcel of land which abuts an area to the east that is designated as Institutions, Utilities and Communication use on the CDMP Land Use Plan map and developed

with a military facility and industrial uses. The properties located to the south, although currently vacant, are also part of Homestead Air Reserve Base (HARB) and reserved for its uses. Staff notes that properties towards the north are zoned AU and are either vacant or plant nurseries. The properties immediately to the west of the subject site are within the City of Homestead and consist of townhouse residences. Staff opines that the proposed IU-1 zoning, will provide a reasonable transition between the AU zoned properties to the north, the townhouse residences to the west, and military facility and industrial uses to the east and south of the subject site. Therefore, subject to the Board's approval of the CDMP small-scale amendment to allow the redesignation of the subject parcel Industrial and Office on the CDMP LUP map, and subject to the acceptance of the proffered covenant, staff opines that approval of the applicant's request to rezone the property to IU-1 would be **consistent** with the CDMP. Furthermore, the IU-1 uses would be **compatible** with the surrounding area based on the criteria set forth in **Land Use Element Policy LU-4**. Staff further opines that approval of the application will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from AU, Agricultural District, to IU-1, Light Manufacturing Industrial District, on the subject parcel. For the reasons stated above and below, staff opines that when the aforementioned request to rezone the 30.91-gross (± 29.10 -net) acres subject parcel to the IU-1 zoning district is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surrounding area when considering the present and future development of the area and would not have an unfavorable impact on the environment, the natural resources, or the economy of the County. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote health, safety, morals, convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. A zoning covenant is being voluntarily proffered by the applicant that, among other things, provides that the proposed development of the property shall be limited to a maximum of 700,000 sq. ft. of warehouse uses and self-storage facilities. Staff supports the district boundary change and opines that approval of the IU-1 zoning district on the subject property, that would include warehouse and self-storage uses, would be a natural transition to the bordering residential zoned parcels and industrial uses to the east of the subject site. Additionally, for the reasons explained in the Comprehensive Development Master Plan Analysis section of this application, the request for a zone change would be **compatible** with the natural transition of development in the surrounding area. As such, staff opines that the approval of IU-1 zoning would be in keeping with the character of the surrounding industrial uses in the area, would be **compatible** with same. Staff notes that although no site plan was submitted for this application, at the time of permitting, any future development of the property would have to comply with IU-1 zoning requirements, which require the development of the property to be compatible with the adjacent uses through the implementation of adequate buffering, site planning, and/or design features.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the application will not cause their facilities and services to operate below their adopted levels of service standards. Staff notes that the Platting and Traffic Review Section of RER, does not object to the application and indicate in their memorandum that the application

does meet the traffic concurrency criteria for an initial development order and that the application will generate approximately 110 PM peak hour vehicle trips. Further, the Environmental review by RER indicates in their memorandum that the application meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Miami-Dade Fire Rescue Department, as well as the Water and Sewer Department, do not object to the application. Based on the aforementioned department memoranda, staff opines that approval of the applicant's request for a district boundary change will not unduly burden the abutting roadways or have an unfavorable impact on the environmental resources.

Based on the aforementioned reasons, staff opines that approval of the request to rezone the subject parcel to IU-1, would not be out of character with the area and would be **compatible** with same, when considering the necessity and reasonableness of the zone change in relation to the present and future development of the area. **Therefore, staff recommends approval of request #1, subject to the Board's acceptance of the proffered covenant, for a district boundary change to IU-1, Light Manufacturing Industrial District, under Section 33-311, District Boundary Change standards. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250012 and it becoming effective)**

When the request to waive the zoning and subdivision regulations requiring section line rights-of-way to be 80' in width; to waive same to permit a 0' dedication for theoretical SW 296 Street, for the portion of the roadway that extends from SW 137 Avenue all the way to the eastern edge of the subject property (requests #2), is analyzed under the Non-Use Variance (NUV) Standards, Section 33-311(A)(4)(b), staff recognizes that this request relates to the deletion of the theoretical but undeveloped right-of-way that bisects the subject property, in order to allow the subject site to be developed fully and efficiently in the future. As explained below, staff opines that approval of this request would be **compatible** with the surrounding area and would be consistent with the general purpose and intent of the zoning regulations.

Staff notes that the subject parcel is adjacent to the Homestead Air Reserve Base (HARB), a federally controlled area with restricted access. This unique adjacency to such an area creates a physical and functional barrier to any future eastward extension of the theoretical SW 296 Street and would result in a roadway that terminates abruptly at the HARB boundary, serving no circulation purpose and offering no connectivity to the broader transportation network. Additionally, the requirement to dedicate a portion of the property for a theoretical road that would not be extended further east or used for public circulation would unnecessarily reduce the usable area of the parcel. Staff opines that granting approval of the variance will allow the applicant use of the land without having to provide a right-of-way that would terminate at the western boundary of the subject site (SW 137 Avenue) and shall likely have no further connection to any other major roads east of the subject parcel, and, as such, would not result in an obvious departure from the aesthetic character of the surrounding area. Staff opines that the elimination of this zoned right-of-way within the subject parcel would allow the applicant a greater use of the site and ensure a suitable and viable industrial development on the subject parcel as proposed under the request for a rezoning to IU-1, Light Manufacturing Industrial District.

Staff notes that DTPW has reviewed the subject application and does not object to the requested waiver for what is, as yet, an unbuilt right-of-way. Staff further notes that RER's Platting and Traffic Review Section has no objections to the request as well and has indicated in its memorandum that this application meets traffic concurrency for an Initial Development Order. As such, staff

opines that the waiver of the dedication of the theoretical right-of-way traversing the subject property will not impact traffic connectivity within the surrounding area. Based on the foregoing, staff opines that the request to allow zero dedication towards the zoned theoretical SW 296 Street roadway that runs through the subject property would be **compatible** with the neighborhood concerned, when considering the necessity and reasonableness of the requests in relation to the present and future development of the area and would not be detrimental to the area or adversely affect the stability of the surrounding properties. As such, staff opines that approval of the aforementioned request will be **compatible** with the surrounding area. **Therefore, staff recommends approval of request #2, under Section 33-311(A)(4)(b), Non-Use Variance From Other Than Airport Standards. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250012 and it becoming effective)**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250012 and it becoming effective)

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:MA



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

ZONING RECOMMENDATION ADDENDUM

SIP Development Group, LLC
PH: Z25-128

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Environmental Review (RER)	<i>No objection</i>
Platting and Traffic Review Section (RER)	<i>No objection*</i>
Department of Transportation and Public Works (DTPW)	<i>No objection*</i>
Miami-Dade Fire Rescue (MDFR)	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Industrial and Office <i>(Pg. I-38)</i>	<p><i>Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.</i></p> <p><i>(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20250012)</i></p>
Uses and Zoning Not Specifically Depicted <i>(Pg. I-33)</i>	<p><i>Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the parcel exists, including all the provisions for density averaging and definition of gross density.</i></p>
Objective LU-4 <i>(Pg. I-11)</i>	<p><i>Miami-Dade County shall, by the year 2030, reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.</i></p>

