

MIAMI-DADE COUNTY COMMISSIONERS ZONING HEARING

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

DATE OCTOBER 20th, 2021
TIME OF MEETING 9:30 AM

CURRENT ITEM	3A
PH:	Z2021000019
Applicant	COPART OF CONNECTICUT INC.
District	08
Summary of Requests	The applicant seeks approval to permit the deletion of required A and B streets on the portion of the subject property that is located within the Princeton Community Urban Center (PCUC). Additionally, the applicant seeks to allow zero street dedication towards a half-section line roadway (SW 240 Street) that runs through the subject property, and to provide less number of parking spaces than required by Code.
Location	Lying south of SW 236 Street, west of SW 134 Avenue and east of Canal C-102, Miami-Dade County, Florida.

CURRENT ITEM	3B
PH:	Z2021000031
Applicant	KENDALL ASSOCIATES I, LLLP ET AL.
District	07
Summary of Requests	The application is to permit a rezoning of the subject property from GU (Interim Zoning) and EU-M (15,000 square foot lots) to PAD (Planned Area Development), which will allow the property to be developed with more residential units than currently allowed under the current zoning designation but less than allowed under the Comprehensive Development Master Plan. Additionally, the application seeks approval for the excavation of new lakes, the filling of existing lakes, provide for less private open space than required, permit street trees to be within 10 to 12 feet from the edge of the driveway or sidewalk on the individual lots, more lawn area than permitted, allow the residences to be located on private drives and to waive the required dedication for SW 132 Avenue and SW 96 Street.
Location	9400 SW 130 Avenue and 9800 & 9810 East Calusa Club Drive, Miami-Dade County, Florida.

MIAMI-DADE COUNTY COMMISSIONERS ZONING HEARING

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

DATE OCTOBER 20th, 2021
TIME OF MEETING 9:30 AM

CURRENT ITEM	3C
PH:	Z2021000083
Applicant	EVANGEL CHURCH INTERNATIONAL, INC.
District	02
Summary of Requests	The applicant seeks to permit a rezoning of the subject parcel from EU-S, Estate Use Suburban District, to RU-4, High Density Apartment House District. Additionally, the applicant seeks to allow the excavation of a proposed lake on the subject property, and to delete a prior recorded covenant that restricts the site to a church use and to previously approved plans, in order to build a 236-unit multi-family residential development on the subject property, with 10% of the proposed units reserved for workforce housing.
Location	590 NW 159 Street, Miami-Dade County, Florida.



Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

COUNTY COMMISSION MEETING OF WEDNESDAY, OCTOBER 20, 2021

NOTICE: THE FOLLOWING HEARING IS SCHEDULED FOR 9:30 A.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION BE GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBER. PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE COMMISSION CHAMBERS IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE CHAMBERS TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESS

CURRENT ITEM

3A. COPART OF CONNECTICUT INC. Z2021000019

BCC/District 08

The application is to permit the deletion of required A and B streets on the portion of the subject property that is located within the Princeton Community Urban Center (PCUC). Additionally, the application seeks to allow zero dedication towards a half-section line roadway (SW 240 Street) that runs through the subject property, and to provide less number of parking spaces than required by Code.

- (1) USE VARIANCE of the Princeton Community Urban Center (PCUC) New Streets Regulating Plan to delete a required "Existing A Street", SW 240 Street, traversing through the subject property.
- (2) NON-USE VARIANCE of zoning and subdivision regulations requiring half-section line rights-of-way to be 70' in width; to waive same, to permit 0' of dedication for the portion of theoretical SW 240 Street traversing through the subject property.
- (3) NON-USE VARIANCE of the Princeton Community Urban Center (PCUC) New Streets Regulating Plan to delete the required "New B Streets", within the subject property.
- (4) NON-USE VARIANCE to permit a total of 5 parking spaces (348 parking spaces required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Copart 32 Acres," as prepared by Kimley-Horn, consisting of 10 sheets, and landscape plans, as prepared by Kimley-Horn, consisting of 6 sheets, all dated stamped received 6/29/21, for a total of 16 sheets. Plans may be modified at public hearing.

LOCATION: Lying south of SW 236 Street, west of SW 134 Avenue and east of Canal C-102, Miami-Dade County, FL

SIZE OF PROPERTY: 24.59 Acres

Department of Regulatory and
Economic Resources
Recommendation:

Denial without prejudice of requests #1 and #2, modified approval with conditions of request #3, approval with conditions of request #4.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

CURRENT ITEM

3B. KENDALL ASSOCIATES I, LLLP ET AL. Z2021000031

BCC/District 07

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, the filling of existing lakes, provide for less private open space than required, permit 0 street trees to be provided on the individual lots, more lawn area than permitted, allow the residences to be located on private drives and to waive the required dedication for SW 132 Avenue and SW 96 Street.

- (1) DISTRICT BOUNDARY CHANGE from GU, Interim District and EU-M Estate Modified District to PAD (Planned Area Development District).
- (2) UNUSUAL USE to permit lake excavations and to permit the partial filling of existing lakes.
- (3) NON-USE VARIANCE to permit a private open space for certain units with a minimum of 82% (125% required).
- (4) NON-USE VARIANCE to permit the required street trees to be located between 10 and 12 feet from the edge of the roadway or sidewalk (7' maximum from edge of roadway or sidewalk permitted).
- (5) NON-USE VARIANCE to permit a maximum lawn area of 46% (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, consisting of thirty-six (36) sheets prepared by Ballbe & Associates, entitled "Calusa" dated stamped received 8/5/21; and fifty-six (56) sheets prepared by Kendall Associates I, LLLP, consisting of Recreational Pod Landscape Plans, with two sheets labeled LR-1 and one sheet labeled LR-3 with one sheet LR-2 (3 sheets), Typical Unit Landscape Plans LT-1 to LT-17 (17 sheets) dated revised 9-16-21, Overall Tree Plan and Landscape Legend L-1b consisting of one sheet dated last revised 9-8-21, Single Family Residence Floor Plans (21 sheets), Single Family Residence Elevations (8 sheets), Guardhouse floor plan and elevation with two sheets labeled A1 and A2 (2 sheets), and Clubhouse floor plan, elevations and roof plan with four sheets labeled A1, A2, A3, and A4 (4 sheets) dated stamped received 4/1/21; and, six (6) sheets, prepared by Parker & Yannette Design Group, entitled "Calusa Planting Plans", dated stamped received 8/5/21, for a total of ninety-eight (98) sheets. Plans may be modified at Public Hearing.

LOCATION: 9400 SW 130 Avenue and 9800 & 9810 East Calusa Club Drive, Miami-Dade County, Florida.
SIZE OF PROPERTY: 169.27 acres

Department of Regulatory and
Economic Resources
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.

Protests: _____ 1 _____

Waivers: _____ 5 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

CURRENT ITEM

3C. EVANGEL CHURCH INTERNATIONAL, INC. Z2021000083

BCC/District 02

The application is to permit a rezoning of the subject parcel from EU-S (minimum 25,000 square foot lots) to RU-4 (multi-family residential, maximum of 50-units per acre) which would allow the subject property to be developed with more residential units than currently allowed. Additionally, the application seeks to delete a prior recorded covenant that restricts the property to a church use and to previously approved plans, in order to build a 236-unit multi-family residential development on the subject property, with 10% of the proposed units reserved for workforce housing. The application also seeks to permit the excavation of a proposed lake on the subject property.

- (1) DISTRICT BOUNDARY CHANGE from EU-S, Estate Use Suburban District, to RU-4, High Density Apartment House District.
- (2) UNUSUAL USE to permit a lake excavation.
- (3) DELETION of Declaration of Restrictions, recorded in Official Record Book 22520, Pages 2157 through 2161.

The purpose of request #3 is to allow the applicant to delete a prior recorded declaration of restrictions running with the land, in order to submit new site plans showing a 236-unit multi-family residential development, including workforce housing, on the subject property, to be built under the proposed zoning district regulations.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Evangel Church", as prepared by MSA Architects, Inc., consisting of 18

sheets dated stamped received 06/30/21, landscape plans as prepared by AAL, Architectural Alliance Landscape, consisting of 13 sheets dated stamped received 06/29/21, and civil plans as prepared by Kimley Horn, consisting of 3 sheets dated stamped received 06/29/21, Sheets EX-1, EX-2 dated stamped received 04/30/21, for a total of 36 sheets. Plans may be modified at public hearing.

LOCATION: 590 NW 159 Street, Miami-Dade County, Florida

SIZE OF PROPERTY: 8.14-gross (7.05-net) Acres

Department of Regulatory and
Economic Resources
Recommendation:

Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2 and #3.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

T H E E N D

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Regulatory and Economic Resources (RER), within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Zoning Hearings Section for the Department of Regulatory and Economic Resources (RER), at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.

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

PH: Z21-019

October 20, 2021

Item No. 3a

Recommendation Summary	
Commission District	8
Applicant	Copart of Connecticut Inc.
Summary of Requests	The applicant seeks approval to permit the deletion of 'A' and 'B' Streets on the portion of the subject property that is located within the Princeton Community Urban Center (PCUC). Additionally, the applicant seeks to allow zero street dedication towards the half-section line roadway (SW 240 Street) that traverses through the subject property, and for providing less number of parking spaces than required by Code.
Location	Lying south of SW 236 Street, west of SW 134 Avenue and east of Canal C-102, Miami-Dade County, Florida.
Property Size	24.59 acres
Existing Zoning	IU-1, Light Industrial District PCUCD, Princeton Community Urban Center District
Existing Land Use	Vacant land
2030-2040 CDMP Land Use Designation	Agriculture Industrial and Office Community Urban Center (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 (A)(4)(a) Use Variances from other than airport regulations, Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Denial without prejudice of requests #1 and #2, modified approval with conditions of request #3, approval with conditions of request #4.

REQUESTS:

- (1) USE VARIANCE of the Princeton Community Urban Center (PCUC) New Streets Regulating Plan to delete a required "Existing A Street", SW 240 Street, traversing through the subject property.
- (2) NON-USE VARIANCE of zoning and subdivision regulations requiring half-section line rights-of-way to be 70' in width; to waive same, to permit 0' of dedication for the portion of theoretical SW 240 Street traversing through the subject property.
- (3) NON-USE VARIANCE of the Princeton Community Urban Center (PCUC) New Streets Regulating Plan to delete the required "New B Streets", within the subject property.
- (4) NON-USE VARIANCE to permit a total of 5 parking spaces (348 parking spaces required).

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Copart 32 Acres," as prepared by Kimley-Horn, consisting of 10 sheets, and landscape plans, as prepared by Kimley-Horn, consisting of 6 sheets, all dated stamped received 6/29/21, for a total of 16 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION:

The subject property consists of two (2) contiguously owned parcels, the larger of which ("North Parcel") is located to the north of the theoretical SW 240 Street, a half-section line roadway, and is zoned IU-1, Light Industrial District. Staff notes that the northern-half section of this "North Parcel", designated Agriculture, is located north of and outside the Urban Development Boundary (UDB). The smaller ("South Parcel"), triangular-shaped portion of the subject site, located south of the theoretical SW 240 Street, is designated on the Comprehensive Development master Plan (CDMP) Land Use Plan (LUP) map as a Community Urban Center. Pursuant to Resolution No. Z-26-05, this southern portion of the subject property was a part of multiple parcels generally located between SW 240 Street and SW 256 Street, and between SW 127 Avenue and SW 137 Avenue, that were rezoned from multiple zoning districts to the Princeton Community Urban Center District (PCUCD).

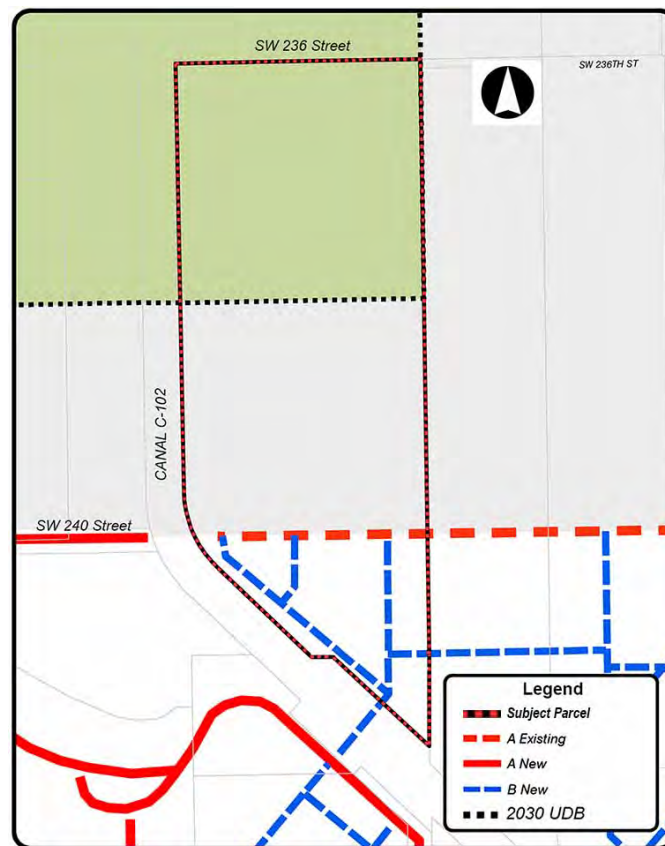


Figure 1: Subject Site

All of the parcels within the boundaries of the PCUCD are regulated by plans and descriptive standards which are consistent with the Urban Center interpretative text of the Comprehensive Development Master Plan (CDMP). The PCUCD as well as the Standard Urban Center District Regulations provide the regulatory framework for all development within the Princeton Community

Urban Center area of Miami-Dade County, including the 'Street Types' and 'New Streets' Regulating Plans. Within the aforementioned PCUC district, the southern portion of the subject parcel is designated "ID", allowing, among other, industrial uses on said parcel. Staff notes that based on the underlying street type regulating plans, the southern half of SW 240 Street is designated as "A" Street. Additionally, certain "B" streets are indicated crisscrossing the portion of the site that is within the PCUCD. The application seeks to delete the theoretical SW 240 Street, as well as the aforementioned B streets on the PCUCD regulating plans, in order to create a unified developable area on the contiguously owned parcels.

As such, the applicant seeks approval to permit the deletion of the required 'A' and 'B' streets that are indicated on the southern portion of the subject property located within the Princeton Community Urban Center (PCUC), and to waive the zoning and subdivision regulations that require half-section line rights-of-way to be 70' in width, to allow 0' of street dedication for the portion of theoretical SW 240 Street traversing through northern portion of the subject property. Additionally, the applicant seeks approval for providing 5 parking spaces where 348 parking spaces are required by Code. The submitted plans indicate the subject site would be used as an open lot for the storage of vehicles as allowed under the IU-1 district for Industrial uses. The southern portion of the site that is located within the Princeton Community Urban Center (PCUC), would be improved with a proposed lake, which is subject to the approval of an application for Administrative Site Plan Review (ASPR) filed separately under process number A2021000016. The subject site and its proposed use will have a direct vehicular access point along SW 236 Street. Submitted landscape plans depict a minimum of 5' wide landscape buffer of trees and shrubs, as well as 8' high masonry walls provided all around the periphery of the property lines of the subject parcel, as required for walled-in, open lots within an industrial district.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	IU-1; vacant land PCUCD, ID; vacant land	Agriculture Industrial and Office Community Urban Center
North	AU; vacant land	Agriculture
South	GU; Canal C-102	Water
East	IU-1, IU-2; FPL utility easement, vacant PCUCD, UD; vacant land, nurseries	Industrial and Office Community Urban Center
West	GU; Canal C-102	Water

NEIGHBORHOOD COMPATIBILITY:

The 24.59- acre subject parcel is located south of SW 236 Street, west of SW 134 Avenue and east of Canal C-102. This currently vacant subject property consists of two (2) contiguously owned parcels, one of which is located north of the theoretical SW 240 Street and is zoned IU-1, whereas the smaller, triangular-shaped southern portion of the subject site south of SW 240 Street is located within the Princeton Community Urban Center (PCUC) District. The area surrounding the subject property is primarily characterized by vacant land or nurseries, with AU zoned vacant land located to the north, the FPL utility easement running parallel along the east, the C-102 Canal to the west and south of the subject site. Additionally, a section of the "North Parcel" of the subject property is located north of and outside the Urban Development Boundary (UDB).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to delete the theoretical half-section roadway (SW 240 Street), as well as other minor B streets traversing through the subject property. However, staff opines that the requested variances for deleting a half-section roadway that would provide future east-west street connectivity for this part of the County, would adversely impact the character of the surrounding area. Although, based on the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), the application meets traffic concurrency for an Initial Development Order and will generate approximately 46 PM peak hour vehicle trips, staff opines that the approval of certain requests could potentially impact traffic flow patterns and impact other services in the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The northern portion ("North Parcel") of the subject property, located north of the theoretical SW 240 Street, is zoned IU-1, Light Industrial District, and staff notes that the upper-half of this portion of the subject property is located outside, whereas the bottom-half is located within the Urban Development Boundary (UDB). The portion that is located outside the UDB is designated **Agriculture**, and the remaining half that is within the UDB is designated as **Industrial and Office** use on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map.

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.* Whereas, the CDMP interpretative text for the **Agriculture** land use category, states that *the principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences.* However, the CDMP interpretative text for areas within the Agriculture land use category also provides that existing parcels that: *a) have existing lawful zoning of IU-1 (Industry-Light) since November 29, 1988; and b) are bifurcated by the UDB; and c) have any portion of the parcel located within a designated urban center, may be developed with any of the industrial uses permitted in the IU-1 zoning district, as long as adequate buffering and drainage is provided to limit impacts to adjacent agriculturally-designated properties.* Staff notes that this portion of the site is zoned IU-1, is bifurcated by the UDB, and that another ("South Parcel") portion of the site is located within a designated urban center. Staff further notes that the applicant seeks to develop the subject parcel as an open lot for the storage of vehicles as allowed under the IU-1 district for Industrial uses.

As was previously mentioned, the southern ("South Parcel") portion of the subject site that is south of the theoretical SW 240 Street, is located in an area designated as a **Community Urban Center** on the Land Use Plan Map 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.* The CDMP Land Use Plan map designates that portion of the subject property as lying within the **Princeton Community Urban**

Center District (PCUCD), and all parcels within the boundaries of the approved PCUCD are regulated by plans and descriptive standards which are consistent with the CDMP Land Use Element interpretative text for Urban Centers. PCUCD's regulations provide the regulatory framework for all development within the urban center, including new streets and type of streets. The applicant seeks to delete the theoretical SW 240 Street, which is designated as an A Street, as well as the B streets that are indicated on the PCUCD street regulating plans for this portion of the site, in order to create a unified site by consolidating the two contiguously owned parcels. For the reasons expanded upon in the zoning analysis below, staff opines that approval of the requests to delete the 'A' Street (SW 240 Street), that runs east-west and separates the two north and south parcels of the subject property, would adversely impact traffic flow patterns and future street connectivity within this part of the County. However, staff is supportive of the request to delete the B streets that are located within the PCUCD portion of the site and opines that such street network is typically intended for the block structure of a residential or mixed-use development and not for a parcel with an industrial use.

Based on the foregoing, staff opines that the approval of the requests to waive the portion of theoretical half-section line SW 240 Street roadway traversing through the subject property, as well as its deletion as a designated 'A' Street, should be denied, but that the deletion of the 'B' streets on the portion of the site that is within the PCUCD, would be **consistent** with the CDMP Land Use Element interpretative text for **Agriculture** and **Industrial and Office** areas, and for properties designated for **Community Urban Center** use on the CDMP LUP map, and would be **compatible** with the surrounding area based on the zoning analysis below.

ZONING ANALYSIS:

When request #1, a use variance of the Princeton Community Urban Center (PCUC) New Streets Regulating Plan to delete a required "Existing A Street" (SW 240 Street), is analyzed under Section 33-311(A)(4)(a), and when request #2, a non-use variance to waive the zoning and subdivision regulations requiring half-section line rights-of-way to be 70' in width, to permit 0' dedication instead for the portion of SW 240 Street traversing through the subject property, is analyzed under Section 33-311(A)(4)(b), staff opines that approval of these requests should be denied without prejudice. Staff is of the opinion that the theoretical SW 240 Street that traverses through the site would provide east-west connectivity to that area of the County (See Figure 2 below), and a request for the deletion of said right-of-way would be **incompatible** with the surrounding neighborhood and would be inconsistent with the general purpose and intent of the zoning regulations. Section 33-311(A)(4)(a) provides that a **use variance** permits a use of land other than that which is prescribed by the zoning regulations. The standard stipulates that *the Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; and further provided that the use variance will be in harmony with the general purpose and intent of the regulations. To prove an unnecessary hardship, the applicants must demonstrate that under applicable zoning regulations, the applicants are deprived of all reasonable use or benefit from the property in question.* In analyzing the requested use variance (request #1), staff examined the necessity and reasonableness for the connectivity of this section of the theoretical SW 240 Street (designated as an 'A' street on the PCUCD regulating plans) in relation to the present and future development of the area, and opines that the applicant has not demonstrated special conditions related to the subject site where the literal enforcement of applicable zoning district provisions would result in an unnecessary hardship. Staff acknowledges that although locating said east-west roadway

within the site would bifurcate the subject property, it does not prevent the applicant from developing the two portions of the subject site fully and efficiently. Based on the submitted plans, staff notes that the triangular-shaped 'southern' portion of the subject site that is located south of the theoretical SW 240 Street, is to be improved with a large consolidated lake. Staff further notes that the use of an open lot for the storage of vehicles is proposed solely on the larger 'northern' portion of the site which is a consolidated parcel located north of the theoretical SW 240 Street. As such, staff opines that the dedication of the 'A' Street would not hinder the subject parcel's ability from being reasonably developed as planned, with an open car storage lot to the north and a proposed lake to the south of this theoretical right-of-way. Based on the foregoing analysis, staff opines that the approval of the use variance request will not be in harmony with the general purpose and intent of the regulation, and the applicant has not demonstrated a loss of all reasonable use or benefit from the property when having to comply with the dedication of the 'A' Street.

Staff notes that the applicant proposes under both requests #1 and #2, that the portion of the half-section roadway (SW 240 Street) that traverses through the subject property be deleted, in order to create a unified area on the subject property instead of two separate parcels on both sides of a theoretical right-of-way. Both the contiguously owned north and south parcels are under common ownership but bifurcated by what would be a future SW 240 Street. Staff notes that the subject site is bordered by the FPL utility easement along the entirety of its east property line, and the C-102 Canal is located immediately to its west and south property lines and at present there is no east-west continuity of SW 240 Street through either of these parcels, or east or west of the subject property. However, as previously mentioned, staff opines that this portion of the theoretical SW 240 Street would help provide the critical east-west connectivity envisioned for this part of the County, and is located on the edge of an area that is also being developed as a mixed-use urban center. Moreover, staff notes that the submitted plans indicate the applicant intends to develop only the larger, consolidated northern portion of the subject site for the purposes of an open lot for the storage of vehicles, and opines that said use would be uninterrupted even with the dedication of the SW 240 Street right-of-way. The CDMP recognizes that 'existing parcels' that have *lawful zoning of IU-1, are bifurcated by the UDB, and have any portion of the parcel located within a designated urban center*, may be developed with *any of the industrial uses permitted under the IU-1 zoning district*. Staff opines that despite a dedication of the theoretical SW 240 Street traversing through the subject property, the interpretative text in the CDMP for industrial uses on the parcels with said characteristics is being preserved, ensuring a consolidated and viable industrial development on the north portion of the site, and thereby allowing the applicant a reasonable use of the site.



Figure 2: New Streets Regulating Plan

As part of this application, the applicant submitted a Half Section Line Roadway Dedication Analysis study, explaining connectivity of SW 240 Street, to the Traffic Engineering Division (TED) of the Department of Transportation and Public Works (DTPW) for review. This study provides documentation indicating that SW 240 Street does not function currently as a half-section line roadway beyond the vicinity of the subject site, and does not connect to US-1 to the east, or continue west across Canal C-102 to connect beyond to Krome Avenue. Staff also notes that the Department of Transportation and Public Works does not object to these requests as specified within their memorandum dated August 18, 2021, subject to conditions set forth under Section V. Additionally, the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), also does not object to the application and indicate in their memorandum, dated July 12, 2021, that this application meets traffic concurrency for an Initial Development Order, and will generate approximately 46 PM peak hour vehicle trips. However, as indicated on the foregoing analysis, staff opines that the deletion of this portion of theoretical SW 240 Street would adversely impact the critical east-west traffic connectivity envisioned for the neighborhood, and may result in negative impacts to the roads, streets and highways which have been constructed, planned or budgeted for an area that is also being developed as a mixed-use urban center. Staff also opines that dedicating said roadway does not prevent the applicant from developing the northern portion of the subject site fully and efficiently for the intended use. Based on the foregoing, staff opines that approval of these requests would be **incompatible** 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 be detrimental to the area or adversely affect the stability of the surrounding properties. **Therefore, staff recommends denial without prejudice of request #1 under Section 33-311(A)(4)(a) Use Variances from Other Than Airport Regulations, and recommends denial without prejudice of request #2 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

The applicant has also requested deletion of the required "New B Streets" as depicted on the Princeton Community Urban Center (PCUC) New Streets Regulating Plan, that are to be located within the subject property (request #3) (See Figure 2 above). When this request is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff supports this request and opines that a modified approval of the request would be **compatible** with the surrounding area and would not affect the appearance of the community. Staff acknowledges that the deletion of the network of 'B' streets indicated on the PCUC 'New Streets' regulating plan are internal to the site, and may be critical for making reasonable use of the land and for developing the parcel fully and efficiently with an industrial use allowed on such properties. Staff opines that the B streets network envisioned on the regulating plans are rather intended for the creation of the block structure for a live-work, residential or a mixed-use type of development, and industrial uses, usually unsuitable to be part of an urban, mixed-use development environment, do not require such street network. Staff also notes that this southern portion of the site that is located within the Princeton Community Urban Center (PCUC) and where these B streets are depicted, is to be improved with a large consolidated lake, which is subject to the approval of an application for Administrative Site Plan Review (ASPR) filed separately under process number A2021000016. Therefore, staff opines that the request to delete the "New B Streets" that are depicted on the Princeton Community Urban Center (PCUC) New Streets Regulating Plan for the portion of the subject property located within the urban center (request #3), would not be detrimental to the existing or future development of the surrounding area. However, staff recommends a modified approval for request #3 and proposes that the one B Street that connects across to the FPL utility easement to the east and continues down south across Canal C-102 to the rest of the PCUC area (See Figure 2), be retained and not be deleted.

Staff opines that said connection for that neighborhood may be critical in providing future connectivity to an area that is being developed as a mixed-use urban center. Additionally, as a designated B Street, staff opines that said connection can be easily relocated and moved closer to the western edge of the subject site without compromising on the layout of the proposed site plan for the subject parcel.

As part of the proposed industrial use of an open lot for the storage of vehicles on the subject site, the applicant requests a non-use variance to permit a total of 5 parking spaces where 348 parking spaces are required (request #4). When the request is analyzed under the Non-Use Variances From Other Than Airport Regulations, Section 33-311(A)(4)(b), staff opines that approval with conditions of the request would be compatible with the surrounding area. Staff notes that the parking request is due to the open lot use being proposed on the site, which in staff's opinion does not equate to the amount of parking spaces required for this use. Staff opines that parking needs would be minimal and the provided spaces are adequate considering that a use such as storage of vehicles would not require customers visiting the site and only a limited number of employees will be parking on the subject property at any given time. Staff further opines that the reduced number of parking spaces on this walled-in compound would not cause spillage of unauthorized parking on the abutting right-of-way, or in an area which consists of mostly vacant land in which the property is situated. Staff notes that the applicant owns another large property ("Copart East", not part of this application) that is located just 330' east of the subject site, that would contain 160 parking spaces that may also be utilized if needed. Based on the letter of intent submitted by the applicant, these 160 parking spaces significantly surpass the parking spaces requirements for the combined operations envisioned on both the subject site and Copart East.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of the requests 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 area concerned. Staff notes that the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum dated October 7, 2021, indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. In addition, 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 Water and Sewer Department (WASD) indicate no objections to the application as well. Based on the aforementioned department memoranda, staff opines that the requests would be compatible with the area concerned, and will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. Staff, therefore, opines that a modified approval with conditions of request #3 and approval with conditions #4 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 modified approval with conditions of request #3 and approval with conditions of request #4 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted plans indicate one (1)-ingress/egress point of direct vehicular and pedestrian access to the subject site and its proposed use along SW 236 Street. The submitted site plan depicts a total of 5 parking spaces for the proposed open lot for the storage of vehicles.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

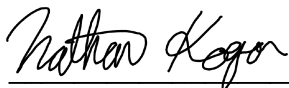
OTHER: Not applicable.

RECOMMENDATION: Denial without prejudice of requests #1 and #2, modified approval with conditions of request #3, approval with conditions of request #4.

CONDITIONS FOR APPROVAL: for requests #3 and #4 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 "Copart 32 Acres," as prepared by Kimley-Horn, consisting of 10 sheets, and landscape plans, as prepared by Kimley-Horn, consisting of 6 sheets, all dated stamped received 6/29/21, for a total of 16 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 Division of Environmental Resources Management of the Department of Regulatory and Economic Resources as contained in its memorandum dated October 7, 2021.
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 the memorandum dated July 12, 2021.
7. That the applicant complies 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 memorandum dated August 18, 2021.

NK:JB:NN:SS



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

ZONING RECOMMENDATION ADDENDUM

Copart of Connecticut Inc.
PH: Z21-019

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (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

Agriculture (Page. I-70)	<p>The area designated as "Agriculture" contains the best agricultural land remaining in Miami-Dade County. As stated in the Miami-Dade County Strategic Plan, approved by the Board of County Commissioners, protection of viable agriculture is a priority. The principal uses in this area should be agriculture, uses ancillary to and directly supportive of agriculture and farm residences. Uses ancillary to and directly supportive of agriculture are defined as those uses related to preserving, processing, packaging or selling of agricultural products from Florida (except that wineries may utilize imported products for winemaking), and farm supplies, as well as sale and service of farm machinery and implements, subject to the requirements of Chapter 24 of the County Code. Uses that are directly supportive of agriculture but not ancillary to an on-site agricultural use may occur in this area where it can be demonstrated that the use is primarily addressing a need of the local agricultural industry or that the use significantly furthers agritourism to the agricultural area. Uses necessary to support the rural residential community of the agricultural area may also be approved, including houses of worship. However, schools shall not be approved in Agriculture areas but should be located inside the UDB in accordance with Policy EDU-3A.</p> <p>In order to protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area. Unless expressly permitted elsewhere in this section, no business or industrial use should be approved in the area designated Agriculture unless the use is directly supportive of local agricultural production, and is located on an existing arterial roadway, and has adequate water supply and sewage disposal in accordance with Chapter 24 of the County Code, and the development order specifies the approved use(s); however, agricultural processing facilities for produce grown in Florida and uses that promote ecotourism and agritourism consistent with Policy LU-1P are not restricted to locating on an existing arterial roadway. Other uses, including utility uses compatible with agriculture and with the rural residential character may be approved in the Agriculture area only if deemed to be a public necessity, or if deemed to be in the public interest and the applicant demonstrates that no suitable site for the use exists outside the Agriculture area. Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion.</p> <p>The parking and storage of operable, non-disabled commercial motor vehicles may be considered for approval on properties ten acres or greater in the area east of the Urban Development Boundary, south of the theoretical extension of SW 236 Street, and north of SW 248 Street, as depicted on Figure 5.1, subject to the following requirements: (a) commercial vehicle storage facilities shall obtain an annual operating permit from the Division of Environmental Resources Management in the Department of Regulatory and Economic Resources and be subject to required quarterly groundwater quality monitoring; (b) all vehicles and equipment shall be stored or parked only on paved impervious surfaces with county-approved drainage systems; (c) truck washing, mechanical repair, or maintenance of any kind shall be prohibited; (d) the storage, handling, use, discharge and disposal of liquid</p>
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	<p>wastes or hazardous wastes shall be prohibited; and (e) a vegetative buffer shall be provided along the perimeter of the property to provide visual screening.</p> <p>Also included in the Agriculture area are enclaves of estate density residential use approved and grandfathered by zoning, ownership patterns and platting activities which predate this Plan. The grandfather provisions of the Miami-Dade County Zoning Code shall continue to apply in this area except that lots smaller than 15,000 square feet in area are not grandfathered hereby. Moreover, all existing lawful uses and zoning are deemed to be consistent with this Plan unless such a use or zoning: (a) is found through a subsequent planning study, as provided in Policy LU-4E, to be inconsistent with the foregoing grandfather provisions or with the CDMP as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map". This paragraph does not, however, authorize the approval or expansion of any use inconsistent with this plan. To the contrary, it is the intent of this Plan to contain and prevent the expansion of inconsistent development in the Agriculture area. It is provided, however, that existing parcels that: a) have existing lawful zoning of IU-1 (Industry-Light) since November 29, 1988; and b) are bifurcated by the UDB; and c) have any portion of the parcel located within a designated urban center, may be developed with any of the industrial uses permitted in the IU-1 zoning district, as long as adequate buffering and drainage is provided to limit impacts to adjacent agriculturally-designated properties.</p>
Industrial and Office (Pg. I-40)	<p>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.</p>
Urban Centers (Page I-46)	<p>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.</p> <p>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</p>

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distance from the centers. Both large and small businesses are encouraged in these centers, but the **Community Centers** shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.

Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.

Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

Uses and Activities. Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while **Community-scale Urban Centers** will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian

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	<p>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.</p> <p>Parking. Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.</p>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311(A)(4)(a) Use Variances From Other Than Airport Regulations	<p>The Board shall hear and grant applications for use variances from the terms of the zoning regulations as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the provisions thereof will result in unnecessary hardship, and so the spirit of the regulations shall be observed and substantial justice done; provided, that the use variance will be in harmony with the general purpose and intent of the regulation, and that the same is the minimum use variance that will permit the reasonable use of the premises. A "use variance" is a variance which permits a use of land other than which is prescribed by the zoning regulations and shall include a change in permitted density.</p>
Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<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>

Memorandum



Date: October 7, 2021

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

From: Rashid Istambouli, P.E.
Department of Regulatory and Economic Resources

A handwritten signature in black ink, appearing to read "R. Istambouli", written over the "From:" line.

Subject: Z2021000019-3rd Revision
Copart of Connecticut Inc.
SW 236th Street, west of SW 134th Avenue
Use variance from requirements of Chapter 33 of the Code for
street requirements for proposed vehicle storage site
(IU-1) (24.59 Acres)
23-50-39

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) 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. With respect to other issues discussed herein DERM does not object to this application provided that all the conditions contained herein are complied with.

Potable Water Supply and Wastewater Disposal

DERM records indicate that portions of this site are located outside the Urban Development Boundary. Furthermore, the site is landlocked with no access to public water or sewer services.

Section 24-43.1(6) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by any liquid waste storage, disposal treatment method other than public sanitary sewers or any source of potable water supply other than a public water main. The same Code section also provides that the Director of DERM must issue this written approval prior to any zoning action. Additionally, the land use served or to be septic by public water and a septic tank shall not be more or zoning classifications: BU-1A, BU-2, BU-3, IU-1, IU-2, IU-3 or IU-C. Based on the information provided in this application, the proposed land use is considered an industrial use.

Section 24-43.1(4) of the Code prohibits the approval of any building permit, certificate of use and occupancy, municipal occupational license, platting action or zoning action for any nonresidential land use served or to be served by a septic tank as a means for the disposal of domestic liquid waste, if the proposed land use generates liquid waste other than domestic sewage.

The property owner has submitted an executed covenant running with the land in compliance with Section 24-43.1(6)(c) of the Code confirming that any future development will be connected to the public water supply and sanitary sewer system.

Civil drawing for the required sewer main extension will need to be approved by Miami-Dade Water and Sewer Department and the Water and Wastewater Division of DERM prior to approval of final development orders.

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 DERM will evaluate and may reserve sanitary sewer capacity, through the DERM 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.

Conditions of Approval: The applicant shall connect the property to utility water and sewer and shall be responsible for ensuring that utility water and sewer mains are installed to serve the property.

Stormwater Management

A DERM 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 should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event 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.

The applicant is advised that pursuant to Section 24-48.1(1)(f) of the Code a DERM Class VI Permit shall be required for the construction of the proposed surface water management system for the development.

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

The applicant is advised to contact the DERM 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

DERM notes the site plan submitted in support of the requested non-use variance show proposed drainage features (lakes). The subject site has records of current contamination issues under Copart (DERM file HWR-1044). Please note that drainage features (lakes) cannot be located in areas that exceed the groundwater clean-up target levels in the Code that could cause plume dispersion. DERM notes the applicant has submitted drainage plans that are currently under review by the DERM Pollution Remediation Section (PRS). The approved location of the proposed drainage features will be reviewed and approved by DERM PRS as part of the drainage review. All drainage features, inclusive of lakes shown on the site plans submitted with this zoning application are conceptual and subject to a future review and approval by DERM. The proposed lakes are currently be evaluated under a site plan review A2021000016.

The subject site has records of current contamination issues under Copart (DERM file HWR-1044). Any construction, development, drainage, and dewatering at the subject site will also require DERM review and approval as it relates to environmental contamination issues.

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 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: All drainage features, inclusive of lakes, are conceptual and subject to a future review and approval of Paving and Drainage Plans by the Miami-Dade County Division of Environmental Resources Management.

Wetlands

The subject properties do not contain wetlands as defined by Section 24-5 of the Code. Therefore, a Class IV permit will not be required for this property.

Please be advised that the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600), and the South Florida Water Management District (1-800-432-

2045) may require permits for the proposed project. It is the applicant's responsibility to contact these agencies. Please contact Andrea Dopico at Andrea.Dopico@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. A site plan entitled "Copart 32 Acres", prepared by Matthew Wisniewski, R.L.A., and dated as received by Miami-Dade County on June 29, 2021 was submitted in support of the subject application and indicates the removal/relocation of non-specimen tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. DERM has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of Sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

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

Conditions of Approval: Obtain DERM Tree Permit for impacts to non-specimen trees

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. The subject property does not have any outstanding DERM liens or fines.

Concurrency Review Summary

A concurrency review has been conducted for this application and DERM 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 Christine Velazquez at (305) 372-6764.

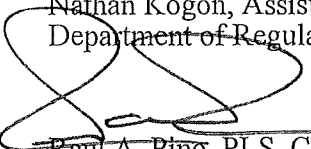
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: July 12, 2021

To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources

From: 
Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2021000019
Name: Copart of Connecticut, Inc.
Location: South of SW 236 Street, West of SW 134 Avenue and East of Canal C-102
Section 23 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**.

1. Gates must remain open during hours of operation.
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.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **46 PM** daily peak hour vehicle trips as per the traffic study submitted by the Applicant. Traffic concurrency for this application has been approved under Tentative Plat T-24368 reserving these trips.

Standard Conditions:

- During the platting and/or permitting process, applicant must submit paving, grading and pavement marking plans to the Department of Regulatory and Economic Resources Platting Section for review. The set of plans shall be signed and sealed by an engineer in compliance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways as well as County Standards. Additional improvements may be required once the detailed set of plans are submitted to this Section.
- 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: Wednesday, August 18, 2021

To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department

From: Darlene M. Fernandez, P.E.
Assistant Director
Department of Transportation and Public Works

Subject: Z2021000019
Name: Copart of Connecticut, Inc

I. PROJECT LOCATION:

The property is generally located south of SW 236 Street, west of SW 134 Avenue and east of Canal C-102.

II. APPLICATION REQUEST:

The applicant requests approval to improve the subject property with a vehicle storage use and is seeking approval of the following variances: use-variance to permit relief from the A Street requirements of the PCUC New Streets Regulating Plan pursuant to 33-284.89, non-use variance to permit a half-section line road (SW 240 Street) to be 0 feet where 70 feet is required and non-use variance to permit deletion of B Street requirement of the PCUC New Streets Regulating Plan.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to the project will be provided via SW 236 Street.

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.

V. CONDITIONS:


1. Gates must remain open during hours of operations.

Memorandum



Date: March 4, 2021

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

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

Subject: Zoning Application Comments - Copart of Connecticut, Inc.
Application No. Z2021000019 - (Pre-App. No Z20P-178)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: Copart of Connecticut, Inc.

Location: The proposed project is located south of SW 236th Street, west of SW 134th Avenue, and east of Canal C-102, with Folios No. 30-6923-000-0532 and 30-6923-000-0811, in approximately 24.59 acres, in unincorporated Miami-Dade County. **A portion of Folio No. 30-6923-000-0532 is located outside the Urban Development Boundary (UDB).**

Proposed Development: The applicant is seeking to develop the property with an open lot storage facility. The site will be used as a vehicle storage facility. There will be no buildings on the property.

Water: The proposed development is located within the WASD's water service area. Connection to water is not proposed with this application. *If future connection to water is required for the subject property, there is a 12-inch water main on SW 236th Street and SW 133rd Avenue. A water main extension will be required to the subject property within a public right-of-way or utility easement. Please note that a portion of the property is outside the UDB, and the water main extension to serve the site must remain within the UDB, and will be subject to approval by a WASD Committee as required by County's Comprehensive Development Master Plan (CDMP) Policy WS-2E.*

Sewer: The proposed development is located within the WASD's sewer service area. Connection to sewer is not proposed with this application. *If future connection to sanitary sewer is required for the subject property, there is an 8-inch gravity sewer on SW 236th Street and SW 133rd Avenue. A sewer extension will be required to the subject property within a public right-of-way or utility easement. Please note that a portion of the property is outside the UDB, and the sewer main extension to serve the site must remain within the UDB, and will be subject to approval by a WASD Committee as required by CDMP Policy WS-2E.*

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

Memorandum



Date: May 26, 2021

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2021000019

The Miami-Dade Fire Rescue Department has **no objection** to the site plan uploaded in "Energov" on 05/25/21.

For additional information, please contact Alejandro Cuello at acuello@miamidade.gov or call 786-331-4545.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

COPART OF CONNECTICUT INC.

N/A
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2021000019

DATE

HEARING NUMBER

FOLIO No.: 30-6923-000-0811/30-6923-000-0532

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

March 10, 2021

NEIGHBORHOOD REGULATIONS:

Folio No.s: 30-6923-000-0811/30-6923-000-0532

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-6923-000-0811/30-6923-000-0532

There are no open/closed cases in BSS.

VIOLATOR:

COPART OF CONNECTICUT INC.

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

RECEIVED

DISCLOSURE OF INTEREST*

MIAMI-DADE COUNTY

PROCESS NO: 221-019

DATE: FEB 17 2021

BY: ISA

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 Copart of Connecticut Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Copart of Connecticut, Inc. is wholly owned by Copart, Inc.</u>	<u></u>
<u>a publicly traded corporation on the NASDAQ exchange</u>	<u></u>
<u>corporation on the NASDAQ exchange</u>	<u></u>
<u>(NASDAQ: CPRT</u>	<u></u>

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

<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 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:

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
<u></u>	<u></u>
<u></u>	<u></u>
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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].

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-019
DATE: FEB 17 2021
BY: ISA

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 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.

Copart of Connecticut Inc.

Signature *Greg DePasquale* Greg DePasquale
(Applicant) (Print Applicant name)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of May 2020 by Greg DePasquale, who is personally known to me or who has produced _____ as identification.

Sworn to and subscribed to before me
this 27 day of May 2020

Notary Public: *Angela Rebekah Todd*
Commission Expires: April 25, 2023

*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.

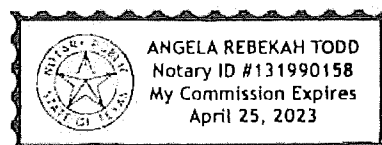


EXHIBIT A

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MIAMI-DADE COUNTY
PROCESS NO: Z21-019
DATE: FEB 17 2021
BY: ISA

LEGAL DESCRIPTION: **COPART WEST**

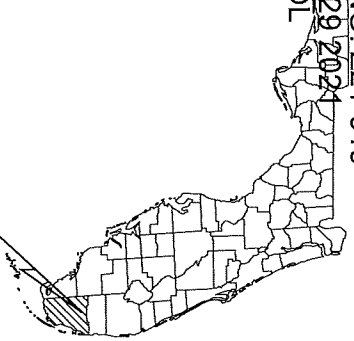
A PORTION OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE SOUTH 89°08'09" WEST ON THE SOUTH LINE OF SAID NORTHWEST 1/4 FOR 1,356.46 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23 AND THE POINT OF BEGINNING; THENCE SOUTH 00°49'59" EAST ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 23 FOR 605.53 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF CANAL 102 (110' WIDE CANAL RIGHT-OF-WAY) AS DEPICTED IN CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT RIGHT OF WAY AND TOPOGRAPHIC MAP DRAWING NO. C-102-1; THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING 5 COURSES AND DISTANCES; 1) NORTH 46°41'11" WEST 387.10 FEET; 2) SOUTH 89°07'53" WEST 43.04 FEET; 3) NORTH 46°41'11" WEST 401.26 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; 4) NORTHWESTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, WITH A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 45°41'00", FOR AN ARC DISTANCE OF 183.39 FEET TO A POINT OF TANGENCY ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; 5) NORTH 01°00'11" WEST ON SAID WEST LINE 1,238.47 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 89°00'17" EAST ON SAID NORTH LINE 682.13 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 00°50'12" EAST ON THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 FOR 1,348.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA. CONTAINING 1,118,496 SQUARE FEET (25.6771 ACRES), MORE OR LESS.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO. Z21-019
DATE: JUN 29 2024
BY GONGOL



PROJECT LOCATION
MIAMI DADE COUNTY

LIST OF CONTACTS:

STORMWATER
DIRECTOR OF PLANNING, LANDMARKS AND
DESIGN
701 NW 1ST STREET
MIAMI, FL 33136
CONTACT: CAMILO DAVICO

STORMWATER
DIRECTOR OF PLANNING, LANDMARKS AND
DESIGN
701 NW 1ST STREET
MIAMI, FL 33136
CONTACT: CAMILO DAVICO

WATER AND SEWER
MANAGER, WATER AND SEWER DEPARTMENT
701 NW 1ST STREET
MIAMI, FL 33136
CONTACT: CAMILO DAVICO

FIRE PREVENTION
DIRECTOR OF FIRE PREVENTION
701 NW 1ST STREET
MIAMI, FL 33136
CONTACT: CAMILO DAVICO

ENGINEERING
DIRECTOR OF ENGINEERING
701 NW 1ST STREET
MIAMI, FL 33136
CONTACT: CAMILO DAVICO

NATURAL GAS PROVIDER
DIRECTOR OF NATURAL GAS
701 NW 1ST STREET
MIAMI, FL 33136
CONTACT: CAMILO DAVICO

DEVELOPER:
COPART OF CONNECTICUT, INC.
1400 BAYVIEW PARKWAY, STE. 200
DADE COUNTY, MIAMI, FL 33136
CONTACT: JUAN LAYCOCK

SURVEYOR:
PALMER AND SARGENT, INC.
2001 NW 11TH AVENUE
DADE COUNTY, MIAMI, FL 33136
CONTACT: JOHN F. PALME

TELEPHONE PROVIDER
DIRECTOR OF TELEPHONE
701 NW 1ST STREET
MIAMI, FL 33136
CONTACT: CAMILO DAVICO

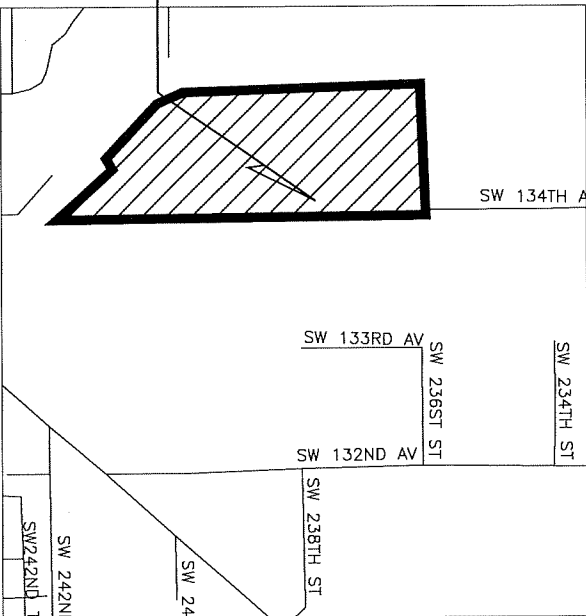
WATER AND SEWER
DIRECTOR OF WATER AND SEWER DEPARTMENT
701 NW 1ST STREET
MIAMI, FL 33136
CONTACT: CAMILO DAVICO

ELECTRIC PROVIDER
DIRECTOR OF ELECTRIC
701 NW 1ST STREET
MIAMI, FL 33136
CONTACT: CAMILO DAVICO

CABLE PROVIDER
DIRECTOR OF CABLE
701 NW 1ST STREET
MIAMI, FL 33136
CONTACT: CAMILO DAVICO

FLORIDA DEPARTMENT OF TRANSPORTATION
DIRECTOR OF TRANSPORTATION
701 NW 1ST STREET
MIAMI, FL 33136
CONTACT: CAMILO DAVICO

SUBJECT PROPERTY



COPART WEST
T-24368
SW 236TH STREET & SW 133RD AVENUE
MIAMI-DADE COUNTY
FLORIDA
SECTION 23, TOWNSHIP 56-S, RANGE 39-E
ZONING PLAN

CIVIL ENGINEER:
Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000616

Sheet Number	Sheet Title
C-000	COVER SHEET
C-001	GENERAL NOTES
C-002	GENERAL SITE PLAN
C-003	GENERAL SITE PLAN
C-004	GENERAL SITE PLAN
C-005	GENERAL SITE PLAN
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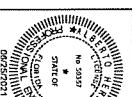
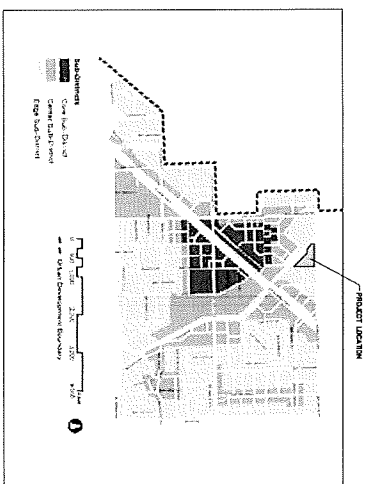
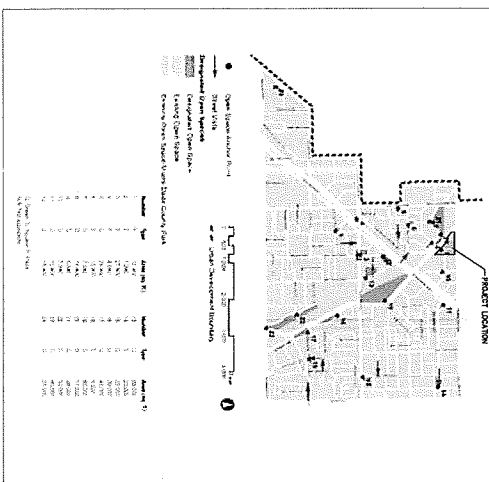
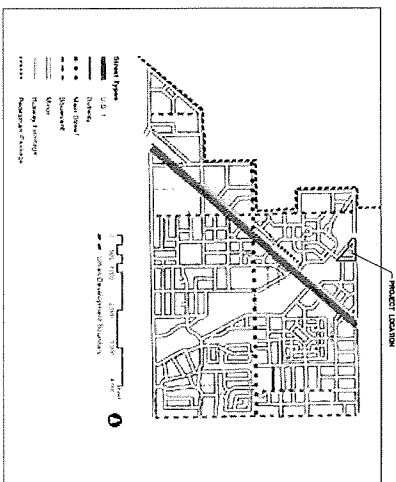
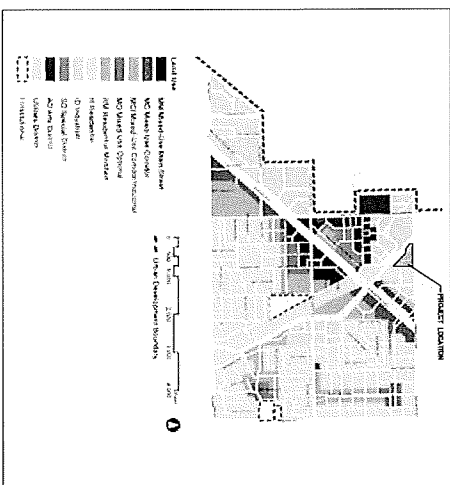
Stamp: STATE OF FLORIDA, PROFESSIONAL ENGINEER, No. 58357, 06/25/2021

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ALBERTO P. HERRERA, P.E. ON THE DATE: 06/25/2021

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

COPART 32 ACRES (T-24368) PREPARED FOR COPART OF CONNECTICUT, INC.		COVER SHEET		KHA PROJECT 043998001 DATE MAR 2021 SCALE AS SHOWN DESIGNED BY: NDM DRAWN BY: NDM CHECKED BY: AJ		LICENSED PROFESSIONAL ALBERTO P. HERRERA FL LICENSE NUMBER 59357		Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134 PHONE: 305-673-2025 WWW.KIMLEY-HORN.COM CA 00000616		No. REVISIONS		DATE BY	
MIAMI-DADE COUNTY		FL											

MIAMI-DADE COUNTY
PROCESS NO: Z21-019
DATE: JUN 29 2021
BY GONGOL



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
BY ALBERTO HERRERA, P.E. ON THE DATE
ADACONT TO THE SEAL.

Sunshine!
 Call 1-800-OR-ARREST-TO-GET-IT
 1-800-677-7273 for your free
 100% Satisfaction Guarantee

COPART 32 ACRES
PREPARED FOR
COPART OF
CONNECTICUT, INC.
MIAMI-DADE COUNTY

ZONING OVERLAY

KHA PROJECT 043998001		LICENSED PROFESSIONAL	
DATE MAR 2021		ALBERTO P. HERRERA	
SCALE AS SHOWN		FL LICENSE NUMBER 59357	
DESIGNED BY NDM		DATE: _____	
DRAWN BY NDM			
CHECKED BY AH			

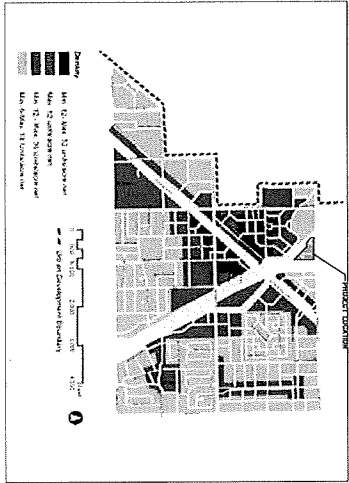
Kimley»Horn

*-2021 KIMLEY-HORN AND ASSOCIATES, INC.
355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000888

No.	REVISIONS	DATE	BY

RECEIVED

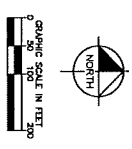
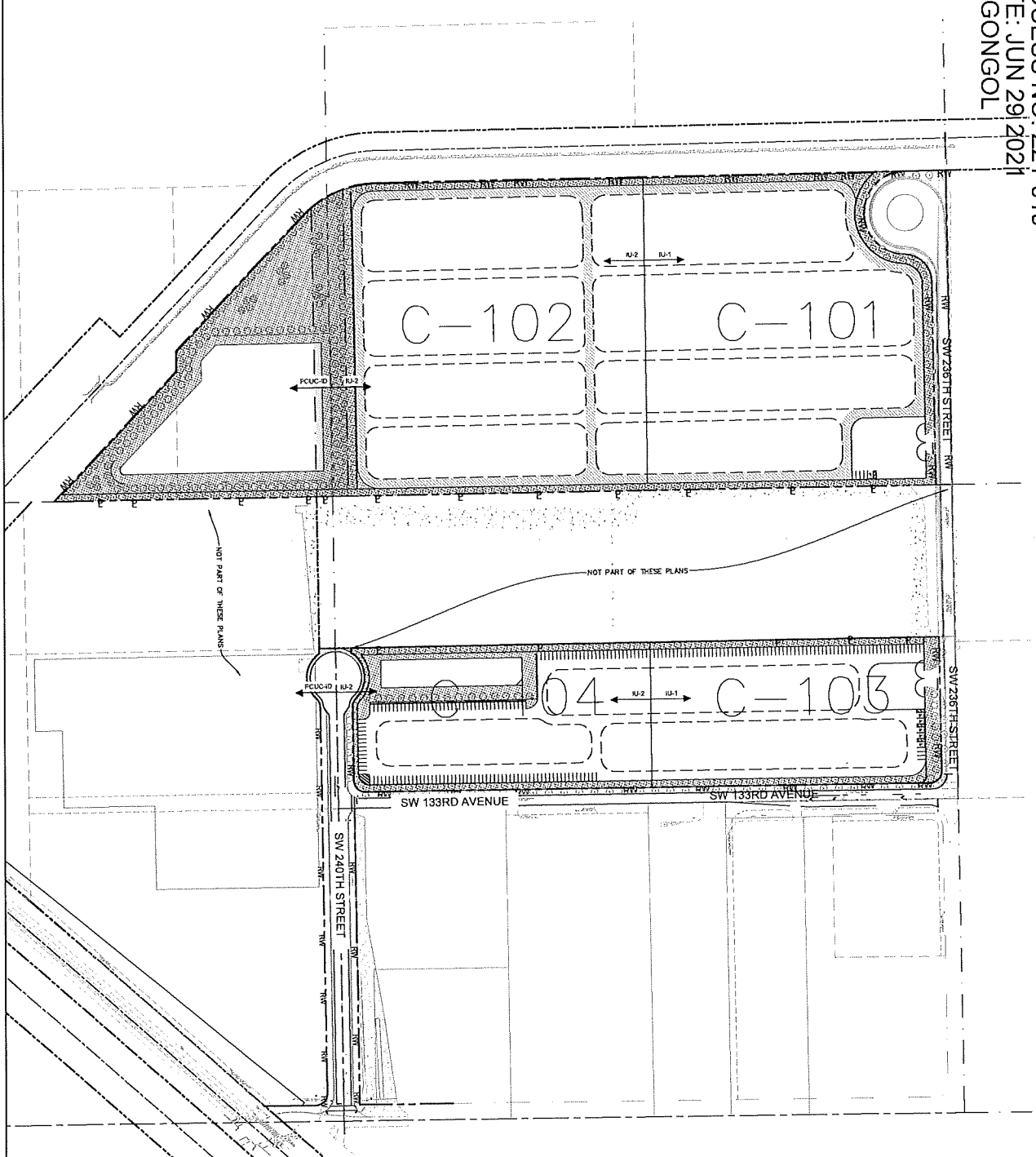
MIAMI-DADE COUNTY
PROCESS NO: Z21-019
DATE: JUN 29 2021
BY GONGOL



RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-019
DATE: JUN 29 2021
BY GONGOL

Plotted By: Maria Matthea - Sheet Set: COPART 32 ACRES - Layout: C-100 OVERALL SITE PLAN - June 24, 2021 - 09:47:06pm - K:\MID-CU\04399800\Sheet SW 235 St East West\001\CAD\Drawings\C-100 DATA TABLE.dwg



LEGEND
--- P --- RIGHT-OF-WAY LINE ON
--- C --- PROPERTY LINE
--- --- CENTER LINE OF ROADWAY
--- P --- PARCEL LINE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
BY ALBERTO P. HERRERA, P.E. ON THE DATE
IMMEDIATE TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC
COPIES.
06/25/2021

SHEET NUMBER C-100	COPART 32 ACRES PREPARED FOR COPART OF CONNECTICUT, INC. MIAMI-DADE COUNTY FL	OVERALL SITE PLAN	IHA PROJECT 043998001 DATE MAR 2021 SCALE AS SHOWN DESIGNED BY MDH DRAWN BY MDH CHECKED BY AH	LICENSED PROFESSIONAL ALBERTO P. HERRERA FL LICENSE NUMBER 59357	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134 PHONE: 305-673-2025 WWW.KIMLEY-HORN.COM CA 00000656	REVISIONS		DATE	BY
						NO			

MIAMILDADE COUNTY
PROCESS NO: Z21-019
DATE: JUN 29 2021
BY GONGGONG

DIGITAL IMAGE
DMS UNITLESS SOURCE

[illegible]

SHEET NUMBER
C-101



SITE PLAN

UNDEVELOPED PROFESSIONAL

ALBERTO P. HERRERA

• 2020 KIMLEY-HORN AND ASSOCIATES, INC.
355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-573-2025
WWW.KIMLEY-HORN.COM CA 00000698

No.	REVISIONS	DATE	BY
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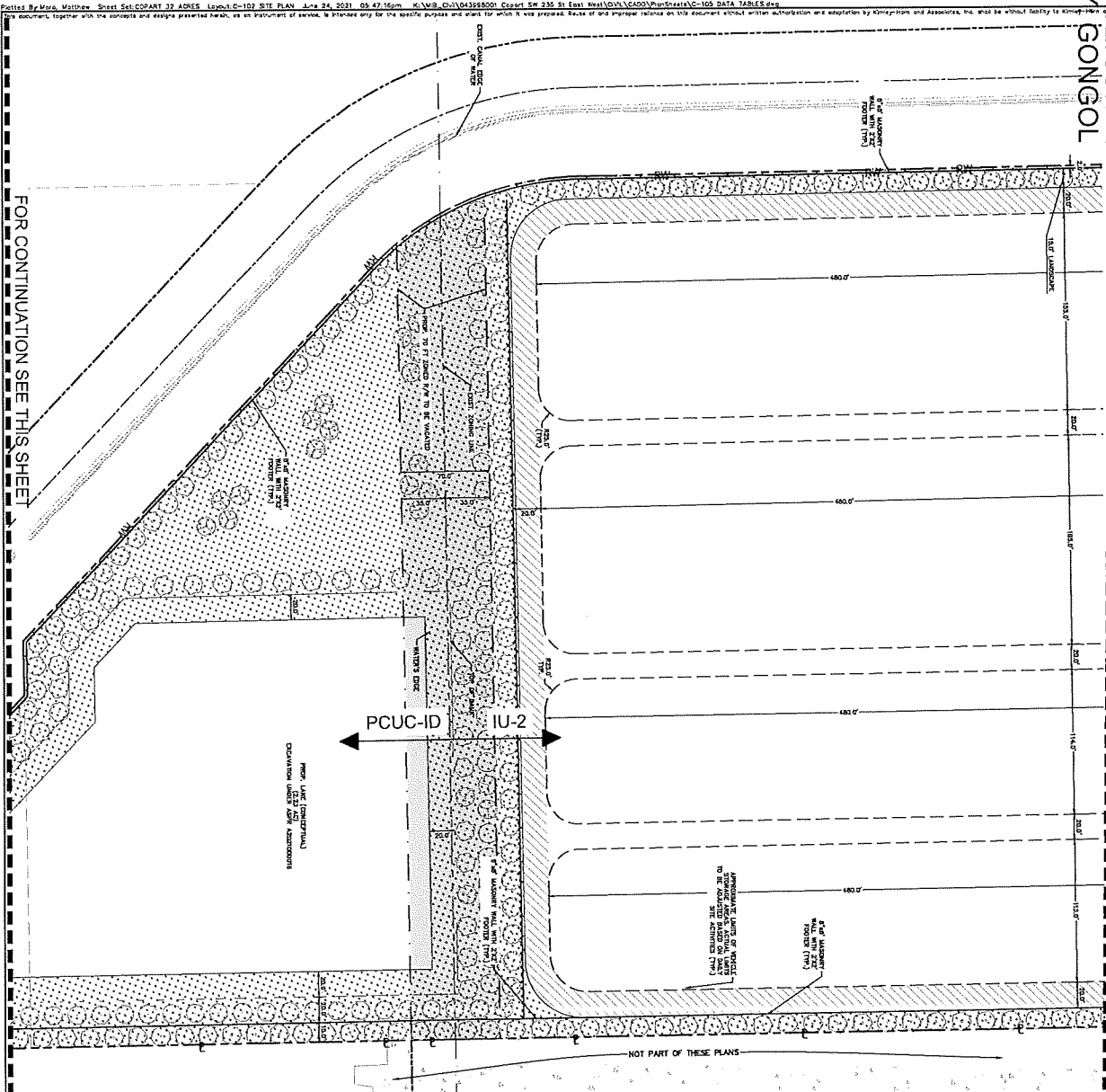
No.	REVISIONS
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DATE	BY
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RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-019
DATE: JUN-28-2021
BY: GONGOL

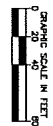
FOR CONTINUATION SEE SHEET C-101



- NOTES:
1. NO IMPROVEMENTS SHOWN FOR SITE.
 2. NO IMPROVEMENTS PROPOSED FOR SITE.
 3. SITES TO BE OPEN SPACE ARE SHOWN.
 4. NO TRAIL OR PATH OF DISPERSED.
 5. LANDSCAPE AREA OF 10,000 SQ. FT. IS SHOWN.

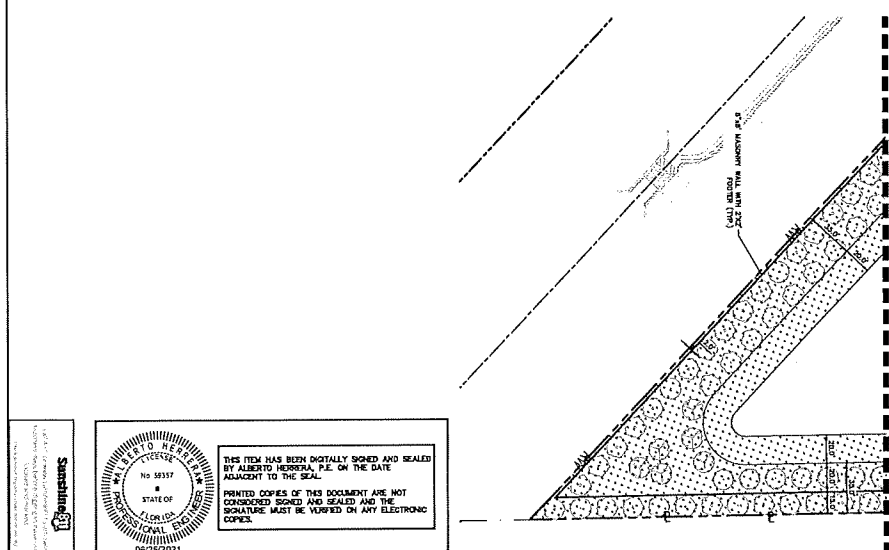
NOTES:

LEGEND



- LEGEND
- RIGHT-OF-WAY LINE OR PROPERTY LINE
 - CENTER LINE OF ROADWAY
 - PHASE LINE
 - LANDSCAPE AREA
 - TRAIL ACCESS PATH

FOR CONTINUATION SEE THIS SHEET



SHEET NUMBER C-102	COPART 32 ACRES PREPARED FOR COPART OF CONNECTICUT, INC. MIAMI-DADE COUNTY FL	SITE PLAN	KHA PROJECT 043998001 DATE MAR 2021 SCALE AS SHOWN DESIGNED BY NDM DRAWN BY NDM CHECKED BY AN	LICENSED PROFESSIONAL ALBERTO P. HERRERA FL LICENSE NUMBER 59357 DATE	Kimley»Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 355 ALHAMBRA CIRCLE, SUITE 1400 CORAL GABLES, FL 33134 PHONE: 305-873-2025 WWW.KIMLEY-HORN.COM CA 00000666	No.	REVISIONS	DATE	BY

MIAMI-DADE COUNTY
PROCESS NO: Z21-019
DATE: JUN 29 2021
BY GONGOL

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DATA

1071.212 SQUARE FEET

[illegible]

	N/A	N/A
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<u>N/A</u>	<u>N/A</u>
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N/A

1,118,476

N/A	25.67
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saucre feet

1.08

Authors' foot-

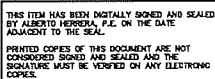
N/A	24.59
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20% 20%

389 405

348 3



The following information was obtained from the records of the Department of Health, Education and Welfare, Washington, D.C.

C-105

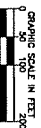
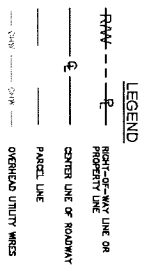
DATA TABLES

KHA PROJECT 043998001		LICENSED PROFESSIONAL
DATE MAR 2021		ALBERTO P. HERRERA
SCALE AS SHOWN		
DESIGNED BY	NOM	PL LICENSE NUMBER
DRAWN BY	NOM	59357
CHECKED BY	AH	DATE

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
PHONE: 305-673-2025
WWW.KIMLEY-HORN.COM CA 00000888

No.	REVISIONS	DATE	BY

MIAMI-DADE COUNTY
PROCESS NO: Z21-019
DATE: JUN 29 2021
BY GONGOL

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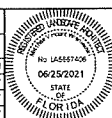
Matthew V
Wisniewski
Matthew V Wisniewski
2021.06.25 09:09:57
-04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
BY MATTHEW WACENT WISNIEWSKI LAS667408 ON
DATE ADJACENT TO SEAL.

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

THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY MATTHEW VINCENT INSNEWS@
LAB887408 ON THE DATE ADJACENT TO THE SEAL

KHA PROJECT 043998001	
DATE MAR 2021	
SCALE AS SHOWN	
DESIGNED BY	MW
DRAWN BY	CF
CHECKED BY	MW



Kimley»»Horn
 ••2021 KIMLEY-HORN AND ASSOCIATES, INC.
 355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
 PHONE: 305-673-2025
 WWW.KIMLEY-HORN.COM REGISTRY 696

No.	REVISIONS	DATE	BY

COPART 32 ACRES
PREPARED FOR
COPART OF
CONNECTICUT, INC.

OVERALL
LANDSCAPE PLAN -
WEST TRACT

CALL 2 WORKING DAYS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

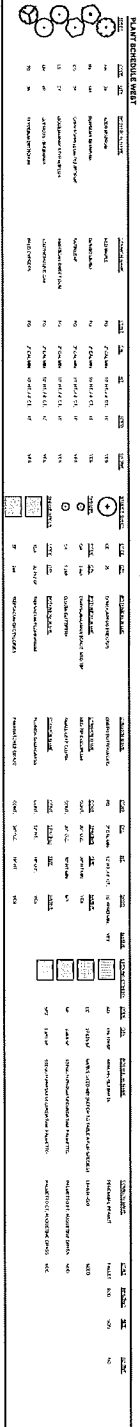
Know what's below,
Call before you dig

 811

DAMPING STATE ONE CALL OF FLORIDA, INC.

SHEET NUMBER
L-400

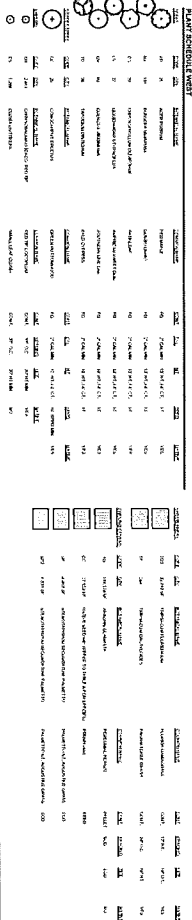
MIAMI-DADE COUNTY
PROCESS NO: Z21-019
DATE: JUN 29 2020
BY GONGOL




No.	REVISIONS	DATE	BY

MIAMI-DADE COUNTY
PROCESS NO: Z21-019
DATE: JUN 29 2021
BY GONGOL


FOR CONTINUATION SEE SHEET L-403



 RIGHT-OF-WAY LINE OR
PROPERTY LINE
 CENTER LINE OF ROADWAY
 PARCEL LINE
 OVERHEAD UTILITY WIRES

-04'00"

THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY MATTHEW VINCENT MISREWSKI
LA5667408 ON THE DATE ADJACENT TO THE SEAL.



Kimley»»Horn
 •• 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 355 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
 PHONE: 305-673-2023
 WWW.KIMLEY-HORN.COM REGISTRY 656

COPART 32 ACRES
PREPARED FOR
COPART OF
CONNECTICUT, INC.

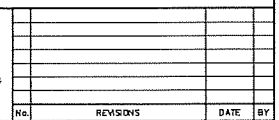
ENLARGED
LANDSCAPE PLAN -
WEST TRACT

SHEET NUMBER
L-402

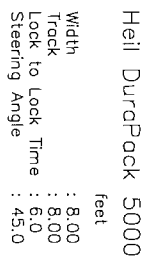
MIAMI-DADE COUNTY
PROCESS NO: Z21-019
DATE: JUN 29 2021
BY GONGOL

KHA PROJECT 043998001	
DATE MAR 2021	
SCALE AS SHOWN	
DESIGNED BY MW	
DRAWN BY CF	
CHECKED BY MW	

MIAMI-DADE COUNTY
PROCESS NO: Z21-019
DATE: JUN 29 2021
BY GONGOL



MIAMI-DADE COUNTY
PROCESS NO: Z21-019
DATE: JUN 29 2021
BY GONGOL



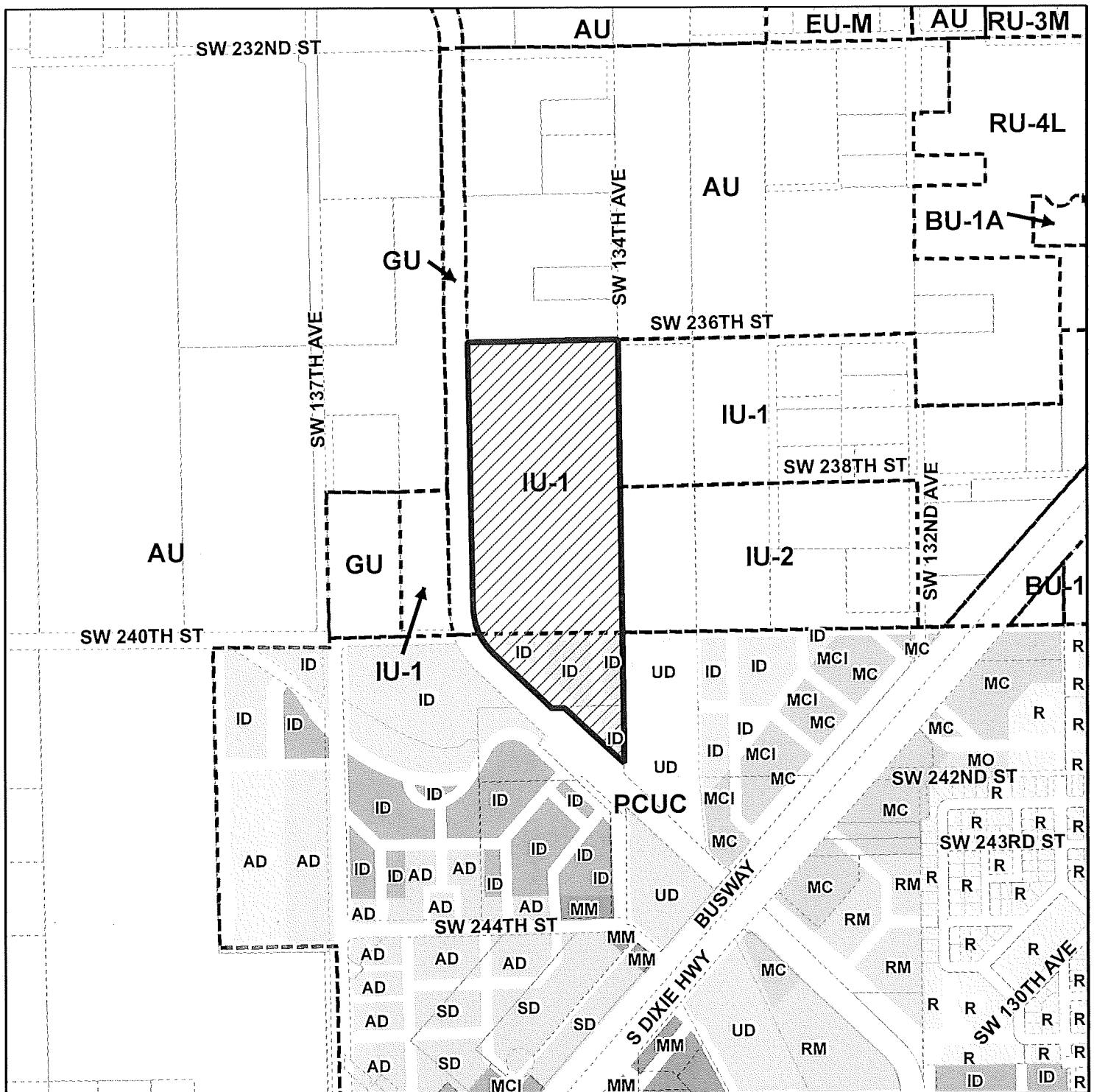
- NOTES:



MANEUVERABILITY
PLAN

Kimley»Horn
 • • 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 305 ALHAMBRA CIRCLE, SUITE 1400, CORAL GABLES, FL 33134
 PHONE: 305-673-2025
 WWW.KIMLEY-HORN.COM CA 00000656

No.	REVISIONS	DATE	BY





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2021000019

Section: 23 Township: 56 Range: 39
 Applicant: Copart of Connecticut Inc
 Zoning Board: C14
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

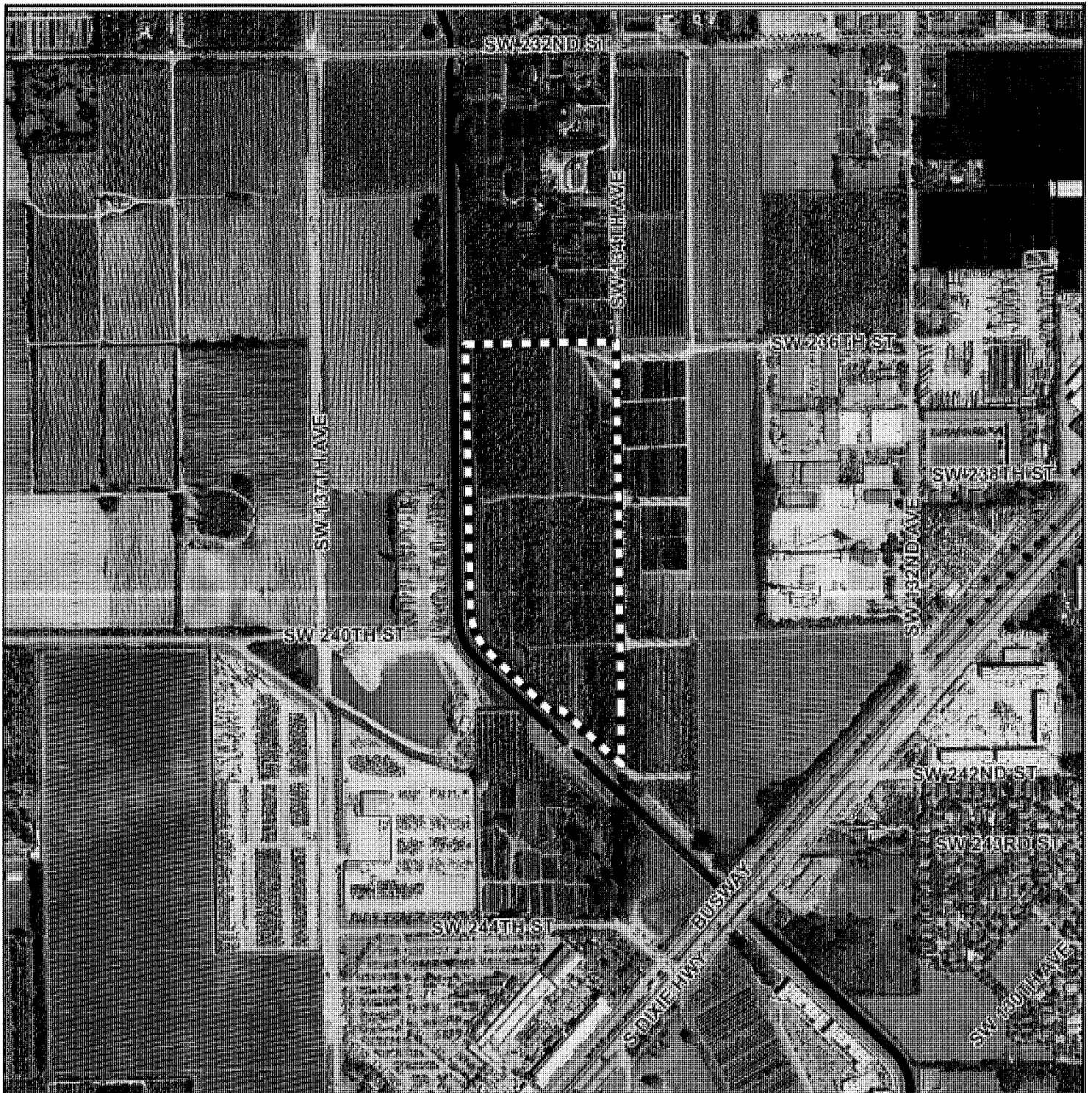
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Wednesday, February 17, 2021

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2020

Process Number
Z2021000019

Legend
 Subject Property

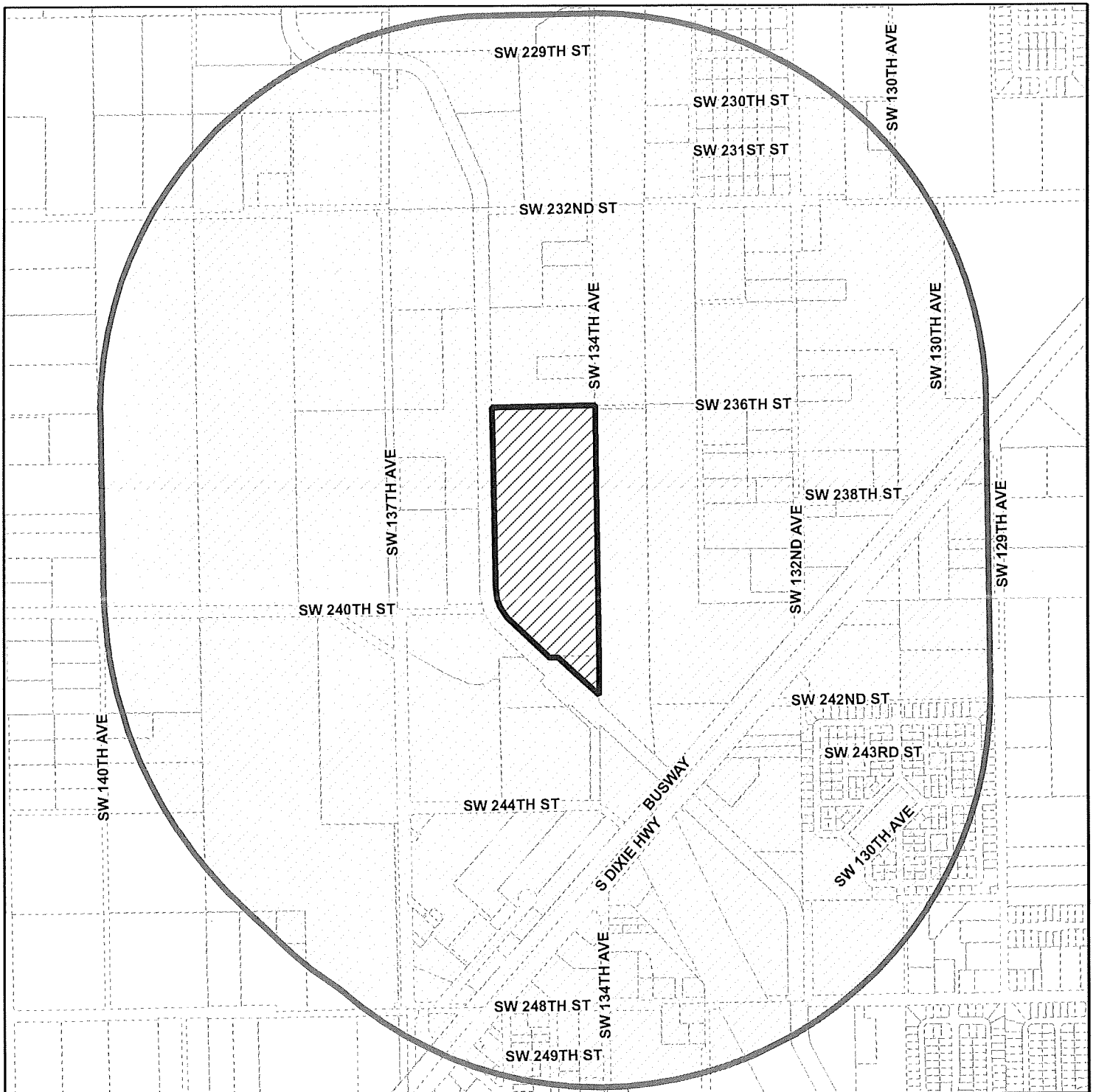


Section: 23 Township: 56 Range: 39
Applicant: Copart of Connecticut Inc
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Wednesday, February 17, 2021

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Section: 23 Township: 56 Range: 39
Applicant: Copart of Connecticut Inc
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number
Z2021000019
RADIUS: 2640

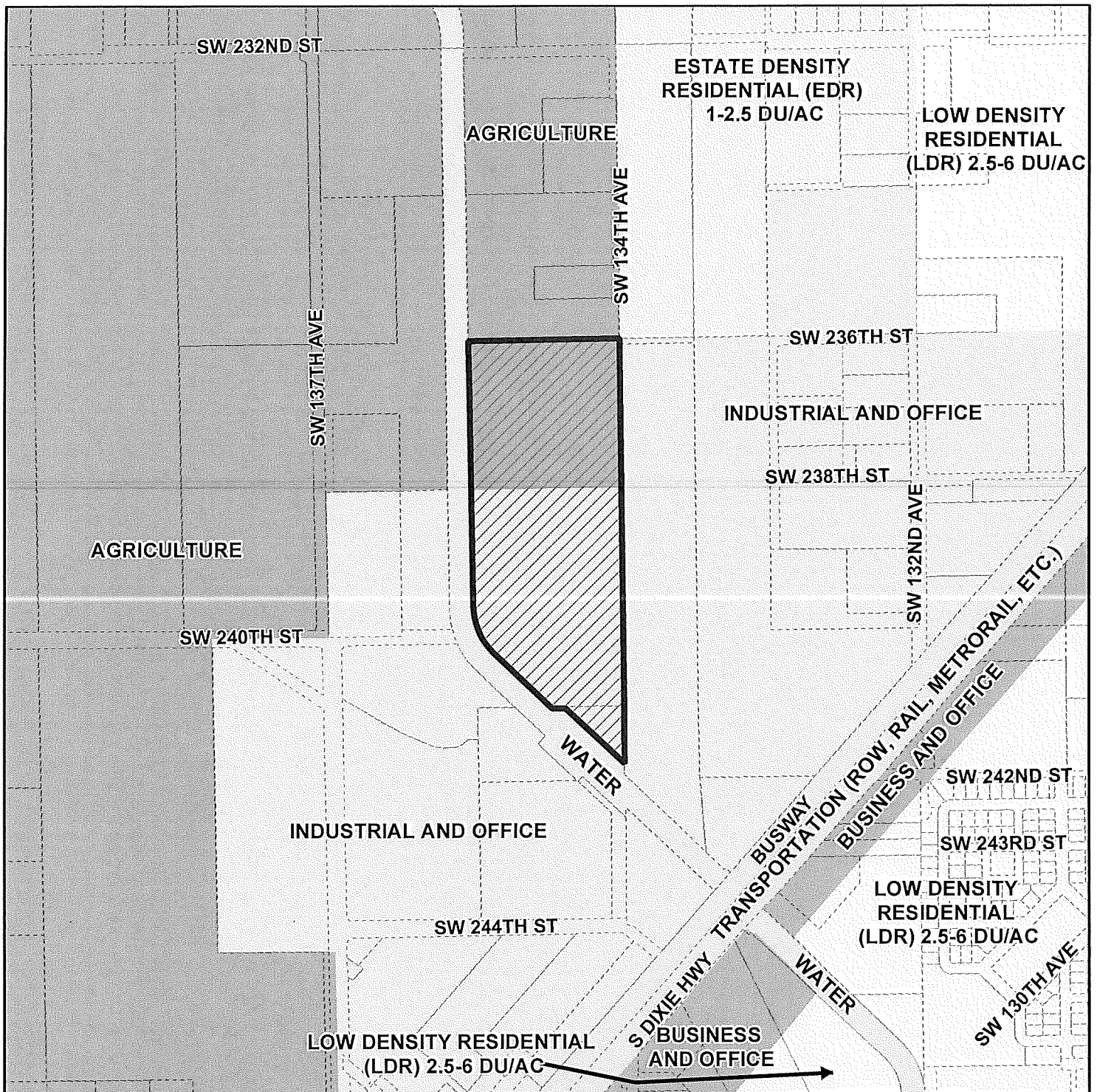
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, February 17, 2021

REVISION	DATE	BY



MIAMI-DADE COUNTY


CDMP MAP

Section: 23 Township: 56 Range: 39
Applicant: Copart of Connecticut Inc
Zoning Board: C14
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number

Z2021000019

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, February 17, 2021

REVISION	DATE	BY

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

PH: Z21-031

October 20, 2021

Item No. 3b

Recommendation Summary	
Commission District	7
Applicant	Kendall Associates I, LLLP ET AL
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, the filling of existing lakes, provide for less private open space than required, permit street trees to be within 10 to 12 feet from the edge of the driveway or sidewalk on the individual lots, more lawn area than permitted, allow the residences to be located on private drives and to waive the required dedication for SW 132 Avenue and SW 96 Street.
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
2020-2030 CDMP Land Use Designation	Parks and Recreation and Low Density Residential (2.5-6 du/a) (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses and Section 33-311(A)(4)(b) Non-Use Variance from other than airport regulations and (see attached Zoning Recommendation Addendum)
Recommendation	Approval of request #1, subject to the Board's acceptance of the proffered covenant and PAD Agreement, and approval with conditions of requests #2 through 7.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from GU, Interim District and EU-M Estate Modified District to PAD (Planned Area Development District).

- (2) UNUSUAL USE to permit lake excavations and to permit the partial filling of existing lakes.
- (3) NON-USE VARIANCE to permit a private open space for certain units with a minimum of 82% (125% required).
- (4) NON-USE VARIANCE to permit the required street trees to be located between 10 to 12 feet from the edge of the roadway or sidewalk (7' maximum from edge of roadway or sidewalk permitted).
- (5) NON-USE VARIANCE to permit a maximum lawn area of 46% (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, consisting of thirty-six (36) sheets prepared by Ballbe & Associates, entitled "Calusa" dated stamped received 8/5/21; and fifty-six (56) sheets prepared by Kendall Associates I, LLLP, consisting of Recreational Pod Landscape Plans, with two sheets labeled LR-1 and one sheet labeled LR-3 with no sheet LR-2 (3 sheets), Typical Unit Landscape Plans LT-1 to LT-17 (17 sheets) dated revised 9-16-21, Overall Tree Plan and Landscape Legend L-1b consisting of one sheet dated last revised 9-8-21, Single Family Residence Floor Plans (21 sheets), Single Family Residence Elevations (8 sheets), Guardhouse floor plan and elevation with two sheets labeled A1 and A2 (2 sheets), and Clubhouse floor plan, elevations and roof plan with four sheets labeled A1, A2, A3, and A4 (4 sheets) dated stamped received 4/1/21; and, six (6) sheets, prepared by Parker & Yannette Design Group, entitled "Calusa Planting Plans", dated stamped received 8/5/21, for a total of ninety-eight (98) sheets. Plans may be modified at 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 two (2) existing single-family residential lots (the "Residential Lots") located along the eastern portion of the Vacant Land (collectively, the "Property"). In August 1967, pursuant to Resolution #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 #Z-167-67. But 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.” On October 29, 2020, pursuant to Resolution Z-21-20, the BCC released the Vacant Land from the aforementioned Restriction.

The applicant now seeks to rezone the 169.27-acre Property from GU and EU-M to PAD, to develop the Property with 550 single family residential units. Together with the aforementioned request, the applicant also seeks an unusual use to permit the filling of portions of the existing lakes and lake excavations, to submit new lake slope plans for improvements to the existing lake features. Additionally, the applicant is 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 permissible 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; 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 all traffic to SW 137th Avenue, a major north-south corridor, and the proposed development will also have a secondary pedestrian access and residents-only entrance, and an exit to North Calusa Club Drive. Submitted plans indicate that the proposed lots are designed along a network of private drives to allow connectivity for pedestrians and autos alike. Said plans also illustrate amenities such as a clubhouse building with two 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 applicant has 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 reason that there is a Declaration of Restrictions in addition to the PAD Agreement is that the code requires a development agreement for applications requesting a PAD Zoning Districts. Additionally, the applicants have entered into a private agreement with the neighbors that requires a Declaration of Restrictions be proffered agreeing to certain terms and would require the neighbors to modify. Accordingly, the applicant has proffered these two separate instruments to address these obligations.

<u>NEIGHBORHOOD CHARACTERISTICS</u>	
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 applicant 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 522 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 may bring additional noise into the neighborhood, but in staffs opinion, impacts have been appropriately mitigated.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

The Vacant Land is located in an area designated **Parks and Recreation** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. 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 Residential Lots are located in an area designated as **Low Density Residential** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category*

allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre and is characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses and 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 applicant is 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 applicant is proposing to develop the Property with a maximum of 550 units. The proposed density of this development including the EU-M zoned Residential Lots is 3.25 units per acre which is within the maximum density permitted under the CDMP. Staff also notes that the applicant has voluntarily proffered a covenant which among other things limits the maximum development of the site to 550 residential units.

Several sections of the CDMP Conservation, Aquifer Recharge and Drainage Element text are relevant. **Objective CON 9** provides for the conservation of freshwater fish, wildlife and plants. **Conservation Policy CON-9A sets for the criteria for all activities that adversely affect habitat that is critical to Federal or State designated, endangered or threatened species shall be prohibited unless such activity(ies) are a public necessity and there are possible alternative sites where the activity(ies) can occur.** Additionally, **Conservation Policy CON-9B sets forth 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.** The Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum dated August 26, 2021, confirm that they have reviewed the "Calusa Country Club Environmental Assessment Report" and the "Calusa Country Club Bonneted Bat Acoustic Survey Report". In their review of these reports they confirmed that the little blue heron (*Egretta caerulea*) and the tri-colored heron (*Egretta tricolor*) which are listed as state threatened by the Florida Fish and Wildlife Conservation Commission were observed on the site. Additionally, the Florida bonneted bat (*Eumops floridanus*) which is listed as endangered by the U.S. Fish and Wildlife Service were also identified on the property. No rookeries were identified, and accordingly it appears that the species use the property for foraging and feeding. It should be noted that the property **is not** federally recognized as critical habitat for the aforementioned species, and staff has not received any information that establishes that this habitat is critical for the survival of any of the listed species. Notwithstanding, as the presence of these species do exist, staff opines that the site be developed in a manner that provides for land

that these species can utilize for their activities. The applicant has provided a Best Management Practices Plan (BMP) for the Property, which proposes the six BMPs that are consistent with the guidance from the U.S. Fish and Wildlife Service to preserve the roosting and social behaviors of the Florida bonneted bat. These species will continue to forage and feed throughout the open spaces, lakes, open spaces and landscaping provided within the development. The applicant will also be required to continue monitoring the property for species activity, to ensure continued compliance with Objective Con-9. Based on the foregoing analysis, staff opines that the proposed development is **consistent** with the criteria set forth in the CDMP Conservation, Aquifer Recharge and Drainage Element text, Objective **CON-9**, and Policies **CON-9A** and **CON-9B**.

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.

ZONING ANALYSIS:

The applicant seeks 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 improve the site with a 550-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 the CDMP covenant 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 137th Avenue, a major north-south corridor together with a secondary pedestrian access and an entrance for residents only to include exit to North Calusa Club 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 applicant has 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 550 residential units and ties the development of the Property to the site plans and specific development parameters. The submitted plans depict a 550-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 two 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. 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 depicts the applicant's intent to comply with the regulations, the conditions within the proffered Declaration of Restrictions, and towards utilizing development parameters in a manner that maintains the 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 area concerned. Staff notes that Department of Transportation and Public Works (DTPW) also reviewed the request and has no objection to the application, subject to conditions set forth under Section V, as specified in their memorandum, dated August 26, 2021. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum dated August 27, 2021, 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 522 PM daily peak hour vehicle trips. Although staff recognizes that approval of the application may have an impact on the surrounding roadways or transportation facilities based on the recommendations and information contained within their memoranda, but staff opines that those impacts are appropriately mitigated. Staff recognizes the comments in the memorandum by the Police Department dated April 2, 2021 regarding the proposed impact on traffic and the increase of staffing and equipment that the proposed development could have. Staff opines that the applicant has submitted traffic study which was reviewed by the DTPW and Platting and Traffic Review Section and which provided for the traffic improvements needed to maintain roadway levels of service. Staff acknowledges their concerns regarding an increase to the demands of the development will have on police services. Staff opines that through the Impact Fees generated from this development all capital improvements needed will be addressed. Additionally, the development will increase the current tax base on the property which will fund the additional police resources needed. Furthermore, pursuant to the proffered Covenant, off-duty police officers will be required to enforce the traffic modifications as proposed during the morning peak-hour traffic flow. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum dated October 7, 2021, 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 dated March 8, 2021, indicates that the proposed 550-unit residential development will generate 191 students; 86 elementary, 47 middle and 58 senior high students, and that all levels have sufficient capacity available to serve the application. 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 applicant also seeks an unusual use to permit the partial filling of the lake edges and the excavations of the lakes (request #2). When the request is analyzed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses Standards, staff opines that approval of the request would be **compatible** with the area concerned. This request is to permit partial filling of the edges of the lakes and for the lake excavations that would allow for the modifications to existing lake features on the Property. Staff notes that new lake slope plans have been submitted by the applicant which depict improvements intended for the lake's edges in conjunction with the site plans and are ancillary to the proposed PAD development on the subject site. These modifications to the lake slopes are necessary to meet the lake excavation requirements set forth under the Code, to improve drainage throughout the area and to accommodate the proposed residential development. Staff notes that these lakes would be internal to the site and will be visually buffered from the surrounding area since they are primarily located towards the rear of the proposed residences and would be further visually buffered from the surrounding area by the 75' buffer located along the perimeter of the development. **As such, staff recommends approval with conditions of request #2 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

To implement the residential development, the applicant is 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 between 10 and 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 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 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 of 69.45 total acres (41% of the total property area), which far exceeds the 30% (50 acres) required by code. The common open space includes the lakes and common landscaped areas. Additionally, the proposed open space provided on the individual lots exceeds the open space found for lots developed under the RU-1M(a) zoning district which is similar in lot size and requirements as the proposed for this development.

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 purposed 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 4,471 trees provided rather than the 4,246 trees required. All street trees will consist of either Live Oak, Gumbo Limbo or Green Buttonwood, thus providing tree canopy that will appropriately shade pedestrian ways. Staff opines to permit a lawn area greater than permitted for the proposed single-family residences would be compatible with the surrounding area and would not adversely affect the adjacent residences surrounding the property. Staff notes that the submitted landscaping plans depict the proposed residences with landscaping in the form of trees, shrubs and sodded areas. Additionally, staff notes that the request to exceed the maximum permissible lawn area on the proposed lots is minimal in nature. The maximum requested lawn area requested is only exceeding the maximum allowable by 3%. Furthermore, any impact generated by the sub-standard private open spaces, the request for no street trees and to exceed the maximum lawn area will be adequately mitigated by landscaping in the form of trees and shrubs provided along the common areas of the development as well as the proposed 75' heavily landscaped buffer which is proposed along the entire perimeter of the proposed development, enhancing the views from the neighboring residential properties. **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 with 0' of frontage (50' required) and the recreational tract 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 depicts a layout showing the proposed 550 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 96th Street with a secondary access point along North Calusa Club Dr. 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 & #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 main ingress/egress point of direct pedestrian and vehicular access to the site along SW 96 Street with a secondary pedestrian ingress/egress point along North Calusa Club Drive with a resident entrance and exit for all vehicles along said North Calusa Club Drive access point.

The Department of Transportation and Public Works (DTPW) has required the applicant to perform several traffic operational improvements. The applicant is required to install a traffic signal at the intersection of SW 97 Street and SW 127 Avenue. Also, the applicant must contribute

towards an adaptive signal program for SW 104 Street between SW 137 Avenue and SW 127 Avenue and perform signal timing adjustments to help improve traffic flow for signalized intersections surrounding the proposed project. Furthermore, enhancements must be constructed for several intersections along SW 104 Street between SW 122 Avenue and SW 137 Avenue and at the intersection of SW 133 Avenue and SW 88 Street. These improvements must be completed prior obtaining the 31st Temporary Certificate of Use (TCU) and/or Temporary Certificate of Occupancy (TCO).

It should be noted that to help address the Calusa residents' concerns with the traffic conditions throughout the neighborhood, the applicant has offered to implement several traffic calming measures. These improvements are outlined in the proffered covenant.

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 the submitted plans to the Department of Regulatory and Economic Resources, consisting of thirty-six (36) sheets prepared by Ballbe & Associates, entitled "Calusa" dated stamped received 8/5/21; and fifty-six (56) sheets prepared by Kendall Associates I, LLLP, consisting of Recreational Pod Landscape Plans, with two sheets labeled LR-1 and one sheet labeled LR-3 with no sheet LR-2 (3 sheets), Typical Unit Landscape Plans LT-1 to LT-17 (17 sheets) dated revised 9-16-21, Overall Tree Plan and Landscape Legend L-1b consisting of one sheet dated last revised 9-8-21, Single Family Residence Floor Plans (21 sheets), Single Family Residence Elevations (8 sheets), Guardhouse floor plan and elevation with two sheets labeled A1 and A2 (2 sheets), and Clubhouse floor plan, elevations and roof plan with four sheets labeled A1, A2, A3, and A4 (4 sheets) dated stamped received 4/1/21; and, six (6) sheets, prepared by Parker & Yannette Design Group, entitled "Calusa Planting Plans", dated stamped received 8/5/21, for a total of ninety-eight (98) sheets. Plans may be modified at Public Hearing.
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 implement the six Best Management Practices (BMPs) per the letter submitted to the Division of Environmental Resources Management dated June 10, 2021 consistent with the guidance from the U.S. Fish and Wildlife Service for how the applicant will preserve the roosting and social behaviors of the Florida bonneted bat.
6. That the applicant obtain a Tree Permit from the Division of Environmental Resources Management.
7. All drainage features, inclusive of lakes, are conceptual and subject to a future review and approval of Paving and Drainage Plans by the Miami-Dade County Division of Environmental Resources Management.
8. Prior to obtaining the earlier of a soil improvement permit, building permit, or tree removal permit, the Applicant shall submit to DERM: (i) the results of site inspections to be conducted once every other month between September 21, 2021, and June 30, 2022, during the Florida Fish and Wildlife Conservation Commission's recommended wading bird survey period for Florida's South Zone ; and (ii) a plan for DERM's review and approval demonstrating how the nesting, feeding, and roosting habitat of the Florida bonneted bat, 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 (iii) a plan for DERM's review and approval demonstrating how County designated species shall be conserved. The applicant has acknowledged that compliance with this condition could result in changes to reduce the scope of the development being required.
9. That the applicant complies with all the applicable conditions, requirements, recommendations, requests, and other provisions of the Division of Environmental Resources Management of the Department of Regulatory and Economic Resources as contained in its memorandum dated October 7, 2021.
10. 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 the memorandum dated August 27, 2021.
11. That the applicant complies 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 memorandum dated August 26, 2021.
12. That the applicant complies 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 memorandum dated March 11, 2021.

NK:JB:NN:JR

A handwritten signature in black ink, reading "Nathan Kogon". The signature is written in a cursive style with a horizontal line underneath it.

Nathan Kogon, AICP, Assistant Director
Development Services Division Miami-Dade County
Regulatory and Economic Resources Department

ZONING RECOMMENDATION ADDENDUM

Kendall Associates, I LLLP ET AL
PH: Z21-031

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

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<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>
Section 33-311(A)(3) Special Exception, Unusual and New Uses	<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>

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<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>
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Memorandum



Date: October 7, 2021

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

From: Rashid Istambouli, P.E.
Department of Regulatory and Economic Resources

A handwritten signature in black ink, appearing to read "R. Istambouli", written over the "From:" line.