PERTINENT ZONING REQUIREMENTS/STANDARDS

ZONING RECOMMENDATION ADDENDUM

SIP Development Group, LLC
PH: Z25-128

<p>Section 33-311 District Boundary Change</p>	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i> (5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i>
<p>Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations</p>	<p><i>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.</i></p>

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

SIP DEVELOPMENT GROUP, LLC/SAN ROMAN C/O ALESSANDRIA 29601 SW 137 AVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000128

DATE

HEARING NUMBER

FOLIO: 30-7911-000-0022/30-7902-000-0120/30-7902-000-0112/30-7911-000-0020/30-7911-000-0023

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

December 16, 2025

NEIGHBORHOOD REGULATIONS:

Folio No.s: 30-7911-000-0022/30-7902-000-0120/30-7902-000-0112/30-7911-000-0020/30-7911-000-0023

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-7911-000-0022/30-7902-000-0120/30-7902-000-0112/30-7911-000-0020/30-7911-000-0023

There are no open/closed cases in BSS.

VIOLATOR:

SIP DEVELOPMENT GROUP, LLC/SAN ROMAN C/O ALESSANDRIA

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: December 9, 2025

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

From: Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources (RER)

Subject: Z2025000128-3rd Review
Abreu Development LLC
Generally located East of SW 137 Avenue, South of SW 288 Street,
north of SW 312 Street & West of the Homestead Air Base.
DBC from AU to IU1 with development to follow under the ASPR.
(AU) (29.10 acres)
02-57-39

RER is currently reviewing concurrent application No. CDMP20250012. If the CDMP application is denied, then RER recommends that this concurrent zoning application be denied, as it would be inconsistent with the unamended CDMP. Accordingly, RER's analysis and recommendations consider whether this concurrent zoning application is consistent with the CDMP amendment as requested by the applicant and with the applicable zoning and other land development regulations.

Finally, if the Board adopts the CDMP application but with modifications, the recommendations and analyses provided in this report may have to be supplemented or revised to address any such modifications.

Miami-Dade County has performed an environmental review of the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service, wastewater disposal, and wellfield protection. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 and section 24-43 of the Code related to potable water service and wastewater disposal and wellfield protection respectively, contingent upon the CDMP application CDMP20250012 being approved and remaining in effect.

Wellfield Protection

The subject property is located within the Basic Wellfield Protection Area for the Elevate Tank Wellfield. The site is situated within the 210-day travel time contour of said Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in section 24-43 of the Code.

Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the property has submitted a properly executed covenant running with the land in favor of Miami-Dade County recorded in Official Records under Book 35031, Page 1157 as required by section 24-43(5)(d) of the Code. The covenant provides that hazardous materials and hazardous waste shall not be used, generated, handled, discharged, disposed of, or stored on the subject property. Compliance with all the conditions of this covenant is required.

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal

This request is for a district boundary change from AU to IU-1 and no site plans have been submitted with this application. Further, the letter of intent submitted states that the requested IU-1 zoning will allow the future development of warehouse and self-storage facilities.

The subject property currently has public water abutting; therefore, connection of the proposed development to public water is required according to the requirements of the Code.

Section 24-43.1(6) of the Code states no County or municipal officer, agent, employee, or Board shall approve, grant or issue any building permit, certificate of use and occupancy, municipal occupational license, platting action (final plat, waiver of plat or equivalent municipal platting action) or zoning action (district boundary change, unusual use, use variance or equivalent municipal zoning action) for any nonresidential land use served or to be served by any liquid waste storage, disposal or treatment method other than utility sanitary sewers or any source of potable water supply other than a utility water main without obtaining the prior written approval of the Director.

Pursuant to section 24-43.1(6)(a) of the Code, non-residential uses connected to public water and not connected to public sewer are allowed if the Director determines that the existing or requested nonresidential land use for the property is served or to be served by a public water main and is not one or more of the nonresidential land uses permitted under the following Miami-Dade County zoning classifications:

- i. BU-1A (excluding those land uses permitted by BU-1),
- ii. BU-2 (excluding those land uses permitted by BU-1),
- iii. BU-3 (excluding those land uses permitted by BU-1),
- iv. IU-1 (excluding commercial vehicle storage facilities with approved groundwater monitoring),
- v. IU-2 (excluding commercial vehicle storage facilities with approved groundwater monitoring),
- vi. IU-3 (excluding commercial vehicle storage facilities with approved groundwater monitoring),
- vii. IU-C (excluding commercial vehicle storage facilities with approved groundwater monitoring),

The proposed Industrial Use zoning classification for the subject property cannot be allowed unless the property is served by public water and sewer.

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

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

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by the County for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-

24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits RER-Environmental Plan Review will evaluate and may reserve sanitary sewer capacity, through the sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

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

Conditions of Approval: None

Water Control Review

An RER Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval.

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

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

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

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

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

Conditions of Approval: None

Pollution Remediation Review

The Environmental Monitoring and Restoration Division of DERM (EMRD) has records of current contamination investigation issues on the subject site tracked under Speedway Industrial Park (DERM file HWR-1576). All construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the EMRD as it relates to environmental contamination issues. Be advised that

the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Please note that this information relates to future reviews and assessments. For property that is classified as agricultural by the Miami Dade County Property Appraiser, under certain circumstances, certain DERM activities would be preempted to the Florida Department of Environmental Protection, and such matters would be reviewed on a case-by-case basis to ensure compliance with applicable state law.

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

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

Please note that nothing stated herein may be interpreted to limit or restrict an engineers' or other professionals' responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

Please contact Thomas Kux, P.G. at Thomas.kux@miamidade.gov if you have any questions.

Conditions of Approval: None

Tree Preservation Review

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

The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in section 24-49.2 of the Code; however, no information regarding these tree resources was submitted with this application. It is noted that the applicant has not submitted a site plan for consideration with the application. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process.

The subject application, which requests a district boundary change from AU to IU-1 could result in tree removal/relocation activity to trees. The specimen tree standards of section 24.49.2(II)(1) of the Code

require the preservation of the specimen trees whenever reasonably possible, unless a tree removal permit is obtained which authorizes the removal of specimen trees. **Any RER recommendation or approval of the district boundary change shall not be interpreted as approval for the removal or relocation of any tree resources on site.** The applicant is advised to contact the Tree and Forest Resources Section at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Endangered Species Review

The subject property is within the U.S. Fish and Wildlife Service (USFWS) consultation area for the endangered Florida bonneted bat (*Eumops floridanus*), which may utilize the subject property for foraging, nesting, and roosting. The County's CDMP has policies and objectives for the protection of habitat critical to federal, state or county designated endangered, threatened, or rare species.