Subject: Z2021000031
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 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) 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.

Tree Preservation

An aerial review of the subject properties indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter at breast height of 18 inches or greater). Section 24-49 of the Code provides for the preservation and protection of specimen tree resources whenever reasonably possible. 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.

On May 4, 2021, the applicant submitted a tree permit application and supporting information to remove tree resources, including specimen trees. Subsequently, on May 13, 2021, DERM biologists inspected the subject properties and the on-site tree resources with the certified arborist representing the applicant. This inspection determined that 156 specimen trees were in very poor, poor, or fair condition and were not good candidates for preservation. However, DERM identified specimen trees that are in good condition and should be preserved. On August 13, 2021, the applicant submitted revised site plans for the Tree permit application and has agreed to preserve in place or relocate the specimen trees discussed with the applicant's arborist. The applicant will be required to obtain the Tree permit and place a covenant on the specimen trees to be preserved prior to any tree removal or relocation.

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 Merlyn Robles at Merlyn.Robles@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: Obtain DERM Tree Permit

Wellfield Protection

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

Based on the proposed district boundary change for the construction of 550 single-family residences connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements. Based on DERM records, WASD agreement No. 31022 and points of connections for water and sewer system have been issued.

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 Miami-Dade Water and Sewer Department and DERM Water and Wastewater Division prior to the 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 DERM 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, DERM will evaluate and may reserve sanitary sewer capacity, through the DERM 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.

Conditions of Approval: None

Stormwater Management

An Environmental Resource Permit from the South Florida Water Management District (1-800-432-2045) will 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. It is the applicant's responsibility to contact the above-mentioned agency for further information regarding permitting procedures and requirements.

Stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year / 1-day storm event.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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

Pursuant to Sections 24-48.1(1)(b) & 24-48.1(1)(f) of the Code, the applicant is advised that a DERM Class II or Class VI Permit shall be required if the new proposed surface water management system will have an overflow outfall to any water body in Miami-Dade County, including, but not limited to, canals, rivers, lakes and/or tidal water bodies.

Conditions of Approval: None

Pollution Remediation

DERM notes the site plan and lake excavation plan submitted in support of the requested district boundary change show proposed drainage lakes and drainage features. Please be advised that the site has records of environmental site investigation tracked under Former Calusa Golf Course (DERM file AW-209). An environmental site investigation report has not been submitted for DERM review. Please note that drainage features cannot be located in areas that exceed the groundwater clean-up target levels in the code that could cause plume dispersion. DERM notes the applicant has not submitted drainage plans for DERM Pollution Remediation Section review and approval, therefore the location of the proposed drainage features as shown on the site plan and lake excavation plan have not been reviewed or approved by DERM.

All drainage features, inclusive of lakes shown on the site plans submitted with this zoning application are conceptual and subject to a future review and approval of Paving and Drainage Plans by DERM.

Based on the past golf course use of the site, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards be conducted at the site prior to site development and prior to the submittal of site development plans through the building department review process.

DERM review and approval of an environmental site investigation report shall be required. Further, all construction plans (inclusive of drainage) and dewatering plans shall require review and approval from the DERM Environmental Monitoring and Restoration Division as it relates to environmental contamination issues. 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:

All drainage features, inclusive of lakes, are conceptual and subject to a future review and approval of Paving and Drainage Plans by the Miami-Dade County Division of Environmental Resources Management.

Pollution Regulation

Fill material to be used to fill the on-site lakes shall be limited to clean fill as defined in Section 24-5 of the Code that is free of contamination. The petitioner is advised that the use of clean fill materials originating from any source other than a rock mining quarry located in Miami-Dade County requires pre-approval from DERM, which may also involve the completion of analytical testing of the fill material in accordance with the published DERM Soil Reuse Guidance.

A Resource Recovery and Management Facility Limited to Lakefill Operating Permit issued by DERM 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 DERM 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 approximate commencement date and duration of filling activities. For further assistance on this matter, please contact Johnny Vega, P.E. of the DERM Pollution Regulation Division at (305) 372-6600 or via email at vegajo@miamidade.gov.

Conditions of Approval: None

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

Objective CON-9

Objective CON-9 of the CDMP states that "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 is not undeveloped, it was previously developed as a golf course, the first part of the objective continues to apply and is relevant to the analysis below.

In addition, 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."

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

Federally endangered and State threatened species

As part of this zoning application, the applicant submitted the "Calusa Country Club Environmental Assessment Report" and the "Calusa Country Club Florida Bonneted Bat Acoustic Survey Report" prepared by Passarella and Associates and dated February 2021 and April 2021, respectively. Subsequently, the applicant submitted a follow-up report on September 29, 2021. These reports document that two species listed as state threatened by the Florida Fish and Wildlife Conservation Commission were observed on-site, the little blue heron (*Egretta caerulea*) and the tri-colored heron (*Egretta tricolor*). The reports do not indicate how these species were utilizing the site.

On September 29, 2021, 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". None of the identified birds are federal or state listed threatened or endangered species. Furthermore, only the snowy egret is a County designated endangered, threatened, rare or special concern fauna species. Staff further notes, that the statement that a rookery is present on-site was based on observations by representatives of the applicant that some of the birds were fledglings and too young to be able to fly. No active nests were directly observed. DERM confirmed this observation during an inspection on October 4, 2021. The applicant has agreed to conduct site inspections once every other month between September 21, 2021, and June 30, 2022, during the Florida Fish and Wildlife Conservation Commission's recommended wading bird survey period for Florida's South Zone.

In addition, the Acoustic Survey Report documents that the Florida bonneted bat (*Eumops floridanus*), a species listed as federally endangered by the U.S. Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission was identified on-site. This report identified 2,048 Florida bonneted bat calls that indicated roosting is likely occurring nearby, but also identified social calls within the subject application area. While the acoustic survey was conducted over 28 nights for multiple hours each night, the environmental assessment documenting the other listed species was conducted on one day from 9:45 am to 3:00 pm.

County listed species

The "Calusa Country Club Environmental Assessment Report" also documented three species listed as County Endangered, Threatened, Rare, and Special Concern Flora in Miami-Dade County as described in Appendix B of the Conservation, Aquifer Recharge and Drainage Element of the CDMP. These are the Osprey (*Panidon haliaetus*), the Snowy Egret (*Egretta thula*) and the White Ibis (*Eudocimus albus*).

On June 10, 2021, the applicant submitted a letter to DERM proposing six best management practices (BMPs) consistent with the guidance from the U.S. Fish and Wildlife Service for how the applicant will preserve the roosting and social behaviors of the Florida bonneted bat. DERM is working with the applicant to supplement and implement these BMPs.

Condition of Approval: Prior to obtaining the earlier of a soil improvement permit, building permit, or tree removal permit, the Applicant shall submit to DERM: (i) the results of site inspections to be conducted once every other month between September 21, 2021, and June 30, 2022, during the Florida Fish and Wildlife Conservation Commission's recommended wading bird survey period for Florida's South Zone; and (ii) a plan for DERM's review and approval demonstrating how the nesting, feeding, and roosting habitat of the Florida bonneted bat, 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 (iii) a plan for DERM's review and approval demonstrating how County designated species shall be conserved. The applicant has acknowledged that compliance with this condition could result in changes to reduce the scope of the development being required.

DISCLOSURE RELATED TO CRITICAL HABITAT FOR ENDANGERED SPECIES.

PLEASE BE ADVISED THAT IF THE FEDERAL GOVERNMENT DESIGNATES ALL OR A PART OF THE SUBJECT PROPERTY AS CRITICAL HABITAT FOR ONE OR MORE ENDANGERED SPECIES. YOU ARE NOT AUTHORIZED TO COMMENCE ANY WORK OR ACTIVITIES PURSUANT TO THIS APPROVAL UNTIL YOU OBTAIN ANY AND ALL APPROVALS OR PERMITS, IF NECESSARY, FROM THE FEDERAL GOVERNMENT PURSUANT TO THE ENDANGERED SPECIES ACT. PLEASE BE ADVISED THAT, EVEN AFTER WORK COMMENCES, IF MIAMI-DADE COUNTY IS ADVISED BY THE FEDERAL GOVERNMENT, THE STATE OF FLORIDA, OR A COURT THAT AN ACTIVITY ON THE SUBJECT PROPERTY IS IN VIOLATION OF THE ENDANGERED SPECIES ACT, IN VIOLATION OF FLORIDA LAW ON ENDANGERED SPECIES, OR IN VIOLATION OF A PERMIT OR APPROVAL GRANTED BY THE FEDERAL GOVERNMENT PURSUANT TO THE ENDANGERED SPECIES ACT, SUCH VIOLATION MAY RESULT IN AN IMMEDIATE STOP WORK ORDER OR OTHER COUNTY ACTION.

YOU ARE STRONGLY ADVISED TO CONSULT WITH THE UNITED STATES FISH AND WILDLIFE SERVICE AND ANY OTHER NECESSARY FEDERAL OR STATE AGENCIES BEFORE CONDUCTING ANY WORK OR ACTIVITIES ON THE PROPERTY. THE VERO BEACH OFFICE OF THE UNITED STATES FISH AND WILDLIFE SERVICE MAY BE REACHED AT (772)562-3909. PLEASE BE AWARE THAT THE FEDERAL GOVERNMENT MAY REQUIRE CERTAIN ACTIONS OR PROTECTIONS ON THE PROPERTY, AND THIS MAY RESULT IN THE NEED TO FILE COUNTY APPLICATIONS TO MODIFY THE PLANS FOR THE PROPERTY. THEREFORE, IT IS RECOMMENDED THAT YOU CONSULT WITH THE UNITED STATES FISH AND WILDLIFE SERVICE AT AN EARLY STAGE IN THE PROCESS. IN THE EVENT THAT THE UNITED STATES FISH AND WILDLIFE SERVICE ADVISES THAT YOUR PLANS FOR THE SUBJECT PROPERTY MAY RESULT IN A "TAKE" OF ENDANGERED OR THREATENED SPECIES, YOU ARE STRONGLY RECOMMENDED TO INFORM MIAMI-DADE COUNTY IN WRITING AT THE EARLIEST STAGE POSSIBLE.

Enforcement History

The subject property has no open and three (3) 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 DERM has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMF

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 Christine Velazquez at (305) 372-6764.

cc: Nathan Kogon, Department of Regulatory and Economic Resources



June 10, 2021

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

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

Dear Lisa:

On behalf of the applicant, this letter outlines the proposed Best Management Practices (BMPs) that will be implemented on the Calusa Country Club (Project) for the protection of the Florida bonneted bat (*Eumops floridanus*). These BMPs are in accordance with the U.S. Fish and Wildlife Service's (USFWS) Consultation Key¹ for the Florida bonneted bat.

The following are the BMPs to be implemented:

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

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

Ms. Lisa Spadafina

June 10, 2021

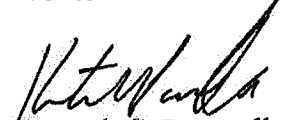
Page 2

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

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

Sincerely,

PASSARELLA & ASSOCIATES, INC.



Kenneth C. Passarella
President

KP/lj

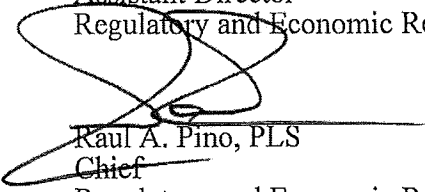
cc: Dick Norwalk
Howard Nelson

Memorandum



Date: August 27, 2021

To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department

From: 
Raul A. Pino, PLS
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)

522 PM Peak Hour trips are generated by this application.

B. Cardinal Distribution

North	29 %	East	37 %
South	18 %	West	16 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station F 0060 located on SW 88 Street west of SW 137 Avenue, has a maximum LOS "EE" of **8652** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **4348** vehicles and **0** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station F 0060** with its PHP and assigned vehicles is at LOS "C". The **18** vehicle trips generated by this development when combined with the **4348** and those previously approved through Development Orders, **0**, equal **4366** and will cause this segment to remain at LOS "C" whose range is up to 7090.

Station 9782 located on SW 127 Avenue south of SW 88 Street, has a maximum LOS "D" of **3222** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1571** 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 **269** vehicle trips generated by this development when combined with the **1571** and those previously approved through Development Orders, **0**, equal **1840** and will cause this segment to remain at LOS "C" whose range is up to 3078.

Station F 0062 located on SW 88 Street east of SW 127 Avenue, has a maximum LOS "EE" of **8652** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **5019** 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 **5019** and those previously approved through Development Orders, **0**, equal **5059** and will cause this segment to remain at LOS "C" whose range is up to 7090.

Station 9718 located on SW 104 Street west of HEFT, has a maximum LOS "EE" of **5821** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **4667** vehicles and **2** 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 **86** vehicle trips generated by this development when combined with the **4667** and those previously approved through Development Orders, **2**, equal **4755** and will cause this segment to have LOS "D" whose range is from 4726 to 4851.

Station 9784 located on SW 127 Avenue south of SW 104 Street, has a maximum LOS "D" of **3222** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1710** vehicles and **106** 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 **1710** and those previously approved through Development Orders, **106**, equal **1864** and will cause this segment to remain at LOS "C" whose range is up to 3078.

Station 9720 located on SW 104 Street west of SW 127 Avenue, has a maximum LOS "EE" of **5821** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3042** vehicles and **10** 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 **31** vehicle trips generated by this development when combined with the **3042** and those previously approved through Development Orders, **10**, equal **3083** and will cause this segment to remain at LOS "C" whose range is up to 4725.

Station F 2519 located on SW 137 Avenue south of SW 104 Street, has a maximum LOS "E" of **5390** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **3130** vehicles and **38** 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 **3130** and those previously approved through Development Orders, **38**, equal **3178** and will cause this segment to remain at LOS "C" whose range is up to 5250.

Station F 2520 located on SW 137 Avenue south of SW 88 Street, has a maximum LOS "E" of **5390** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2690** vehicles and **0** 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 **2690** and those previously approved through Development Orders, **0**, equal **2710** and will cause this segment to remain at LOS "C" whose range is up to 5250.

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

VII. SITE PLAN CRITIQUE:

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

VIII. STANDARD CONDITIONS:


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

Memorandum



Date: April 21, 2021

To: Nathan Kogon, Assistant Director
Development Services
Department of Regulatory and Economic Resources (RER)

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

Subject: Zoning Application Comments - Kendall Associates I, LLP
Application No. Z2021000031 - (Pre-App. No Z20P-230) - Revision 1

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this application. The information provided below is preliminary and it does not affect the Zoning process.

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 of a single-family detached residential community consisting of a total of 550 homes including a Clubhouse only for the strict use of the SFR and a Guardhouse. The gross floor area for the future single-family residences will be between 3,001 S.F. and 5,000 S.F.

The estimated total water demand for the proposed project will be 170,560 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. Currently, there is adequate treatment and water supply capacity for the proposed project consistent with Policy WS-2 A (1) of the CDMP.

As per WASD's Agreement No. 31022 offered on February 25, 2021 and approved points of connection dated February 10, 2021 the developer shall connect to an existing 8-inch water main (EU534-1 & EU536-1) in E. Calusa Club Dr. at SW 97th Street and extend the same (8-inch water main) northwesterly in dedicated public R/W or WASD easement within the property to N. Calusa Club Drive, interconnecting to an existing 8-inch water main (E11993-1) at that location.

The developer shall also extend an 8-inch water main in dedicated public R/W or WASD easement within the property, as required to provide service to all lots of the proposed development.

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) P.O.C.

A Water Supply Certification (WSC) letter from WASD was issued on February 25, 2021 through WASD Agreement No. 31022. Said Certification will need to be revised to reflect the proposed development with the zoning process. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The Certification is required to assure adequate water supply is available to all water users of the WASD as required by 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, respectively.

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. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity for the proposed project consistent with Policy WS-2 A (2) of the CDMP.

As per approved points of connection dated February 10, 2021, a new public pump station (P.S.) will be required. Connect to an existing 16-inch force main (PCTS 10055, As-built E15440-74) in SW 127th Avenue and SW 97th Street and extend 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 P.S. site dimensions are 45-ft.x65-ft., and shall be deeded to the WASD, and must be shown on plat, having direct access to either dedicated public (Right of Way) R/W or to ingress-egress paved access and utility easement with a minimum width of 20 feet.

Additionally, the developer shall connect to the aforementioned proposed public P.S. 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. 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 maval@miamicity.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamicity.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamicity.gov.

Memorandum



Date: Thursday, August 26, 2021

To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department

From: Darlene M. Fernandez, P.E.
Assistant Director
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 550 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 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.

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.

Cc: Raul A. Pino, PLS, Department of Regulatory and Economic Resources

Claudia P. Diaz, P.E., Traffic Engineering Division Chief, Department of Transportation and Public Works

Nicholas Nitti, Zoning Evaluation Supervisor, Department of Regulatory and Economic Resources

James Byers, Chief, Regulatory and Economic Resources Zoning and Public Works Plan Review Division

Calusa

Project Generated AM Peak Hour Net New Vehicular Trips

7:00 AM – 8:00 AM PEAK HOUR

550 Single Family Units	Projected New Trips								
AM Peak Hour	382 (Two-way)								
Adjacent Roadway Impacts									
Adjacent Roadway	Projected New Trips	Background Traffic	Total (New + Background)	% Increase in Volume	Number of Lanes	LOS Standard	LOS Service Volume	Future w/out Project LOS	Future w/ Project LOS
SW 96th Street	0	569	569	0%	2	E+20	1,598	C	C
West of SW 127th Avenue	(0 EB/ 0 WB)	(513 EB/ 56 WB)	(513 EB/ 56 WB)	(0% EB/ 0% WB)					
SW 96th Street	17	562	579	3%	2	E+20	1,522	C	C
East of SW 137th Avenue	(9 EB/ 8 WB)	(388 EB/ 174 WB)	(397 EB/ 182 WB)	(2% EB/ 5% WB)					
SW 97th Street	179	183	362	98%	2	E+20	1,218	C	C
West of SW 127th Avenue	(134 EB/ 45 WB)	(177 EB/ 6 WB)	(311 EB/ 51 WB)	(76% EB/ 750% WB)					
SW 133rd Avenue	165	446	611	37%	2	E	1,332	C	C
South of SW 88th Street	(129 NB/ 36 SB)	(261 NB/ 185 SB)	(390 NB/ 221 SB)	(49% NB/ 20% SB)					
SW 132nd Avenue	19	472	491	4%	2	E	1,332	C	C
North of SW 104th Street	(5 NB/ 14 SB)	(367 NB/ 105 SB)	(372 NB/ 119 SB)	(1% NB/ 13% SB)					
Neighborhood Impacts									
Roadways Impacted	Projected New Trips	Existing Background Traffic	Total (New + Existing)	% Increase in Volume	Number of Lanes	LOS Standard	LOS E Service Volume	Future w/out Project LOS	Future w/ Project LOS
SW 96th Street	0	836	836	0%	2	E+20	1,269	D	D
East of SW 127th Avenue	(0 EB/ 0 WB)	(760 EB/ 76 WB)	(760 EB/ 76 WB)	(0% EB/ 0% WB)					
SW 96th Street	11	1100	1111	1%	4	E+20	2,872	C	C
West of SW 137th Avenue	(3 EB/ 8 WB)	(821 EB/ 279 WB)	(824 EB/ 287 WB)	(0% EB/ 3% WB)					
SW 133rd Avenue	0	536	536	0%	2	E	1,332	C	C
North of SW 88th Street	(0 NB/ 0 SB)	(242 NB/ 294 SB)	(372 NB/ 119 SB)	(0% NB/ 0% SB)					
SW 122nd Avenue	0	559	559	0%	2	D	1,197	C	C
North of SW 104th Street	(0 NB/ 0 SB)	(247 NB/ 312 SB)	(247 NB/ 312 SB)	(0% NB/ 0% SB)					
SW 122nd Avenue	11	1158	1169	1%	4	D	2,759	C	C
South of SW 104th Street	(2 NB/ 9 SB)	(791 NB/ 367 SB)	(793 NB/ 376 SB)	(0% NB/ 3% SB)					

Calusa

Project Generated PM Peak Hour Net New Vehicular Trips

4:00 PM – 5:00 PM PEAK HOUR

550 Single Family Units	Projected New Trips
PM Peak Hour	504 (Two-way)

Adjacent Roadway Impacts

Adjacent Roadway	Projected New Trips	Background Traffic	Total (New + Background)	% Increase in Volume	Number of Lanes	LOS Standard	LOS E Service Volume	Future w/out Project LOS	Future w/ Project LOS
SW 98th Street	0	218	218	0%	2	E+20	1,598	C	C
West of SW 127th Avenue	(0 EB/ 0 WB)	(53 EB/ 165 WB)	(53 EB/ 165 WB)	(0% EB/ 0% WB)					
SW 96th Street	37	392	429	9%	2	E+20	1,522	C	C
East of SW 137th Avenue	(32 EB/ 5 WB)	(152 EB/ 240 WB)	(184 EB/ 245 WB)	(21% EB/ 2% WB)					
SW 97th Street	238	15	253	1587%	2	E+20	1,218	C	C
West of SW 127th Avenue	(88 EB/ 150 WB)	(6 EB/ 9 WB)	(94 EB/ 159 WB)	(1487% EB/ 1667% WB)					
SW 133rd Avenue	204	406	610	50%	2	E	1,332	C	C
South of SW 88th Street	(84 NB/ 120 SB)	(211 NB/ 195 SB)	(295 NB/ 315 SB)	(40% NB/ 62% SB)					
SW 132nd Avenue	25	297	322	8%	2	E	1,332	C	C
North of SW 104th Street	(16 NB/ 9 SB)	(171 NB/ 126 SB)	(187 NB/ 135 SB)	(9% NB/ 7% SB)					

Neighborhood Impacts

Roadways Impacted	Projected New Trips	Existing Background Traffic	Total (New + Existing)	% Increase in Volume	Number of Lanes	LOS Standard	LOS E Service Volume	Future w/out Project LOS	Future w/ Project LOS
SW 96th Street	0	304	304	0%	2	E+20	1,269	C	C
East of SW 127th Avenue	(0 EB/ 0 WB)	(112 EB/ 192 WB)	(112 EB/ 192 WB)	(0% EB/ 0% WB)					
SW 96th Street	15	1073	1088	1%	4	E+20	2,872	C	C
West of SW 137th Avenue	(10 EB/ 5 WB)	(417 EB/ 656 WB)	(427 EB/ 661 WB)	(2% EB/ 1% WB)					
SW 133rd Avenue	0	453	453	0%	2	E	1,332	C	C
North of SW 88th Street	(0 NB/ 0 SB)	(258 NB/ 195 SB)	(258 NB/ 195 SB)	(0% NB/ 0% SB)					
SW 122nd Avenue	0	814	814	0%	2	D	1,197	D	D
North of SW 104th Street	(0 NB/ 0 SB)	(500 NB/ 314 SB)	(500 NB/ 314 SB)	(0% NB/ 0% SB)					
SW 122nd Avenue	15	1387	1402	1%	4	D	2,759	D	D
South of SW 104th Street	(9 NB/ 6 SB)	(585 NB/ 802 SB)	(594 NB/ 808 SB)	(2% NB/ 1% SB)					

Memorandum



DATE: March 11, 2021

TO: Amina Newsome
Sr. Division Chief – Development Services Division
Department of Regulatory and Economic Resources (RER)

FROM: Francisco Arbelaez, AICP
Principal Planner *FAA*
Department of Transportation and Public Works (DTPW)

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

This report analyzes the impact of the proposed development to the Level-of-Service as they apply to transit services. The following application is for a Zoning hearing application review of the subject property. Data and information were updated as of December 2019 and is current to the proposed start of fiscal year 2021-2030, as presented in the 2020 Transit Development Plan Annual Progress Report (TDP).

Project Description

The applicant, Kendall Associates I, LLLP, seeks a Zoning hearing application review on a property spanning +/-168.93 acres. The subject property is primarily vacant with some single-family homes and is located at the former Calusa Club Golf Course (which has been closed for over ten years) at 9800 - 9810 East Calusa Club Drive. The current zoning is GU and EU-M. The applicant seeks rezone the property to Planed Area Development "PAD" to allow for the development a single-family detached residential home community consisting of 550 homes. Existing homes will be demolished and replaced with landscaping and entry features to serve as the primary entrance to the community off SW 97th Street. There is a proposed residents-access only entry point off of North Calusa Club Drive at the entrance of the former golf course and clubhouse area. The subject property is in Miami-Dade County, Florida, and is located within the Urban Development Boundary.

Existing Service

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

a bus stop located approximately 1.10 miles away (22-minute walk) along SW 137th Avenue at SW 88th.

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

Metrobus Route Service Summary DIC Project No. Z2021000031							
Route	Peak (am/pm)	Off-peak (midday)	Evening (at 8 pm)	Over night	Saturday	Sunday	Type of Service
88	20	30	30	n/a	30	30	L/F
104	30	45	60	n/a	60	60	L/F
137 (West Dade Connection)	30	45	60	n/a	45	45	L
Note: L means Metrobus local route service. F means Metrobus feeder service to Metrorail. E means Express or Limited-Stop Metrobus route service							

*Source: Miami Dade Department of Transportation and Public Works, Dec. 2018 Line Up
While the service above is in place, the operation of the system at the time of the review is
scaled back to meet the current demands, due to COVID-19 pandemic.*

Recent Service Adjustments

According to the TDP, there are no recent services changes planned for the routes in the previous section.

Future Transportation/Transit Needs and Planned Improvements

According to the TDP, there is one unfunded Operations projects. The Kendall BRT project extends from the West Kendall Transit Terminal (Kendall Drive and SW 162nd Ave) to the Dadeland North Metrorail Station and intends to implement express bus service along the Kendall Corridor.

DTPW Comments/Recommendations

DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. Incorporate pedestrian accessibility into residential neighborhood design to enable safe pedestrian access to neighboring properties, adjacent transit stops, and planned future rapid transit stations. Upon DTPW's review for mass transit concurrency, the application is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A. Therefore, **DTPW has no objections to**

this application, subject to the following conditions. However, additional comments may be provided at the time that the application is formally submitted.

1. The applicant shall provide bicycle and pedestrian access through both proposed community entries to ensure network connectivity between the existing and future sidewalk network.
2. The Applicant shall provide a covered, well-lit and secure space for bicycle parking near the entrance of the recreation building.
3. The applicant is encouraged to provide additional bicycle and pedestrian connections to the existing network.

c: Elia Nunez, P.E., Assistant Director, Planning, Design and Engineering, DTPW
Jie Bian, Chief, Planning and System Development, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW
Linda Morris, Chief of Service Planning, DTPW

FAA

Concurrency Management

From: Concurrency Management
Sent: Tuesday, March 09, 2021 10:02 AM
To: dick.norwalk@glhomes.com; badler@bilzin.com
Cc: 'Nathaly Simon'; RODRIGUEZ, IVAN M; Concurrency Management; Stillings, Noel (RER); Connally, Ronald (RER); 'Furney, Susan (RER)'
Subject: School Concurrency Determination for Kendall Associates I, LLLP-Z2021000031-(SP3021030800117)
Attachments: Kendall Associates I LLLP-Z2021000031-(SP3021030800117).pdf

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, attached please find the School District's Concurrency Determination. As you will note, the applicable Level of Service (LOS) standards of 100% Florida Inventory of School Housing (FISH) have been met at the three school levels and as such, capacity has been reserved for a one year period, under Master Concurrency Number MA3021030800117.

The reservation term for this Site Plan will expire on March 8, 2022. Concurrency reservation may be extended for additional one-year periods, provided: 1) Miami-Dade County confirms the application is still valid; 2) you request an extension at least 120 days prior to the expiration date, via email address concurrency@dadeschools.net; and 3) the total reservation period does not exceed six years from the original effective date of this certificate.

Failure to request an extension at least 120 days prior to the expiration date will result in revocation of the reservation, and a new application must be submitted. Extensions will be granted, upon payment of the corresponding review fee and acknowledgement from the local government. The reservation period may not exceed the term of the development approval issued by Miami-Dade County.

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

Matthew Edenburg
District Analyst - Facilities Management
Planning, Design and Sustainability
MEdenburg@dadeschools.net





Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System School Concurrency Determination

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

SP3021030800117
3/8/2021 1:13:07 PM
Site Plan

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

Miami-Dade
Z2021000031
Redevelopment

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

Kendall Associates I, LLLP
9400 SW 130 Avenue, 9800 & 9810 East Calusa Club Drive
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	-7	86	0	NO	Current CSA
671	CALUSA ELEMENTARY	0	86	0	NO	Current CSA Five Year Plan
6021	ARVIDA MIDDLE	-237	47	0	NO	Current CSA
6021	ARVIDA MIDDLE	0	47	0	NO	Current CSA Five Year Plan
7531	MIAMI SUNSET SENIOR	654	58	58	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

831	CLAUDE PEPPER ELEMENTARY	467	86	86	YES	Adjacent CSA
6221	HAMMOCKS MIDDLE	811	47	47	YES	Adjacent CSA

*An Impact reduction of **30.55%** included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number: **MA3021030800117**

Total Number of Units: **550**

Issue Date: **3/8/2021 8:01:05 PM**

Expiration Date: **3/8/2022 8:01:05 PM**

Capacity Reserved:

Elementary: 86 / Middle: 47 / Senior: 58

[Signature]
MDCPS Administrator

[Signature]
MDCPS Authorized Signature

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

Memorandum



Date: April 2, 2021

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

From: Michael J. Fernandez, Director
Department of Solid Waste Management

A large, stylized handwritten signature in black ink, likely belonging to Michael J. Fernandez, the Director of the Department of Solid Waste Management.

Subject: Calusa Club (#Z2020-000031) Revision dated March 30, 2021

In its response to the original version of this application (dated March 2, 2021), the Department of Solid Waste Management (DSWM) stated that it had no objections to the proposed application and provided a review of waste collection-related requirements. The additional information provided by the applicant (dated March 30, 2021) in response to the comments of several other County Departments, does not impact the earlier conclusion. **The DSWM continues to have no objections to the proposed application.**

Memorandum



Date: June 25, 2021

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

From: Alejandro Zizold, PROS Master Plan Manager
FOR Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

Alejandro Zizold

Subject: Z2021000031 – Calusa (Pre-application: Z2020P00230 and
Associated Application: Z2017000338) V3

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 550 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 Bonita Lakes 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 Lakes SP 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 Lakes SP 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 550 single family detached residential dwelling units which would generate a residential population of 1,793 resulting in an impact of 4.93 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 (PBD2) 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:

- The applicant to continue to work closely with PROS to design, and develop an approximately 5-acre local park within the same Park Benefit District, as a contribution in lieu of park improvement impact fees.
- 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 Sol Kohen, Park Planner 2, by email at sol.kohen@miamidade.gov or by phone at (305) 755-7821.

AZ: at sk

Attachment

Z2020P00230 - CALUSA
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS




Z2021-031 Calusa V3

Final Audit Report

2021-06-30

Created:	2021-06-28
By:	Sol Kohen (sol.kohen@miamidade.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAceso9p473qtsonCLe_OMrhNFJM7NjSUM

"Z2021-031 Calusa V3" History

-  Document created by Sol Kohen (sol.kohen@miamidade.gov)
2021-06-28 - 8:30:24 PM GMT- IP address: 98.158.240.207
-  Document emailed to Alissa Turtleaub (alissa.turtleaub@miamidade.gov) for signature
2021-06-28 - 8:32:22 PM GMT
-  Email viewed by Alissa Turtleaub (alissa.turtleaub@miamidade.gov)
2021-06-30 - 1:00:02 PM GMT- IP address: 65.87.105.1
-  Document e-signed by Alissa Turtleaub (alissa.turtleaub@miamidade.gov)
Signature Date: 2021-06-30 - 1:00:30 PM GMT - Time Source: server- IP address: 65.87.105.1
-  Agreement completed.
2021-06-30 - 1:00:30 PM GMT

Date: April 2, 2021

Memorandum



To: Nathan Kogon, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From: Alfredo Ramirez III, Director
Miami-Dade Police Department

Subject: Review - Zoning Application - Case: No. Z2021000031
Kendall Associates I, LLLP

APPLICATION:

A review of the application and its related documents was conducted to predict its impact on the Miami-Dade Police Department's resources, and the impact the project could have on any zoning modification changes. The applicant, Kendall Associates I, LLLP, is requesting a district boundary change to rezone the 169.274 acre property located at 9400 SW 130 Avenue, 9800 East Calusa Club Drive, and 9810 East Calusa Club Drive to "Planned Area Development" to allow for the development of 550 single family residential units.

CURRENT POLICE SERVICES:

The project is located in unincorporated Miami-Dade County and serviced by our Hammocks District, located at 10000 SW 142 Avenue, Miami, Florida.

APPLICATION REVIEW:

A review of the application and related documents was conducted to predict its impact on the Miami-Dade Police Department's resources, and the impact the project could have on any zoning modification changes.

Current data of police staffing, population, and crimes/calls for service was also examined to project any increase in calls for service. The current police officer staffing at the respective police district would not accommodate the anticipated increase in the volume of calls for service to the area. To conservatively maintain current police staffing levels, police officer staffing would need to be increased by at least three additional police officers, at an estimated cost of \$298,887. Should demand for police services increase beyond the increased levels, additional sworn personnel, support staff, and equipment will be required.

Furthermore, the Miami-Dade Police Department has concerns over the increase in population and vehicular traffic that will be generated as a result of this project and its negative impact to public services, community needs, and diminishment to the quality of life of area residents, now and in the future. Traffic throughout the area is already taxed. The applicant is encouraged to expand their traffic study intersection capacity analysis of internal roadways to include the intersections of SW 96 Street and West Calusa Club Drive, and SW 133 Avenue and North Calusa Club Drive. Both of these intersections were not examined in the submitted traffic study.

Nathan Kogon, Assistant Director
April 2, 2021
Page 2

Additionally, it is strongly recommended that a post development traffic study be conducted after development of the property is completed. The post development traffic analysis should review the planned and completed capacity improvements identified in the proposals. The study should examine if the area traffic will operate at an undesirable level of service as compared to the local adopted level of service standards.

If the post development traffic study indicates the need for additional roadway improvements to achieve a safe and efficient traffic flow within the area to meet established acceptable level of service standards, it is recommended that the applicant, in collaboration with the Miami-Dade Department of Transportation and Public Works, initiate additional mitigation measures to reduce transportation impacts.

At this time, our Department does not have any further comments regarding the proposed project. Specific comments will be provided during the permitting process as needed.

Should you require any further assistance, please contact Executive Senior Bureau Commander Jorge Bello, of our Fiscal Administration Bureau, at 305-471-2520, or via e-mail at j.bello@mdpd.com.

AR/kh

Memorandum



Date: August 05, 2021

To: Nathan M. Kogon, 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 08/05/21.

For additional information, please contact Alejandro Cuello at acuello@miamidade.gov or call 786-331-4545.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

KENDALL ASSOCIATES I, LLP/RICHARD NORWALK 9400 SW 130 AVE
9800/9810 E CALUSA CLUB DRIVE
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

PENDING

Z2021000031

DATE

HEARING NUMBER

FOLIO No.: 30-5902-002-0350/30-5902-002-0360/30-5902000-0010

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 24, 2021

NEIGHBORHOOD REGULATIONS:

Folio No.s: 30-5902-002-0350/30-5902-002-0360/30-5902000-0010

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

Folio No.s: 30-5902-002-0350/30-5902-002-0360/30-5902000-0010

There are no open/closed cases in BSS.

VIOLATOR:

KENDALL ASSOCIATES I, LLP/RICHARD NORWALK

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-031
DATE: FEB 18 2021
BY: GONGOL

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Northeastern Golf LLC

NAME AND ADDRESS: **Percentage of Stock:**

Facundo L. Bacardi Insurance 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

NAME AND ADDRESS:

Percentage of Stock:

Tangerine Capital LLC³
133 Sevilla Avenue, Coral Gables, FL 33134

99%

Fort Dallas Golf Club GP LLC^{4, 5}
133 Sevilla Avenue, Coral Gables, FL 33134

1%

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

NAME OF OWNER AND PURCHASER:

Kendall Associates I, LLLP

NAME AND ADDRESS AND OFFICE
(if applicable):

Percentage of Interest:

Kendall I Corporation⁶

1%

Kendall Associates Limited Corporation⁷

49.1%

Mercury Capital partners, LLC

49.9%

Amasis LLC⁸

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.

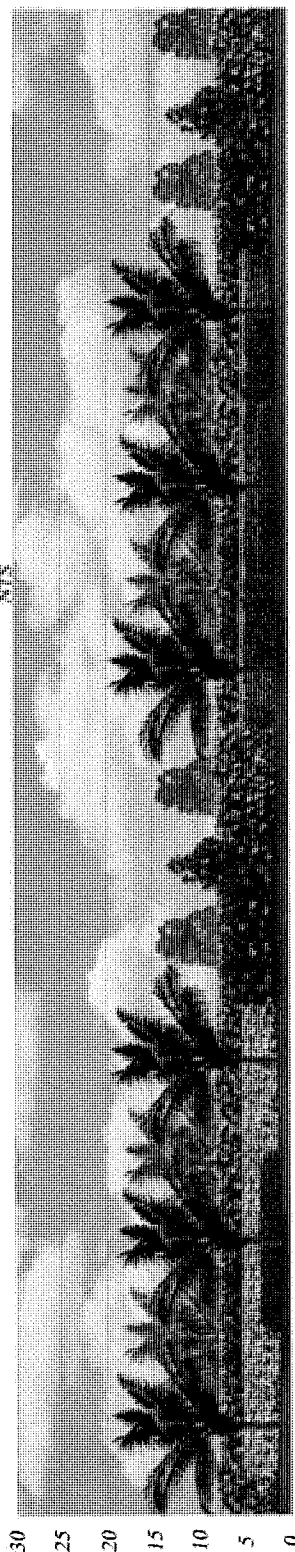
MIAMI-DADE COUNTY
PROCESS NO: Z21-031
DATE: AUG 5 2021
BY: ISA

Calves	Typical Buffer
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CALUSA BUFFER ELEVATION GRAPHIC

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DATE: AUG 5 2021
Calusa
Typical Buffer
BY: ISA

Plant List (Calusa Typical Buffer)

[illegible]* DENOTES NATIVE SPECIES
NOTE: FINAL PLANT SPECIES AND MODIFICATIONS ARE SUBJECT TO AVAILABILITY AND MAY VARY FROM THE LIST ABOVE.

CALUSA

KENDALL ASSOCIATES I, LLLP
9800 E. CALUSA DRIVE, MIAMI FLORIDA 33186

DEVELOPMENT TEAM:

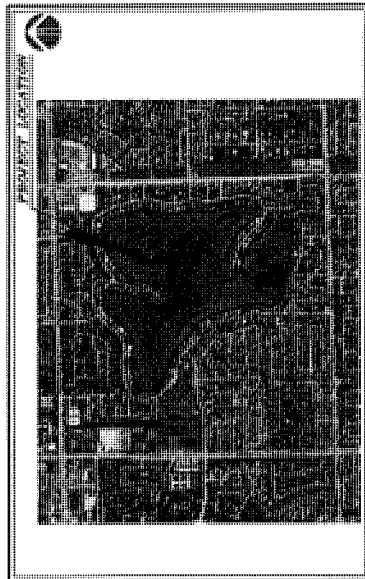
DESIGNER:
KENDALL ASSOCIATES I, LLLP
10000 W. BUNN RD. SUITE 400
SUNRISE, FL 33123

ARCHITECT:
KENDALL ASSOCIATES I, LLLP
10000 W. BUNN RD. SUITE 400
SUNRISE, FL 33123

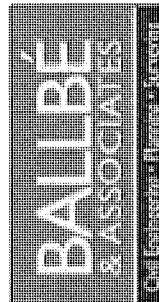
ENGINEER:
BALIBÉ & ASSOCIATES, INC.
7737 N.E. 30TH PLACE
SUITE 100
SUNRISE, FL 33123
PH: 954-481-7811

LANDSCAPE ARCHITECT:
PARKER PARKER DESIGN GROUP, INC.
10000 W. BUNN RD. SUITE 330
SUNRISE, FL 33123
PH: 954-481-7811

SURVEYOR:
BALIBÉ & ASSOCIATES, INC.
3240 CORPORATE WAY
SUITE 100
MIAMI, FL 33133
PH: 305-435-7070



LOCATION MAP
PORTION OF SECTION 34-30-41
SCALE: 1" = 1000'



civil engineering • planning • surveying
2737 Northeast 30th Place
Fort Lauderdale, Florida 33306
Phone: (954) 491-7811
Authorization No. EE-26343

SITE PLAN

NO. DATE BY REVISION
1. 08/05/2021 EJA ADD SHEET FOR MANALAC COUNTY COMMENTS



THIS SEAL HAS BEEN INITIALLY SIGNED AND SEALED BY
BALIBÉ & ASSOCIATES, INC. IN ACCORDANCE WITH THE
PROVISIONS OF CHAPTER 481, F.S., AND CHAPTER 481.05,
F.A.C. ANY UNLAWFUL ALTERATION OF THIS SEAL OR
ANY ELECTRONIC COPY

07/27/2021

DESCRIPTION	SHEET NO.
COVER	1
OVERALL SITE PLAN AND DATA TABLES	SP1
SITE DATA TABLES	SP2
TYPICAL SECTIONS	SP3
SITE PLAN	SP4 - SP20
RECREATIONAL POOL PLAN	SP18
MAIN ENTRANCE - DETAIL	SP22
MAIN ENTRY FEATURE - PLAN	SP23
RECREATION POOL AND SECONDARY ENTRY SIGNS - PLAN AND DETAILS	SP24
RIGHT-OF-WAY REDUCTION WAIVER - EXHIBIT	SP26
PRE-CARBUIDE TRUCK ACCESS PLAN	PAI - PA6

I HEREBY CERTIFY THAT OF THE ROADS FOR THE SUBJECT PROJECT COMPLY
WITH THE MINIMUM DESIGN SPEEDS AND MAINTENANCE STANDARDS FOR
STREETS AND HIGHWAYS (FLORIDA GREENBOOK) REGARDING DESIGN SPEED, LANE WIDTHS,
DISTANCE, HORIZONTAL CLEARANCE, VERTICAL CLEARANCE, SUPERELEVATION,
SHOULDER WIDTHS, GRADES, BRIDGE WIDTHS, ETC.

FINAL
07/27/2021

Engineer of Record	BALIBÉ & ASSOCIATES, INC.	Project Number	20618
Registered Engineer Number	77716	Sheet Number	1



PROJECT TABULAR	ACRES	%
TOTAL GROSS ACRES	464.7	100.00%
RESERVATION PAD	54.8	2.90%
LANES (WIDER ROAD)	16.37	8.67%
LANES (OPEN SPACE)	6.9	3.28%
PARKING BUFFERS	32.99	19.77%
TOTAL PRIVATE ROAD	25.46	12.64%
RECREATIONAL AREA	87.83	51.80%
TOTAL NET ACRES	108.17	100.00%

FAD CRITERIA		ACRES	%
TOTAL NET AGRICULTURE		484.7	100.00%
COVERED INCLUDING 1/2 ORLAND LEVEL (NOTE 2)		30.9	6.37%
PRIVATE PASTURE AND PASTURE AREA		21.18	4.37%
COMMERCIAL OPEN SPACE		63.09	13.02%
PRIVATE OPEN SPACE (NOTE 3)		37.46	7.73%
WATER BODIES		43.7	9.02%
PUBIC FACILITIES		0.20	0.04%
PUBIC PARKS		0.00	0.00%

[illegible]

1. PROJECT ACCESS POINTS FINAL ENGINEERING AND LOCATIONS WILL BE FINALIZED AT THE TIME OF PLAT APPROVAL.
2. THIS MASTER PLAN IS INTENDED TO SATISFY THE PAD "TOTAL DEVELOPMENT PLAN" REQUIREMENT.

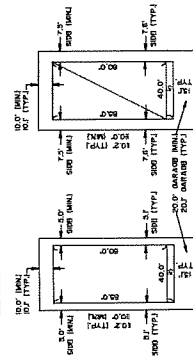
1. THE SITE PLAN IS DESIGNED TO AFFORD FLOODABILITY IN THE MODELS AND LOTS SELECTED BY THE ULTIMATE HOMEOWNERS. THE FLOODINGS REQUESTED ARE BASED ON THE LARGEST FLOODING OF THE LOT.
2. ADDITIONAL MODELS MAY BE ADDED THAT ARE CONSISTENT IN CHARACTER AND SCALE WITH THE MODEL HOUSES LIMITED IN THIS APPLICATION.
3. UP TO THE ENTIRETY OF THE 30 FOOT PERMITS/ETIM AND OPEN SPACE BUFFER MAY BE COVERED SEPARATELY VIA EASEMENT OR DEED TO ADJUTING PROPERTY AS ACTIVATED OPEN SPACE.
4. THE WATER UTILITY FOR THE DEVELOPMENT IS MANHOLE WATER AND SEWER DEPARTMENT.
5. THE WATER UTILITY FOR THE DEVELOPMENT IS MANHOLE WATER AND SEWER DEPARTMENT.