Please be advised that prior to any future development at the subject property, it is recommended that the applicant contact the USFWS in the Vero Beach office at (352)448-9151 and the Natural Resources Division at (305) 372-6575 with any questions regarding threatened and endangered species.

Conditions of Approval: None

DERM Enforcement History Review

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: July 2, 2025

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

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

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

Subject: Zoning Application Comments - Obdulio Antonio Rodriguez LE
Application No. Z2025000128

A handwritten signature in black ink that reads "Maria Valdes".

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

Application Name: Obdulio Antonio Rodriguez LE

Location: The proposed development is located east of SW 137th Avenue, south of SW 288th Street, north of SW 312th Street and west of the Homestead Air Base, with Folio Nos. 30-7902-000-0120, 30-7902-000-0112, 30-7911-000-0020, 30-7911-000-0022 and 30-7901-000-0023, in unincorporated Miami-Dade County.

Proposed Development: The applicant is requesting a District boundary change from AU (Agriculture) to IU-1 (Industrial Light Manufacturing District), in order to allow the property to be developed with warehouse and self-storage facilities. **A site plan was not submitted with this application**, and thus the water and sewer loadings on the water and sewer systems could not be calculated.

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

On June 9, 2025, a WASD Agreement No. 33284 was requested for the subject site with pending point of connections (POC).

There is an existing 16-inch water main (E14029-3) in SW 137th Avenue, south of SW 288th Street to where the developer may connect and extend the same 16-inch water main (section line) heading southerly along SW 137th Avenue to southwestern corner of the property, interconnecting to an existing 6-inch at the location to provide water service to proposed development.

Any public water main extension within the property shall be 12-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the WASD Agreement is offered. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

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

There is an existing 16-inch force main (ES 9166-2) in SW 137th Avenue, south of SW 288th Street, to where the developer may connect and extend a force main (size to be determined) along SW 137th Avenue to the subject property as required to install a Public Pump Station.

Please be advised that the new Public Pump Station site dimensions must be 45 ft X 65 ft, shall be deeded to the WASD, without the encroachment of any other utility easements, have direct access to either a dedicated public Right-of-Way (R/W) or to an ingress-egress paved access and utility easement with a minimum width of 20 ft. **Also, the Public Pump Station Site must be shown on the future Zoning Site Plan on a location centralized to the future pump station basin.**

In addition, the developer shall connect to the aforesaid proposed Public Pump Station and extend a minimum of 8-inch diameter gravity sewer mains **AT FULL DEPTH** in proposed (or existing) public R/W and/or easement(s) acceptable to WASD as required to provide service to all of the properties within the proposed development. Furthermore, as per WASD's Rules & Regulations, since this property is connecting to WASD's sewer system for the first time, the developer is required to install a gravity sewer main along one entire boundary of the property.

If unity of title does not apply, thence any gravity sewer within the property shall be public and 8-inch minimum diameter. Final points of connection and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement is offered.

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

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

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

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

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

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

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

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


Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov.

Memorandum



Date: July 31, 2025

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

From:  Raul A. Pino, PLS, Division Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2025000128
Name: Keiji Oshima, Obdulio Antonio Rodriguez, Speedway Properties, Inc.
Location: SW 137th Avenue, south of SW 288th Street, north of SW 312th Street, &
west of the Homestead Air Base
Section 13 Township 56 South Range 39 East

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

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedication per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of the plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **110 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of this new trip **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9928	SW 288 Street west of SW 137 Avenue	D	D
9824	SW 137 Avenue north of SW 288 Street	C	C
9944	SW 312 Street east of Florida's Turnpike/HEFT	C	C
F-7064	SW 137 Avenue north of SW 328 Street	C	C

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

Notes: PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

Standard Conditions:

- A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that the all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum



Date: October 03, 2025
To: Eric Silva, Assistant Director
Regulatory and Economic Resources
From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department
Subject: Z2025000128

The Miami-Dade Fire Rescue Department has **no objection** to request for district boundary change and non-use variance uploaded to "EnerGov" on 9/25/2025. Any future site plans will need separate approval.

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

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

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum



Date: Friday, October 17, 2025

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

From: Miguel Soria, P.E.
Assistant Director Highway Engineering
Department of Transportation and Public Works

Subject: Review of Z2025000128
Applicant Name: Speedway Properties

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, contingent upon the conditions/recommendations in Sections I being addressed during the Administrative Site Plan Review (ASPR) process:

PROJECT LOCATION:

The property is located east of SW 137th Avenue between theoretical SW 294th Street and SW 298th Street in unincorporated Miami-Dade County, Florida.

COMMENTS/RECOMMENDATION:

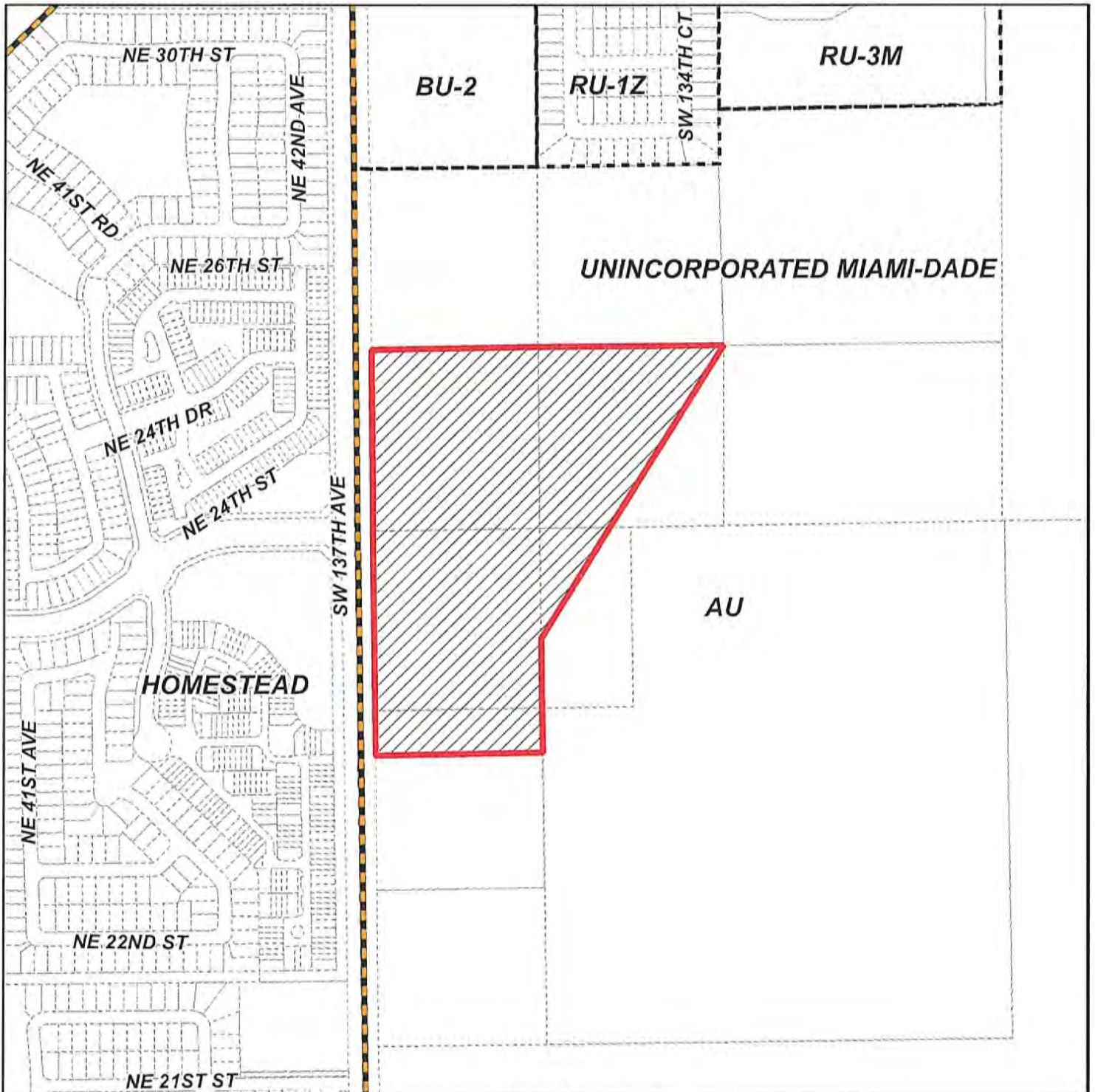
I. Site Plan Review Comments

1. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the site and landscape plans to demonstrate compliance with these requirements. Please ensure to clearly illustrate both (pedestrian and vehicular) sight triangles following the MDC Traffic Operations Manual and FDOT Standards. Also, please note that all trees within the sight triangles must comply with the FDOT Standards.
2. The site plan must show all necessary roadways to complete the roadway network, including required right-of-way dedications, and public/private designations.
3. Driveways must comply with FDOT standards. Please show dimensions on the site plan. Additionally, all driveway connections must comply with access management standards.
4. A minimum of 6 feet sidewalk must be kept within public right-of-way. For clear representation, please make sure to include the dimensions of the sidewalk on the plans.
5. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance). Please show throat length dimensions on the site

plan. Also, please ensure that conflict points are located at a minimum of 25' from the right-of-way line.

6. If the proposed entrances (parking lot, garage, or any driveway) will be controlled by gates, the site plan must include the design the location of a turnaround area before the gate.
7. Please provide clarification on the designated location for deliveries from companies such as Uber, Amazon, FedEx, and others.
8. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.
9. Please show the emergency vehicles maneuvering wheel path around the site.
10. Please provide written approval from the Highway Division (Leandro Ona – Leandro.ona@miamidade.gov) for the proposed typical section connection on SW 137th Avenue and Waterstone Way.
11. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from the property line to the driveway.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000128

Section: 11/02 Township: 57 Range: 39
 Applicant: SIP Development Group, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

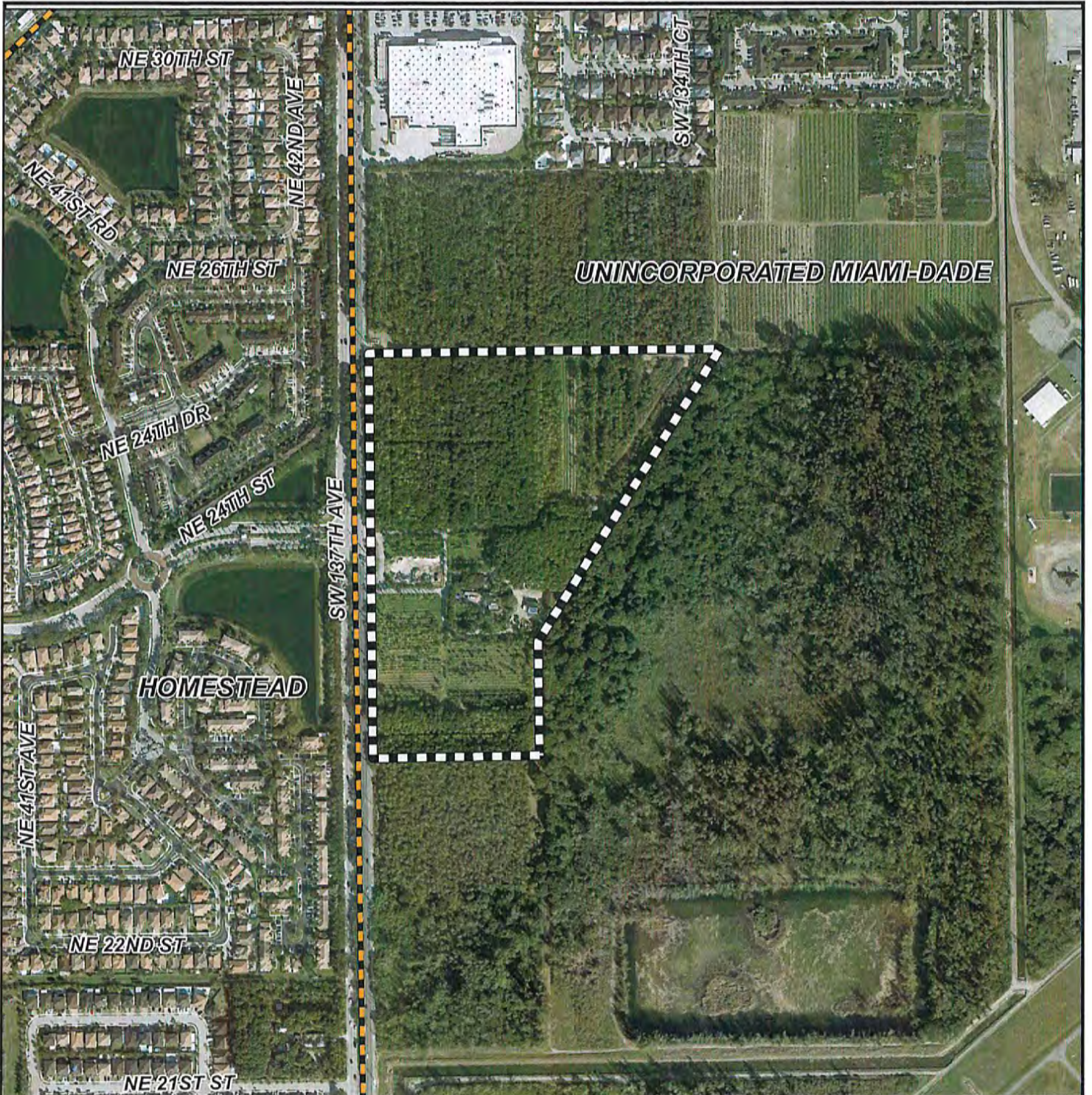
Legend

-  Subject Property Case
-  Zoning





SKETCH CREATED ON: Friday, June 13, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000128