1. ALLOW ONE REDUCTION IN THE MINIMUM REQUIRED PRIVATE OPEN SPACE PER RESIDENTIAL LOT.
2. ALLOW MAXIMUM LAWN AREA OF SIX FTH RESIDENTIAL LOT, AND
3. ALLOW STREET TREES TO BE PLACED ON PRIVATE AND COMMON OPEN SPACE RATHER THAN WITHIN THE 7' FEET OF THE FRONT LOT LINE

VARIANCES REQUESTED:

[illegible]

TYPICAL LOT DETAIL:



SINGLE FAMILY	SITBACKS
50' X 110'	FRONT PORCH 20.0'
	FRONT HOUSE 15.0'
	REAR HOSE 10.0'
	SIDE 7.5'
	SIDE CORNER 10.0'

LOT SIZE	TOTAL	%
50'x100'	34	57%
100'x100'	9	4%

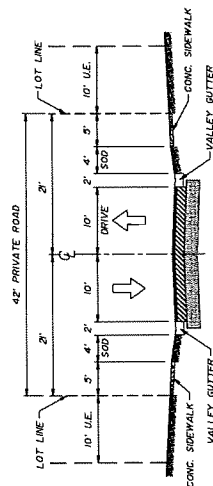
[illegible][illegible][illegible]

AIRWAY OPEN SPACE - 55.3 x 110.2 LOTS									
PLAN	OPEN SPACE - 40.0 x 5.3	100% RT FLOOR AREA	PROPOSED LOT FLOOR AREA	PERCENTAGE INCREASE	TYPE A-12 FLOOR AREA	PROPOSED TYPE A-12 FLOOR AREA	PERCENTAGE INCREASE	PROPOSED LOT FLOOR AREA	PERCENTAGE INCREASE
SU1	1 STORY	298.0	333.0/0	310	1200	1811	2306.75	4172	2118
SU2	1 STORY	298.0	346.2/0	318	1216	1829	2543.75	4261	2186
SU3	1 STORY	298.0	346.2/0	318	1216	1829	2543.75	4261	2186
SU4	2 STORY	577.7	2992.0/0	600	1838	1382	1765.00	3578	2079
SU5	2 STORY	577.7	3464.2/0	3320	1218	1382	2460.00	4061	2179
SU6	2 STORY	577.7	3721.0/0	3320	1218	1382	2717.00	4344	2245
SU7	2 STORY	577.7	3721.0/0	3320	1218	1382	2717.00	4344	2245
SU8	2 STORY	577.7	3453.7/0	3320	1206	2501	2583.75	4632	1973

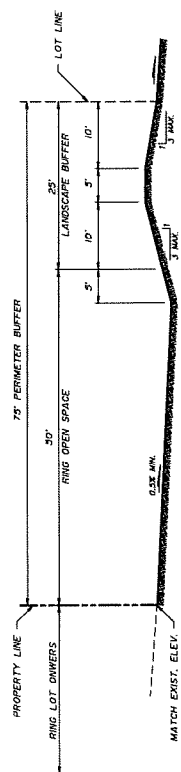
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BALLBÉ & ASSOCIATES
 2737 Northeast 30th Place
 Fort Lauderdale, Florida 33306
 Phone: (954) 491-1811
 Authorization No. EB-26343

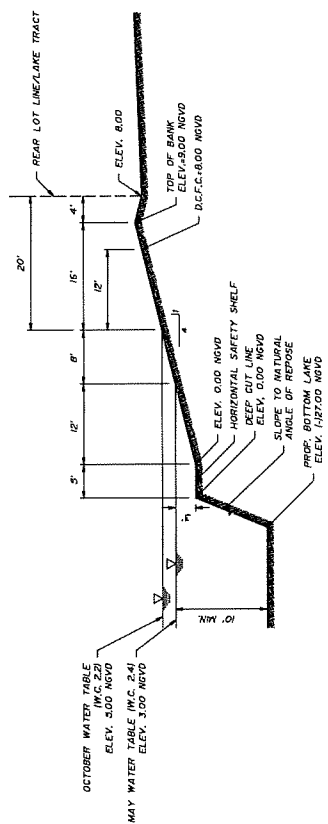
Project Number 201618	SITE DATA TABLES
Sheet Number SP2	CALUSA MENDALL ASSOCIATES I, LLLP



SECTION A-A (TYPICAL PRIVATE ROAD SECTION)



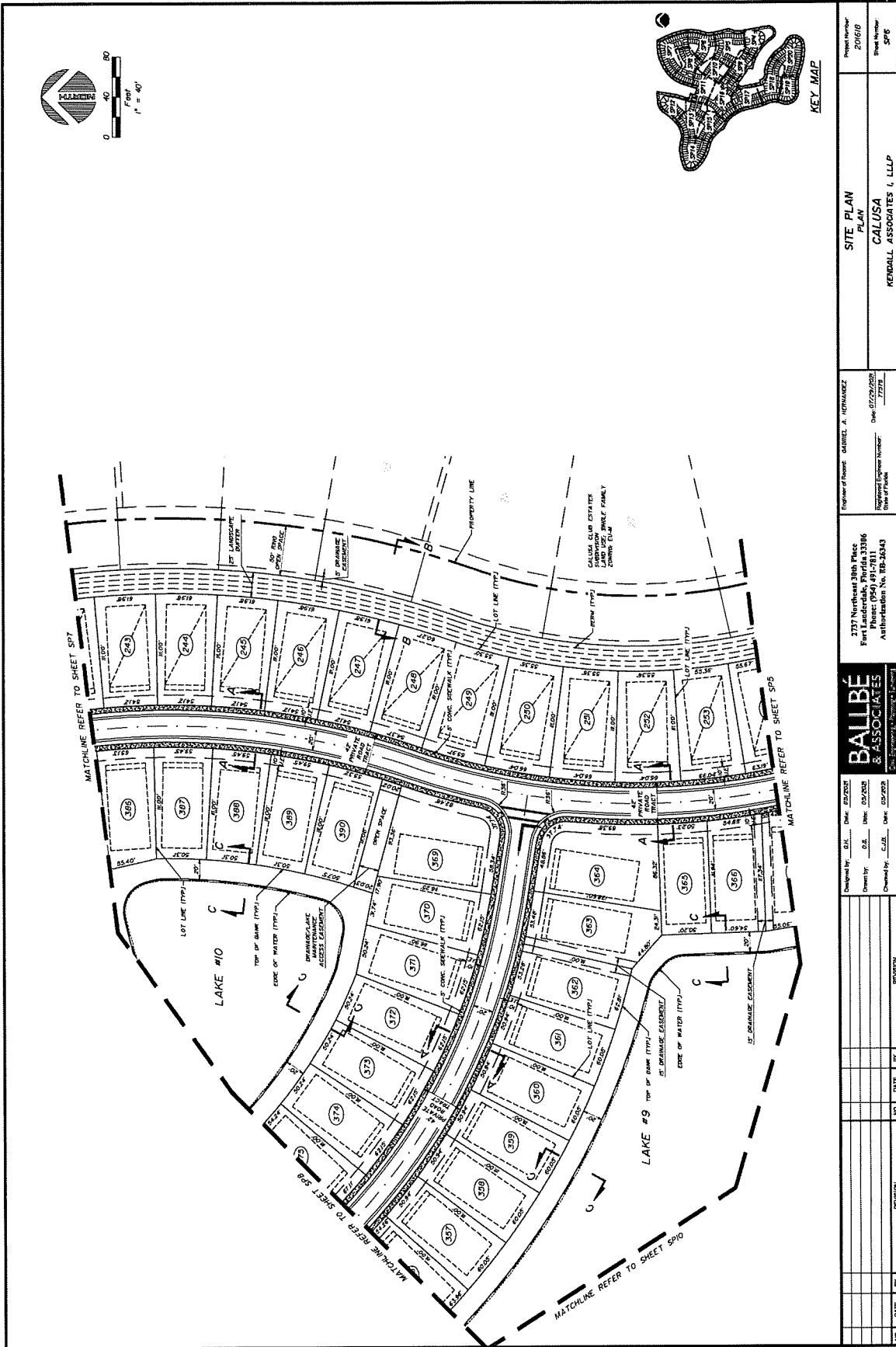
SECTION B-B (TYPICAL RING LOT BUFFER SECTION)



SECTION C-C (TYPICAL LAKE SECTION)
SCALE: NTS

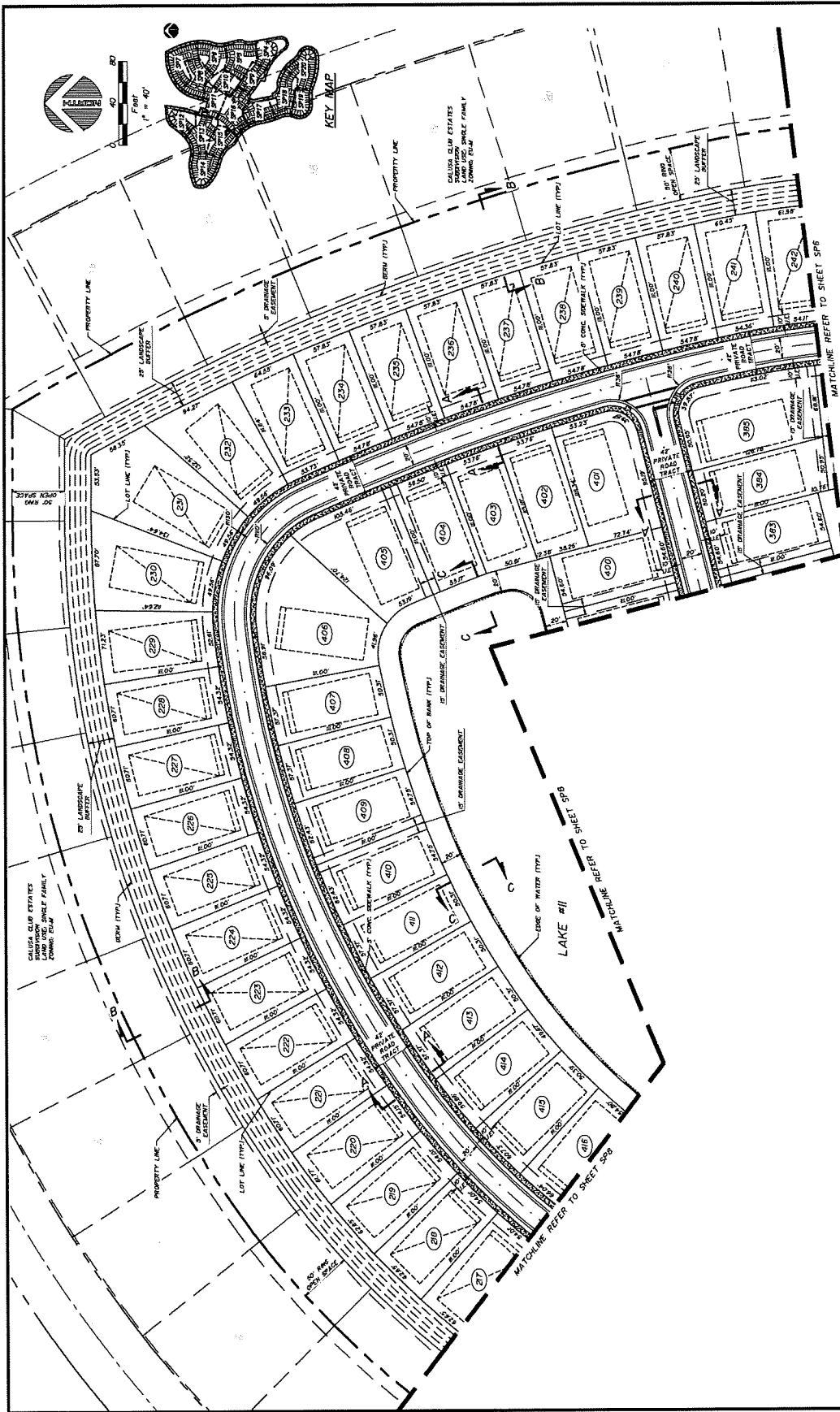
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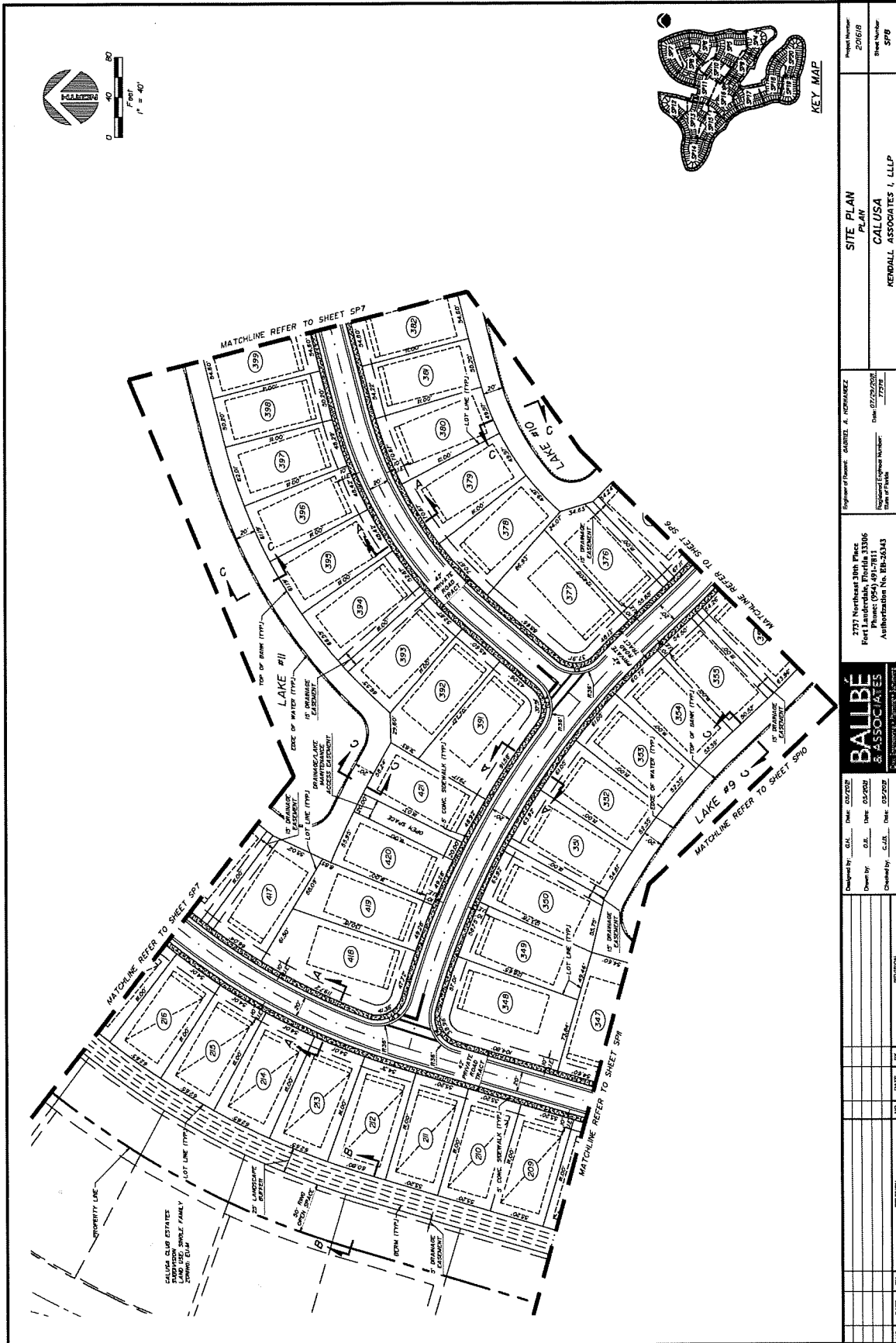
<div><div>2377 Northeast 31st Place Fort Lauderdale, Florida 33306 Phone: (954) 491-2811 Authorization No. TB-26343</div><div>BALLBÉ & ASSOCIATES <small>Civil Engineering • Surveying • Planning</small></div><div>2377 Northeast 31st Place Fort Lauderdale, Florida 33306 Phone: (954) 491-2811 Authorization No. TB-26343</div></div>												Engineer of Record: GABRIEL A. HERNANDEZ Date: 07/22/2020 Registered Engineer Number: 77278 State of Florida	Project Number: 20618 Sheet Number: SP8	SITE PLAN PLAN CALUSA KENDALL ASSOCIATES I, LLLP								
Designed by: D.L. Date: 04/20/20		Checked by: D.L. Date: 05/05/20		Checked by: C.J.L. Date: 05/05/20		08/05/2020																

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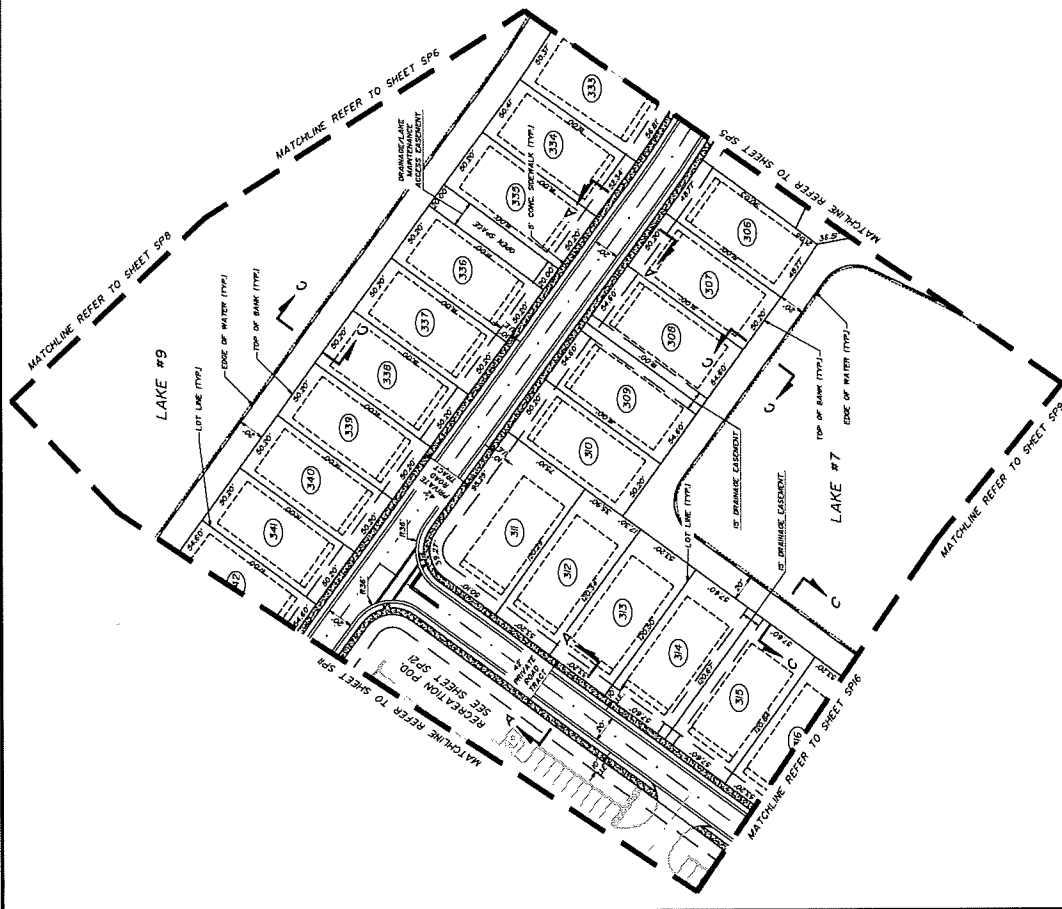


Prepared by: BA Date: 05/20/21 Checked by: BA Date: 05/20/21 Drawn by: BA Date: 05/20/21 NO DATE BY NO DATE BY NO DATE BY				2727 Northeast 38th Place Fort Lauderdale, Florida 33306 Authorization No. ER-20143				BALLBÉ & ASSOCIATES Civil Engineering & Surveying License No. 15-000000				Registered Engineer Number: 17778 Date of Expiration: 02/29/2028				Program of Record: ASBESTOS, A. HOWARD Date: 02/29/2028				SITE PLAN PLAN CALUSA KENDALL ASSOCIATES I, LLP				Project Number: 201618 Sheet Number: SP8			
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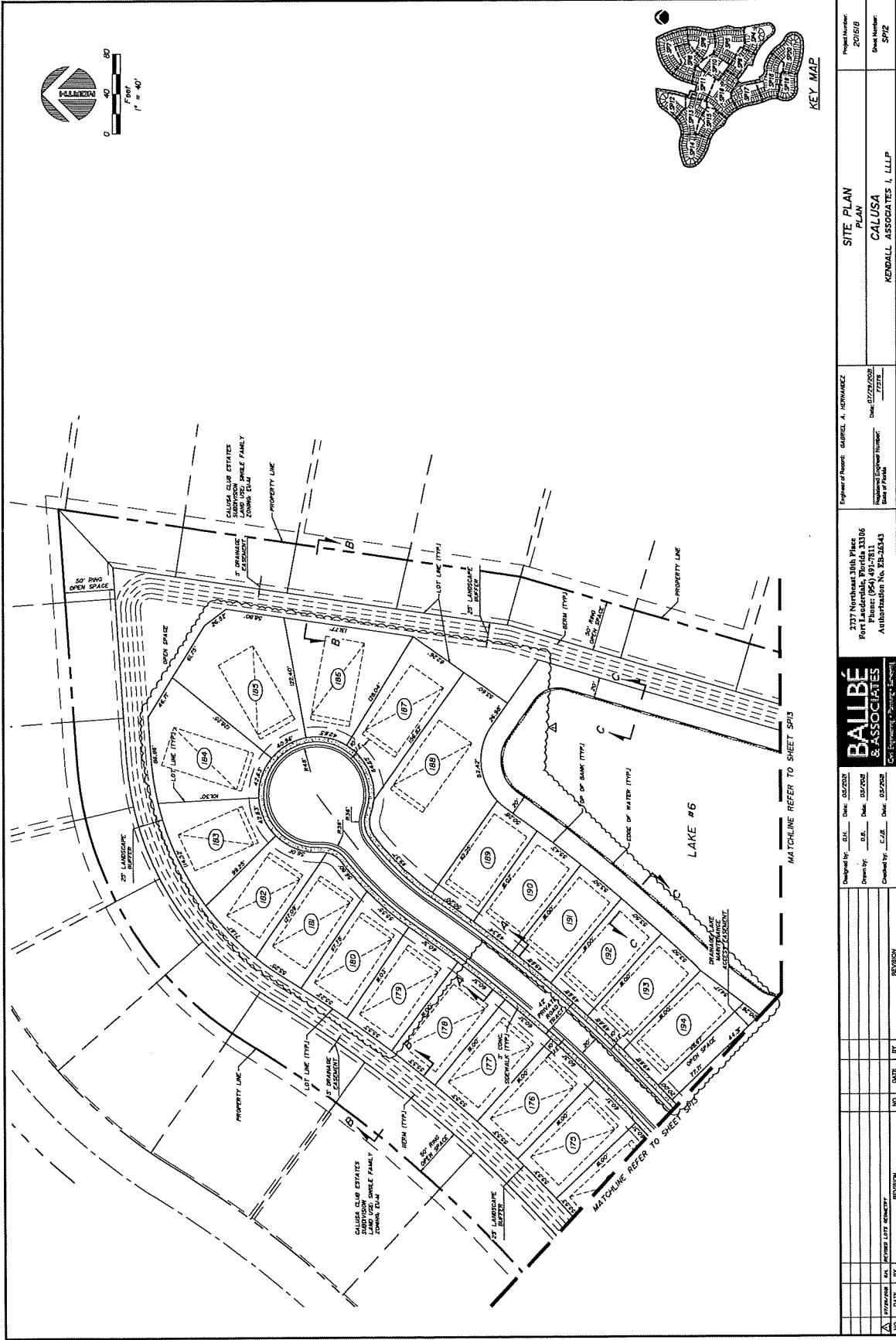


KEY MAP

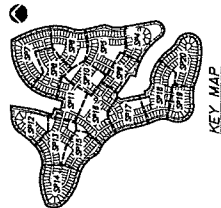
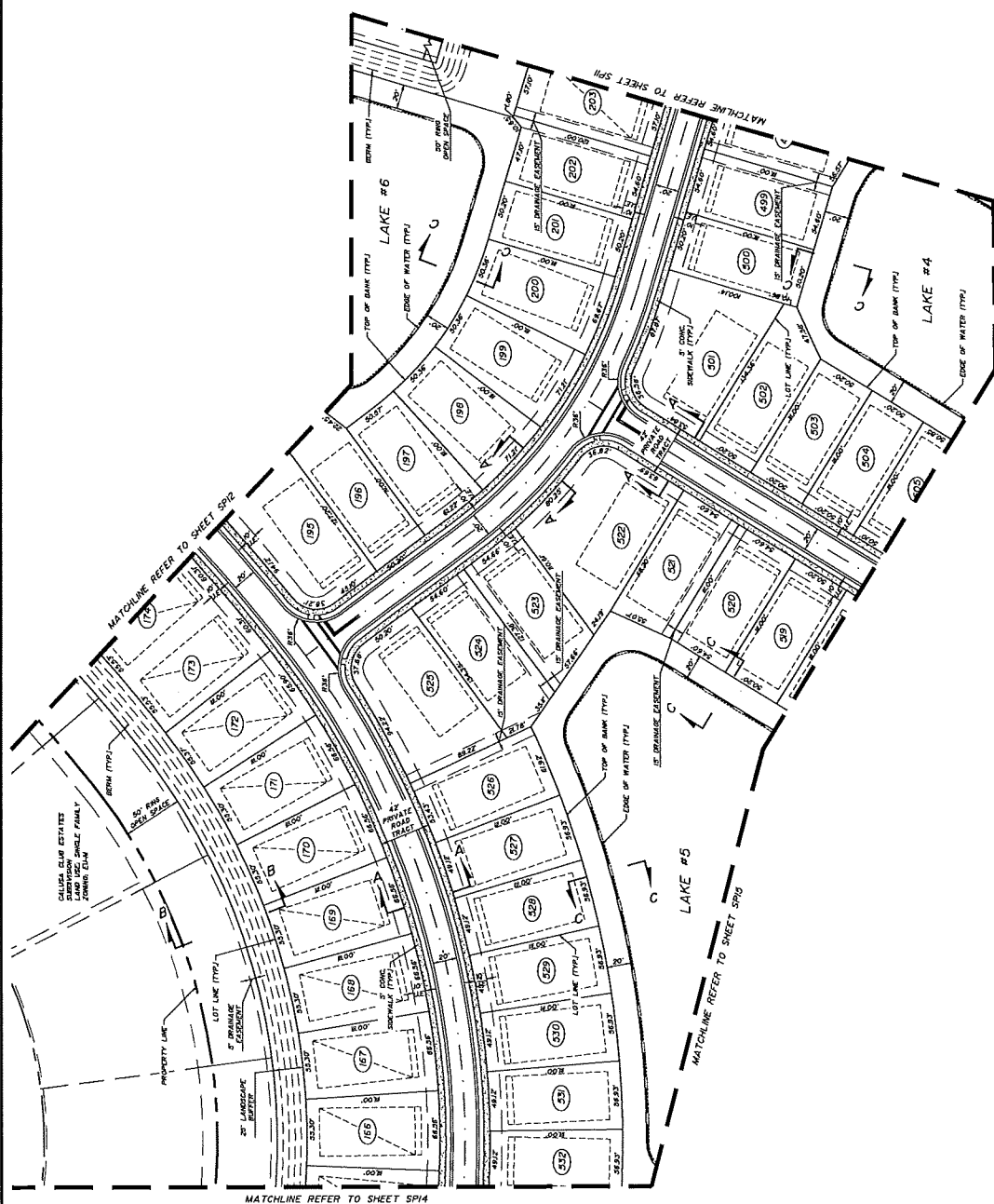
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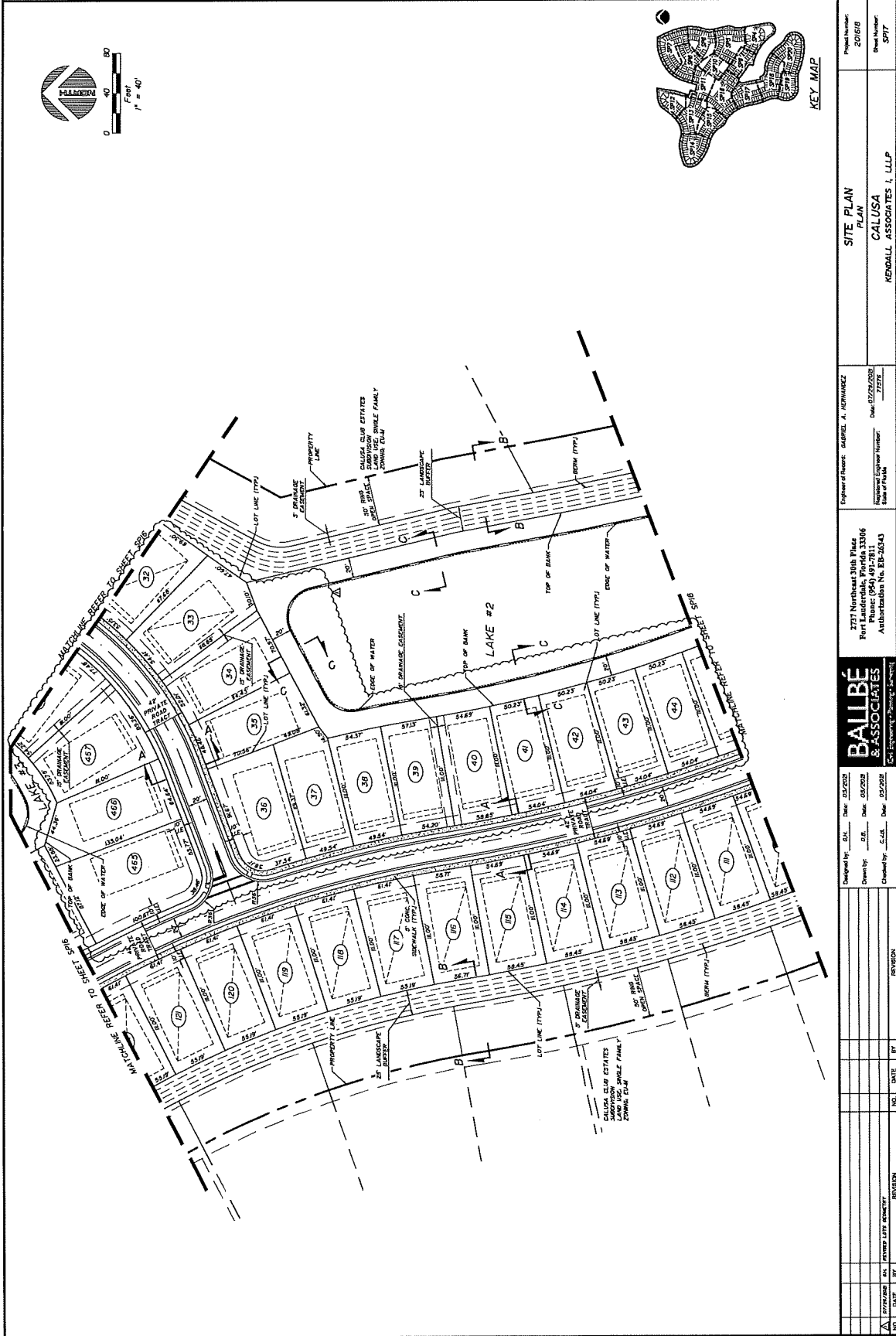




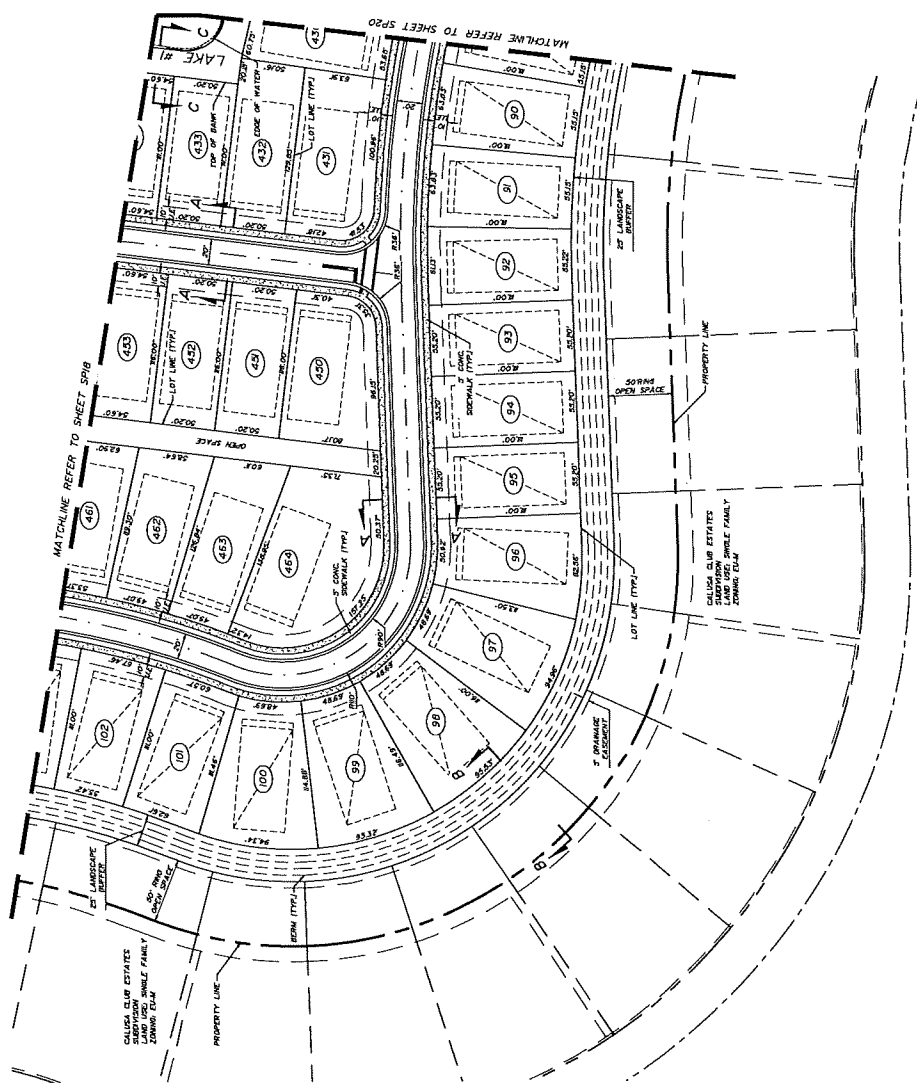
ENGINEER BALLBÉ & ASSOCIATES 2727 Northeast 38th Place Fort Lauderdale, Florida 33306 Telephone: 954-363-4343 Fax: 954-363-4344 E-mail: info@ballbe.com Website: www.ballbe.com		PROJECT INFORMATION Project Name: SITE PLAN Project Number: 201618 Date: 07/29/2021 Revision: 1	
DESIGNER Design By: E.E. Drawn By: E.E. Checked By: C.J.B. Date: 05/20/20		CLIENT Client Name: KENDALL ASSOCIATES I, L.L.P. Client Address: CALUSA Client Phone: 772-778-7778	
REVISIONS NO. DATE BY DESCRIPTION 1 05/20/20 E.E. INITIAL LOT SUBMITTAL 2 05/20/20 E.E. REVISION		NOTES 1. MATCHLINE REFER TO SHEET SP13 2. MATCHLINE REFER TO SHEET SP13	

[illegible]

RECEIVED
 PLANNING DEPARTMENT
 PROCESS NO. 221-031
 DATE: AUG 5 2021
 9:15 AM

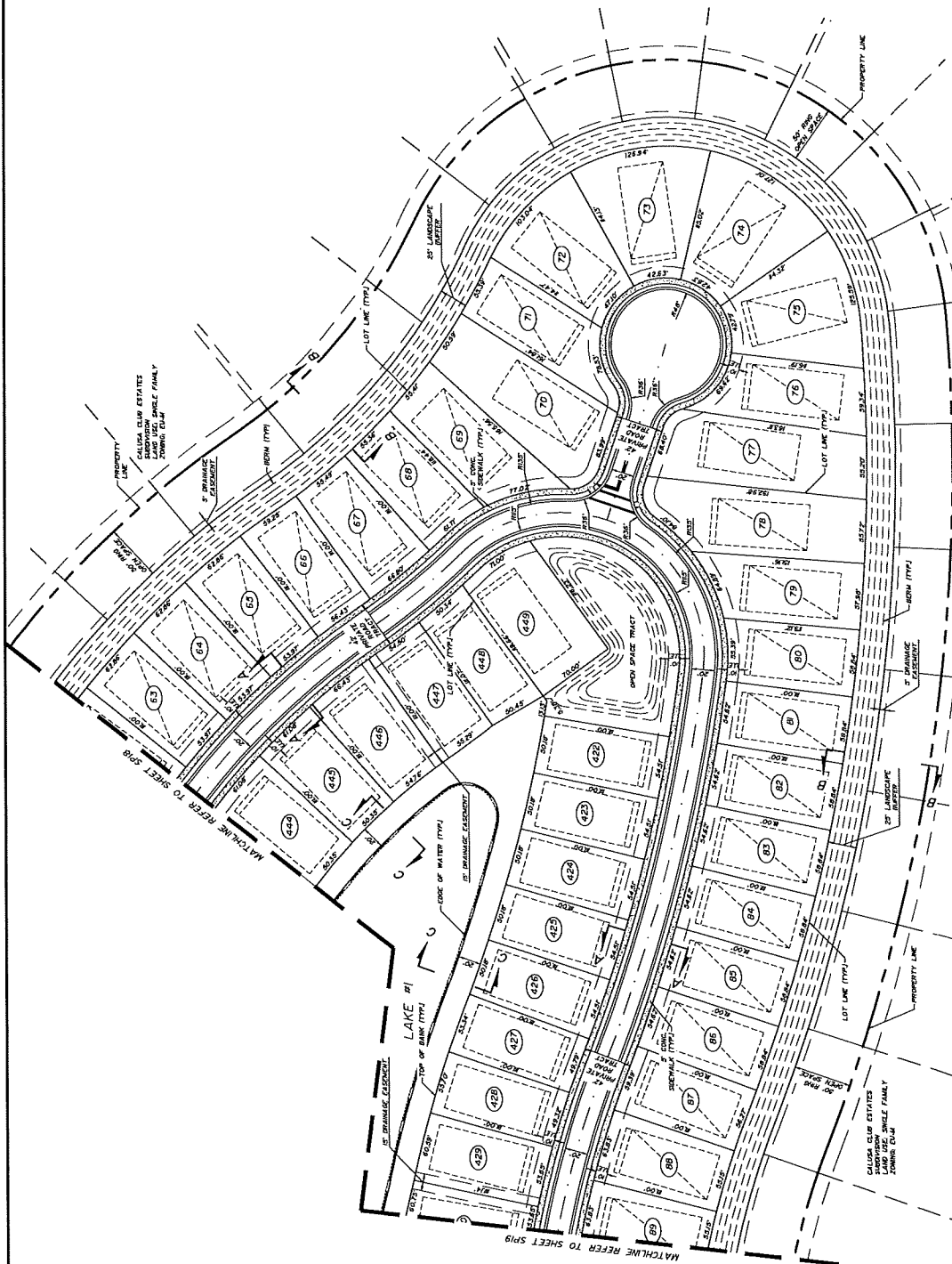


BALLBÉ & ASSOCIATES 2737 Northeast 38th Place Fort Lauderdale, Florida 33306 Phone: (954) 561-1111 Fax: (954) 561-1112 E-mail: info@ballbe.com Website: www.ballbe.com		SITE PLAN PLAN CALUSA CLUB ESTATES KENDALL ASSOCIATES I, LLLP		Project Number: 202101
Designer: G.A. Date: 07/29/21 Checker: G.A. Date: 07/29/21 Engineer: G.A. Date: 07/29/21		Engineer of Record: GABRIEL A. HERNANDEZ Date: 07/29/2021 Registered Engineer Number: 77278 State of Florida		Sheet Number: 5017
NO. DATE BY REVISION	NO. DATE BY REVISION	NO. DATE BY REVISION	NO. DATE BY REVISION	NO. DATE BY REVISION



KEY MAP

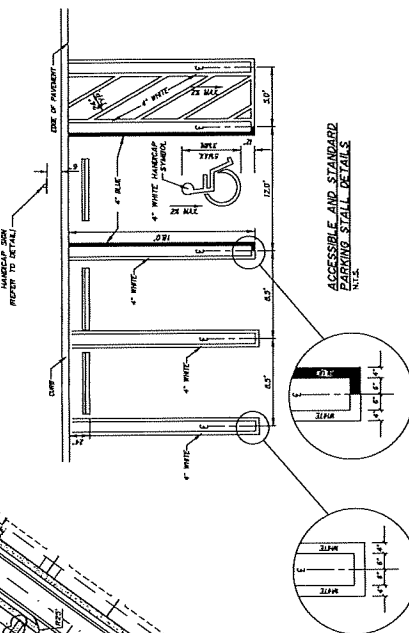
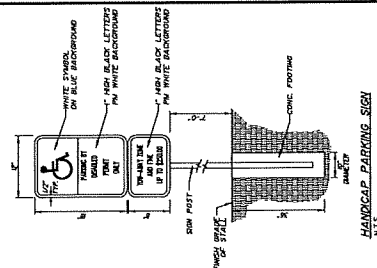
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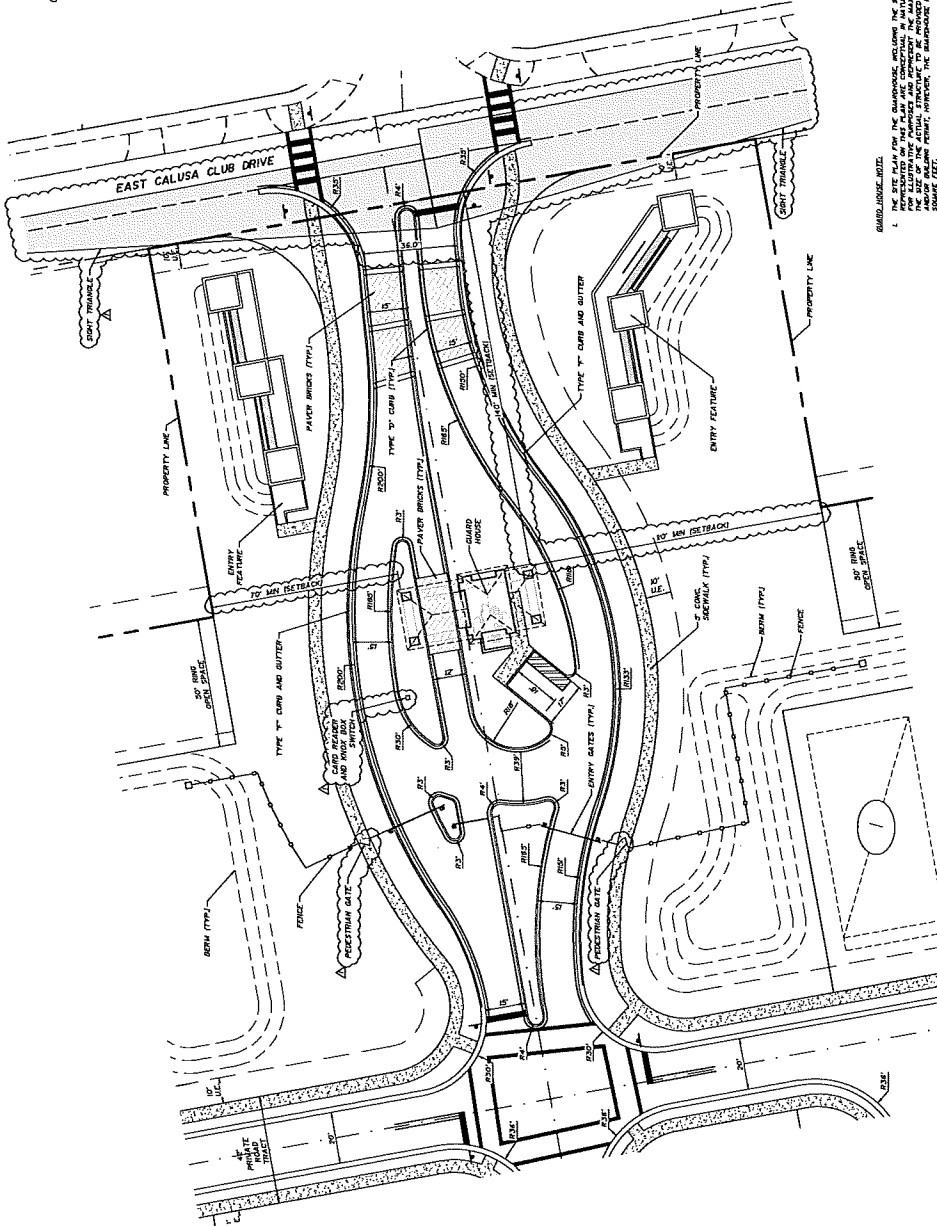
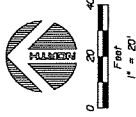
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SITE DATA	
Application Name	Value
Application Number	tdo
Working District	PAID
Portfolio Number(s)	30-5902-000-00010 30-5902-002-0100
Funding Unit	30-5902-002-0100
Funding Unit	Vacant
Funding Unit	Recreation
Funding Unit	\$ 06

Site Area Tabulation	57 Min	57 Max
Chickadee AC Area	1112	1300
Chickadee (from AC Area)	939	939
Chickadee (from AC Area)	200	361
Covered (from AC Area)	300	300
Chickadee Building	4516	4516
West Park Area	12193	12193
West Park Area	2649	2649
Sport Court Area	10334	14334
Garage200	300	500
Play Area	5515	7515
Total	66391	887350
Min.		
Pervious	154,063	7029
Impervious	66,391	3076
Total Area	220,454	1,0091
Max		
Pervious	131,664	6074
Impervious	88,735	4076
Total Area	220,416	1,0036

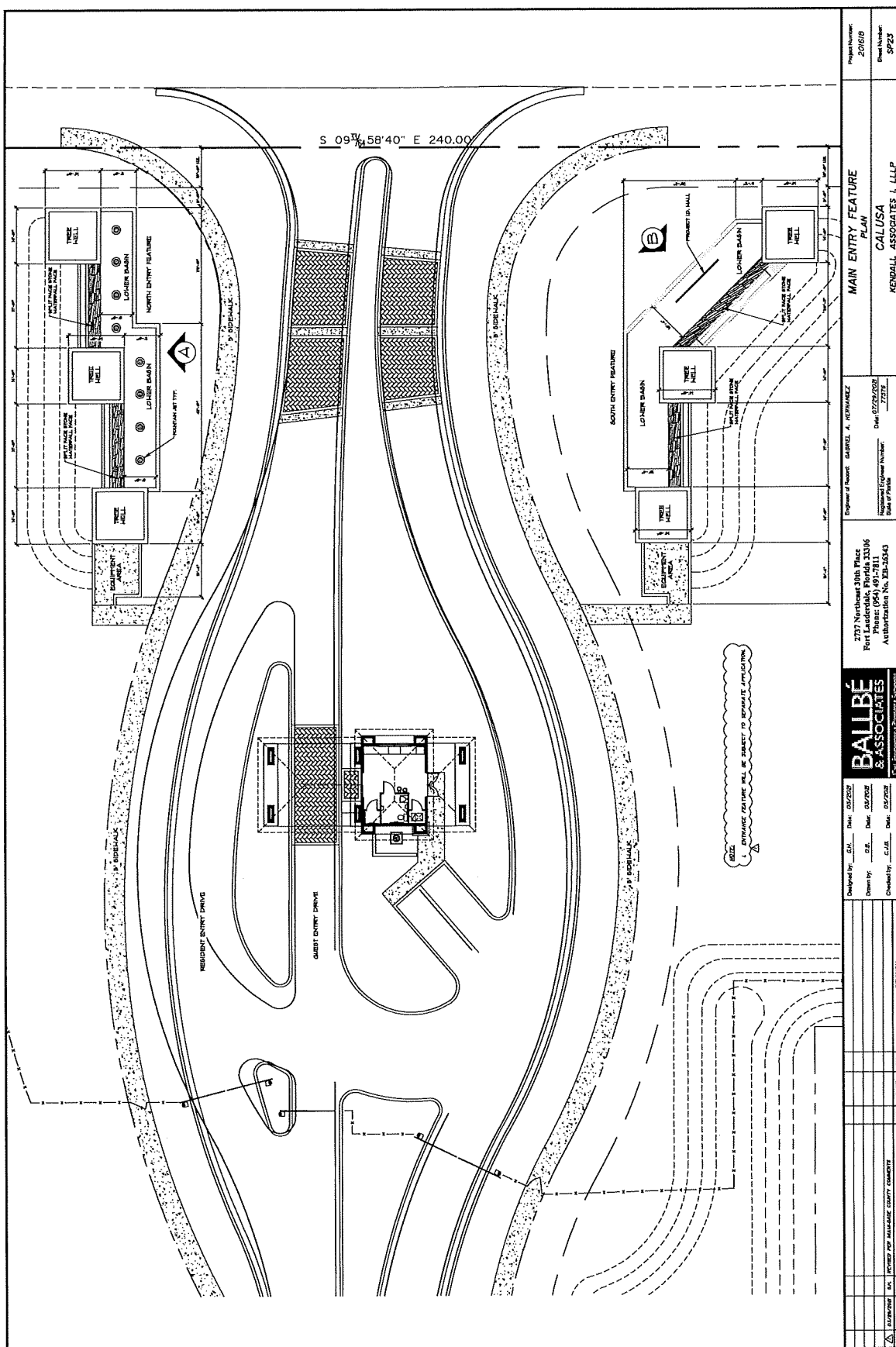
THE SITE PLAN FOR THE RECREATION TRACT, INCLUDING THE RANGE OF ANCHAGES AND SQUARE FOOTAGE FOR THE GLIMMER/RECREATION BUILDING REPRESENTED ON THIS PLAN ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO CHANGE. THEY ARE USED FOR ILLUSTRATIVE PURPOSES AND REPRESENT THE MAXIMUM SQUARE FOOTAGE OF THE STRUCTURE. THE SIZE OF THE ACTUAL STRUCTURE AND THE TYPE OF ANCHAGES TO BE EMPLOYED WILL BE FINALIZED PRIOR TO FINAL APPROVAL AND/OR BUILDING PERMIT. HOWEVER, THE GLIMMER/RECREATION BUILDING MAY BE REDUCED BUT WILL NOT EXCEED 12,000 SQUARE FEET.

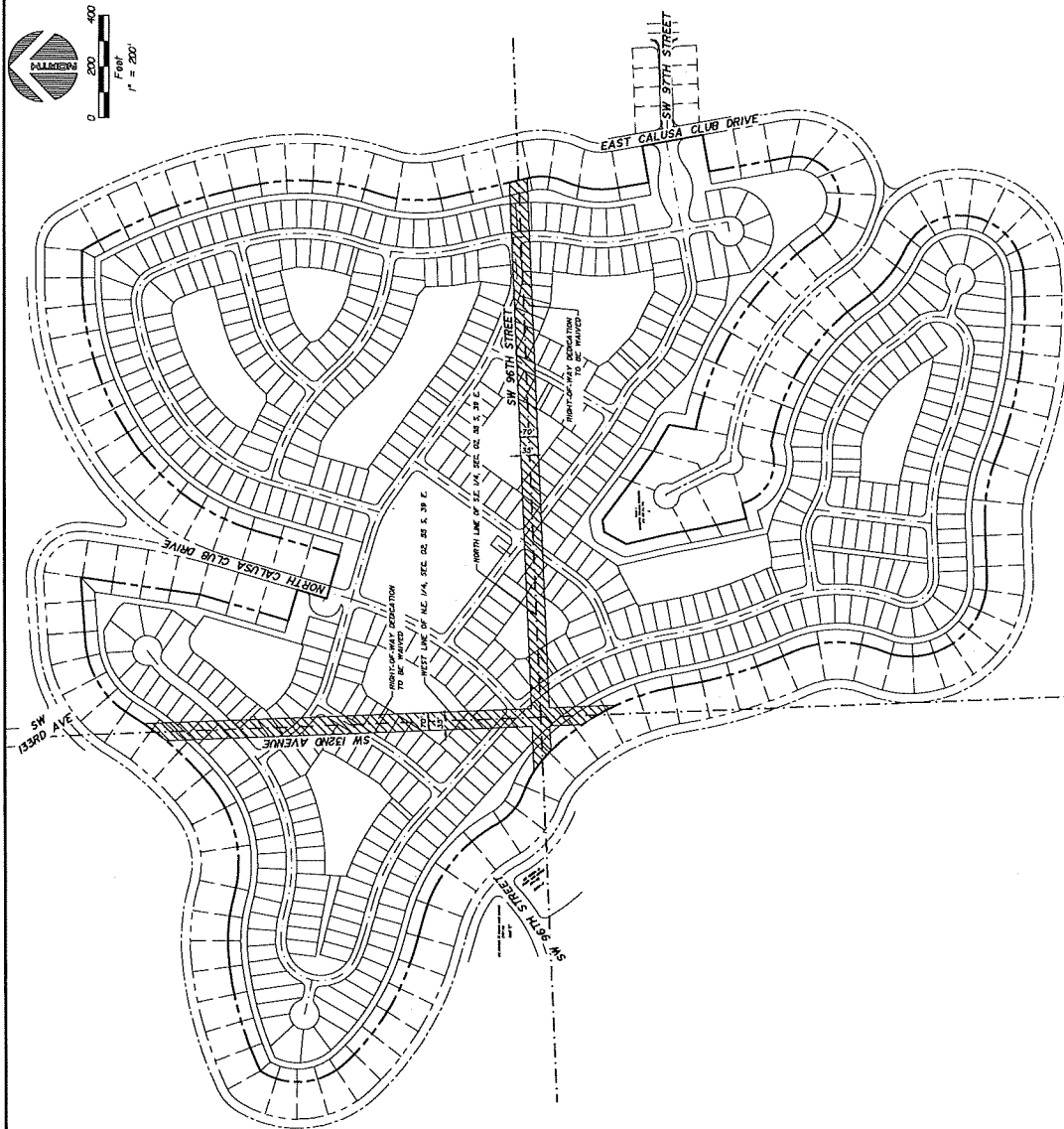
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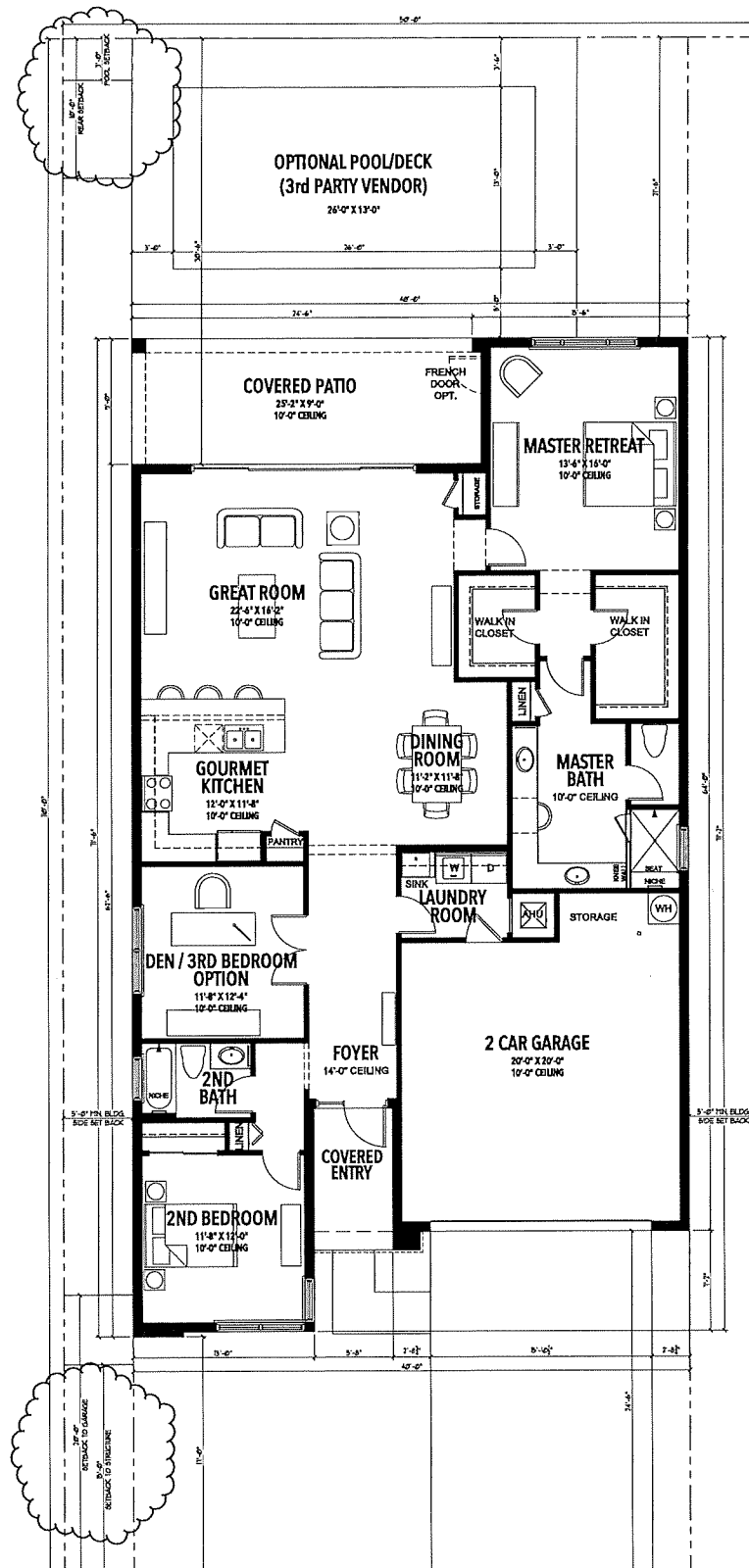


GUARD HOUSE NOTE:
 1. THE SITE PLAN FOR THE MAIN ENTRANCE DETAIL OF THE CALUSA PROJECT IS PROVIDED ON THE PLAN AND CONCEPTUAL IN PLANS AND SUBJECT TO CHANGE. THE PLAN IS NOT TO BE USED FOR CONSTRUCTION. THE SIZE OF THE ACTUAL STRUCTURE TO BE PROVIDED WILL BE PROVIDED TO THE CLIENT BY THE ARCHITECT. THE ARCHITECT WILL BE RESPONSIBLE FOR THE DESIGN OF THE ACTUAL STRUCTURE. THE ARCHITECT WILL BE RESPONSIBLE FOR THE DESIGN OF THE ACTUAL STRUCTURE. THE ARCHITECT WILL BE RESPONSIBLE FOR THE DESIGN OF THE ACTUAL STRUCTURE.