Legend
 Subject Property
 Municipalities

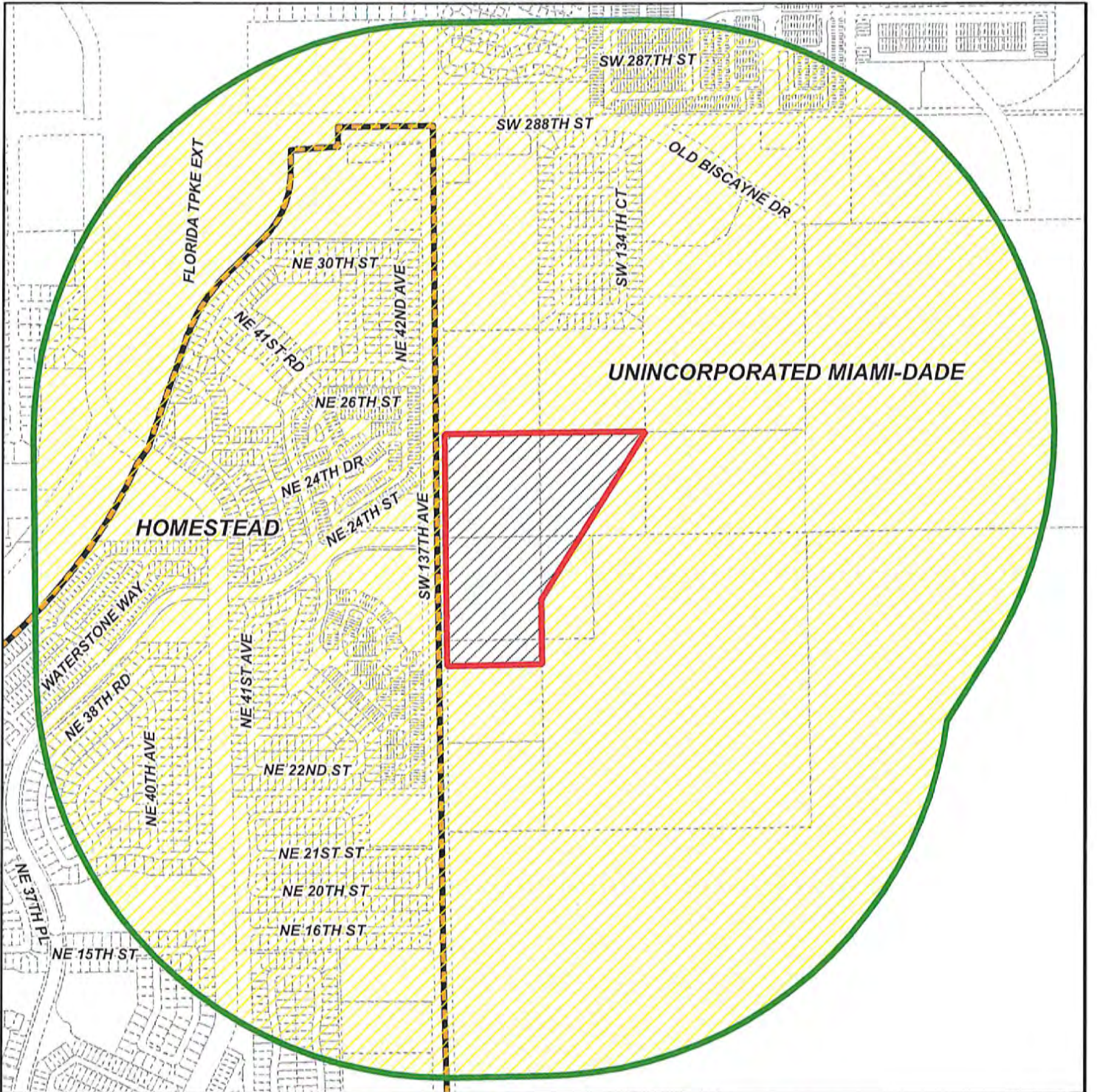


Section: 11/02 Township: 57 Range: 39
 Applicant: SIP Development Group, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Friday, June 13, 2025

REVISION	DATE	BY



**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number
Z2025000128
RADIUS: 2640

Section: 11/02 Township: 57 Range: 39
 Applicant: SIP Development Group, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

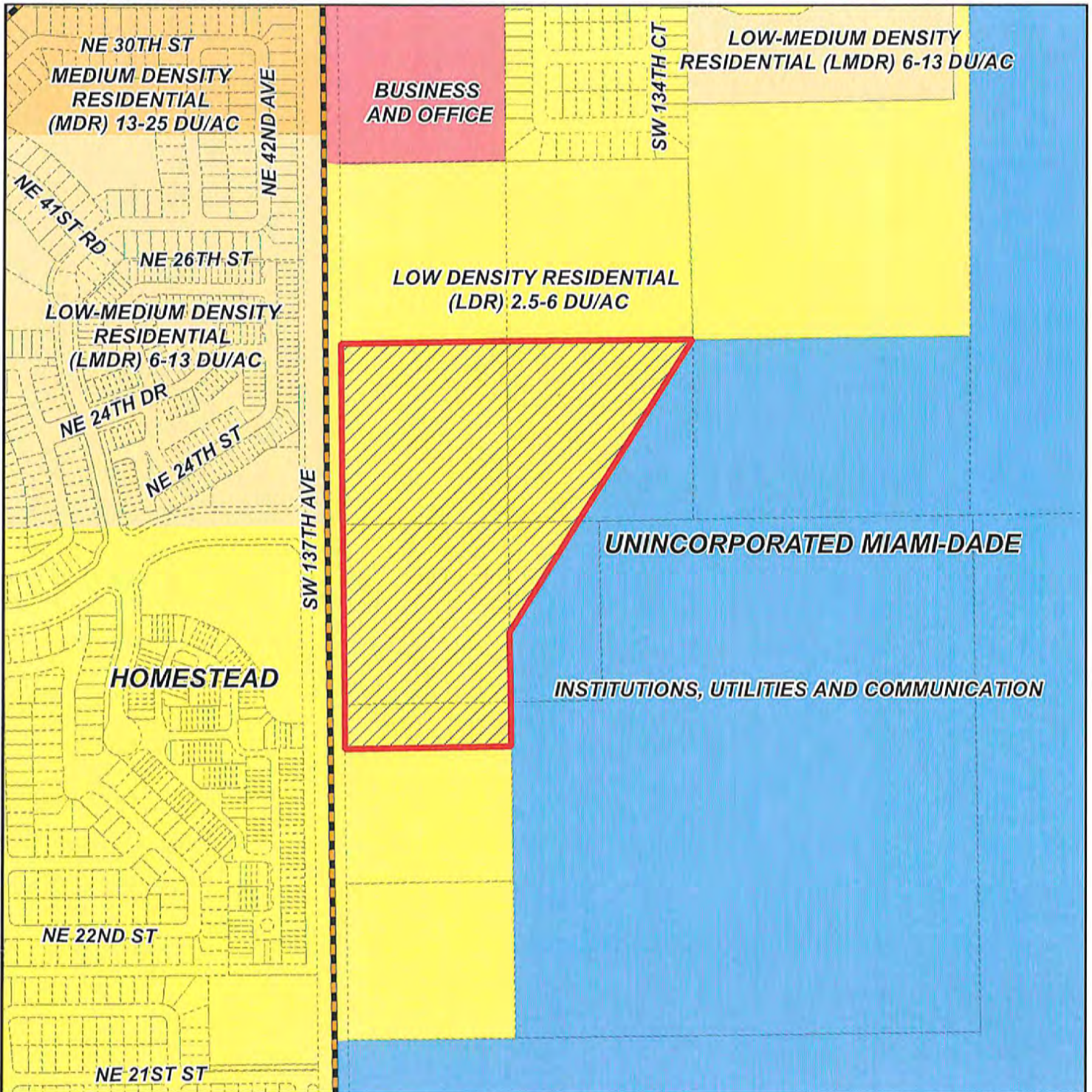
Legend

-  Subject Property
-  Buffer
-  Municipalities
-  Property Boundaries



SKETCH CREATED ON: Friday, June 13, 2025

REVISION	DATE	BY




MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000128

Section: 11/02 Township: 57 Range: 39
Applicant: SIP Development Group, LLC
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, June 13, 2025

REVISION	DATE	BY

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: SIP Development Group LLC, a Florida liability company

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Please see Organizational Chart attached hereto</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries, or partners. [Note: Where principal officers, stockholders, beneficiaries, or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

<u>NAME AND ADDRESS (if applicable)</u>	<u>Percentage of Interest</u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

SIP Development Group LLC, a Florida liability company

By: AMPCO Management LLC, a Florida limited liability company, Manager of SIP Development Group LLC

By: *[Signature]*
Daniel Abreu, Manager of AMPCO Management LLC

Sworn to and subscribed before me this 21 day of October, 2025. Affiant is personally known to me or has produced _____ as identification.

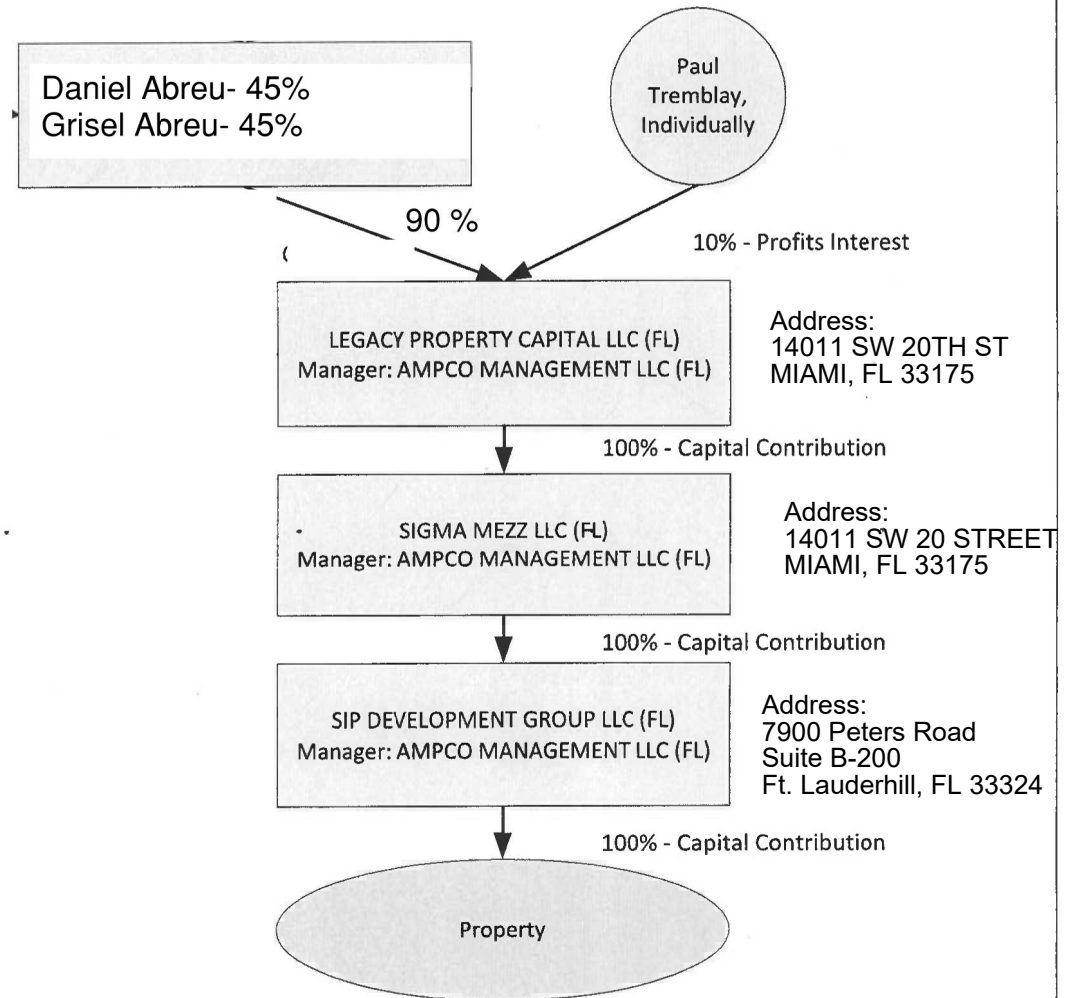
[Signature]
(Notary Public)