Project Number 20610		Main Entrance Detail		Project Number 20610	
Sheet Number SP22		Calusa		Sheet Number SP22	
Engineer of Record BRIAN A. KERNANZ		Date 07/29/2021		Engineer of Record BRIAN A. KERNANZ	
Registered Engineer Number 77178		Date of Issue 07/29/2021		Registered Engineer Number 77178	
2737 Northeast 38th Place Fort Lauderdale, Florida 33306 Phone: (954) 581-1111 Fax: (954) 581-1112 Email: info@ballbe.com Website: www.ballbe.com		2737 Northeast 38th Place Fort Lauderdale, Florida 33306 Phone: (954) 581-1111 Fax: (954) 581-1112 Email: info@ballbe.com Website: www.ballbe.com		2737 Northeast 38th Place Fort Lauderdale, Florida 33306 Phone: (954) 581-1111 Fax: (954) 581-1112 Email: info@ballbe.com Website: www.ballbe.com	
Designed by G.B.		Date 05/20/21		Designed by G.B.	
Drawn by G.B.		Date 05/20/21		Drawn by G.B.	
Checked by G.B.		Date 05/20/21		Checked by G.B.	
Reviewed by G.B.		Date 05/20/21		Reviewed by G.B.	
Approved by G.B.		Date 05/20/21		Approved by G.B.	
Project Name CALUSA		Project Number 20610		Project Name CALUSA	
Project Location FORT LAUDERDALE, FL		Project Number 20610		Project Location FORT LAUDERDALE, FL	
Project Status IN PROGRESS		Project Number 20610		Project Status IN PROGRESS	
Project Manager G.B.		Project Number 20610		Project Manager G.B.	
Project Engineer G.B.		Project Number 20610		Project Engineer G.B.	
Project Architect G.B.		Project Number 20610		Project Architect G.B.	
Project Designer G.B.		Project Number 20610		Project Designer G.B.	
Project Draftsman G.B.		Project Number 20610		Project Draftsman G.B.	
Project Checker G.B.		Project Number 20610		Project Checker G.B.	
Project Approver G.B.		Project Number 20610		Project Approver G.B.	
Project Client KENDALL ASSOCIATES 1, L.L.P.		Project Number 20610		Project Client KENDALL ASSOCIATES 1, L.L.P.	



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

CALUSA

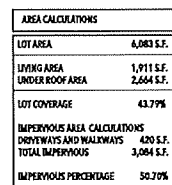
SINGLE FAMILY RESIDENCE
MIAMI-DADE COUNTY, FL

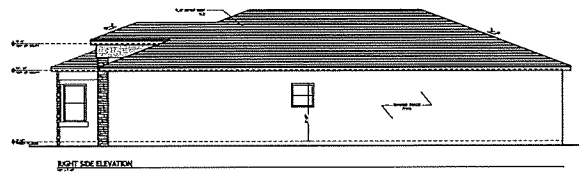
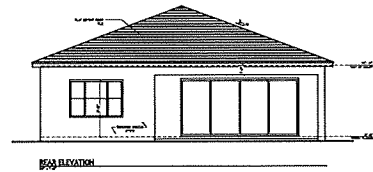
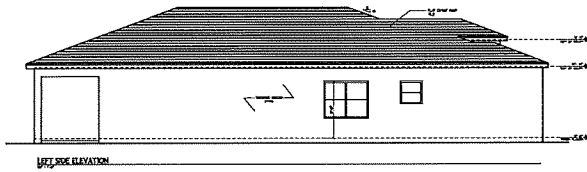
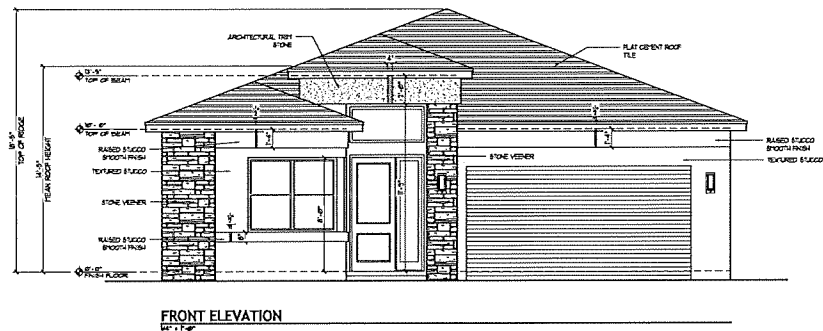
KENDALL ASSOCIATES I, LLLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
FAX: (954) 753-4509

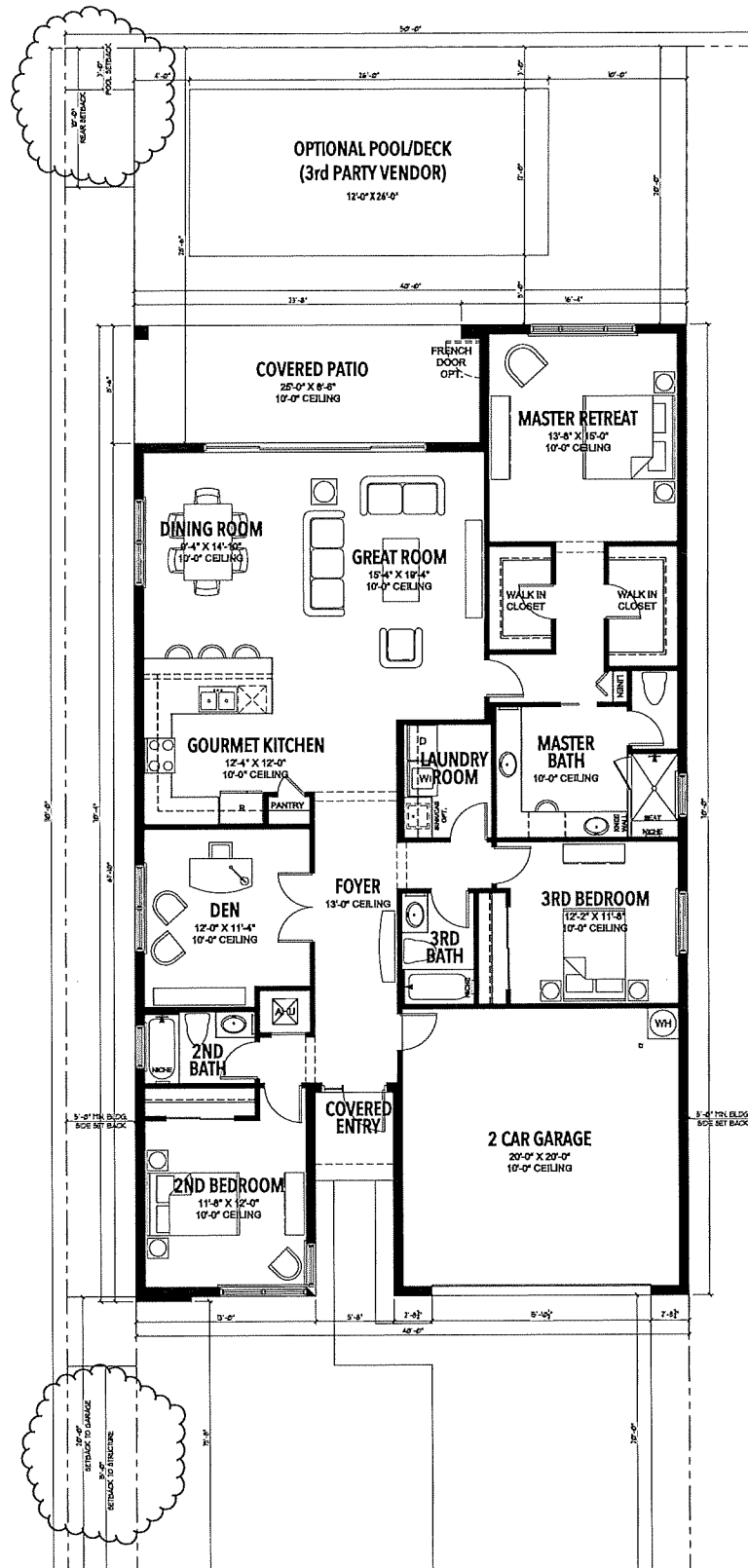
PLAN 501

50' LOT
1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

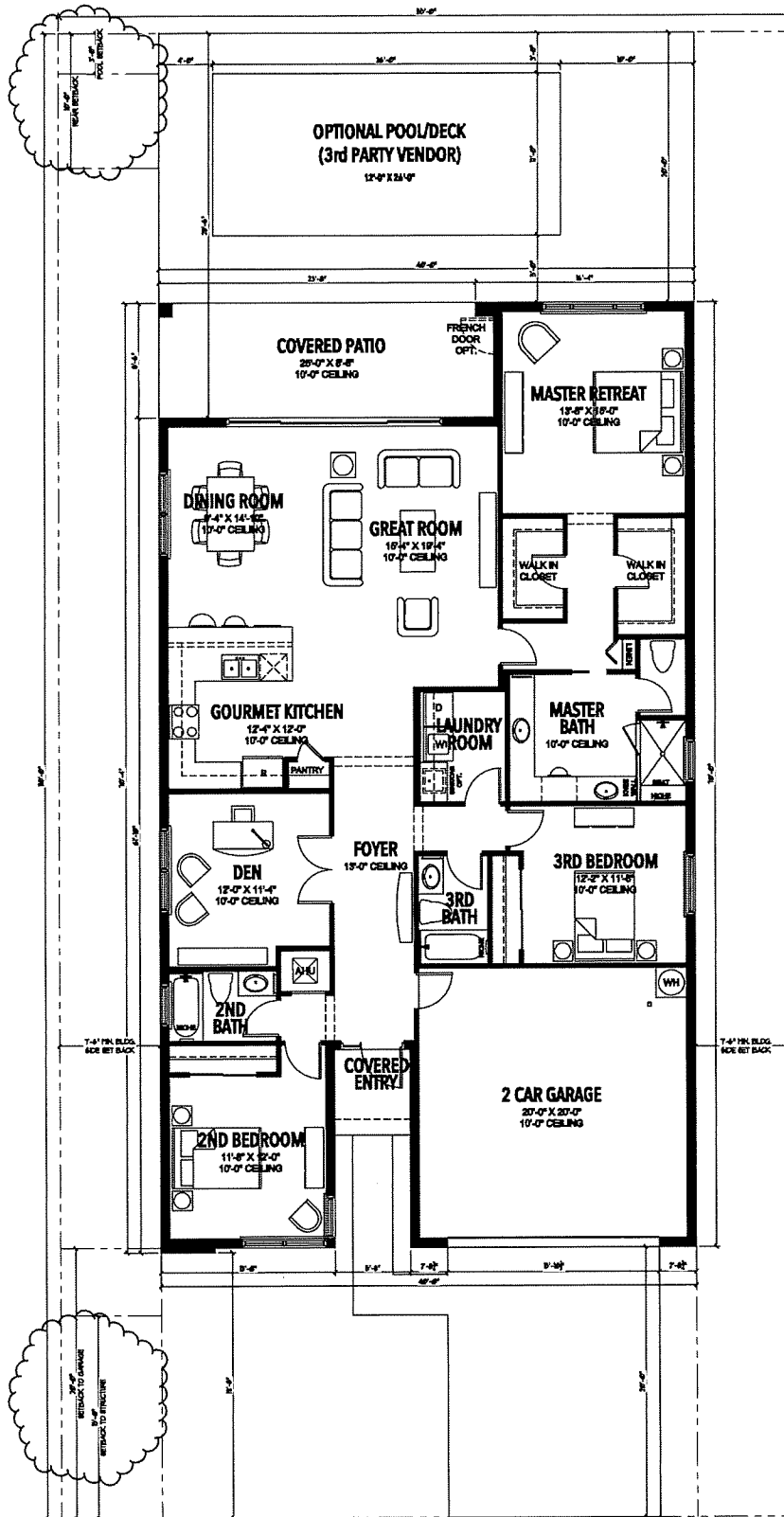
A1







AREA CALCULATIONS	
LOT AREA	5,522 S.F.
LIVING AREA	2,067 S.F.
UNDER ROOF AREA	2,754 S.F.
LOT COVERAGE	49.78%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	370 S.F.
TOTAL IMPERVIOUS	3,124 S.F.
IMPERVIOUS PERCENTAGE	56.47%



AREA CALCULATIONS	
LOT AREA	6,000 S.F.
LIVING AREA	2,067 S.F.
UNDER ROOF AREA	2,774 S.F.
LOT COVERAGE	46.27%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	370 S.F.
TOTAL IMPERVIOUS	2,134 S.F.
IMPERVIOUS PERCENTAGE	35.57%

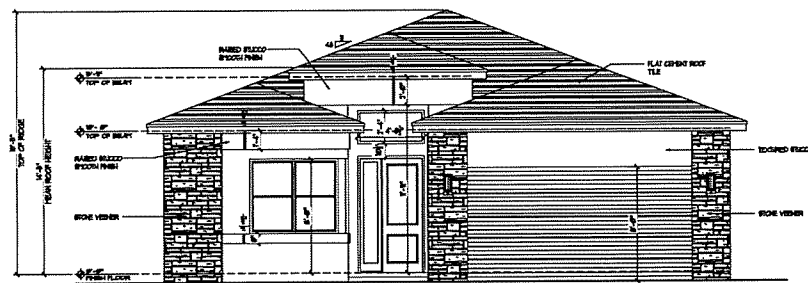
CALUSA
 SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLLP
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730
 FAX: (954) 753-4509

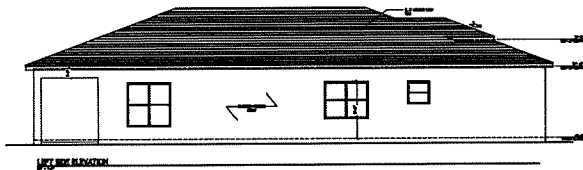
PLAN 502

55' LOT
1ST FL. PLAN
 SCALE: 1/8" = 1'-0"

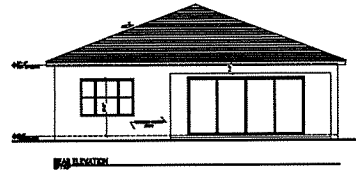
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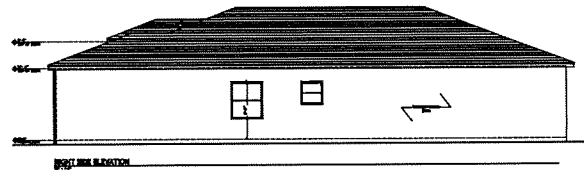
FRONT ELEVATION



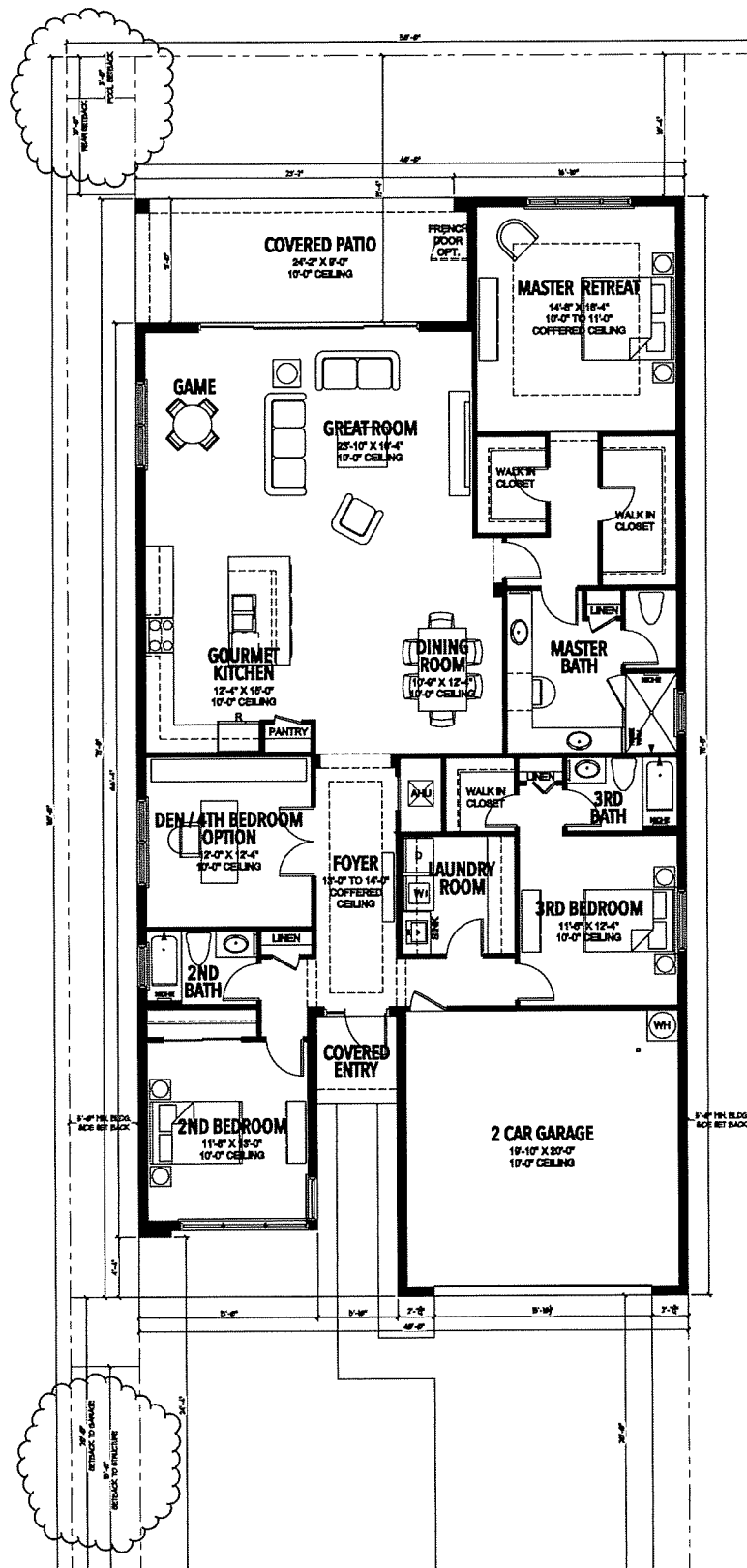
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



AREA CALCULATIONS	
LOT AREA	5,032 S.F.
LIVING AREA	2,382 S.F.
UNDER ROOF AREA	2,842 S.F.
LOT COVERAGE	54.9%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	891 S.F.
TOTAL IMPERVIOUS	2,433 S.F.
IMPERVIOUS PERCENTAGE	62.84%

CALUSA

SINGLE FAMILY RESIDENCE
MIAMI-DADE COUNTY, FL

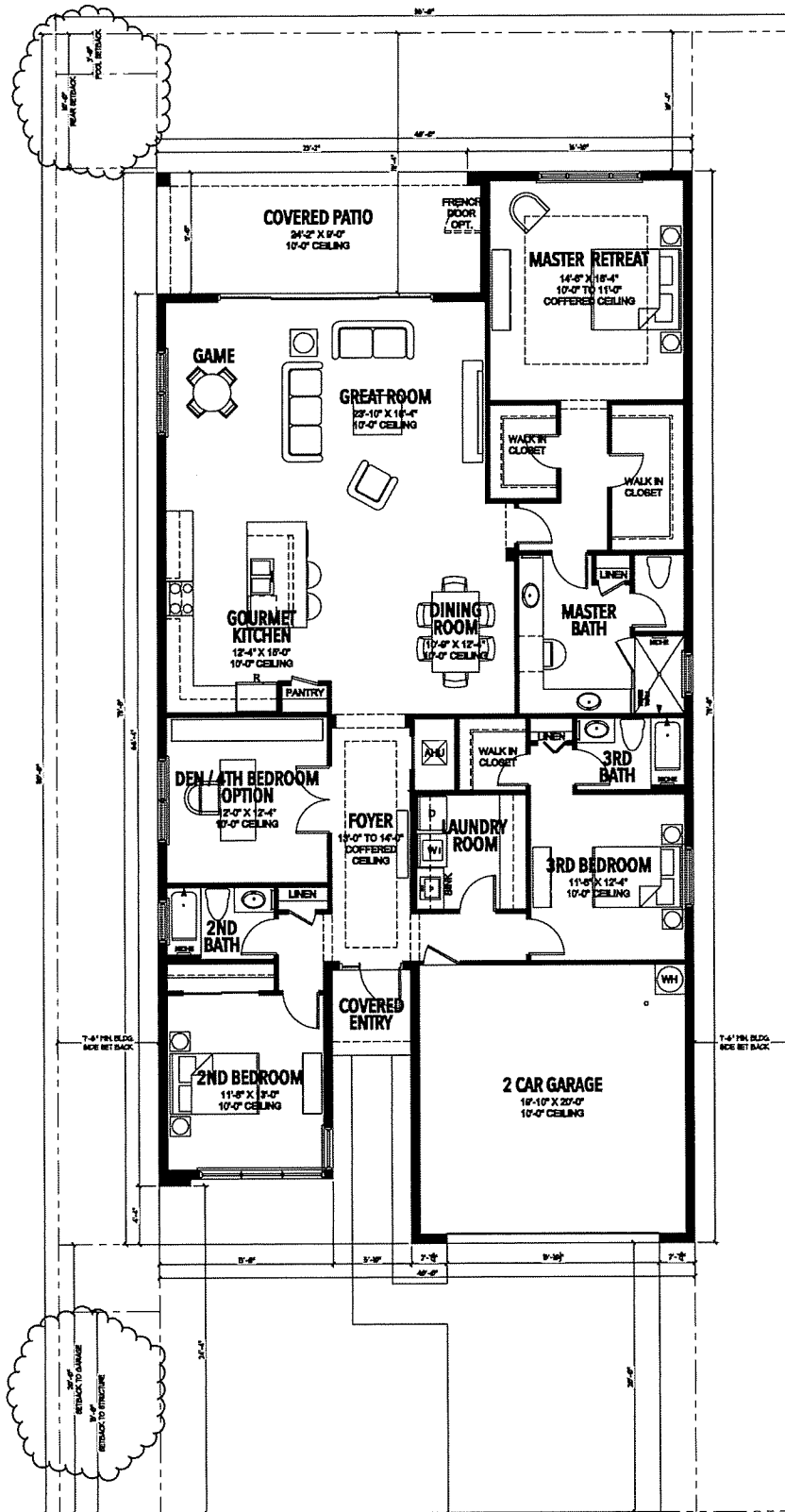
KENDALL ASSOCIATES I, LLLP

1800 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
FAX: (954) 753-4508

PLAN 503

50' LOT
1ST FLOOR PLAN
WALL 2'-1-0"

A1



AREA CALCULATIONS	
LOT AREA	6,083 S.F.
LIVING AREA	2,350 S.F.
UNDER ROOF AREA	3,042 S.F.
LOT COVERAGE	51.91%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	391 S.F.
TOTAL IMPERVIOUS	3,433 S.F.
IMPERVIOUS PERCENTAGE	56.44%

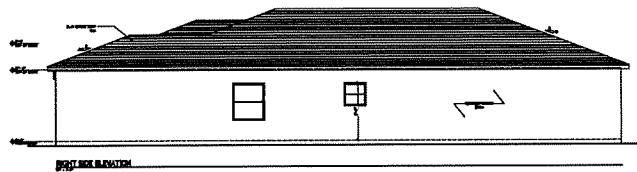
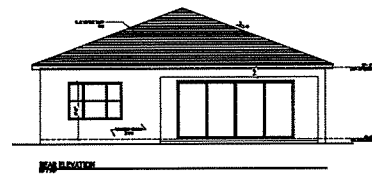
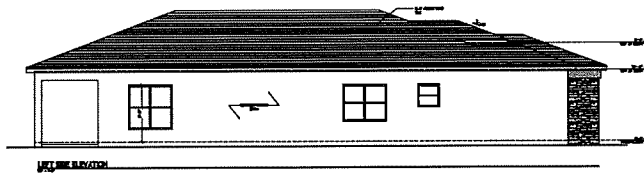
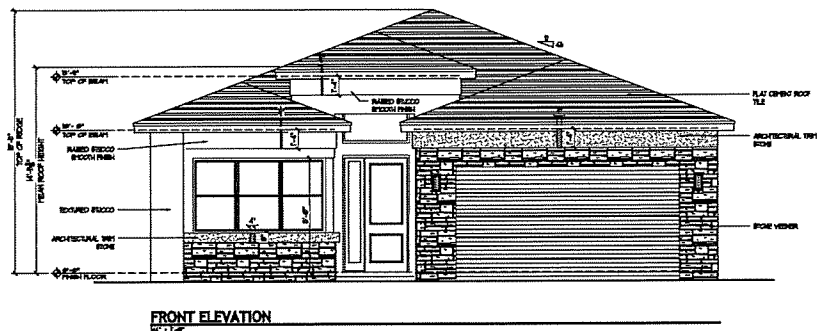
CALUSA
 SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

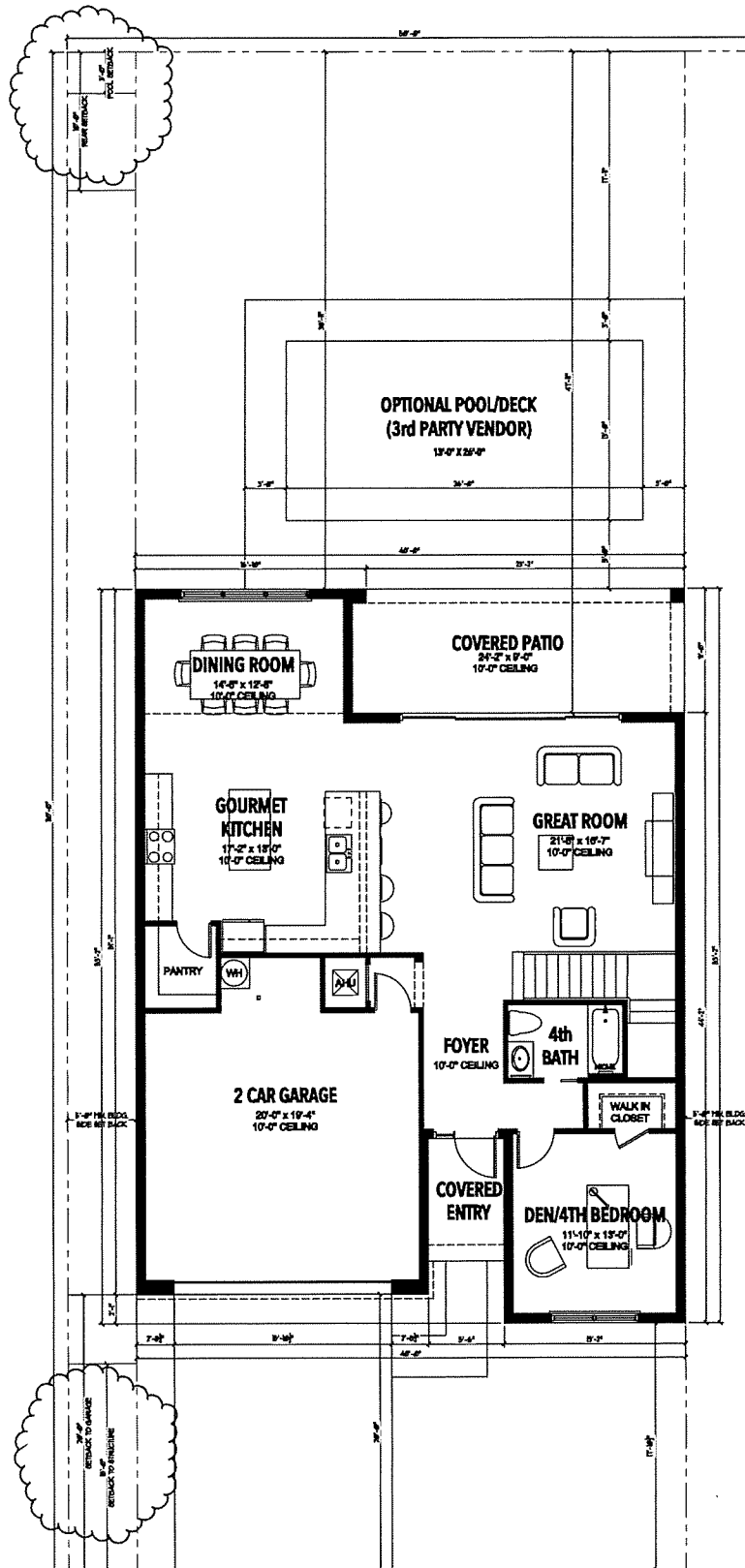
KENDALL ASSOCIATES I, LLLP
 1600 BAYWATER CORPORATE PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730
 FAX: (954) 753-4509

PLAN 503

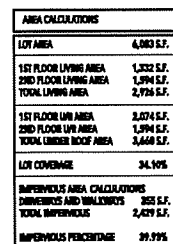
55' LOT
 1ST FL. PLAN
 SCALE: 1/8" = 1'-0"

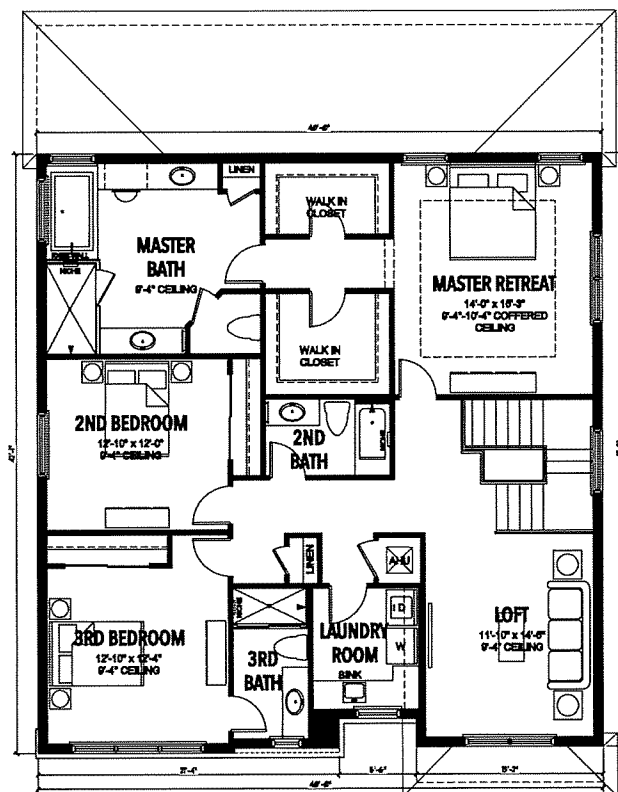
A1.1





AREA CALCULATIONS	
LOT AREA	5,332 S.F.
1ST FLOOR LIVING AREA	1,332 S.F.
2ND FLOOR LIVING AREA	1,994 S.F.
TOTAL LIVING AREA	2,926 S.F.
1ST FLOOR UPI AREA	3,074 S.F.
2ND FLOOR UPI AREA	1,994 S.F.
TOTAL UNDER ROOF AREA	5,068 S.F.
LOT COVERAGE	37.49%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	355 S.F.
TOTAL IMPERVIOUS	2,419 S.F.
IMPERVIOUS PERCENTAGE	43.91%





CALUSA

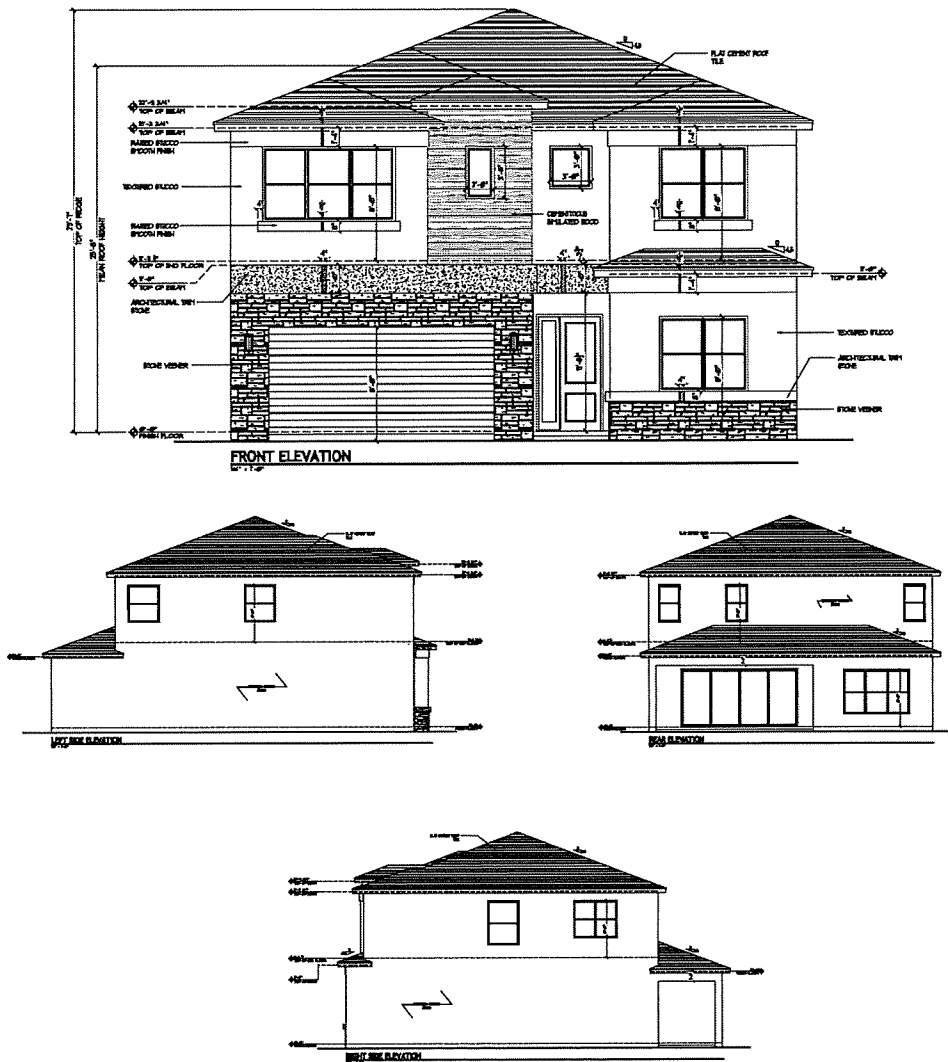
SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLP
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730
 FAX: (954) 753-4509

PLAN 504

2ND FL. PLAN
 SCALE: 1/8" = 1'-0"

A1.2



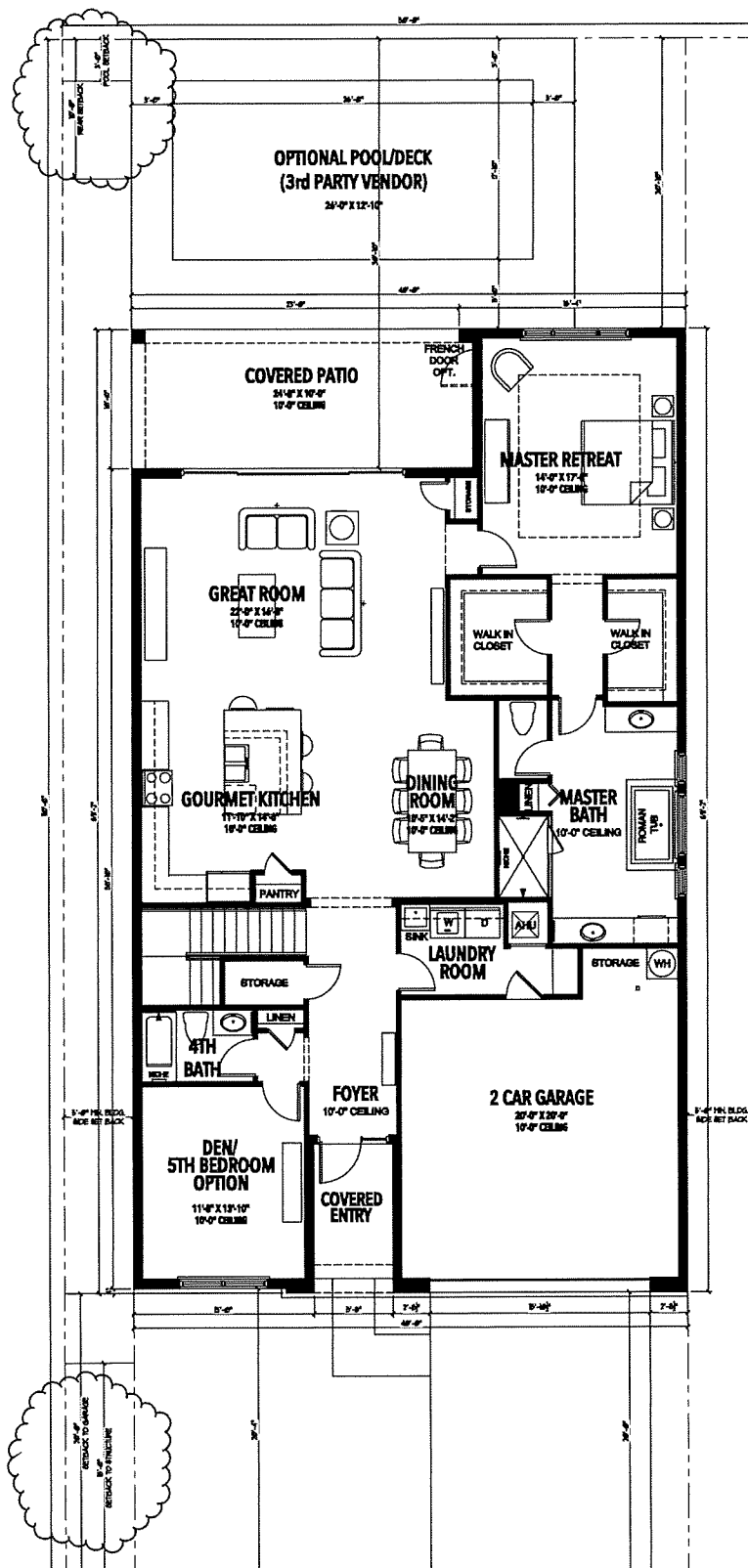
CALUSA
 SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLLP
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730
 FAX: (954) 753-4508

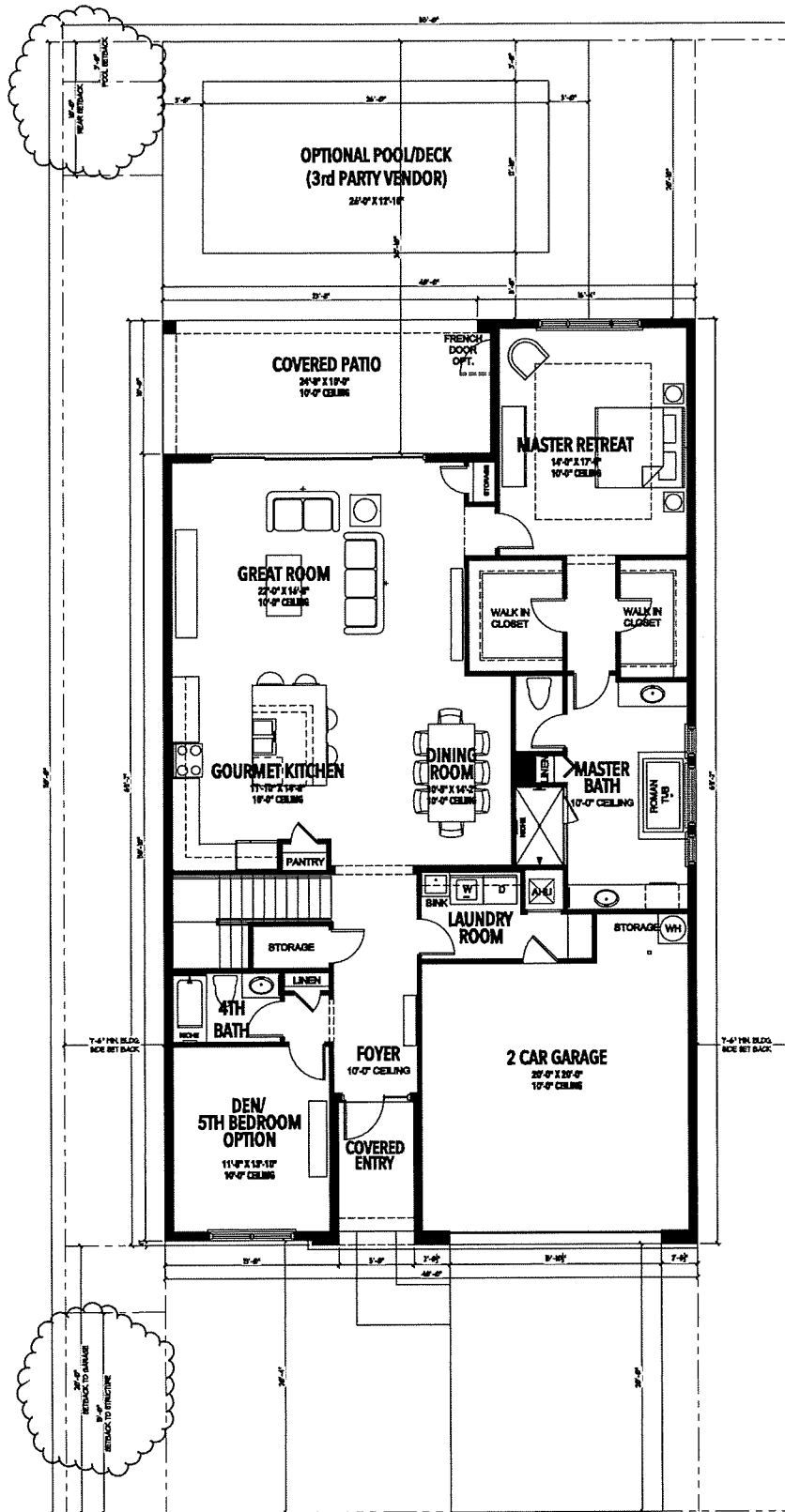
PLAN 504

ELEVATIONS
 SCALE: AS NOTED

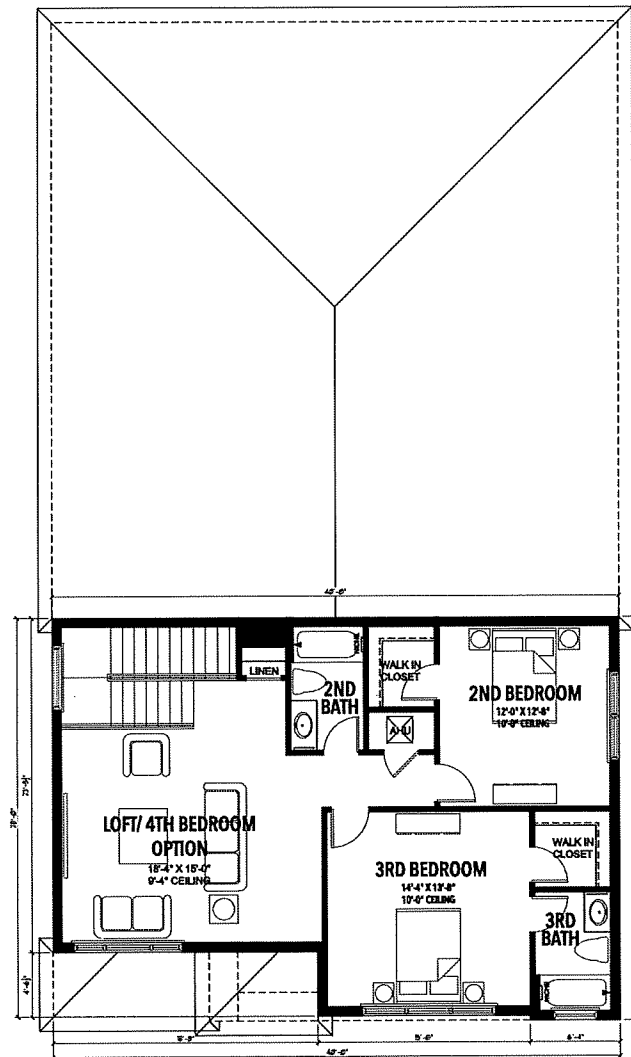
A2



AREA CALCULATIONS	
LOT AREA	5,532 S.F.
1ST FLOOR LIVING AREA	1,992 S.F.
2ND FLOOR LIVING AREA	140 S.F.
TOTAL LIVING AREA	2,132 S.F.
1ST FLOOR UP AREA	2,737 S.F.
2ND FLOOR UP AREA	140 S.F.
TOTAL UNDER ROOF AREA	2,877 S.F.
LOT COVERAGE	49.54%
IMPERVIOUS AREA CALCULATIONS	
IMPERVIOUS AND WALKWAYS	300 S.F.
TOTAL IMPERVIOUS	3,177 S.F.
IMPERVIOUS PERCENTAGE	84.14%



AREA CALCULATIONS	
LOT AREA	6,063 S.F.
1ST FLOOR LIVING AREA	1,972 S.F.
2ND FLOOR LIVING AREA	940 S.F.
TOTAL LIVING AREA	2,912 S.F.
1ST FLOOR LIVING AREA	2,377 S.F.
2ND FLOOR LIVING AREA	940 S.F.
TOTAL UNDER ROOF AREA	3,317 S.F.
LOT COVERAGE	48.32%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	350 S.F.
TOTAL IMPERVIOUS	2,107 S.F.
IMPERVIOUS PERCENTAGE	61.08%



CALUSA

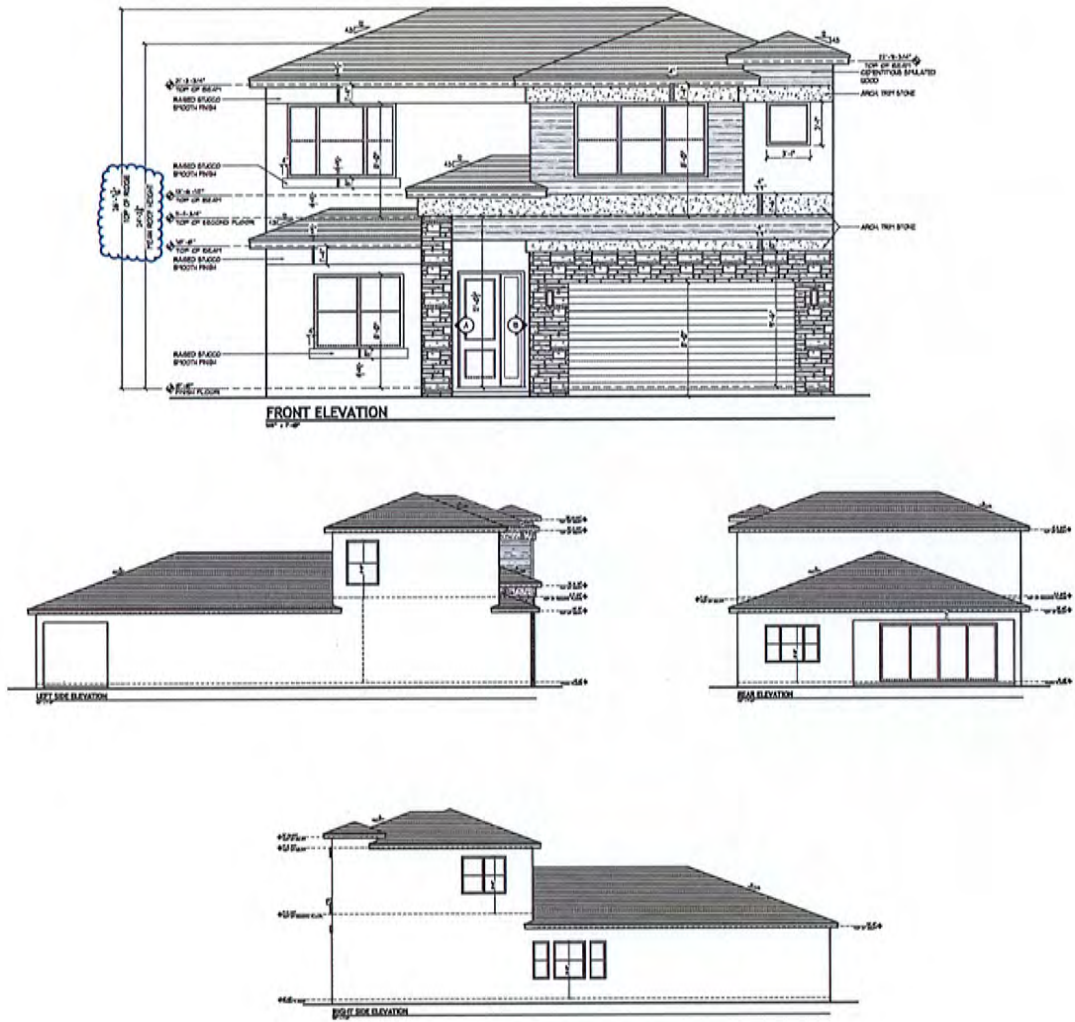
SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

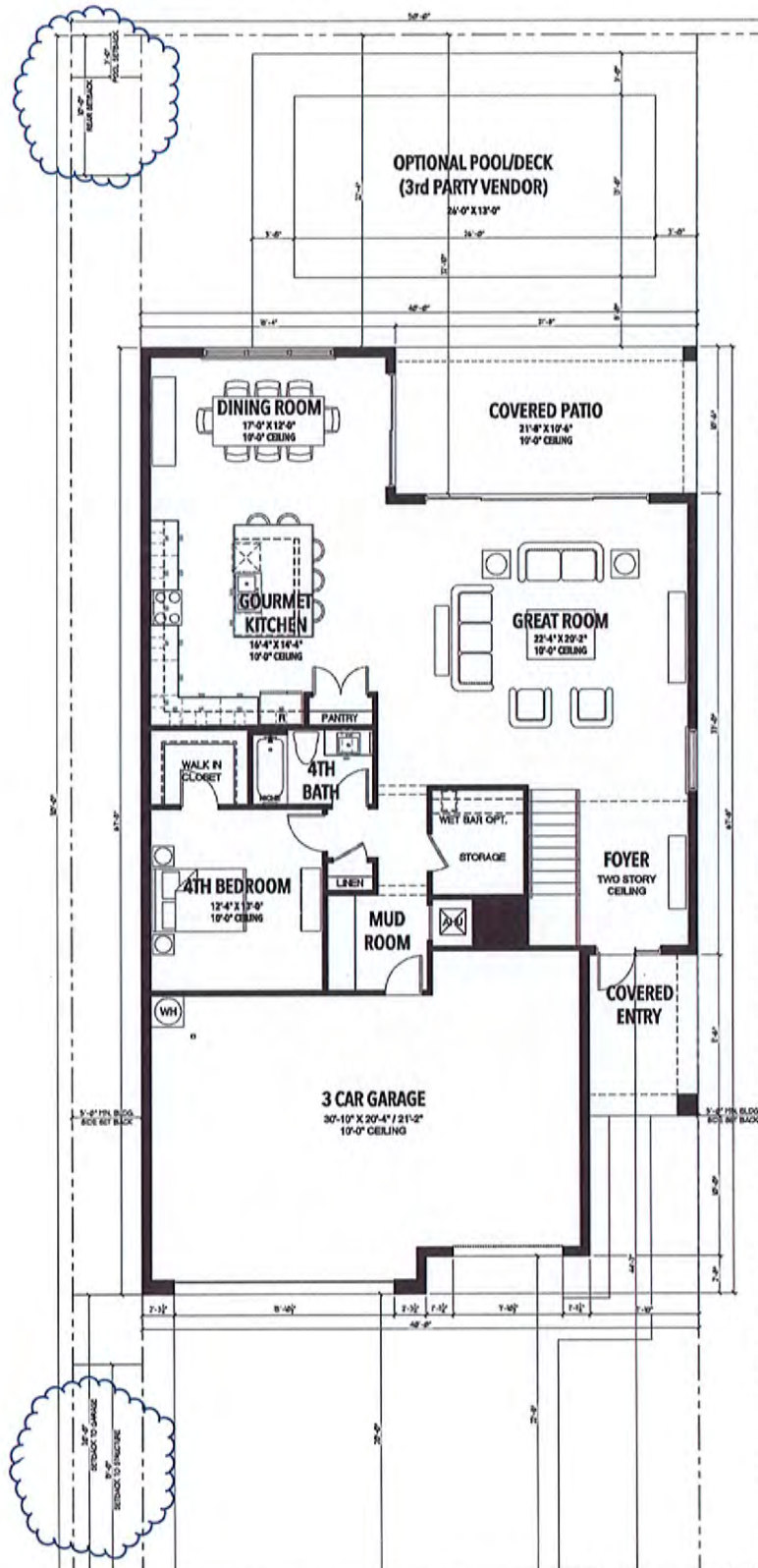
KENDALL ASSOCIATES I, LLLP
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730
 FAX: (954) 753-4509

PLAN 505

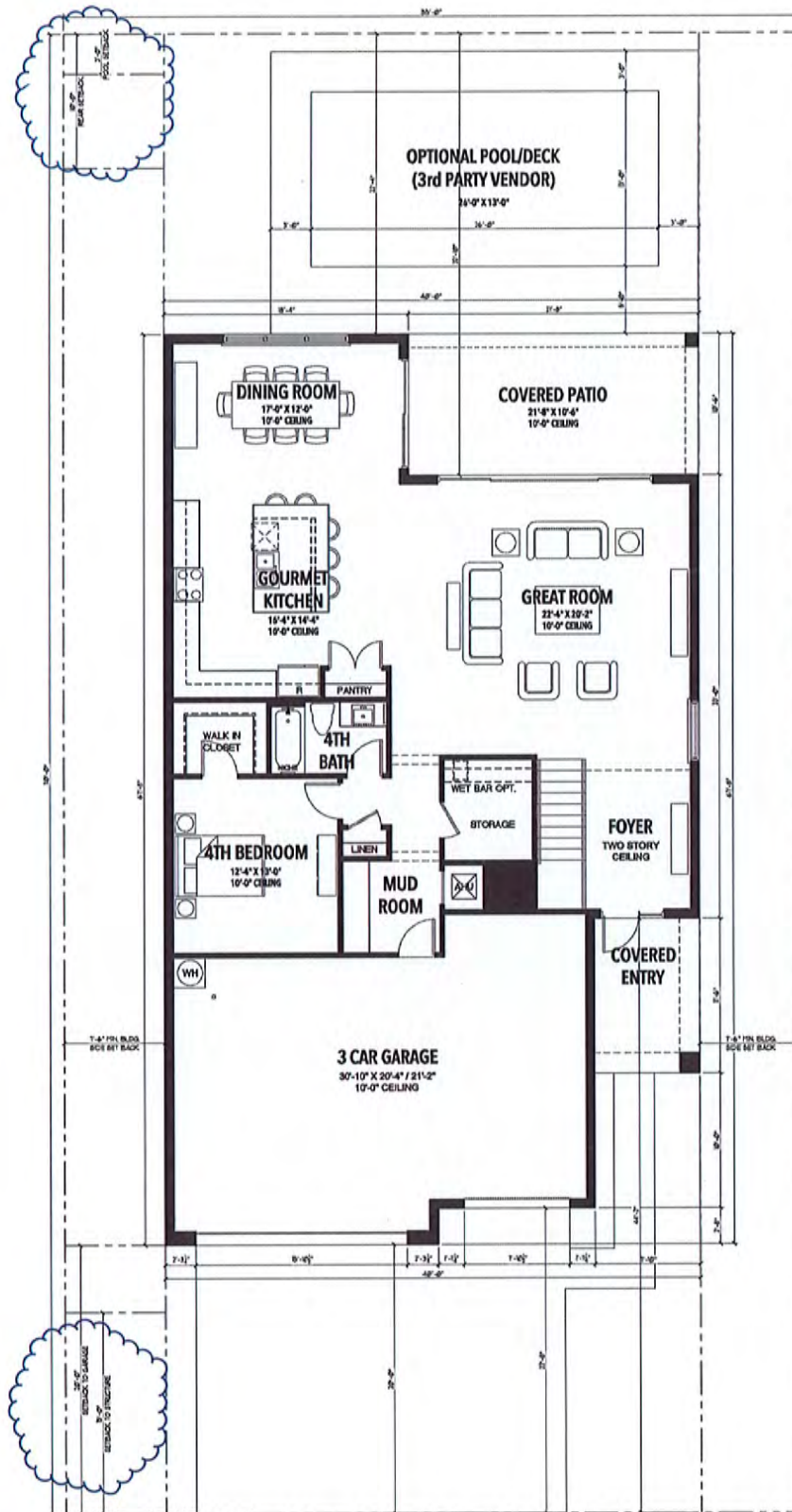
2ND FL. PLAN
 SCALE: 1"=1'-0"

A1.2

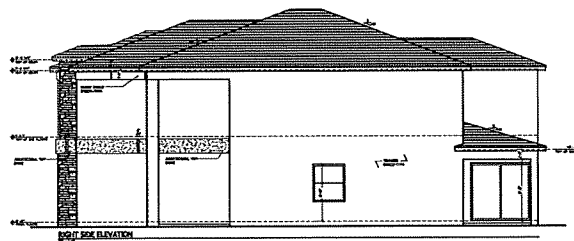
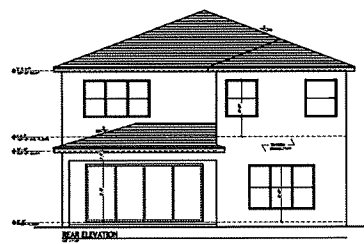
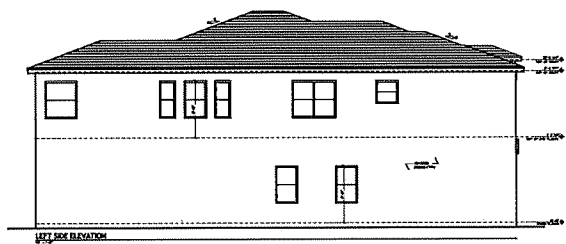
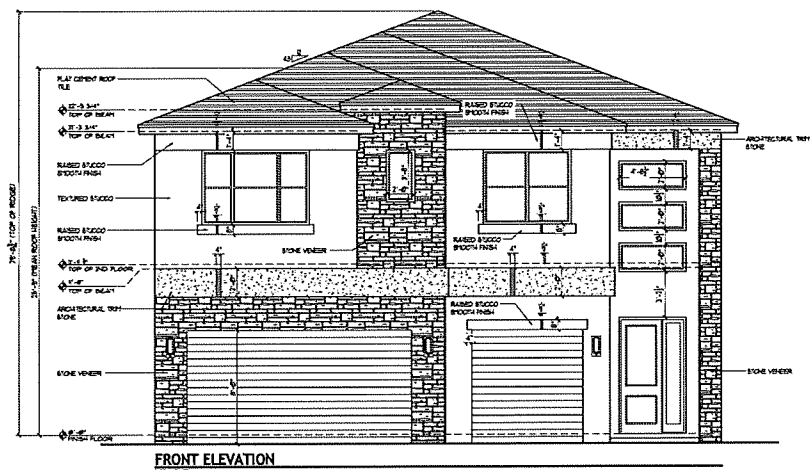


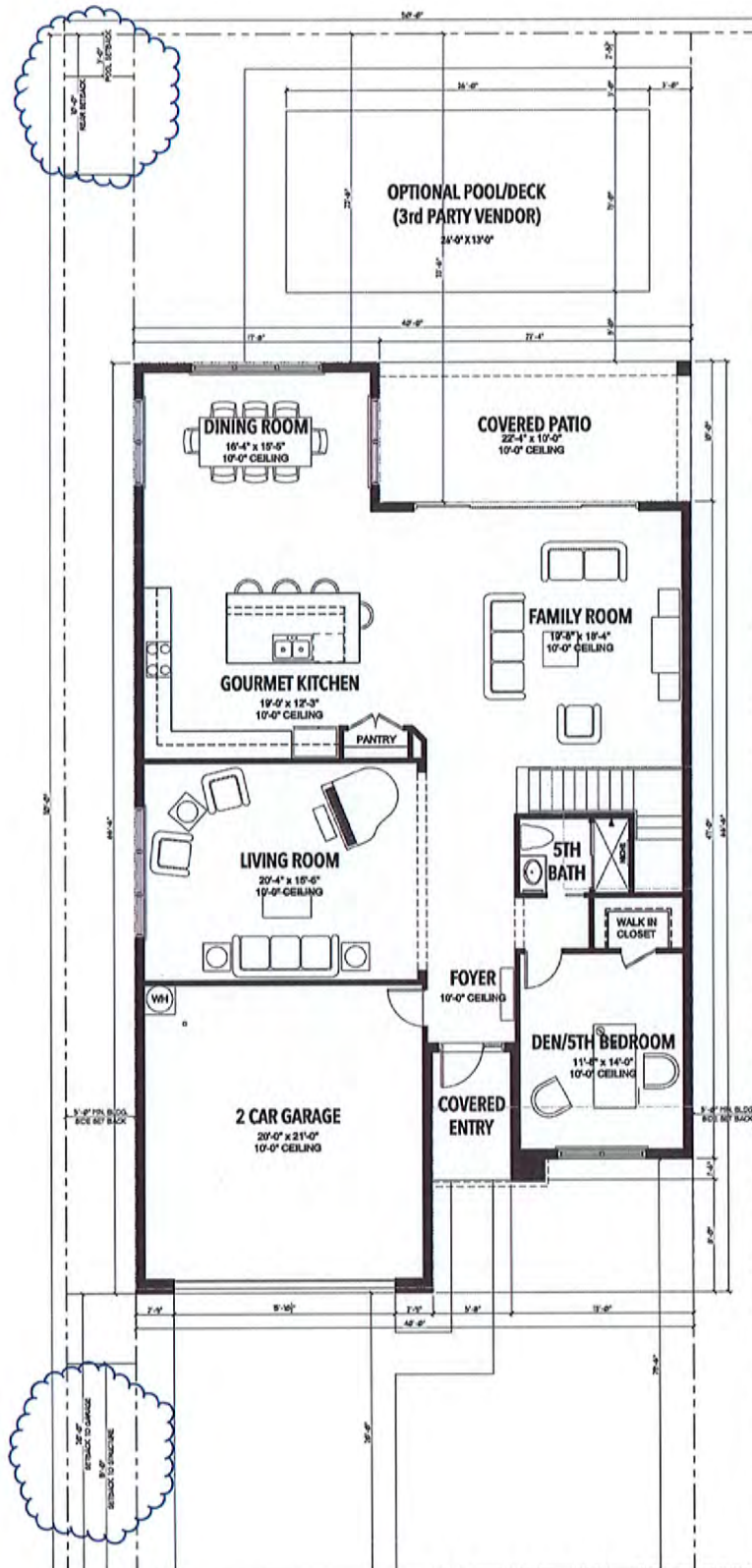


AREA CALCULATIONS	
LOT AREA	5,532 S.F.
1ST FLOOR LIVING AREA	1,568 S.F.
2ND FLOOR LIVING AREA	2,088 S.F.
TOTAL LIVING AREA	3,656 S.F.
1ST FLOOR LTR AREA	2,576 S.F.
2ND FLOOR LTR AREA	2,088 S.F.
TOTAL UNDER ROOF AREA	4,664 S.F.
LOT COVERAGE	46.57%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	438 S.F.
TOTAL IMPERVIOUS	3,212 S.F.
IMPERVIOUS PERCENTAGE	58.06%

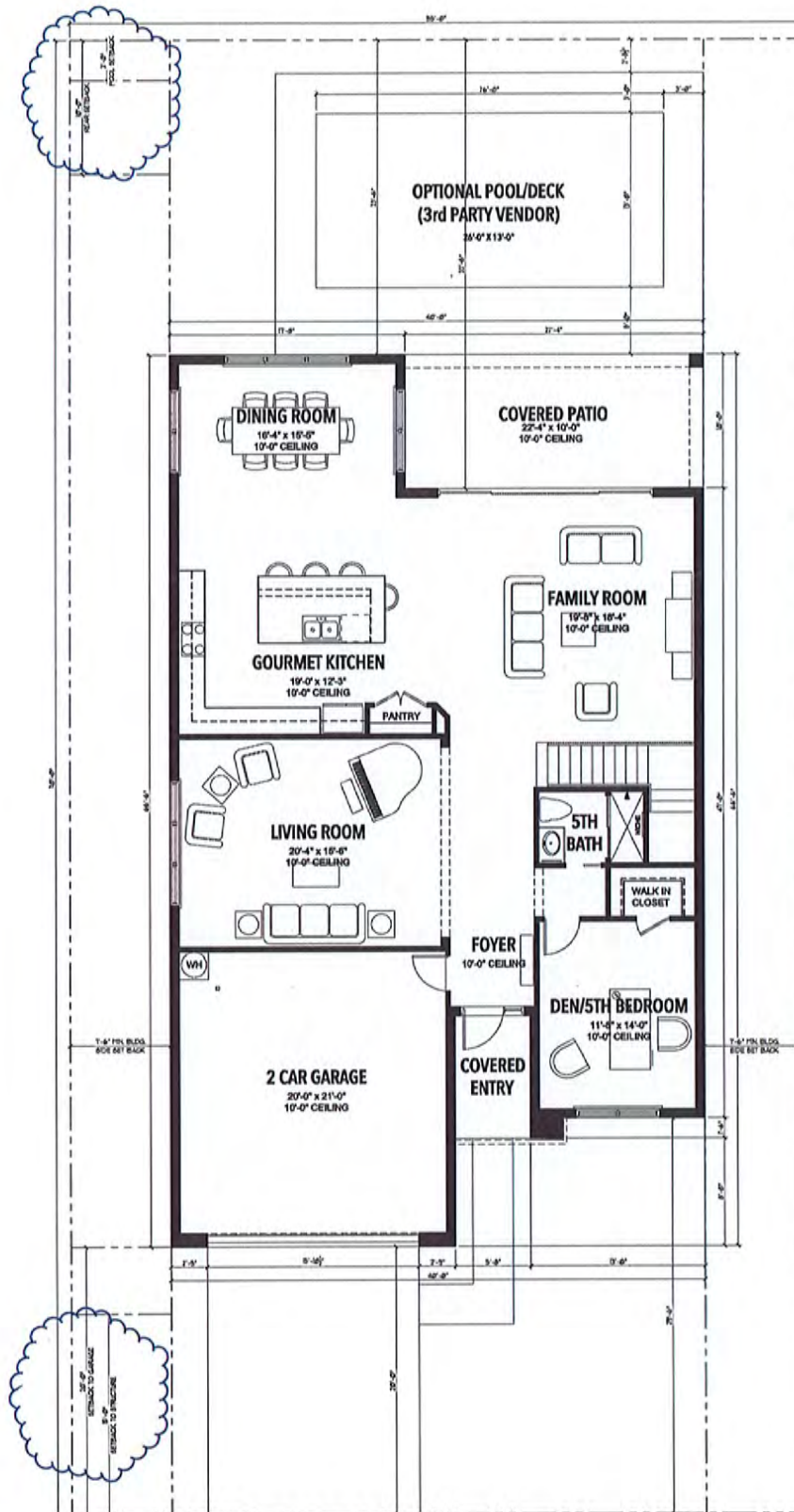


AREA CALCULATIONS	
LOT AREA	6,003 S.F.
1ST FLOOR LIVING AREA	1,248 S.F.
2ND FLOOR LIVING AREA	2,088 S.F.
TOTAL LIVING AREA	3,336 S.F.
1ST FLOOR LVR AREA	2,276 S.F.
2ND FLOOR LVR AREA	2,088 S.F.
TOTAL UNDER ROOF AREA	4,364 S.F.
LOT COVERAGE	42.31%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	656 S.F.
TOTAL IMPERVIOUS	3,212 S.F.
IMPERVIOUS PERCENTAGE	52.60%





AREA CALCULATIONS	
LOT AREA	5,532 S.F.
1ST FLOOR LIVING AREA	1,750 S.F.
2ND FLOOR LIVING AREA	2,118 S.F.
TOTAL LIVING AREA	3,868 S.F.
1ST FLOOR LVR AREA	2,495 S.F.
2ND FLOOR LVR AREA	2,118 S.F.
TOTAL UNDER ROOF AREA	4,613 S.F.
LOT COVERAGE	45.10%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	378 S.F.
TOTAL IMPERVIOUS	2,871 S.F.
IMPERVIOUS PERCENTAGE	91.90%



AREA CALCULATIONS	
LOT AREA	6,083 S.F.
1ST FLOOR LIVING AREA	1,730 S.F.
2ND FLOOR LIVING AREA	2,118 S.F.
TOTAL LIVING AREA	3,848 S.F.
1ST FLOOR UPR AREA	2,499 S.F.
2ND FLOOR UPR AREA	2,118 S.F.
TOTAL UNDER ROOF AREA	4,617 S.F.
LOT COVERAGE	41.02%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	376 S.F.
TOTAL IMPERVIOUS	2,871 S.F.
IMPERVIOUS PERCENTAGE	47.20%

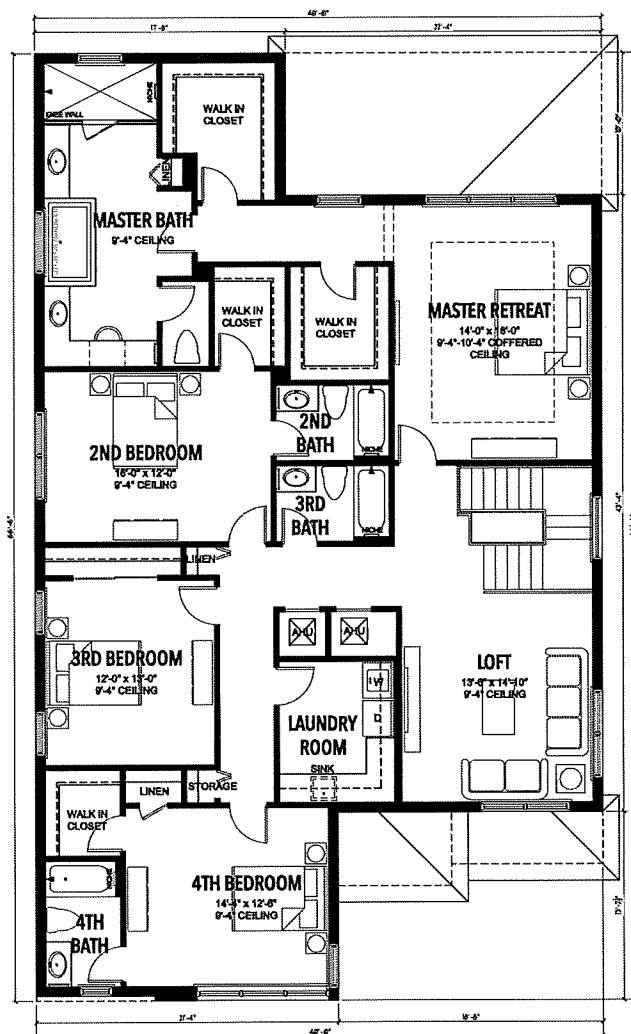
CALUSA
SINGLE FAMILY RESIDENCE
MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLLP
1600 BAYWASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
FAX: (954) 753-4509

PLAN 507

55' LOT
1ST FL. PLAN
SCALE: 1" = 1'-0"

A1.1



CALUSA

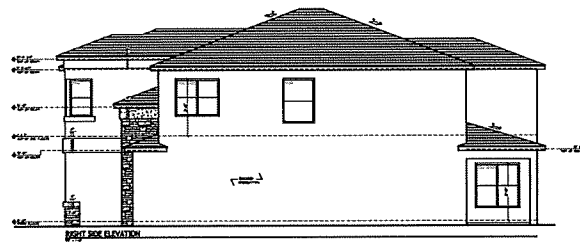
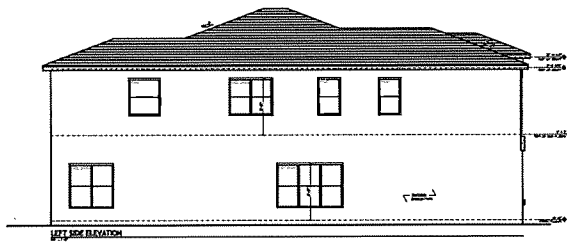
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MIAMI-DADE COUNTY, FL

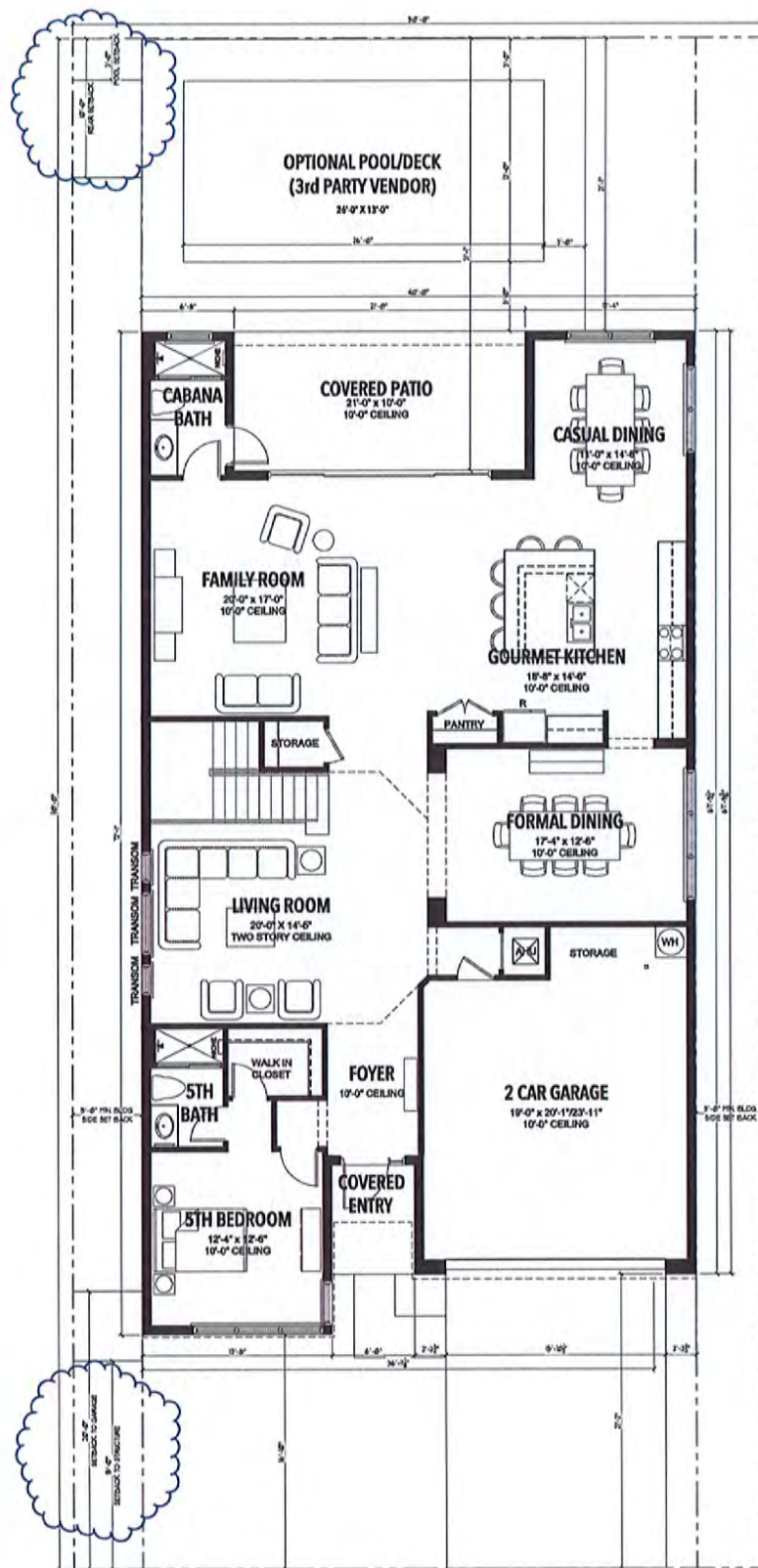
KENDALL ASSOCIATES I, LLLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
FAX: (954) 753-4509

PLAN 507

2ND FL. PLAN
SCALE: 1"=1'-0"

A1.2





AREA CALCULATIONS	
LOT AREA	5,532 S.F.
1ST FLOOR LIVING AREA	2,051 S.F.
2ND FLOOR LIVING AREA	2,342 S.F.
TOTAL LIVING AREA	4,394 S.F.
1ST FLOOR LIVING AREA	2,763 S.F.
2ND FLOOR LIVING AREA	2,342 S.F.
TOTAL UNDER ROOF AREA	5,105 S.F.
LOT COVERAGE	47.95%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	370 S.F.
TOTAL IMPERVIOUS	3,133 S.F.
IMPERVIOUS PERCENTAGE	54.63%

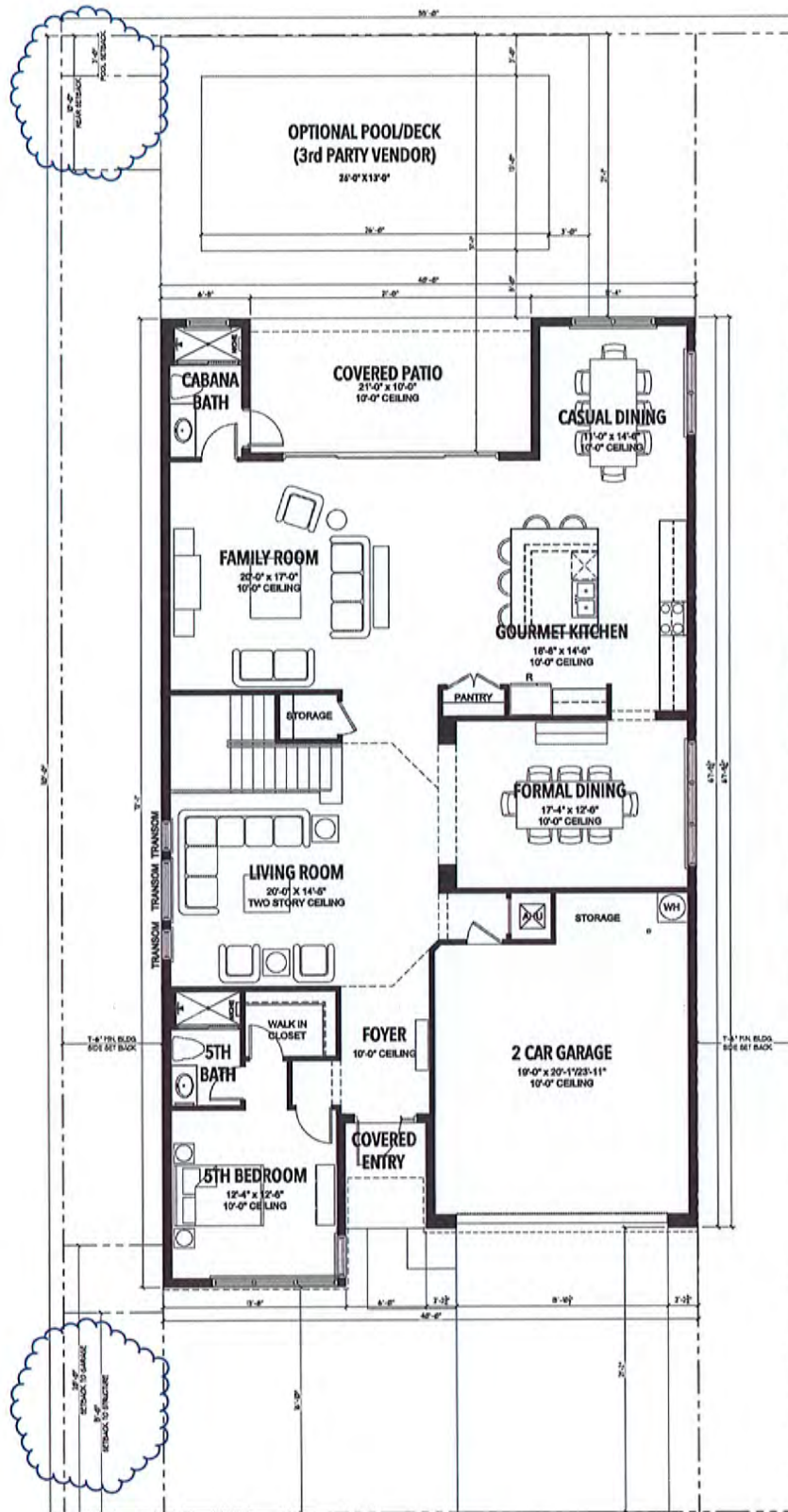
CALUSA
SINGLE FAMILY RESIDENCE
MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730
FAX: (954) 753-4509

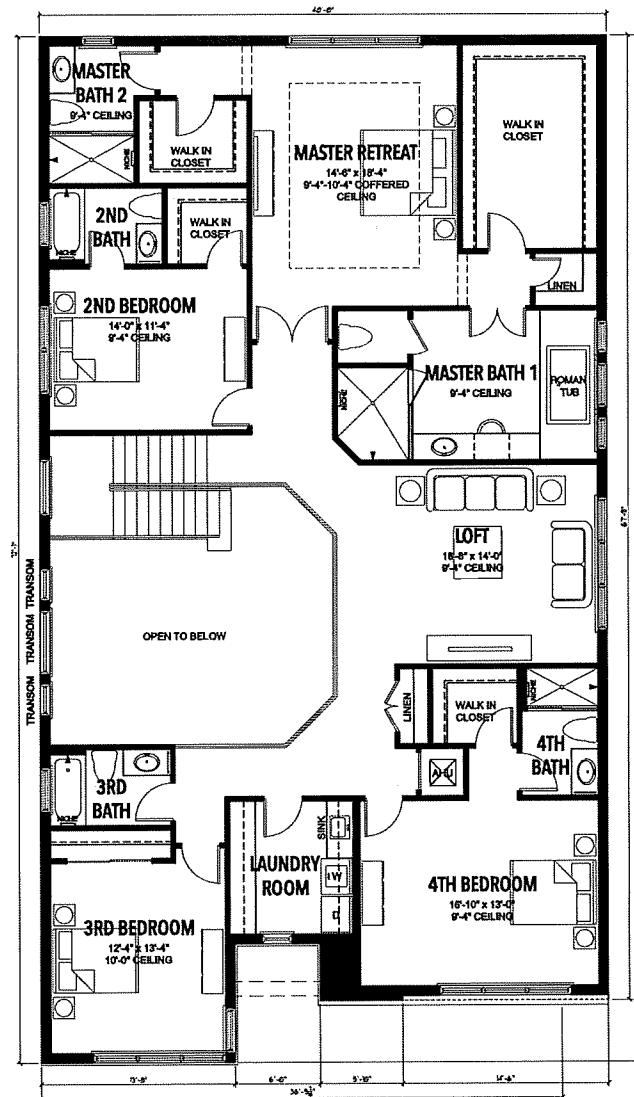
PLAN 508

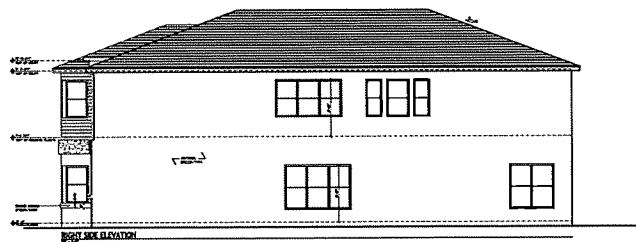
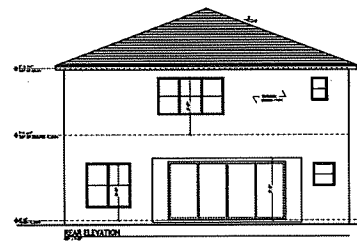
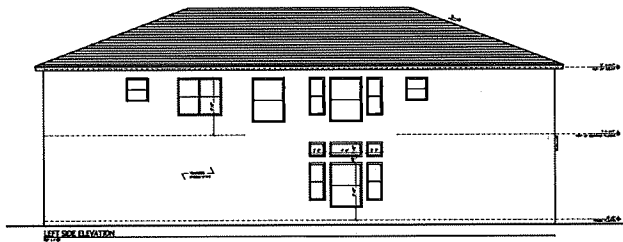
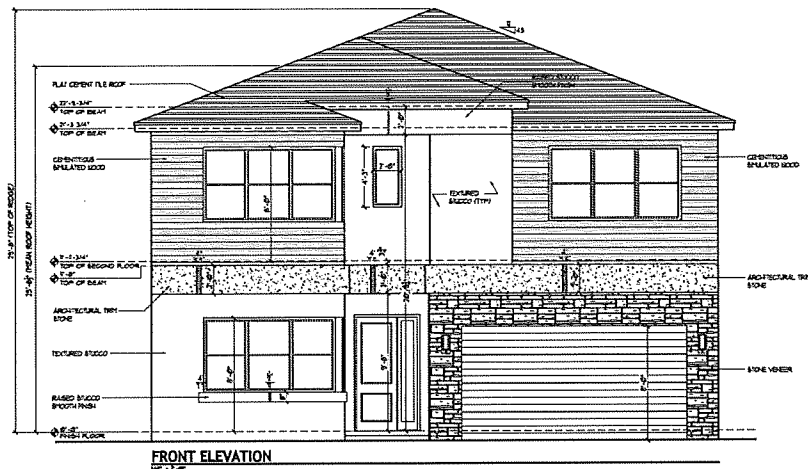
50' LOT
1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

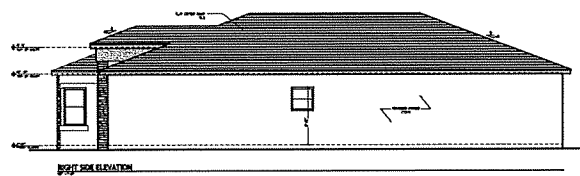
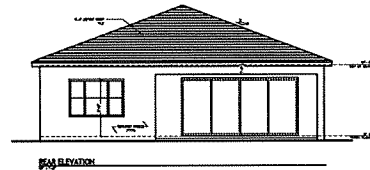
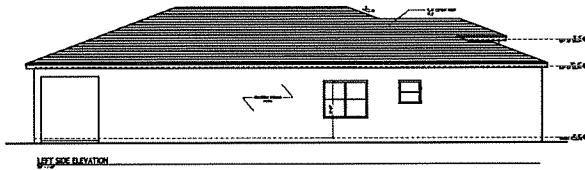
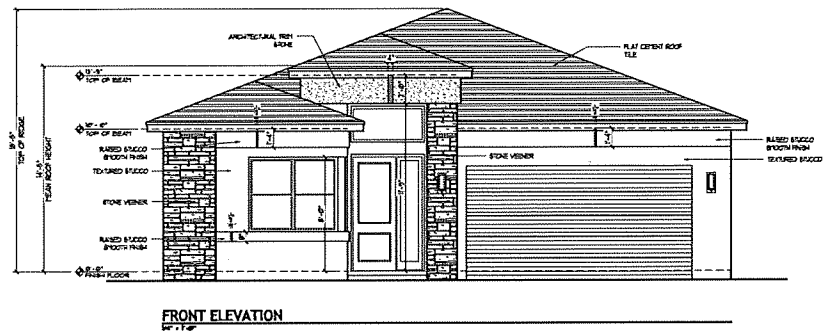
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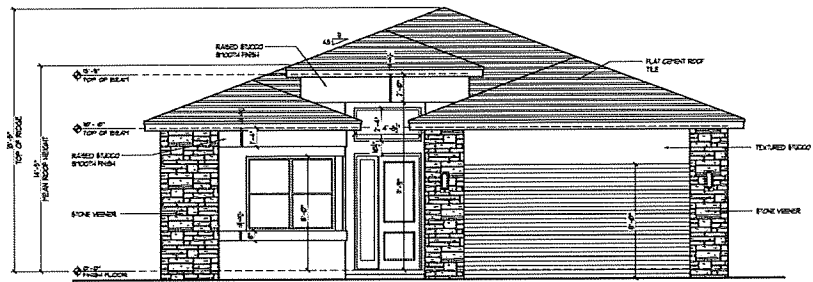


AREA CALCULATIONS	
LOT AREA	6,083 S.F.
1ST FLOOR LIVING AREA	2,061 S.F.
2ND FLOOR LIVING AREA	2,345 S.F.
TOTAL LIVING AREA	4,396 S.F.
1ST FLOOR LVR AREA	2,743 S.F.
2ND FLOOR LVR AREA	2,345 S.F.
TOTAL UNDER ROOF AREA	5,108 S.F.
LOT COVERAGE	45.42%
IMPERVIOUS AREA CALCULATIONS	
DRIVEWAYS AND WALKWAYS	370 S.F.
TOTAL IMPERVIOUS	3,133 S.F.
IMPERVIOUS PERCENTAGE	51.50%

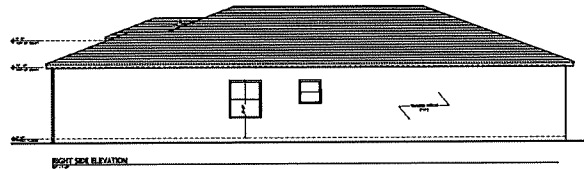
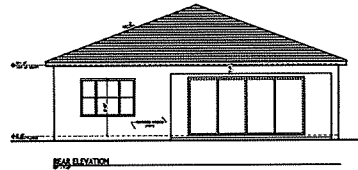
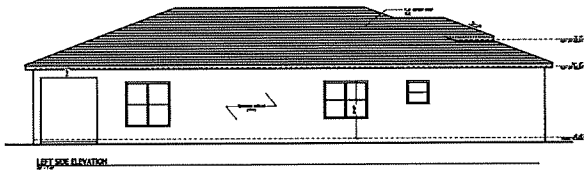






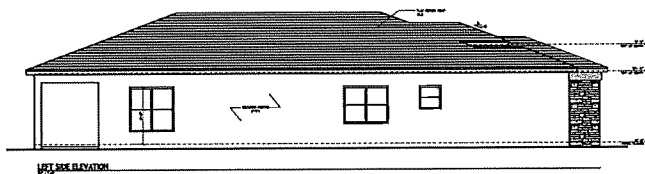


FRONT ELEVATION

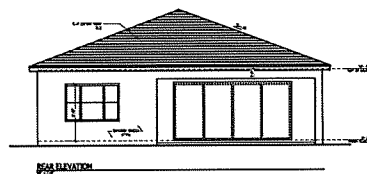




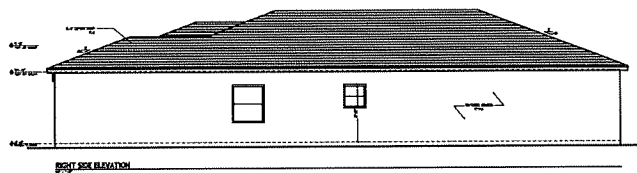
FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

CALUSA

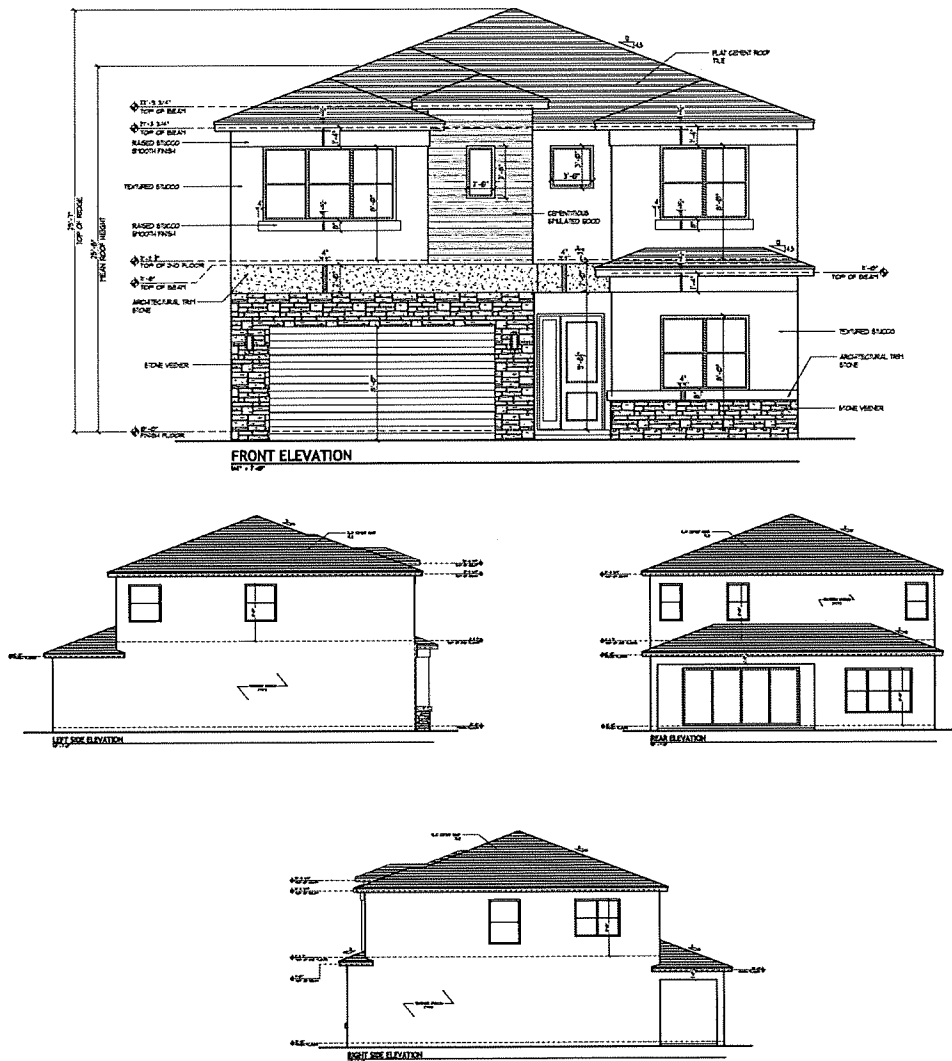
SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLLP
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730
 FAX: (954) 753-4509

PLAN 503

ELEVATIONS
 SCALE: AS NOTED

A2



CALUSA

SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

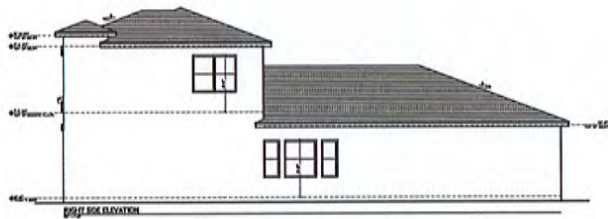
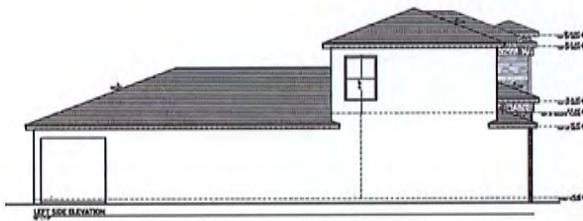
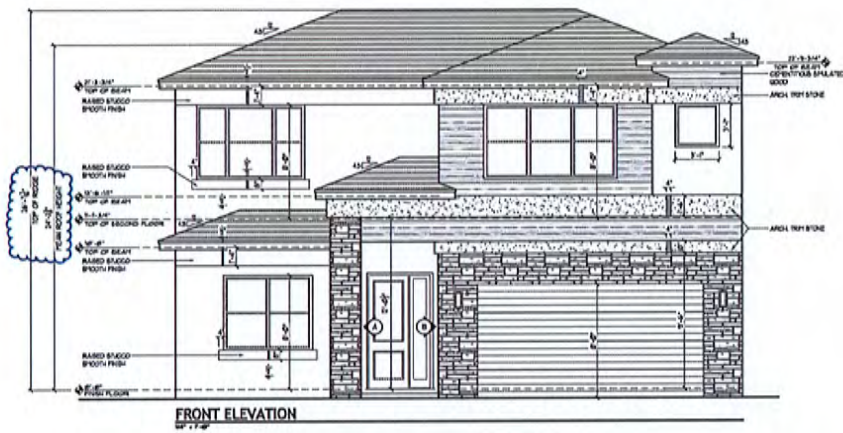
KENDALL ASSOCIATES I, LLLP
 1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730
 FAX: (954) 753-4509

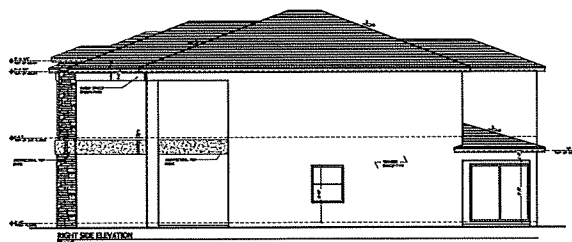
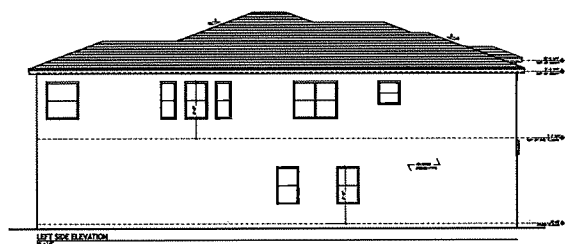
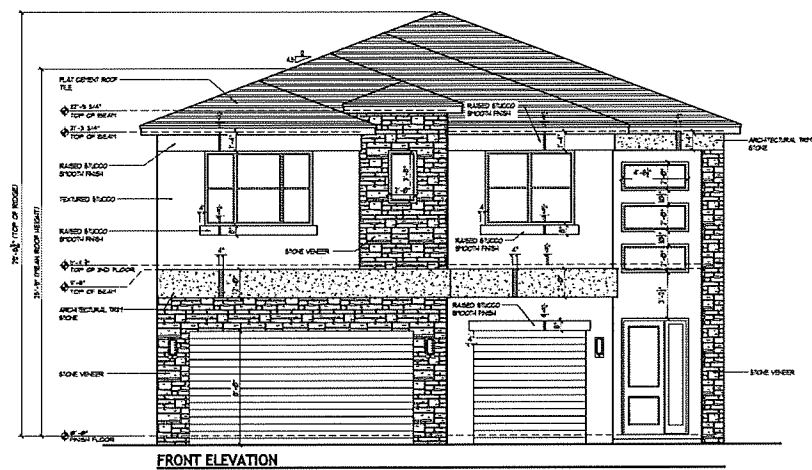
PLAN 504

REVISIONS:

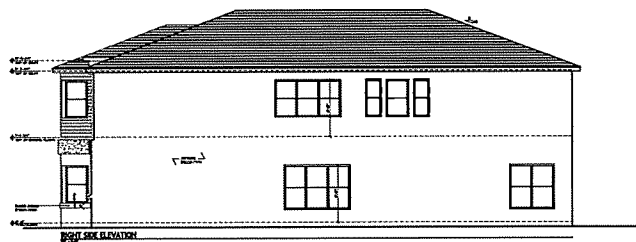
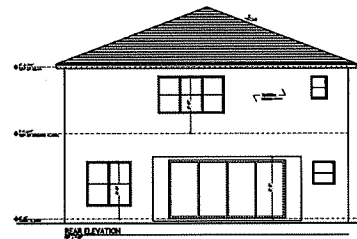
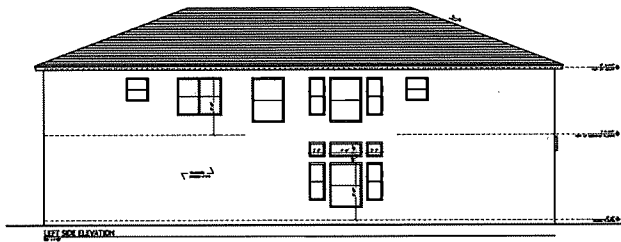
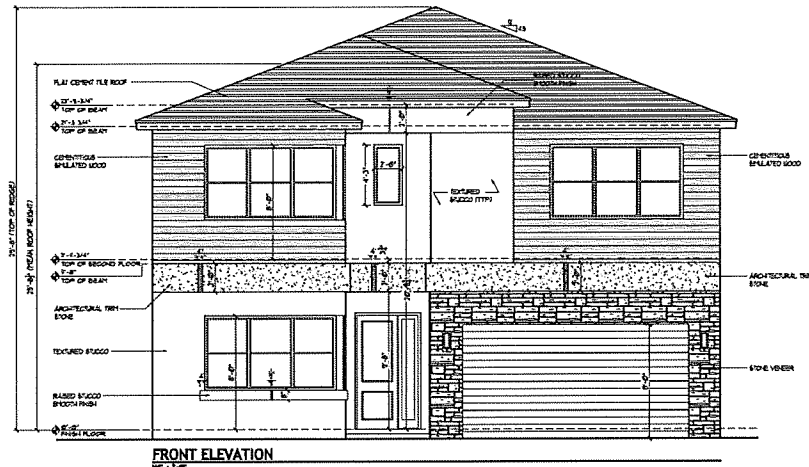
ELEVATIONS
 SCALE: AS NOTED

A2









KEY MAP



COVER SHEET
DETAILS, NOTES, DATA, AND SPECIFICATIONS
MAIN ENTRY PLANTING PLAN
SECONDARY ENTRY PLANTING PLAN
PERIMETER BUFFER PLAN
SPECIMEN TREE DISPOSITION PLAN
RECREATIONAL AREA PLANTING PLANS
TYPICAL UNIT PLANTING PLANS

[illegible][illegible]

Telephone: (561) 747-5100
Fax: (561) 747-2141
E-mail: mail@pydica.com
License #LC-0000297

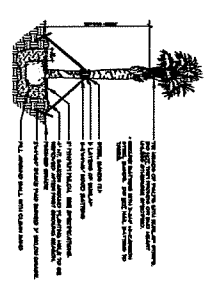
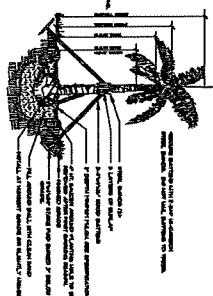
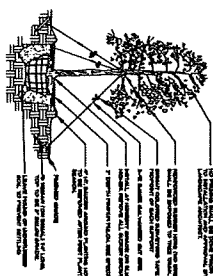
CALUSA
MIAMI-DADE COUNTY, FLORIDA
Developer: Kendall Associates I, LLLP
COVER SHEET

DATE: 2/2/81
DRAIN BT, AND
JOB NO. H-01
SCALE:
PLANT: Calne

REVISIONS:
2/26/81
12:51 6P revision

Digitally signed by Andrew Chomynen
DN: cn=Andrew Chomynen, o=ASME
Date: 2017.04.12 11:52:31 -0400

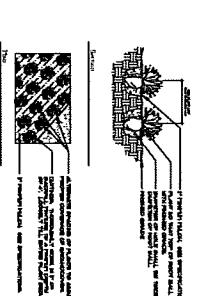
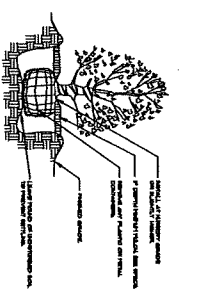
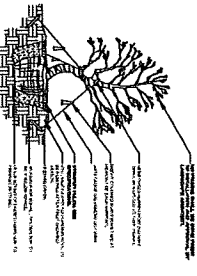
1-1



Tree Planting
The tree shall be planted in a hole of sufficient size to accommodate the root system. The hole shall be dug to a depth of 18 inches and a diameter of 24 inches. The soil shall be amended with a 50/50 mix of topsoil and compost. The tree shall be planted with the root system at the same level as it was in the nursery. The hole shall be filled with soil and mulch. The tree shall be watered daily for the first two weeks.

Planting
The plant shall be planted in a hole of sufficient size to accommodate the root system. The hole shall be dug to a depth of 18 inches and a diameter of 24 inches. The soil shall be amended with a 50/50 mix of topsoil and compost. The plant shall be planted with the root system at the same level as it was in the nursery. The hole shall be filled with soil and mulch. The plant shall be watered daily for the first two weeks.

Planting
The plant shall be planted in a hole of sufficient size to accommodate the root system. The hole shall be dug to a depth of 18 inches and a diameter of 24 inches. The soil shall be amended with a 50/50 mix of topsoil and compost. The plant shall be planted with the root system at the same level as it was in the nursery. The hole shall be filled with soil and mulch. The plant shall be watered daily for the first two weeks.