MAYTEE HERNANDEZ
Commission # HH 447647
Expires January 24, 2028

My commission expires _____

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



This instrument was prepared by:

Name: **Hugo P. Arza, Esq.**
Address: **Holland & Knight LLP**
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned, SIP Development Group LLC, a Florida limited liability company (the “Owner”), holds title to the land in Miami-Dade County, Florida, described in **Exhibit “A”**, attached hereto, and hereinafter referred to as the “Property”;

WHEREAS, the Owner has concurrently filed an application with the County’s Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2025000128, for purposes of seeking the rezoning of the Property to IU-1, Light Industrial, and certain other approvals to facilitate the future development of the Property, pursuant to Section 2-116.1 of the County Code of Ordinances;

WHEREAS, the Property is subject to an application for an amendment to the Miami-Dade County (the “County”) Comprehensive Development Master Plan (the “CDMP”) in the May 2025 Cycle, which amendment is identified as CDMP Application No. CDMP20250012 (the “Application”);

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the “County”) that the representations made by the Owner during the consideration of the Application will be abided by, the Owner freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1. **Development Program.** The Property shall be limited to a maximum of 700,000 square feet of warehouse uses and self-storage facilities.
2. **Connection to Public Water and Sanitary Sewer Service.** The Owner hereby acknowledges and agrees that the Property shall be connected to the public water and sewer system, at the Owner's expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the County Code and Miami-Dade Water and Sewer Department ("MDWASD") rules, regulations, and design standards. The right to connect the Property to the County's sewage system is subject to the terms, covenants, and conditions set forth in court orders, judgments, consent orders, consent decrees, and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including but not limited to, the Consent Decree in the United States of America, the State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the "Consent Decree), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.
3. **Endangered Species Survey.** Prior to issuance of a Tree Removal Permit for any portion of the Property, the Owner shall conduct a survey to determine the absence or presence of listed wildlife species found in Appendix B of the CDMP within the area or phase of development subject to the request for approval of said permit. The survey(s) shall utilize professionally recognized sampling methodology, which shall be subject to review and approval by the Department of Regulatory and Economic Resources ("RER") Division of Environmental Resources Management ("DERM"). In addition, the Owner is advised that wildlife best management practices may need to be incorporated to minimize impacts of any development to listed species. The Owner shall prepare or revise site plans subject to

DERM review and approval, as necessary to comply with the requirements of Chapter 24 of the Code and for conformance with provisions of the CDMP.

4. **Road Mitigation.** In furtherance of the CDMP, the Owner acknowledges and agrees that because the Application has an impact between SW 296 Street to SW 312 Street on a segment of the Florida's Turnpike, a hurricane evacuation route, mitigation is required. The Owner acknowledges that Policy LU-8E and the Capital Improvement Element of the CDMP provides that applications to amend the CDMP Land Use Map are evaluated for, among other things, whether the proposed application would impact emergency management. At the time of any subsequent development order approval (subsequent to the above-referenced concurrent zoning application), including, but not limited to, building permit, tentative-plat approval, final plat approval, site plan approval or any other development order or development permit approval, the proposed development of the Property will be reanalyzed for concurrency in accordance with Chapter 33G of the Miami-Dade County Code, and at that time the Owner must provide the proportionate share mitigation payment for impacts to the hurricane evacuation route along the impacted segment of the Florida's Turnpike unless it is otherwise demonstrated by the applicant, through a traffic analysis, to the satisfaction of the County, that the impact mitigation is no longer required. The proportionate share mitigation payment shall be in accordance with Section 163.3180, Florida Statutes and shall be creditable against the roadway share of the mobility fees applicable to affected roadways due as part of the development of the Property.

MISCELLANEOUS

County Inspection. As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have

the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owners shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owners, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owners, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

Term. This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the, then, owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances.

It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County (or successor municipality) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or successor municipality), and inspections made and approval of occupancy given by the County (or successor municipality), then such construction, inspection and approval shall create a

rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Regulatory and Economic Resources Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

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

[Signature Pages to Follow]

H&K DRAFT 12.4.25

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2025.

WITNESSES:

SIP DEVELOPMENT GROUP LLC,

a Florida limited liability company

By: **AMPCO Management LLC**, a Florida limited liability company, Manager of SIP Development Group LLC

Signature

By: _____

Print Name

Name: Daniel Abreu

Address:

Title: Manager of AMPCO Management LLC

Signature

Address: 14011 SW 20 Street

Print Name

Miami, Florida 33175

Address:

STATE OF FLORIDA)

) SS

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, by Daniel Abreu as Manager of AMPCO Management LLC, a Florida limited liability company and the manager of SIP Development Group LLC, a Florida limited liability company, 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 _____, 2025, in the County and State aforesaid.

Signature

Notary Public - State of _____

Print Name

My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel Identification Number: 307911-000-0020

The NW 1/4 of the NW 1/4 of the NW 1/4 in Section 11, Township 57 South, Range 39 East, less the West 53 feet thereof for road right of way purposes, lying and being in MIAMI-DADE County, Florida.

And

Parcel Identification Number: 30-7911-000-0023

The West 1/2 of the NE 1/4 of the NW 1/4 of the NW 1/4 less: beginning 671.60 feet East and 370 feet South of the NW corner of Section 11, thence, northeasterly to the North line of said section, thence East along the North line to the East line of the West 1/2 of the NE 1/4 of the NW 1/4 of the NW 1/4, thence South 660.06 feet, West 335.97 feet, North 289.80 feet to the Point of Beginning, Section 11, Township 57 South, Range 39 East, lying and being in MIAMI-DADE County, Florida.

And

Parcel Identification Number: 30-7902-000-0120

The SE 1/4 of the SW 1/4 of the SW 1/4, less Parcel 150-A-Case No. 7338 M-Civil, in the United States District Court for the Southern District of Florida, which certified copy of taking is filed in the Public Records of MIAMI-DADE County, Florida on December 27, 1956, in Deed Book 4382, Page 282, all of the above land lying and being in Section 2, Township 57 South, Range 39 East, MIAMI-DADE County, Florida.

And

Parcel Identification Number: 30-7911-000-0022

The North 1/4 of the SW 1/4 of the NW 1/4 of the NW 1/4 in Section 11, Township 57 South, Range 39 East, less the West 53 feet thereof for road right of way purposes, lying and being in MIAMI-DADE County, Florida.

And

Parcel Identification Number: 30-7902-000-0112

The Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4), less the West 53 feet for Sub Safety Easement of Section 2, Township 57 South, Range 39 East in MIAMI-DADE County.

Said described lands containing:

NET AREA = 1,267,813 SQ FT OR 29.10 ACRES MORE OR LESS

GROSS AREA = 1,346,485 SQ FT OR 30.91 ACRES MORE OR LESS

Opinion of Title

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as an inducement for acceptance of a Declaration of Restrictions pursuant to a Zoning Application No. Z2025000128, it is hereby certified that I have that certain Old Republic National Title Insurance Company Commitment No. 1645753 (Parcel 1), 1640894AI (Parcel 2) and 1578423-A2 (Parcel 3), with updates for each commitment through October 13, 2025, and covering the period from the beginning to the 13th day of October, at the hour of 11 : 00 am, inclusive, of the property described on Exhibit A hereto. All title instruments, policies and documents referenced above are collectively referred to as the "Title Evidence". I know of no reason that this Title Evidence is inaccurate or incomplete.

I am of the opinion, based on my review of the Title Evidence that on the last-mentioned date, the fee simple title to the above-described real property was vested in:

SIP DEVELOPMENT GROUP, LLC, a Florida limited liability company. Daniel Abreu, as Manager of AMPCO Management, LLC, a Florida limited liability company, which is the Manager of SIP Development Group, is authorized to sign on behalf of the company.

Subject to the following encumbrances, liens and other exceptions (If "none" please indicate):

1. RECORDED MORTGAGES:

Mortgage dated September 29, 2025, and recorded October 6, 2025, in OR Book 34969, Page 4968, Miami-Dade County, Florida (as to Parcel 2A, 2B and 2C)

Mortgage dated September 29, 2025, and recorded October 21, 2025, in OR Book 34995, Page 4036, Miami-Dade County, Florida (as to Parcel 3)

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

a. NONE

3. GENERAL EXCEPTIONS:

a. Real estate taxes for 2025 and subsequent years and taxes or special assessments which are not yet due or payable.

b. Rights or claims of parties in possession not shown in the Public Records.

c. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

d. Easements or claims of easements not shown by the Public Records.

e. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

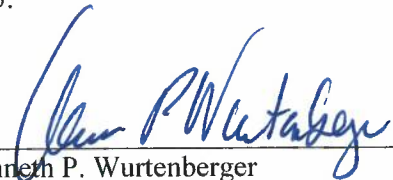
f. Any adverse claim to all or any part of the land which is now under water or which has previously been under water but filled or exposed through the efforts of man.

g. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or

I HEREBY CERTIFY that that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

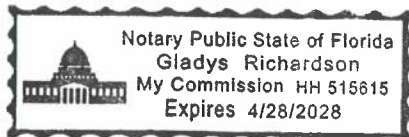
Respectfully submitted on this 7th day of November 2025.

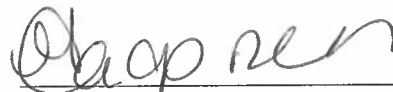


Kenneth P. Wurtenberger
Florida Bar No. 0177004
SHAHADY & WURTENBERGER, P.A.
7900 PETERS ROAD, SUITE B-200
FORT LAUDERDALE, FL 33324

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence online notarization on this 7th day of November 2025 by Kenneth P. Wurtenberger, Esq., who is personally known to me or has produced _____ as identification.





Notary Public: Gladys Richardson
Print Name: Gladys Richardson
4-28-28

My commission expires:

gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

h. Rights of lessees under unrecorded leases.

4. SPECIAL EXCEPTIONS:

Easement Reservations to the State of Florida found in Declaration of Taking recorded in Deed Book 4382, Page 283, Public Records of Miami-Dade County, Florida, which grants an easement for the establishment, maintenance, operation and use of a safety area. (As to all Parcels)

Warranty Deed conveying Easement to The United States of America for the construction, operation, maintenance, alteration, repair and patrol of underground water pipelines recorded in O.R. Book 11538, Page 1840, as affected by Release of Easement recorded in O.R. Book 22046, Page 4353, Public Records of Miami-Dade County, Florida. (As to Parcel 2)

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the Declaration of Restrictions.

Therefore, it is our opinion that the following party(ies) must join in the agreement in order to make the Declaration of Restrictions a valid and binding covenant on the lands described herein.

<u>NAME</u>	<u>INTEREST</u>
SPEEDWAY PROPERTIES INC. (Parcel 2A, 2B & 2C)	Mortgagee
Janet B. Lorette (Parcel 3)	Mortgagee
Keiji Oshima (Parcel 3)	Mortgagee

The following is a description of the aforementioned abstract and its continuations:

Number	Company Certifying	Period Covered
1645753	Attorneys' Title Fund Services	Full search through May 12, 2025
1645753-1	Attorneys' Title Fund Services	Update through October 13, 2025
1640894A1	Attorneys' Title Fund Services	Full search through May 12, 2025
1640894A1-1	Attorneys' Title Fund Services	Update through October 13, 2025
1645753A2	Attorneys' Title Fund Services	Full search through May 12, 2025
1645753A2-1	Attorneys' Title Fund Services	Update through October 13, 2025

Exhibit A

Parcel 1:

The North quarter (N 1/4) of the Southwest quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4), less the West 53 feet for Road, all in Section 11, Township 57 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 2:

2A:

The NW 1/4 of the NW 1/4 of the NW 1/4 in Section 11, Township 57 South, Range 39 East, less the West 53 feet thereof for road right of way purposes, lying and being in Miami-Dade County, Florida.

2B:

The SE 1/4 of the SW 1/4 of the SW 1/4, less Parcel 150-A- Case No. 7338-M-Civil, in the United States District Court for the Southern District of Florida, which certified copy of taking is filed in the Public Records of Miami-Dade County, Florida, on December 27, 1956, in Deed Book 4382, Page 282, all of the above land lying and being in Section 2, Township 57 South, Range 39 East, Miami-Dade County, Florida.

2C:

The West 1/2 of the NE 1/4 of the NW 1/4 of the NW 1/4 less: beginning 671.60 feet East and 370 feet South of the NW corner of Section 11, thence, northeasterly to the North line of said section, thence East along the North line to the East line of the West 1/2 of the NE 1/4 of the NW 1/4 of the NW 1/4, thence South 660.06 feet, west 335.97 feet, North 289.80 feet to the Point of Beginning, Section 11, Township 57 South, Range 39 East lying and being in Miami-Dade County, Florida.

Parcel 3:

The Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4), less the West 53 feet for Sub Safety Easement of Section 2, Township 57 South, Range 39 East in Miami-Dade County.

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: SIP Development Group LLC, a Florida liability company

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Please see Organizational Chart attached hereto</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries, or partners. [Note: Where principal officers, stockholders, beneficiaries, or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

<u>NAME AND ADDRESS (if applicable)</u>	<u>Percentage of Interest</u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

Date of contract: _____