Irregular & Multi-Stem Tree Planting
The tree shall be planted in a hole of sufficient size to accommodate the root system. The hole shall be dug to a depth of 18 inches and a diameter of 24 inches. The soil shall be amended with a 50/50 mix of topsoil and compost. The tree shall be planted with the root system at the same level as it was in the nursery. The hole shall be filled with soil and mulch. The tree shall be watered daily for the first two weeks.

Shrub Planting
The shrub shall be planted in a hole of sufficient size to accommodate the root system. The hole shall be dug to a depth of 18 inches and a diameter of 24 inches. The soil shall be amended with a 50/50 mix of topsoil and compost. The shrub shall be planted with the root system at the same level as it was in the nursery. The hole shall be filled with soil and mulch. The shrub shall be watered daily for the first two weeks.

Groundcover Planting
The groundcover shall be planted in a hole of sufficient size to accommodate the root system. The hole shall be dug to a depth of 18 inches and a diameter of 24 inches. The soil shall be amended with a 50/50 mix of topsoil and compost. The groundcover shall be planted with the root system at the same level as it was in the nursery. The hole shall be filled with soil and mulch. The groundcover shall be watered daily for the first two weeks.

Plant Specifications

GENERAL AND SITE AND PLANTING
The plant shall be planted in a hole of sufficient size to accommodate the root system. The hole shall be dug to a depth of 18 inches and a diameter of 24 inches. The soil shall be amended with a 50/50 mix of topsoil and compost. The plant shall be planted with the root system at the same level as it was in the nursery. The hole shall be filled with soil and mulch. The plant shall be watered daily for the first two weeks.

GENERAL AND SITE AND PLANTING
The plant shall be planted in a hole of sufficient size to accommodate the root system. The hole shall be dug to a depth of 18 inches and a diameter of 24 inches. The soil shall be amended with a 50/50 mix of topsoil and compost. The plant shall be planted with the root system at the same level as it was in the nursery. The hole shall be filled with soil and mulch. The plant shall be watered daily for the first two weeks.

GENERAL AND SITE AND PLANTING
The plant shall be planted in a hole of sufficient size to accommodate the root system. The hole shall be dug to a depth of 18 inches and a diameter of 24 inches. The soil shall be amended with a 50/50 mix of topsoil and compost. The plant shall be planted with the root system at the same level as it was in the nursery. The hole shall be filled with soil and mulch. The plant shall be watered daily for the first two weeks.

GENERAL AND SITE AND PLANTING
The plant shall be planted in a hole of sufficient size to accommodate the root system. The hole shall be dug to a depth of 18 inches and a diameter of 24 inches. The soil shall be amended with a 50/50 mix of topsoil and compost. The plant shall be planted with the root system at the same level as it was in the nursery. The hole shall be filled with soil and mulch. The plant shall be watered daily for the first two weeks.

GENERAL AND SITE AND PLANTING
The plant shall be planted in a hole of sufficient size to accommodate the root system. The hole shall be dug to a depth of 18 inches and a diameter of 24 inches. The soil shall be amended with a 50/50 mix of topsoil and compost. The plant shall be planted with the root system at the same level as it was in the nursery. The hole shall be filled with soil and mulch. The plant shall be watered daily for the first two weeks.

Notes: 1. All plants shall be planted in a hole of sufficient size to accommodate the root system. 2. The hole shall be dug to a depth of 18 inches and a diameter of 24 inches. 3. The soil shall be amended with a 50/50 mix of topsoil and compost. 4. The plant shall be planted with the root system at the same level as it was in the nursery. 5. The hole shall be filled with soil and mulch. 6. The plant shall be watered daily for the first two weeks.

PLANT SPECIES	PLANT SIZE	PLANT QUANTITY	PLANT COST	PLANT TOTAL
PLANT SPECIES 1	PLANT SIZE 1	PLANT QUANTITY 1	PLANT COST 1	PLANT TOTAL 1
PLANT SPECIES 2	PLANT SIZE 2	PLANT QUANTITY 2	PLANT COST 2	PLANT TOTAL 2
PLANT SPECIES 3	PLANT SIZE 3	PLANT QUANTITY 3	PLANT COST 3	PLANT TOTAL 3
PLANT SPECIES 4	PLANT SIZE 4	PLANT QUANTITY 4	PLANT COST 4	PLANT TOTAL 4
PLANT SPECIES 5	PLANT SIZE 5	PLANT QUANTITY 5	PLANT COST 5	PLANT TOTAL 5
PLANT SPECIES 6	PLANT SIZE 6	PLANT QUANTITY 6	PLANT COST 6	PLANT TOTAL 6
PLANT SPECIES 7	PLANT SIZE 7	PLANT QUANTITY 7	PLANT COST 7	PLANT TOTAL 7
PLANT SPECIES 8	PLANT SIZE 8	PLANT QUANTITY 8	PLANT COST 8	PLANT TOTAL 8
PLANT SPECIES 9	PLANT SIZE 9	PLANT QUANTITY 9	PLANT COST 9	PLANT TOTAL 9
PLANT SPECIES 10	PLANT SIZE 10	PLANT QUANTITY 10	PLANT COST 10	PLANT TOTAL 10

Notes: 1. All plants shall be planted in a hole of sufficient size to accommodate the root system. 2. The hole shall be dug to a depth of 18 inches and a diameter of 24 inches. 3. The soil shall be amended with a 50/50 mix of topsoil and compost. 4. The plant shall be planted with the root system at the same level as it was in the nursery. 5. The hole shall be filled with soil and mulch. 6. The plant shall be watered daily for the first two weeks.

PLANT SPECIES	PLANT SIZE	PLANT QUANTITY	PLANT COST	PLANT TOTAL
PLANT SPECIES 1	PLANT SIZE 1	PLANT QUANTITY 1	PLANT COST 1	PLANT TOTAL 1
PLANT SPECIES 2	PLANT SIZE 2	PLANT QUANTITY 2	PLANT COST 2	PLANT TOTAL 2
PLANT SPECIES 3	PLANT SIZE 3	PLANT QUANTITY 3	PLANT COST 3	PLANT TOTAL 3
PLANT SPECIES 4	PLANT SIZE 4	PLANT QUANTITY 4	PLANT COST 4	PLANT TOTAL 4
PLANT SPECIES 5	PLANT SIZE 5	PLANT QUANTITY 5	PLANT COST 5	PLANT TOTAL 5
PLANT SPECIES 6	PLANT SIZE 6	PLANT QUANTITY 6	PLANT COST 6	PLANT TOTAL 6
PLANT SPECIES 7	PLANT SIZE 7	PLANT QUANTITY 7	PLANT COST 7	PLANT TOTAL 7
PLANT SPECIES 8	PLANT SIZE 8	PLANT QUANTITY 8	PLANT COST 8	PLANT TOTAL 8
PLANT SPECIES 9	PLANT SIZE 9	PLANT QUANTITY 9	PLANT COST 9	PLANT TOTAL 9
PLANT SPECIES 10	PLANT SIZE 10	PLANT QUANTITY 10	PLANT COST 10	PLANT TOTAL 10

Notes: 1. All plants shall be planted in a hole of sufficient size to accommodate the root system. 2. The hole shall be dug to a depth of 18 inches and a diameter of 24 inches. 3. The soil shall be amended with a 50/50 mix of topsoil and compost. 4. The plant shall be planted with the root system at the same level as it was in the nursery. 5. The hole shall be filled with soil and mulch. 6. The plant shall be watered daily for the first two weeks.

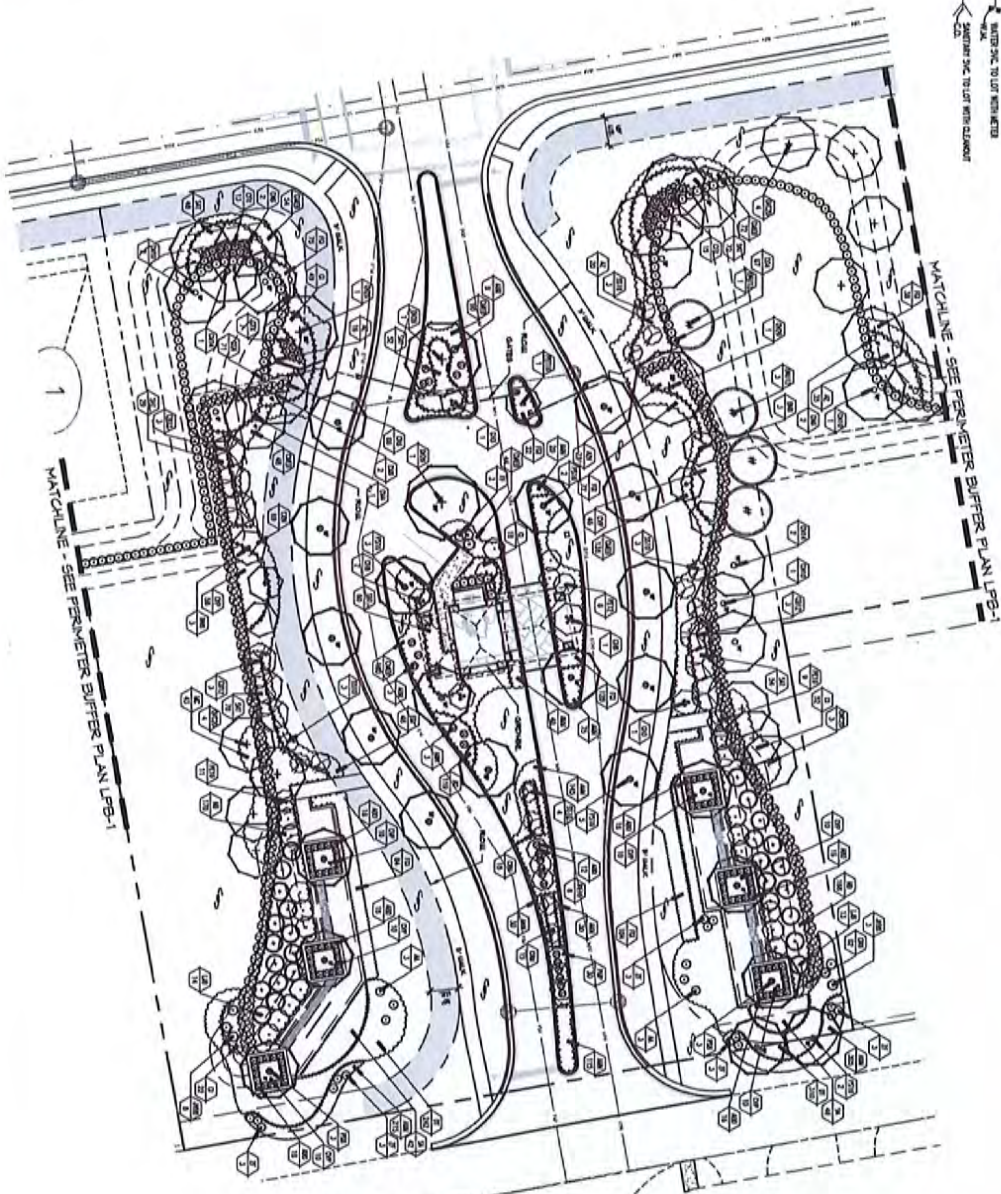
PLANT SPECIES	PLANT SIZE	PLANT QUANTITY	PLANT COST	PLANT TOTAL
PLANT SPECIES 1	PLANT SIZE 1	PLANT QUANTITY 1	PLANT COST 1	PLANT TOTAL 1
PLANT SPECIES 2	PLANT SIZE 2	PLANT QUANTITY 2	PLANT COST 2	PLANT TOTAL 2
PLANT SPECIES 3	PLANT SIZE 3	PLANT QUANTITY 3	PLANT COST 3	PLANT TOTAL 3
PLANT SPECIES 4	PLANT SIZE 4	PLANT QUANTITY 4	PLANT COST 4	PLANT TOTAL 4
PLANT SPECIES 5	PLANT SIZE 5	PLANT QUANTITY 5	PLANT COST 5	PLANT TOTAL 5
PLANT SPECIES 6	PLANT SIZE 6	PLANT QUANTITY 6	PLANT COST 6	PLANT TOTAL 6
PLANT SPECIES 7	PLANT SIZE 7	PLANT QUANTITY 7	PLANT COST 7	PLANT TOTAL 7
PLANT SPECIES 8	PLANT SIZE 8	PLANT QUANTITY 8	PLANT COST 8	PLANT TOTAL 8
PLANT SPECIES 9	PLANT SIZE 9	PLANT QUANTITY 9	PLANT COST 9	PLANT TOTAL 9
PLANT SPECIES 10	PLANT SIZE 10	PLANT QUANTITY 10	PLANT COST 10	PLANT TOTAL 10

Symbols and Abbreviations Legend

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
SYMBOL 1	DESCRIPTION 1	SYMBOL 2	DESCRIPTION 2
SYMBOL 3	DESCRIPTION 3	SYMBOL 4	DESCRIPTION 4
SYMBOL 5	DESCRIPTION 5	SYMBOL 6	DESCRIPTION 6
SYMBOL 7	DESCRIPTION 7	SYMBOL 8	DESCRIPTION 8
SYMBOL 9	DESCRIPTION 9	SYMBOL 10	DESCRIPTION 10
SYMBOL 11	DESCRIPTION 11	SYMBOL 12	DESCRIPTION 12
SYMBOL 13	DESCRIPTION 13	SYMBOL 14	DESCRIPTION 14
SYMBOL 15	DESCRIPTION 15	SYMBOL 16	DESCRIPTION 16
SYMBOL 17	DESCRIPTION 17	SYMBOL 18	DESCRIPTION 18
SYMBOL 19	DESCRIPTION 19	SYMBOL 20	DESCRIPTION 20
SYMBOL 21	DESCRIPTION 21	SYMBOL 22	DESCRIPTION 22
SYMBOL 23	DESCRIPTION 23	SYMBOL 24	DESCRIPTION 24
SYMBOL 25	DESCRIPTION 25	SYMBOL 26	DESCRIPTION 26
SYMBOL 27	DESCRIPTION 27	SYMBOL 28	DESCRIPTION 28
SYMBOL 29	DESCRIPTION 29	SYMBOL 30	DESCRIPTION 30
SYMBOL 31	DESCRIPTION 31	SYMBOL 32	DESCRIPTION 32
SYMBOL 33	DESCRIPTION 33	SYMBOL 34	DESCRIPTION 34
SYMBOL 35	DESCRIPTION 35	SYMBOL 36	DESCRIPTION 36
SYMBOL 37	DESCRIPTION 37	SYMBOL 38	DESCRIPTION 38
SYMBOL 39	DESCRIPTION 39	SYMBOL 40	DESCRIPTION 40
SYMBOL 41	DESCRIPTION 41	SYMBOL 42	DESCRIPTION 42
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SYMBOL 45	DESCRIPTION 45	SYMBOL 46	DESCRIPTION 46
SYMBOL 47	DESCRIPTION 47	SYMBOL 48	DESCRIPTION 48
SYMBOL 49	DESCRIPTION 49	SYMBOL 50	DESCRIPTION 50

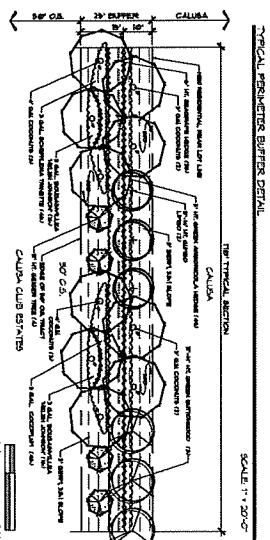
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FIRE INCIDENT
 LOT NUMBER
 PLANT SPECIES
 PLANT QUANTITY



SHEET KEY

[illegible]

[illegible]

Symbols and Abbreviations Legend

[illegible]



Tree Protection Notes:

[illegible]

SPECIMEN TREE LIST:			
DETERMINED TREES TO BE ANALYZED	DBHM	LT	CRONY
How Many / Species / Common Name			
20	20	20	20
Randomly assigned / Pre-Planned			
DETERMINED TREES TO BE RE-COLLECTED	DBHM	LT	CRONY
How Many / Species / Common Name			
40	40	40	40
Randomly assigned / Pre-Planned			
DETERMINED TREES TO BE RE-COLLECTED	DBHM	LT	CRONY
How Many / Species / Common Name			
20	20	20	20
Randomly assigned / Pre-Planned			
20	20	20	20
How Many / Species / Common Name			
20	20	20	20
Randomly assigned / Pre-Planned			

NOTE: SPELDMAN TREE LOCATIONS AND SPECIFICATIONS TAKEN FROM TREE SURVEY BY SCHNEIDER-SHANK & ASSOCIATES, AND IS SUBJECT TO REVISION PRIORANT TO VISUAL SITE INSPECTION. SEE ARCHIBOLD'S REPORT AND TELLER AIR DATA CHART AS PREPARED BY AGENT T. CHANICEY, CONSULTING AEROSPACE FOR ADDITIONAL INFORMATION REGARDING THE HEALTH AND CONDITION OF OTHER NON-SPELDMAN TREES ON SITE.

CALUSA

KENDALL ASSOCIATES I, LLLP
 9800 E. CALUSA DRIVE, MIAMI FLORIDA 33186



LOCATION MAP
 PORTION OF SECTION 34-50-4
 SCALE: 1" = 1000'

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

INDEX OF SHEETS:

DESCRIPTION	SHEET NO.
COVER	EX0
LAKE FILL/EXCAVATION - PLAN	EX2
LAKE FILL/EXCAVATION - TYPICAL SECTION AND NOTES	EX3

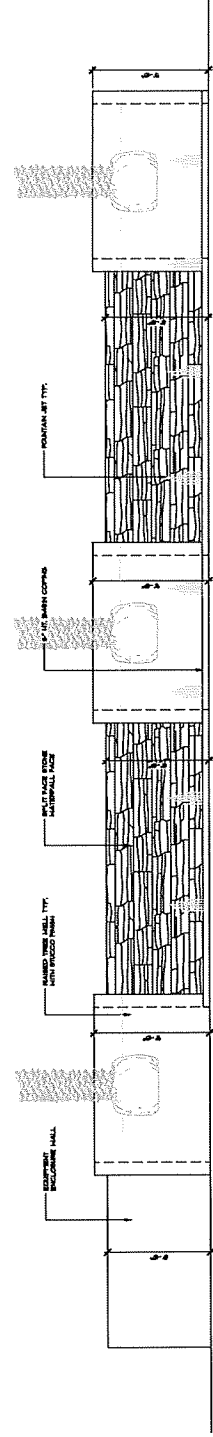
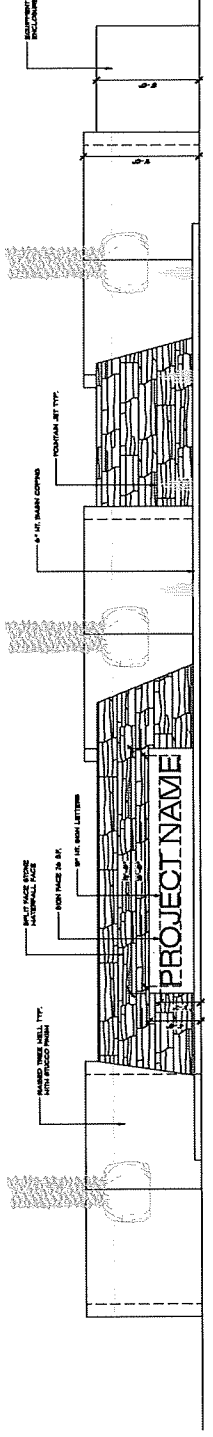


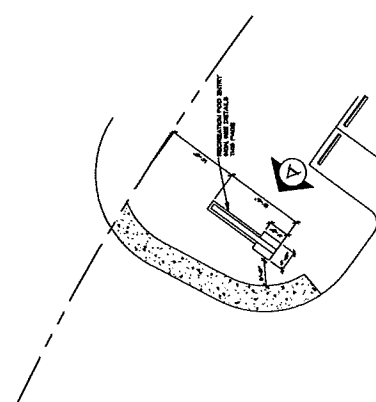
THIS SEAL HAS BEEN OFFICIALLY SIGNED AND SEALED BY
 DANIEL A. HERNANDEZ ON THE DATE ADJACENT TO THE
 SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
 VALID UNLESS THE SIGNATURE AND SEAL ARE VERIFIED BY
 ANY ELECTRONIC DEVICE

Engineer of Record	DANIEL A. HERNANDEZ	Project Number	200508
Registered Engineer Number	12122	Date	07/27/2021
State of Florida		Sheet Number	EX2

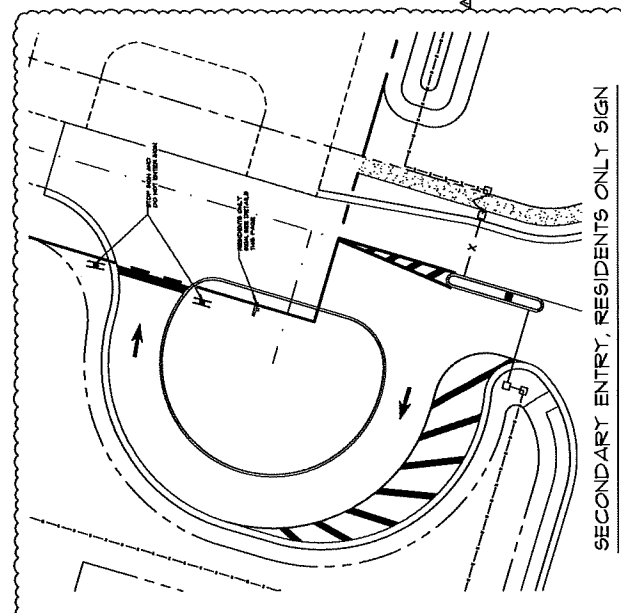
LAKE FILL/EXCAVATION PLANS

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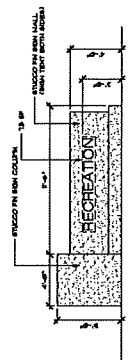
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		SOUTH ENTRY ELEVATION	
<div>NOTES: 1. ENTRANCE FEATURE WILL BE SUBJECT TO SEPARATE APPLICATION.</div>			
<div>Designed by: BAIBÉ & ASSOCIATES Drawn by: C.A.B. Checked by: C.A.B. Date: 05/08/2021</div>		<div>Engineer of Record: GABRIEL A. HOWARD Registered Engineer Number: 72732 Date: 05/08/2021 State of Texas</div>	
<div>2377 Northside 30th Place Fort Lauderdale, Florida 33306 Phone: (954) 478-1111 AutoCAD: 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021</div>		<div>Project Number: 201618 Draw Number: SP24</div>	
<div>REVISIONS NO. DATE BY DESCRIPTION</div>			



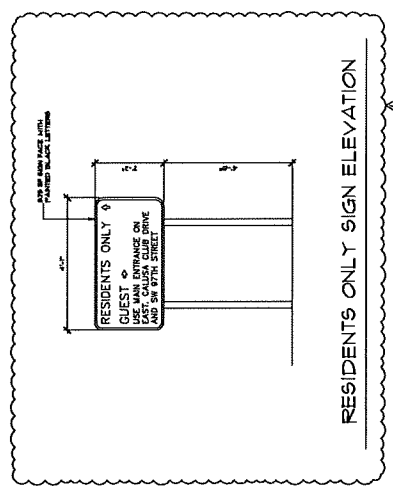
RECREATION POD ENTRY SIGN



SECONDARY ENTRY, RESIDENTS ONLY SIGN



RECREATION POD SIGN ELEVATION



RESIDENTS ONLY SIGN ELEVATION

2337 Northeast 38th Place
 Fort Lauderdale, Florida 33316
 Phone: (954) 461-1111
 Fax: (954) 461-1112
 E-mail: info@balbe.com

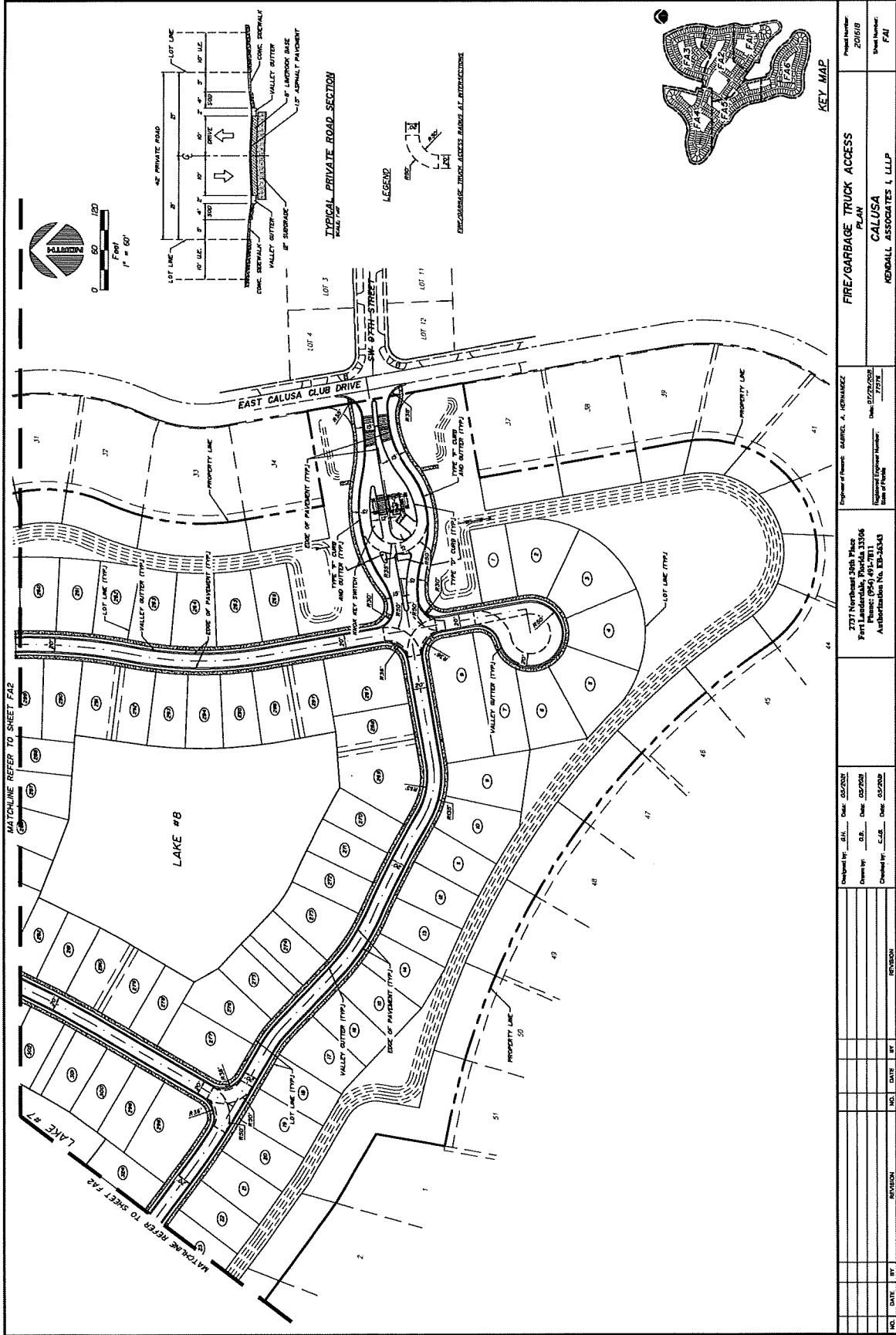
BALBÉ & ASSOCIATES
 2337 Northeast 38th Place
 Fort Lauderdale, Florida 33316
 Phone: (954) 461-1111
 Fax: (954) 461-1112
 E-mail: info@balbe.com

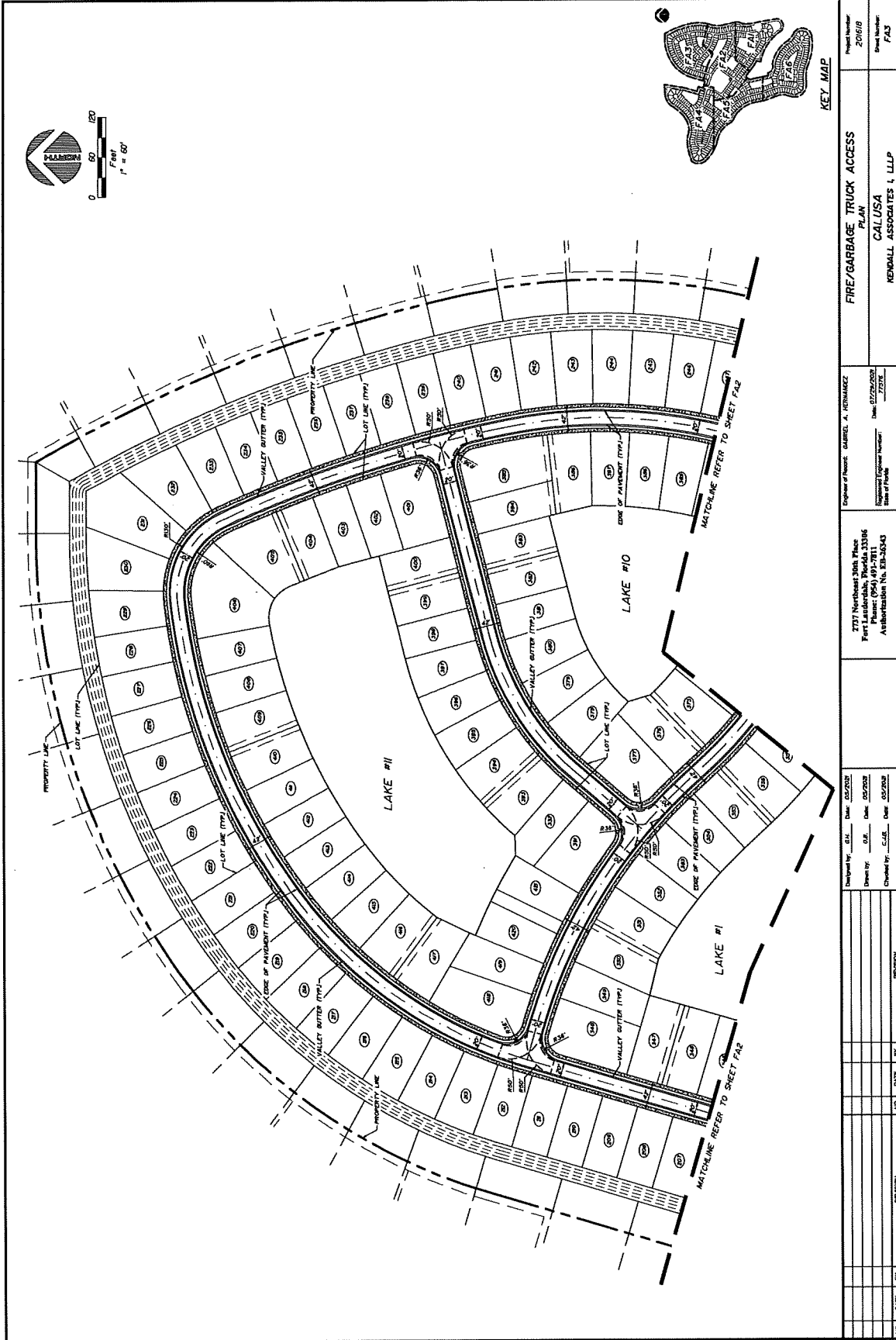
Engineer of Record: **DAVID A. KOWALSKI**
 Registered Engineer Number: **7271**
 Date of Issue: **05/20/2018**

Project Number: **201810**
 Draw Number: **SP23**

Project Name: **RECREATION POD SIGN PLAN AND DETAIL**

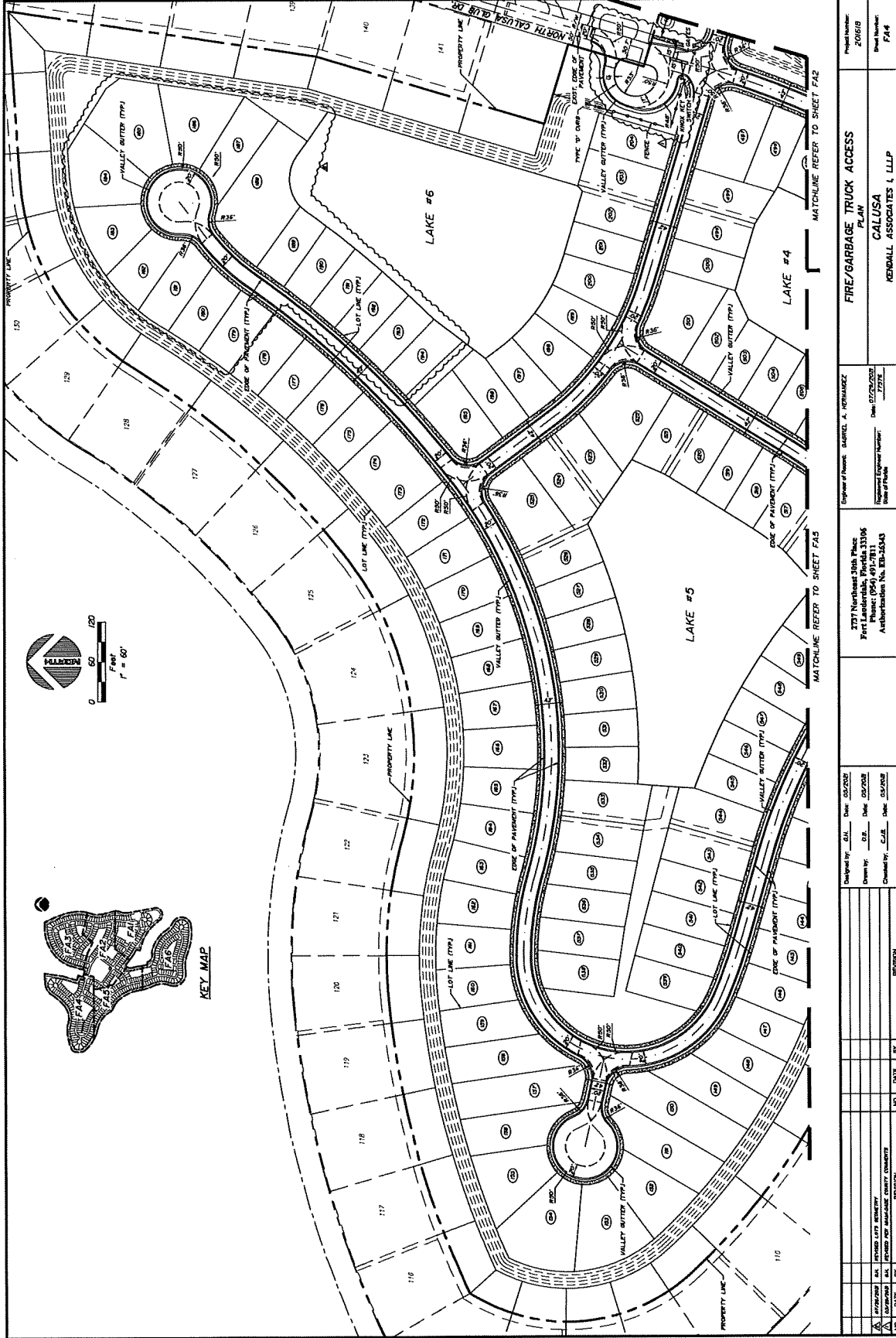
Client: **CALLUSA**
 Designer: **KENDALL ASSOCIATES I, LLP**



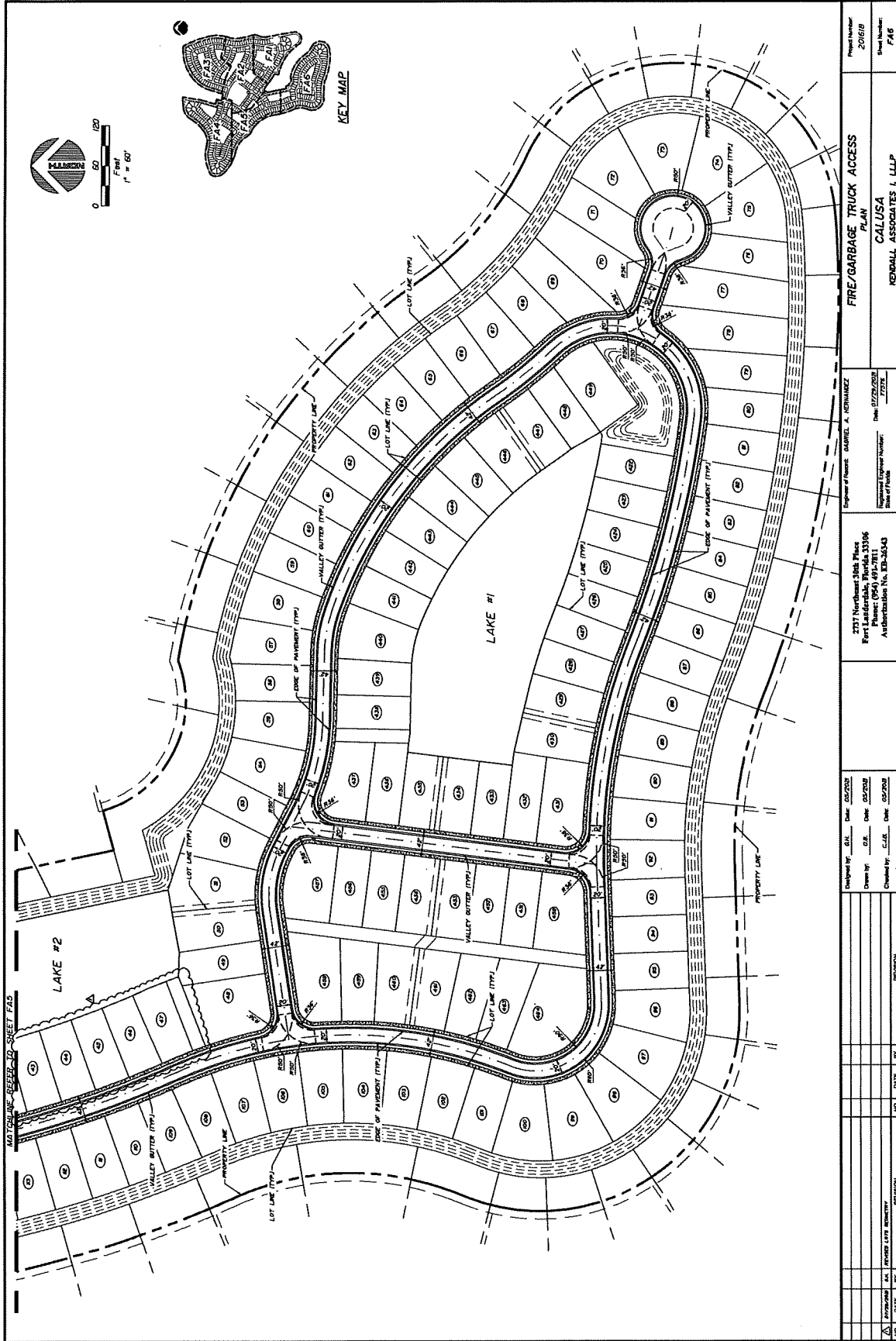


Project Number 201010				FIRE/BARBARG TRUCK ACCESS PLAN				CALUSA KENDALL ASSOCIATES I, LLP				Project Number 201010 Draw Number FA3			
Signature of Planner: GABRIEL A. KERNANKEZ				Date: 05/20/2010				Registered Engineer Number: 72752				Title of Planner:			
2737 Northeast 30th Place Fort Lauderdale, Florida 33306 Phone: (954) 491-7811 Authorization No. 120-00043				Date: 05/20/2010				Date: 05/20/2010				Date: 05/20/2010			
Drawn by: C.A.S.				Checked by: C.A.S.				Date: 05/20/2010				Date: 05/20/2010			
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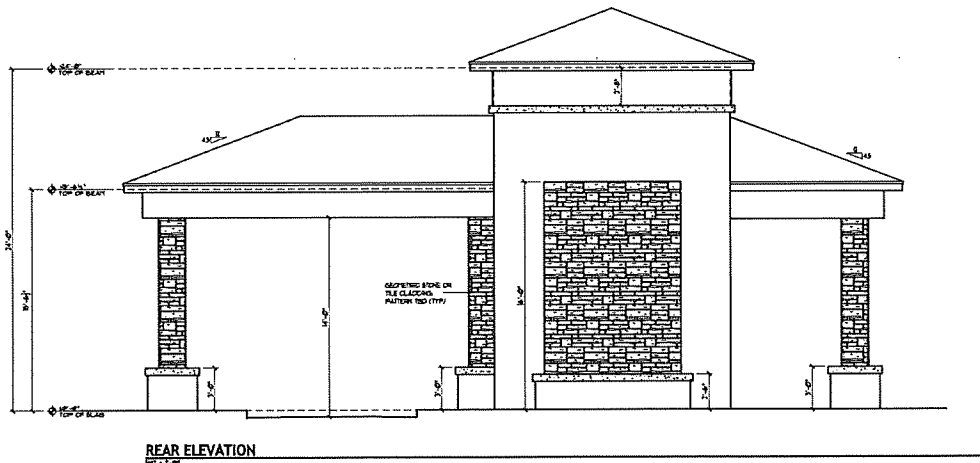
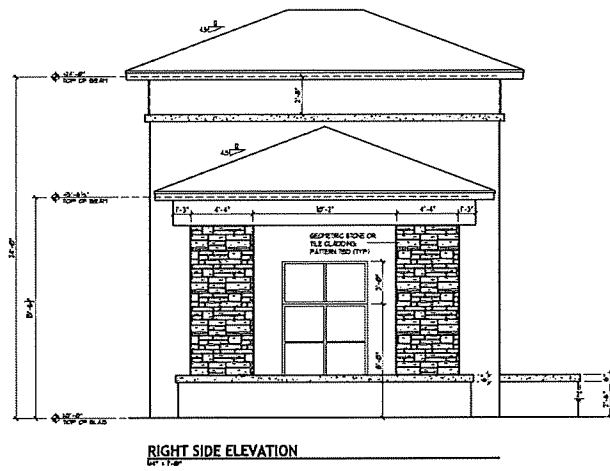
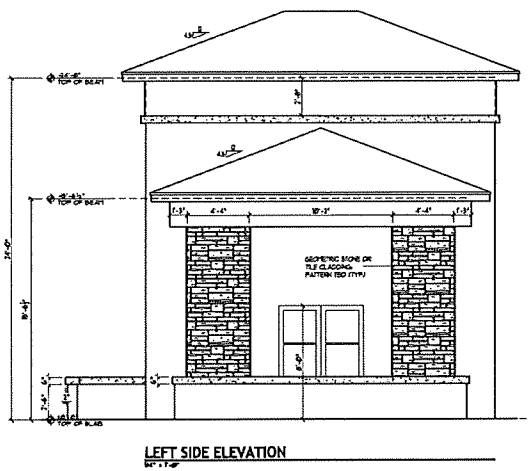
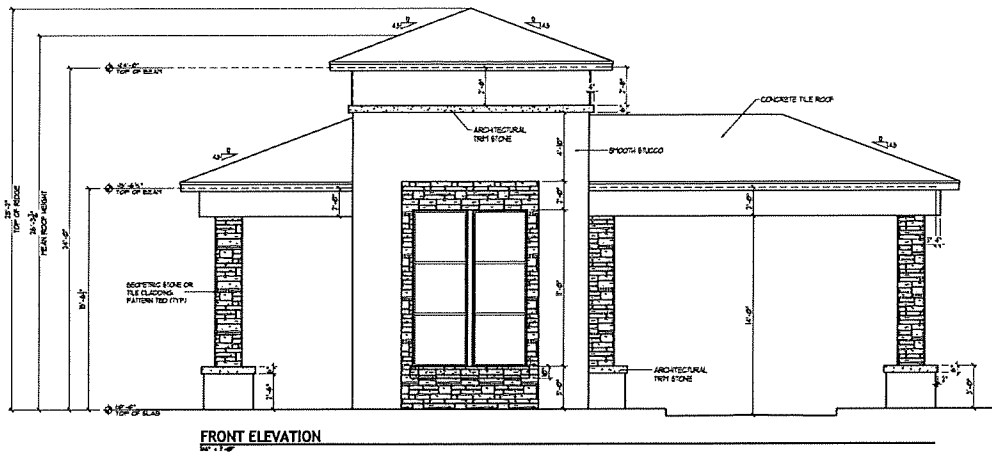
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HARRIS COUNTY
DATE: AUG 5 2021



FIRE/GARBAGE TRUCK ACCESS PLAN		Project Number: 20010
CALUSA		Sheet Number: FA4
KENDALL ASSOCIATES, L.L.P.		
Engineer / Planner: GABRIEL A. HERNANDEZ	Date: 07/26/2021	
Registered Engineer Number: 12718	State of Florida:	
2737 Northeast 30th Place Fort Lauderdale, Florida 33306 Phone: (954) 491-7111 Author Number: No. 120-00043		
Designed by: G.A.H.	Date: 07/26/2021	
Drawn by: G.A.H.	Date: 07/26/2021	
Checked by: G.A.H.	Date: 07/26/2021	
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Project Number 202618		Fire/Garbage Truck Access PLAN		Sheet Number FAS	
Engineer of Record GABRIEL A. HERNANDEZ		Date 07/29/2024		Revised 07/29/2024	
2337 Northeast 36th Place Fort Lauderdale, Florida 33306 Authentication No. EB-55343		Date 05/20/24		Date 05/20/24	
Designed by G.A.H.		Date 05/20/24		Checked by G.A.H.	
Drawn by G.A.H.		Date 05/20/24		Reviewed by REVISION	
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CALUSA

SINGLE FAMILY RESIDENCE
 MIAMI-DADE COUNTY, FL

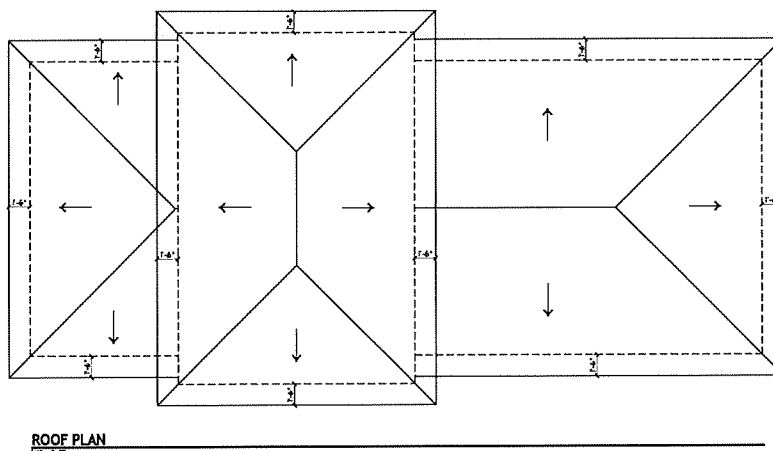
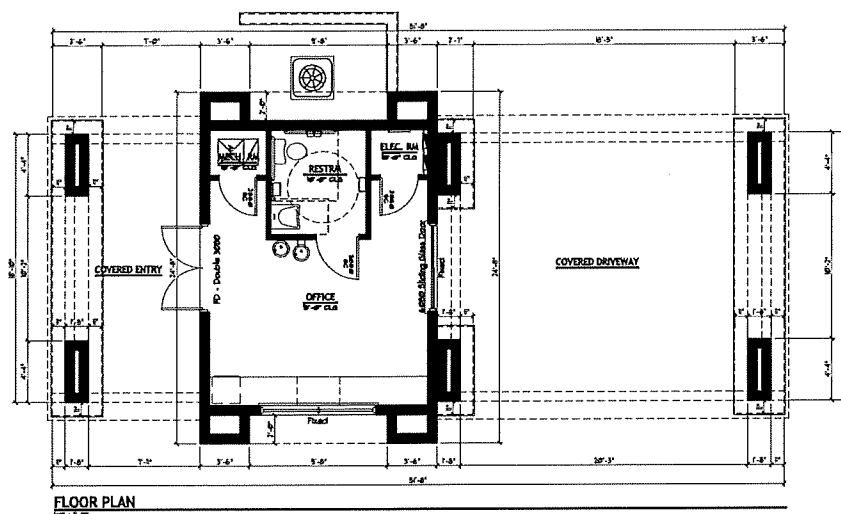
KENDALL ASSOCIATES I, LLP

1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
 SUNRISE, FLORIDA 33323
 PHONE: (954) 753-1730
 FAX: (954) 753-4509

GUARDHOUSE

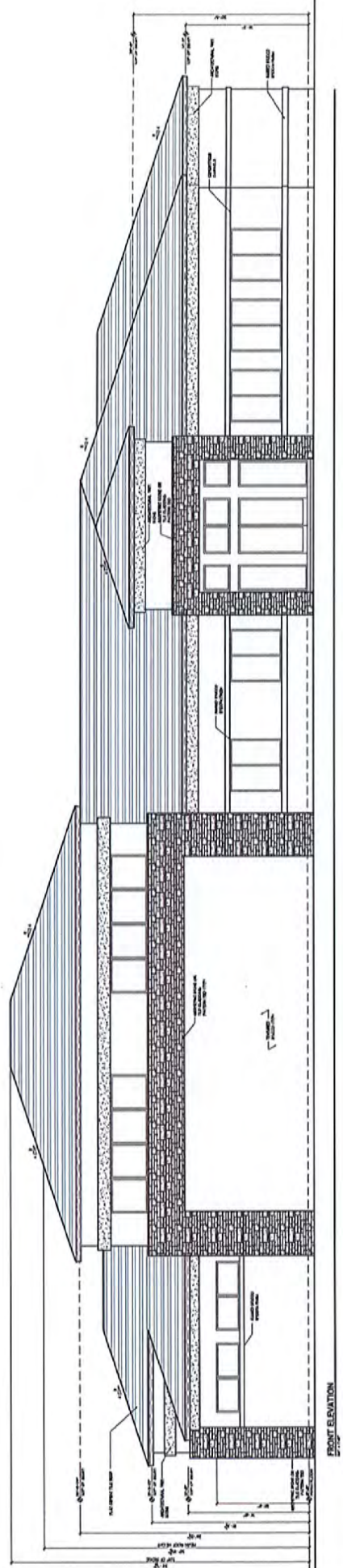
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A2

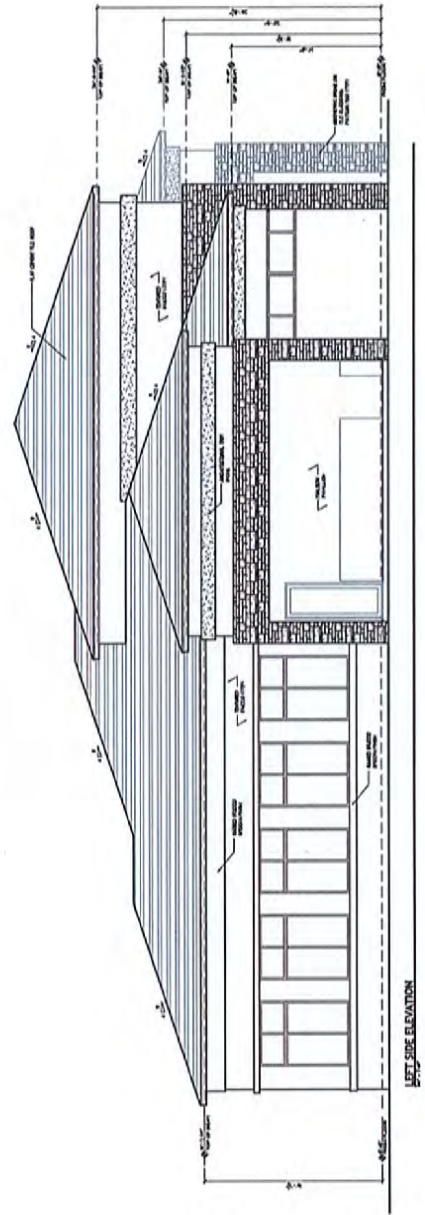




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FRONT ELEVATION



LEFT SIDE ELEVATION

CALUSA
 RECREATIONAL FACILITY CLUBHOUSE
 MANA-POCA COUNTY, FL

KENDALL ASSOCIATES I, LLP
 1000 BAYVIEW DRIVE, SUITE 400
 MIAMI, FL 33133
 PHONE: 305.555.1234
 FAX: 305.555.4321

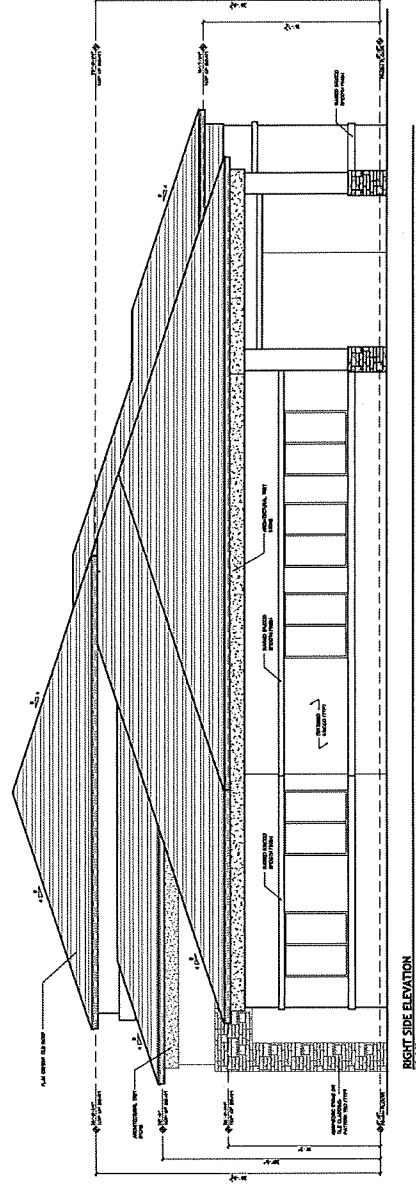
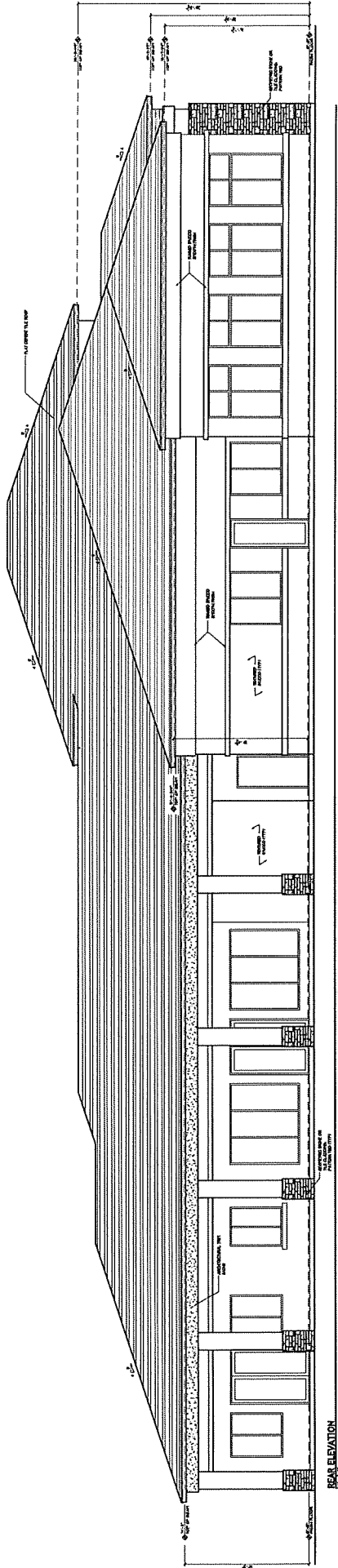
CLUBHOUSE
 RECREATIONAL FACILITY

ELEVATIONS
 SCALE: 1/8" = 1'-0"

A2

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BY DATE



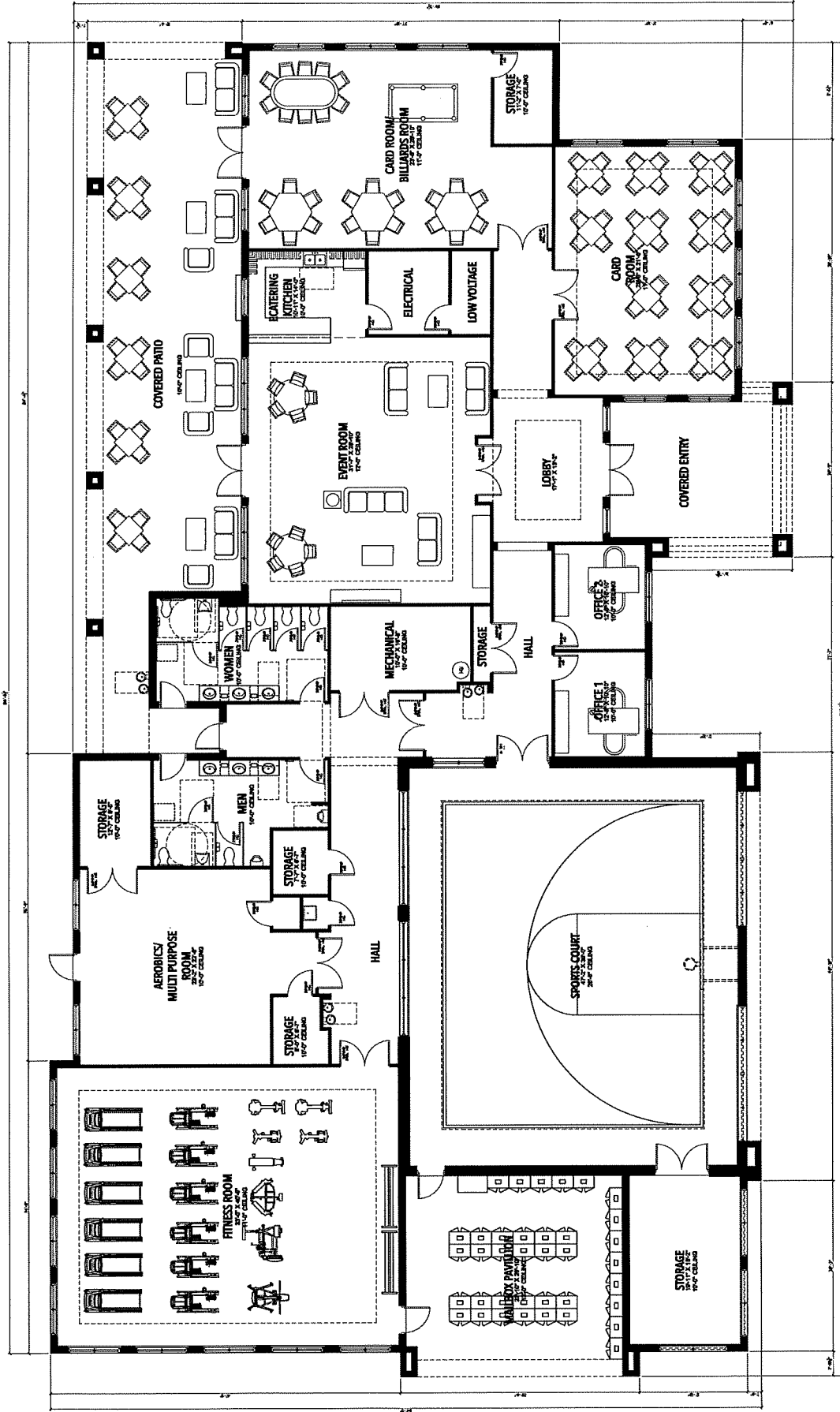
CALUSA
RECREATIONAL FACILITY CLUBHOUSE
MIAMI-DADE COUNTY, FL

KENDALL ASSOCIATES I, LLP
1900 BAYWATER CORPORATE PARKWAY, SUITE 400
MIAMI, FLORIDA 33133
TEL: (305) 371-1000
FAX: (305) 371-4000

CLUBHOUSE
RECREATIONAL FACILITY

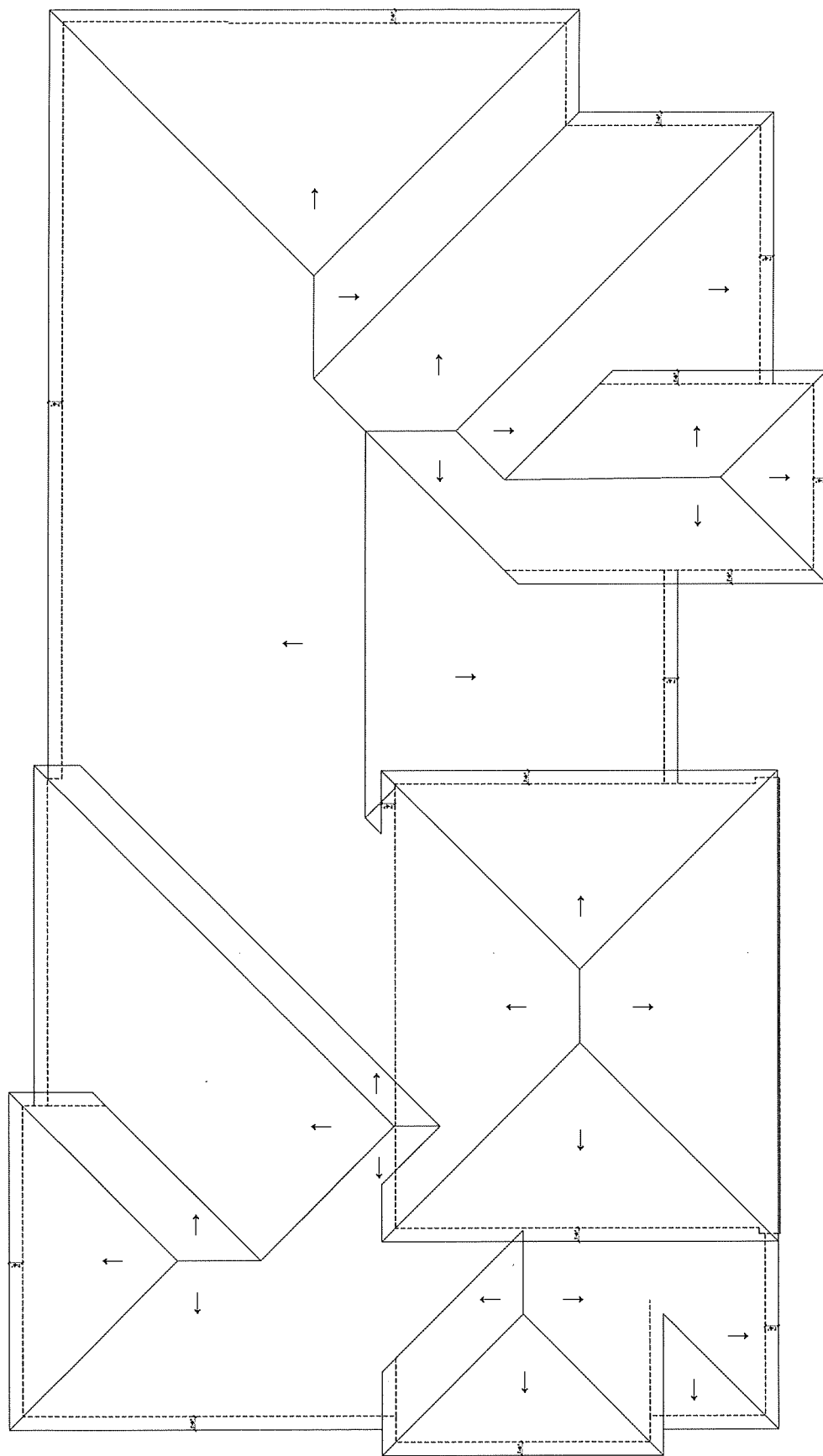
ELEVATIONS
SCALE: 1/8" = 1'-0"

A3



AREA CALCULATIONS	
1ST FLOOR AC	9,873 SQ. FT.
TOTAL AC	9,873 SQ. FT.
NON AC	2,419 SQ. FT.
TOTAL UNDER ROOF	12,291 SQ. FT.

RECEIVED
MIAMI-DADE COUNTY
PROC-53 NO: 221-031
DATE: APR 1 2021
BY: CARR



CALUSA

KENDALL ASSOCIATES I, LLLP
1000 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (854) 753-1730
FAX: (854) 753-1599

CLUBHOUSE
RECREATIONAL FACILITY

ROOF PLAN
SCALE: 1/8" = 1'-0"

A4

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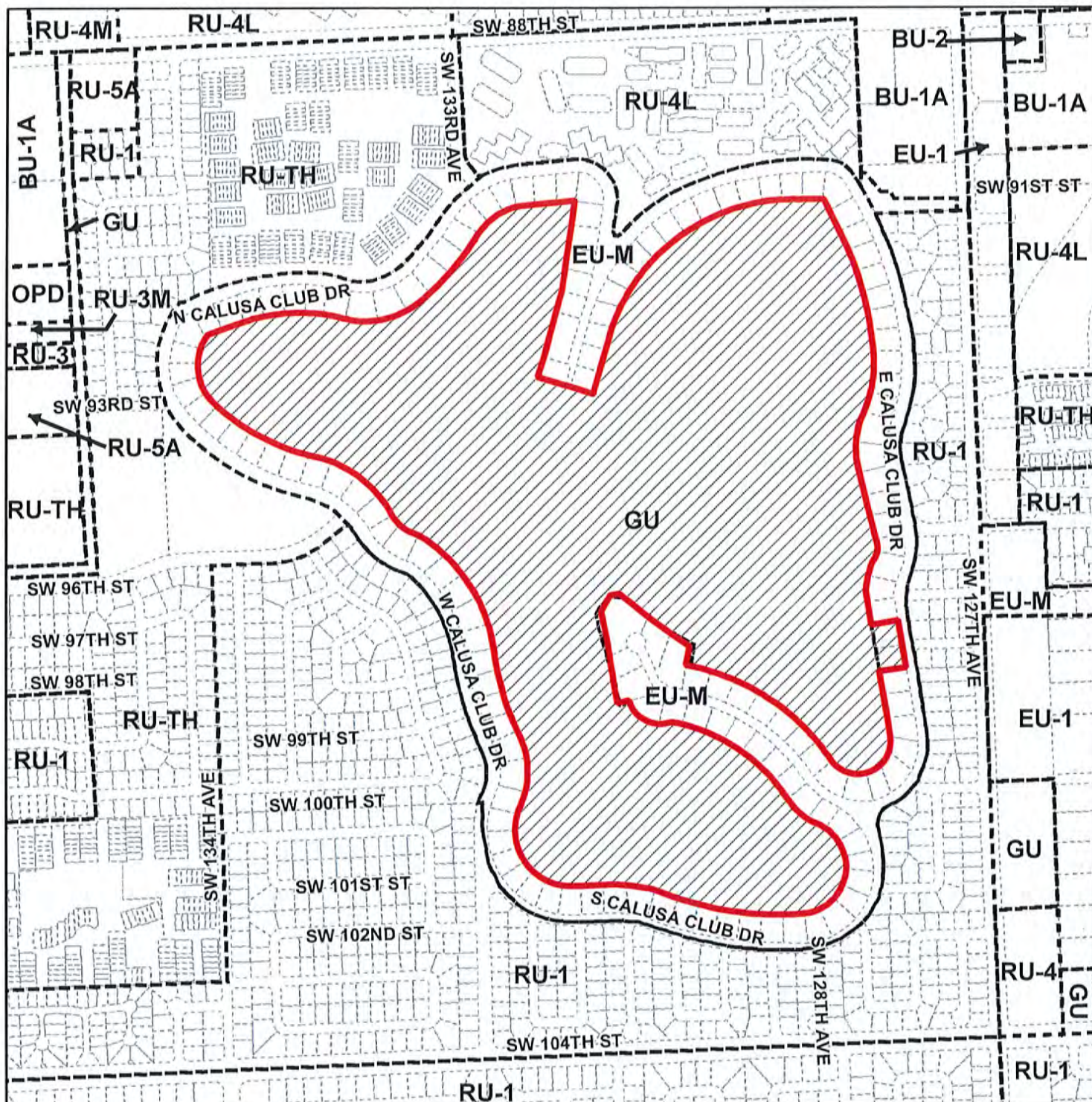


Calusa Country Club
Miami-Dade County

0 190 380 760 Feet

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Rev Name: Calusa Country Club
Created By: Jim May
Print Date: 05-20-16





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2021000031

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

Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Friday, February 19, 2021

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2020

Process Number
Z2021000031

Legend
 Subject Property

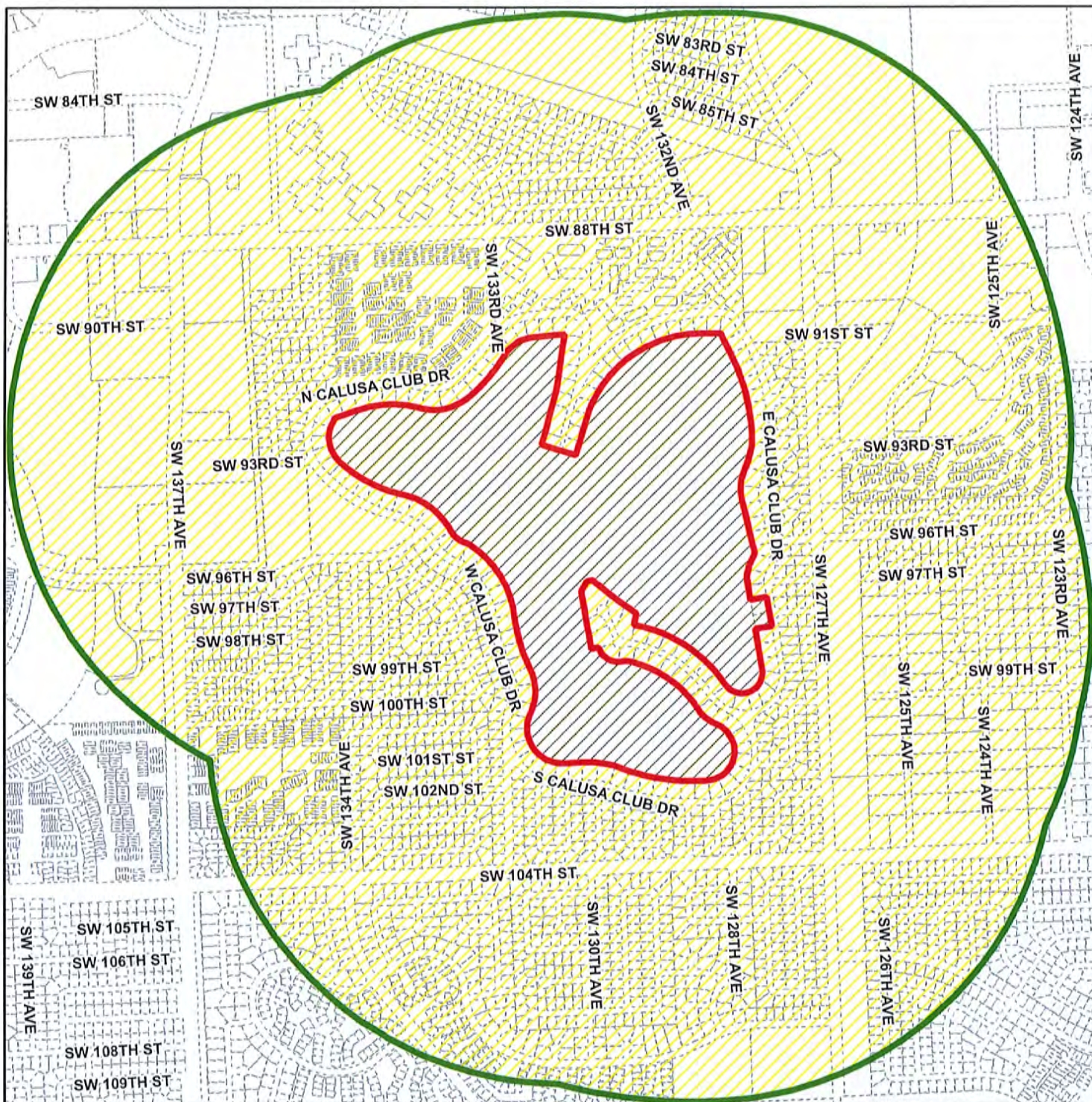


Section: 02 Township: 55 Range: 39
Applicant: Kendall Associates I, LLLP
Zoning Board: BCC
Commission District: 7
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Friday, February 19, 2021

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

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

Process Number
Z2021000031
RADIUS: 2640

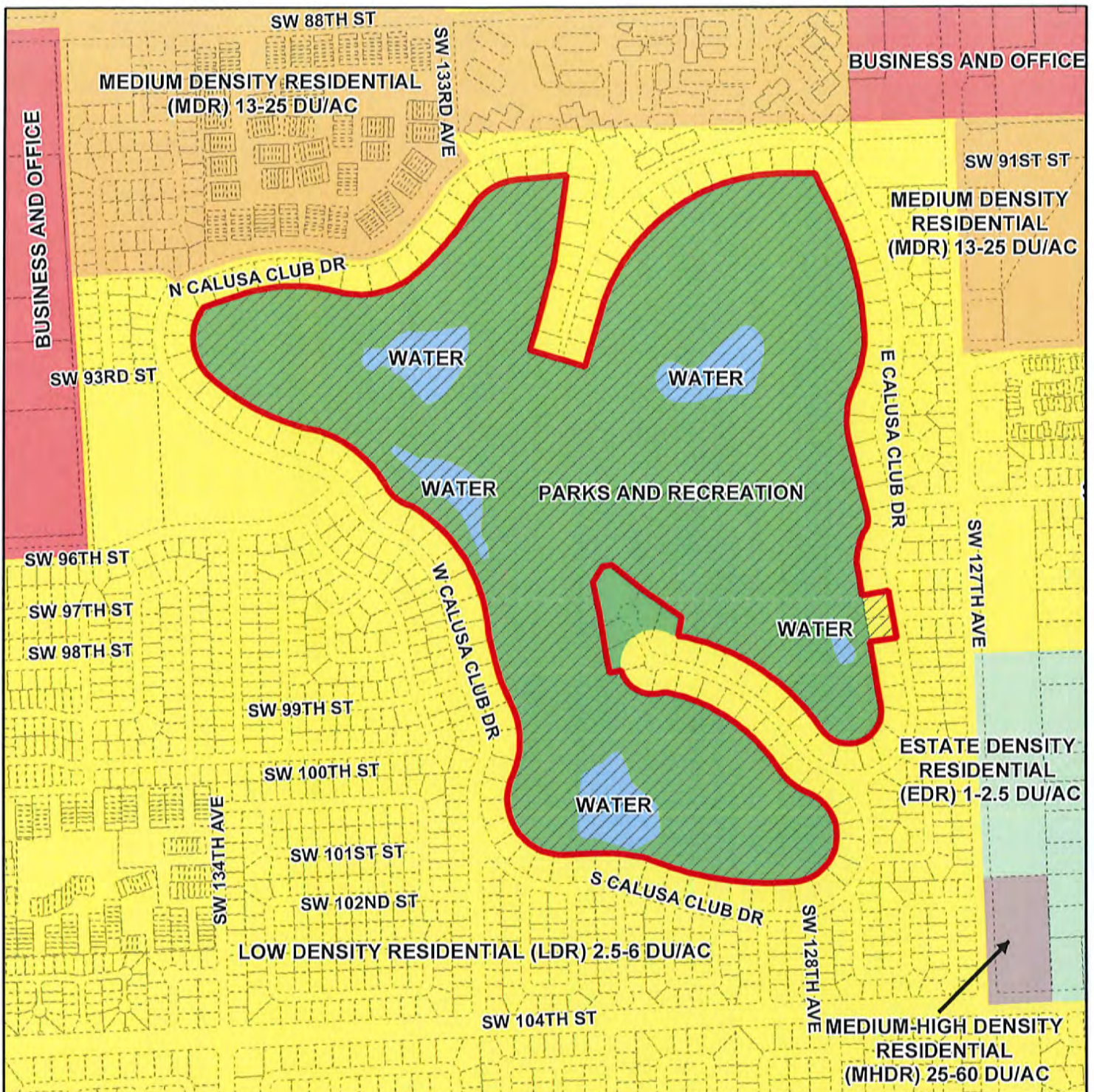
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Friday, February 19, 2021

REVISION	DATE	BY




MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2021000031

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

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, February 19, 2021

REVISION	DATE	BY

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 (“**Owner**”), holds 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 fifty (550) 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 thirty-six (36) sheets prepared by Ballbe & Associates, entitled “Calusa” dated stamped received 8/5/21; and fifty-six (56) sheets prepared by Kendall Associates I, LLLP, consisting of Recreational Pod Landscape Plans, with two sheets labeled LR-1 and one sheet labeled LR-3 with no sheet LR-2 (3 sheets), Typical Unit Landscape Plans LT-1 to LT-17 (17 sheets) dated revised 9-16-21, Overall Tree Plan and Landscape Legend L-1b consisting of one sheet dated last revised 9-8-21, Single Family Residence Floor Plans (21 sheets), Single Family Residence Elevations (8 sheets), Guardhouse floor plan and elevation with two sheets labeled A1 and A2 (2 sheets), and Clubhouse floor plan, elevations and roof plan with four sheets labeled A1, A2, A3, and A4 (4 sheets) dated stamped

received 4/1/21; and, six (6) sheets, prepared by Parker & Yannette Design Group, entitled “Calusa Planting Plans”, dated stamped received 8/5/21, for a total of ninety-eight (98) sheets, (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. 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.

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 Resolution, upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

16. Acceptance of Declaration. Owner acknowledges that acceptance of this Declaration does not obligate the County in any manner, nor does it entitle Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance or dedication.

17. Owner. The term Owner shall include the Owner, and its heirs, assigns, and successors in interest.

[EXECUTION PAGES TO FOLLOW]

IN WITNESS WHEREOF, the undersigned have duly executed this Declaration effective as of the ____ day of ____ 201__.

WITNESSES:

OWNER:

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

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

Signature

Print Name

Signature

Print Name

By: _____

Name: _____

Title: _____

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

The foregoing instrument was acknowledged before me this _____ day of ____, 201__ by _____, as _____ 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)

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.

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").

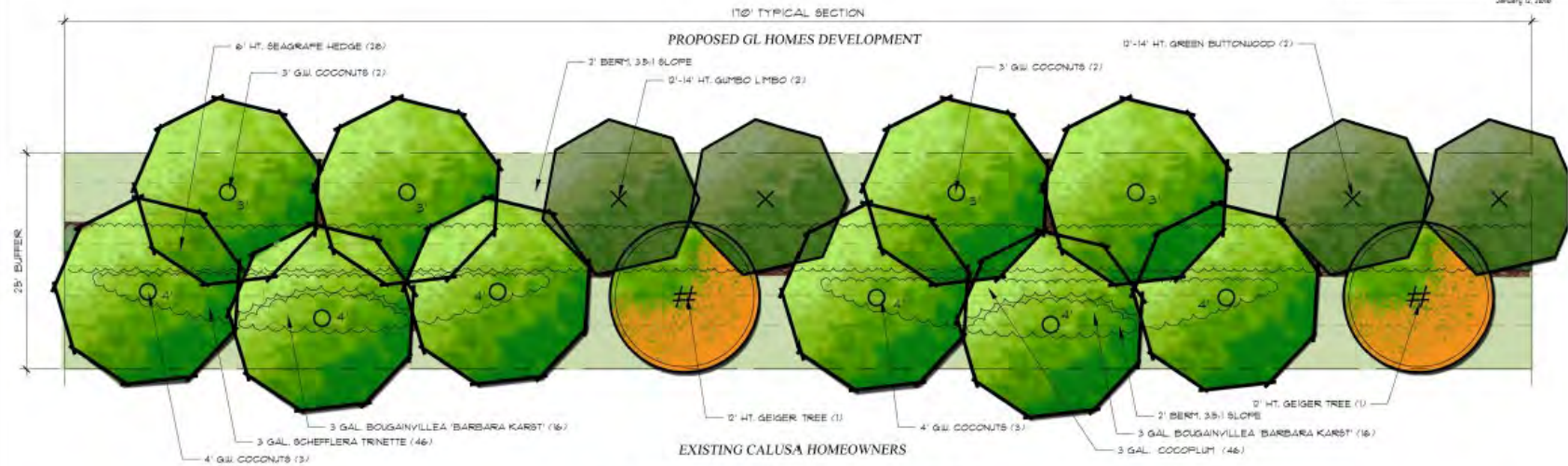
There shall be a five foot (5') drainage swale located at the rear of the Open Buffer Area closest to the Berm Area (the "Drainage Swale Area"). The Open Buffer Area will be graded in a manner that will start by matching the existing grade at the rear property line of each such lot adjacent to the Open 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".

NOTE: PLANTING CONCEPT SUBJECT TO MIAMI-DADE COUNTY APPROVAL

Calusa Typical Buffer

January 12, 2018



CALUSA BUFFER PLAN GRAPHIC
NTS



CALUSA BUFFER ELEVATION GRAPHIC

Calusa
Typical Buffer

January 12, 2018

Plant List (Calusa Typical Buffer)

SYM	QTY	NAME	SPECIFICATIONS
TREES			
* BUR	2	Bursera simaruba / Gumbo Limbo	2'-14' H. x 4'-6', full canopy
* CE	2	Coccoloba verticillata / Green Buttonwood	2'-14' H. x 4'-6', full canopy
* CB	2	Cordia alliodora / Orange Ginger	2' x 4'-6', full canopy
PALMS			
CN3	4	Coccothrinax 'Green Majesty' / Coconut Palm	3' gal. heavy cal. straight trunk, full canopy
CN4	6	Coccothrinax 'Green Majesty' / Coconut Palm	4' gal. heavy cal. straight trunk, full canopy
SHRUBS, ACCENTS, AND GROUNDCOVERS			
BBK	32	Bougainvillea 'Babers Key' / Dwarf Bougainvillea	3 gal. full
* CI	46	Crotophaga sulcirostris 'Red Tip' / Red Tip Coccyzus	3 gal. full
* CU	28	Coccoloba verticillata / Sea Grape	6' dia. H. full to base
BAT	46	Schefflera arborescens 'Tropical' / Variegated Dwarf Schefflera	3 gal. full
BOP		Stenotaphrum secundatum / St. Augustine Grasses	Solid sod, laid tight

* DENOTES NATIVE SPECIES

NOTE: FINAL PLANT SPECIES AND SPECIFICATIONS ARE SUBJECT TO AVAILABILITY AND MAY VARY FROM THE LIST ABOVE

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 open space, 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 Lot Line 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 Lot Line Lot. ***
4. Development Area: Shall include 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 Lot Line 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.

89604973 v1

Exhibit C



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 NE 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;

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 Planned Area Development Agreement ("**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, Owner submitted a site plan entitled consisting of thirty-six (36) sheets prepared by Ballbe & Associates, entitled “Calusa” dated stamped received 8/5/21; and fifty-six (56) sheets prepared by Kendall Associates I, LLLP, consisting of Recreational Pod Landscape Plans, with two sheets labeled LR-1 and one sheet labeled LR-3 with no sheet LR-2 (3 sheets), Typical Unit Landscape Plans LT-1 to LT-17 (17 sheets) dated revised 9-16-21, Overall Tree Plan and Landscape Legend L-1b consisting of one sheet dated last revised 9-8-21, Single Family Residence Floor Plans (21 sheets), Single Family Residence Elevations (8 sheets), Guardhouse floor plan and elevation with two sheets labeled A1 and A2 (2 sheets), and Clubhouse floor plan, elevations and roof plan with four sheets labeled A1, A2, A3, and A4 (4 sheets) dated stamped received 4/1/21; and, six (6) sheets, prepared by Parker & Yannette Design Group, entitled “Calusa Planting Plans”, dated stamped received 8/5/21, for a total of ninety-eight (98) 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 12 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 550 single-family detached residential dwelling units, or 3.245 +/- units per gross acre or 3.250 +/-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. The development of the Property is expected to proceed in stages generally as follows:

75 units initiated by the end of 2022;

150 units initiated by the end of 2023;

150 units initiated by the end of 2024; and

175 units initiated by the end of 2025.

4. Additional Development Information.

(a) Total Number of Bedrooms. The maximum total number of bedrooms on the Property shall not exceed 2,750.

(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 38.72 acres, or 22.84% 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 53.08 ± acres, or 31% 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,

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 different open space requirements, which shall be governed by the terms of that Declaration. The Owner acknowledges and agrees that the open space requirements of this Agreement and 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.

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 8,000 and 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.

(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 21.19 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 1,793 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 sizes² and is initially anticipated to include the following³:

- | | | |
|-----|--------------------------------------------|-----------------|
| (a) | <u>Maximum Number of residential lots:</u> | 550 |
| (b) | <u>Models:</u> | 8 |
| (i) | Plan 501 | |
| | Stories: | 1 |
| | Bedrooms: | 2 with den or 3 |

² The unit sizes provided reflect the amount of space under air conditioning.

³ The specific model sizes and configurations 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.

	Bathrooms:	2
	Square Footage:	1,911 under air
	Lot Coverage ⁴ (Maximum)	48.16%
	Height to Top of Roof (Maximum)	19 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)	10 feet
	Side Setback to Screened Porch (Minimum)	7.5 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)	19 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)	10 feet
	Side Setback to Screened Porch (Minimum)	7.5 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)	19 feet
	Front Setback (Minimum)	20 feet

⁴ 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, 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)	10 feet
	Side Setback to Screened Porch (Minimum)	7.5 feet
(iv)	Plan 504	
	Stories:	2
	Bedrooms:	3 with den or 4
	Bathrooms:	4
	First Floor Square Footage Under Air:	1,332
	Total Under Air:	2,926
	Lot Coverage (Maximum)	37.49%
	Height to Top of Roof (Maximum)	30 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)	10 feet
	Side Setback to Screened Porch (Minimum)	7.5 feet
(v)	Plan 505	
	Stories:	2
	Bedrooms:	3 with den and loft or 4 with den or 5
	Bathrooms:	4
	First Floor Square Footage Under Air	1,992
	Total under air:	2,940
	Lot Coverage (Maximum)	49.84%
	Height to Top of Roof (Maximum)	27 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) 10 feet
 Side Setback to Screened Porch (Minimum) 7.5 feet

(vi) Plan 506
 Stories: 2
 Bedrooms: 4 with den or 5
 Bathrooms: 4
 First Floor Square Footage Under Air: 1,568
 Total Under Air: 3,656
 Lot Coverage (Maximum) 46.57%
 Height to Top of Roof (Maximum) 30 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) 10 feet
 Side Setback to Screened Porch (Minimum) 7.5 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: 3,868
 Lot Coverage (Maximum) 45.1%
 Height to Top of Roof (Maximum) 30 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) 10 feet
 Side Setback to Screened Porch (Minimum) 7.5 feet

(viii) Plan 508	
Stories:	2
Bedrooms:	5
Bathrooms:	7
First Floor Square Footage Under Air:	2,051
Total Under Air:	4,396
Lot Coverage (Maximum)	49.95%
Height to Top of Roof (Maximum)	30 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)	10 feet
Side Setback to Screened Porch (Minimum)	7.5 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 13 or 14 of this Agreement) shall be exercised or enforced against Owner or the Development Property.

9. 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.

10. Covenant Running with the Land. This Agreement on the part of the Owner shall be considered the planned area development agreement required under the County 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.

11. 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 12 below.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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, in its entirety, 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.

19. 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.

20. 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: _____

Title: _____

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE me by means of ☒ physical presence or ☐ online notarization, the undersigned authority on this ____ day of _____, 20____, personally appeared _____, 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. She/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: _____
Title: _____

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE me by means of ☒ physical presence or ☐ online notarization, the undersigned authority on this ____ day of _____, 20____, personally appeared _____, as Vice President of 9800 Calusa Club Drive, LLC, a Florida limited liability company, on behalf of said company. She/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: _____

Title: _____

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE me by means of ☒ physical presence or ☐ online notarization, the undersigned authority on this ____ day of _____, 20____, personally appeared _____, as Vice President of Home at 9810, LLC, a Florida limited liability company, on behalf of said company. She/He 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 $11^{\circ} 00' 00''$ 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 $32^{\circ} 00' 00''$ 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° 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.

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

PH: Z21-083

October 20, 2021

Item No. 3c

Recommendation Summary	
Commission District	2
Applicant	Evangel Church International, Inc
Summary of Requests	The applicant seeks to permit a rezoning of the subject parcel from EU-S, Estate Use Suburban District, to RU-4, High Density Apartment House District. Additionally, the applicant seeks to allow the excavation of a proposed lake on the subject property, and to delete a prior recorded covenant that restricts the site to a church use and to previously approved plans, in order to build a 236-unit multi-family residential development on the subject property, with 10% of the proposed units reserved for workforce housing.
Location	590 NW 159 Street, Miami-Dade County, Florida.
Property Size	8.14-gross (7.05-net) acres
Existing Zoning	EU-S, Estate Use Suburban District
Existing Land Use	Religious Facility
2030-2040 CDMP Land Use Designation	Medium Density Residential, 13-25 du/a (Subject to approval of the concurrent CDMP amendment) <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)(3) Special Exceptions, Unusual Uses and New Uses, Section 33-311(A)(7) Generalized Modification Standards <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2 and #3.

This recommendation is contingent on approval of the CDMP amendment application being heard and approved concurrently with this item.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from EU-S, Estate Use Suburban District, to RU-4, High Density Apartment House District.
- (2) UNUSUAL USE to permit a lake excavation.
- (3) DELETION of Declaration of Restrictions, recorded in Official Record Book 22520, Pages 2157 through 2161.

The purpose of request #3 is to allow the applicant to delete a prior recorded declaration of restrictions running with the land, in order to submit new site plans showing a 236-unit multi-family residential development, including workforce housing, on the subject property, to be built under the proposed zoning district regulations.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources, entitled "Evangel Church", as prepared by MSA Architects, Inc., consisting of 18 sheets dated stamped received 06/30/21, landscape plans as prepared by AAL, Architectural

Alliance Landscape, consisting of 13 sheets dated stamped received 06/29/21, and civil plans as prepared by Kimley Horn, consisting of 3 sheets dated stamped received 06/29/21, Sheets EX-1, EX-2 dated stamped received 04/30/21, for a total of 36 sheets. Plans may be modified at public hearing.

PROJECT HISTORY AND DESCRIPTION:

The subject parcel was part of a larger tract of land that was platted as part of the "Biscayne Gardens Section B" subdivision in 1939, as recorded in Plat Book 40, Page 49, of the public records of Miami-Dade County. Between the year 1968 and 1972 the aforementioned tract of land, that included the subject parcel, underwent two zoning district boundary changes, from RU-2 (Two Family Residential, 7,500 net square feet) to RU-1 (Single-Family Residential, 7,500 net square feet) approved by the Board of County Commissioners (BCC) pursuant to Resolution No. Z-215-68, and subsequently, from RU-1 to EU-S (Estate use, suburban Single-Family 25,000 square feet/gross acre), approved by the BCC pursuant to Resolution No. Z-29-72. In 1970, pursuant to Resolution No. 4ZAB-197-70, the Metropolitan Dade County Zoning Appeals Board approved the construction of a church and a Sunday school on the three northwesterly lots of the subject site with ancillary variances for the church building's setbacks.

Between the year 1972 through year 2000, the subject site was the subject of multiple zoning applications, including Non-Use variances, Special exceptions to expand the religious facility, and Modification of previous resolutions. Specifically, in 2004, pursuant to Resolution No. Z-21-04, the Board of County Commissioners (BCC) approved with conditions a special exception to expand the religious facility to the east and south of the subject site, along with the modification of Condition #3 of Resolution No. 4-ZAB-197-70, last modified by Resolution No. 4-ZAB-219-81, which required development of the property in accordance with a modified site plan. At the time, a declaration of restrictions was voluntarily proffered by the applicant and recorded in Official Record Book 22520, Pages 2157-2161, which among other things, restricted the development of the subject property to the submitted plans and to church uses only.

Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP20210004) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the 7.05-acre subject parcel from "Low Density Residential" (2.5 to 6 dwelling units per gross acre) to "Medium Density Residential" (13 to 25 dwelling units per gross acre). The CDMP amendment would be subject to the Board's acceptance of a proffered Declaration of Restrictions (CDMP covenant) committing to set aside 10% of the total residential units for workforce housing and limiting the site to maximum of 236 residential units. Approval of this zoning application is contingent on the outcome of the CDMP amendment. Staff notes that the CDMP20210004 small-scale amendment application has been filed under the name of Morgan Group Development, LLC, the contract purchaser, and that this zoning application has been filed under the name of the property owner, Evangel Church International, Inc, as being the applicant.

The applicant now seeks to permit a rezoning of the 8.14-gross/7.05-net acre subject parcel from EU-S, Estate Use Suburban District, to RU-4, High Density Apartment House District in order to build a 236-unit multi-family residential development on the subject property, with 10% of the proposed units reserved for workforce housing. Additionally, the applicant seeks to allow the excavation of a proposed lake on the subject property for stormwater management purposes, and to delete the aforementioned prior recorded covenant ORB 22520 that restricted the site to a church use and to previously approved plans. The applicant has submitted plans that depict the subject site being developed with four (4) multi-family apartment buildings that are five (5)-story

in height arrayed around a lake that is proposed for stormwater purposes as well. Said plans also illustrate amenities internal to the site for residents including a swimming pool, a dog park, and a two-story Clubhouse. The development will have the main ingress-egress vehicular and pedestrian access along NW 159 Street with an egress only access point located on NW 157 Street. Parking and driveways are internal to the site, with the required parking provided as surface parking lots located towards the front of the proposed buildings and abutting the adjacent roadways that surround the subject site on three sides. 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 three abutting roadways. A zoning covenant is being proffered by the applicant that, among other things, restricts the site to the submitted plans and commits 10% of the proposed total units as workforce housing units and limits the development on the site to a maximum 236 residential units, including compliance with the conditions laid out in the CDMP covenant proffered with the aforementioned CDMP concurrent application.

NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-S; religious facility	Medium Density Residential, 13 - 25 dua (Subject to approval of the concurrent CDMP amendment)
North	PAD; vacant land (w/ proposed multi-family residential development)	Medium-High Density Residential, 25-60 dua
South	EU-S; church, single-family residence	Low Density Residential, 2.5 - 6 dua
East	EU-S; single-family residence, vacant	Low Density Residential, 2.5 - 6 dua
West	GU; I-95 Expressway	Transportation

NEIGHBORHOOD COMPATIBILITY:

The 7.05-acre subject property is located at 590 NW 159 Street on the southeast corner of the intersection of NW 6 Avenue and NW 159 Street, and consists of an existing religious facility, its parking, and some vacant land. To the west of the subject site is the I-95 Expressway, vacant land to the north recently approved for a proposed multi-family residential development, and a single-family residence as well as a vacant lot to the east. A church and a single-family residence are located across from NW 157 Street to the south of the subject property. The subject site is located approximately ¼ mile southeast of the Golden Glades Multimodal Transportation Facility which is depicted as a 'Community Urban Center' and part of an 'Existing Rapid Transit Corridor' on the CDMP LUP map. Additionally, the subject property is located within the County's Urban Infill Area (UIA), where infill development and redevelopment are prioritized.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property in order to develop the parcel with additional housing in this area of the County. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that this application lies within the urban infill area, where traffic concurrency does not apply, but that the application will generate approximately an additional 92 PM peak hour

vehicle trips. Staff notes that the application requests will add to the population in the area, impact water and sewer services, and may bring additional traffic and noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

As previously mentioned, the subject property is the subject of an “Out-of-Cycle” small-scale CDMP amendment application (CDMP20210004) 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 7.05-acre subject parcel from “Low Density Residential” to “Medium Density Residential”. This could allow the applicant to develop the subject property within the density threshold allowed under the **Medium Density Residential** designation on the LUP map. This land use category allows *densities ranging from 13 to 25 dwelling units per gross acre while the typical housing structures permitted in this category include townhouses and low-rise and medium-rise apartments*. This would allow the applicant to develop the 8.14-gross acre subject site with a maximum of 203 dwelling units, and with a 25% Workforce Housing (WFH) density bonus increase, up to a maximum of 254-units. Staff notes that the applicant seeks a district boundary change on the subject site from EU-S to RU-4. The RU-4 zoning district allows development at a maximum of 50 units per net acre. This could allow the applicant to develop the 7.05-net acre subject site up to a maximum of 352 residential units.

Furthermore, the Planning Division of the Department of Regulatory and Economic Resources (RER) issued a Comprehensive Development Master Plan interpretation letter dated May 11, 2021, addressing the allowable density on the subject site when applying the Workforce Housing provisions of the CDMP. The letter outlined “dwelling units per gross residential acre” is the basic unit for measurement of residential density in the CDMP and that when calculating density for the development of workforce housing the subject property and up to the centerline of the adjoining streets or road rights-of-way comprise the total gross acreage. Accordingly, the May 2021 letter confirmed that if the subject parcel were to be redesignated to “Medium Density Residential”, as requested in the CDMP application, then it could be developed under the 25% Density Bonus for Workforce Housing CDMP provision with a maximum of 254 dwelling units at a density of 31.25 units per gross acre (± 8.14 gross acres). However, the applicant has proffered a Zoning Declaration of Restrictions, which among other things, limits the development on the site to a maximum 236-units, achieved with a 25% bonus increase in density when residential units are set aside for workforce housing. As such, the aforementioned covenant also commits to setting aside ten percent (10%) of the dwelling units for workforce housing in accordance with Section 33-193.7.1 of the County Code and the CDMP Workforce Housing provisions. Based on the foregoing, staff opines that the density proposed under this application is **consistent** and, as demonstrated, well within the maximum numerical residential density allowed under the CDMP Density threshold, as well as within the maximum unit count approved under the concurrent CDMP application.

A section of the CDMP Land Use Element interpretative text indicates that *Compatibility shall be determined in accordance to Policy LU-4A*. The **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states *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*. The application site is located approximately ¼ mile southeast of the Golden Glades Multimodal Transportation Facility which is part of the ‘Existing Rapid Transit Corridor’ on the CDMP LUP map. Staff opines that the proposed

development would be consistent with CDMP policies that require the County to encourage higher density development at or near existing or future transit stations, such as the Golden Glades Transit Center. Furthermore, the subject property is located within the County's Urban Infill Area (UIA), where infill development and redevelopment are prioritized. In addition, the subject property is within an area that is transitioning from a predominantly low-density residential community to higher density residential. Staff notes that in recent years, CDMP and Zoning approvals in the area have trended towards higher density development generally consistent with the CDMP Land Use Element objectives and policies for infill and redevelopment. Very recently, the vacant parcel located immediately to the north of the subject site was approved for a rezoning to Planned Area Development (PAD), to allow a proposed multi-family residential development of 425-units with building heights of five (5)-stories. Based on the foregoing analysis, staff opines that the proposed multi-family residential development under RU-4 zoning district will act as a reasonable transition between the EU-S zoned residential properties located towards the south and east, and the more intense uses located to the north, northwest and northeast of the subject site, 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 7.05-acre subject parcel to Medium Density Residential on the CDMP LUP map and subject to the acceptance of the proffered zoning covenant, staff opines that the proposed rezoning to RU-4, along with the ancillary requests would be **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical density threshold permitted for the **Medium Density Residential** use on the CDMP Land Use Plan (LUP) map. Staff further opines that approval of the application will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from EU-S, Estate Use Suburban District, to RU-4, High Density Apartment House District (request #1). For the reasons stated above and below, staff opines that when the request to rezone the subject parcel to RU-4 in order to build a 236-unit multi-family residential development on the subject property, with 10% of the proposed units reserved for workforce housing, is analyzed under Section 33-311, District Boundary Change, the approval of the request, subject to the Board's acceptance of the proffered covenant, 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 small scale amendment to redesignate the subject parcel to Medium Density Residential, the request for a zone change on the subject property to RU-4 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.

The 7.05-acre subject property is located on the southeast corner of the intersection of NW 6 Avenue and NW 159 Street, with I-95 Expressway to its west. Staff notes that recently, on July 21, 2021, the 8.2-acre parcel located immediately to the north and across from NW 159 Street to the subject site, pursuant to Resolution #Z-27-21, was approved by the BCC, among other things,

for a rezoning from RU-3M to Planned Area Development (PAD), in order to allow a multi-family residential development of 425-units with building heights of a maximum of five (5)-stories. This approval was granted upon appeal of a previous denial by the CZAB 8, and pursuant to a modified reduction to the proposed development's height and density at the time of the BCC hearing, from the previously requested total of 588-units and building heights of seven (7)-stories. Furthermore, the subject site is located approximately ¼ mile southeast of the Golden Glades Multimodal Transportation Facility which is depicted as a 'Community Urban Center' and part of an 'Existing Rapid Transit Corridor' on the CDMP LUP map. Additionally, the subject property is located within the County's Urban Infill Area (UIA), where infill development and redevelopment are prioritized. Staff opines that the RU-4 zoning district and the proposed 236-unit multi-family residential development will create a harmonious transition between residential properties located to the south and the more intense PAD residential development proposed to the north of the subject site, and would minimally alter the development fabric of the neighborhood. The proposed residential development on the subject site will have the main ingress-egress vehicular and pedestrian access along NW 159 Street with an egress only access point located on NW 157 Street. The letter of intent indicates that the applicant also intends to proffer a zoning covenant which, among other things, restricts the site to the submitted plans and commits 10% of the proposed total units as workforce housing units and limits the development on the site to a maximum 236 residential units, including compliance with the conditions laid out in the CDMP covenant proffered with the aforementioned CDMP concurrent application. The submitted plans depict the subject site being developed with four (4) multi-family apartment buildings that are five (5)-story in height arrayed around a lake that is proposed for stormwater purposes as well. Said plans also illustrate amenities internal to the site for residents including a swimming pool, a dog park, and a two-story Clubhouse. Parking and driveways are internal to the site, with the required parking provided as surface parking lots located towards the front of the proposed buildings and abutting the adjacent roadways that surround the subject site on three sides. 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 three abutting roadways as buffers minimizing any visual impacts of the proposed development on the surrounding area. Staff further notes that the proposed development complies with all the RU-4 zoning district regulations regarding setbacks, heights of buildings, open space, lot coverage and landscaping. As designed, the proposed multi-family residential 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 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 area concerned. Staff notes that Department of Transportation and Public Works (DTPW) also reviewed the requests and has no objection to the application, subject to conditions set forth under Section V, as specified in their memorandum, dated August 16, 2021. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), in their memorandum dated June 14, 2021, state that they have no objections to the request subject to conditions in their memorandum and that this application lies within the urban infill area, where traffic concurrency does not apply, but that the application will generate approximately an additional 92 PM peak hour vehicle trips. Further, the Division of Environmental Resources Management (DERM) of the Department of Regulatory and Economic Resources, in their memorandum dated July 2, 2021, indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. In addition, 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 Department of Water and Sewer, and the Park, Recreation and Open Spaces (PROS) Department indicate no objections to the application as well. Further, the Miami-Dade County Public Schools (MDCPS) memorandum dated May 24, 2021, indicates that the proposed 236-unit residential development will generate 35 students; 17 elementary, 8 middle and 10 senior high students, and that all levels have sufficient capacity available to serve the application. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the request to rezone the subject parcel to RU-4, subject to the proffered covenant, 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, staff recommends approval of request #1 for a district boundary change to RU-4, High Density Apartment House District, under Section 33-311, District Boundary Change.**

The applicant also seeks an unusual use to permit the excavation of a proposed lake (request #2) on the subject property, to serve both as an amenity as well as for stormwater management purposes. When the request is analyzed under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses Standards, staff opines that approval of the request would be **compatible** with the area concerned. Staff notes that lake slope plans have been submitted by the applicant which depict improvements intended for the proposed lake's edges in conjunction with the site plans and are ancillary to the proposed multi-family residential development on the subject site. These lake slope plans are necessary to meet the lake excavation requirements set forth under the Code, to improve drainage throughout the area and to accommodate the proposed residential development. Staff notes that the proposed lake would be internal to the site and located in the center of the proposed structures, and would be visually buffered from the surrounding area. **As such, staff recommends approval with conditions of request #2 under Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses.**

In order to implement the proposed multi-family residential development on the subject property, the applicant is requesting deletion of the prior recorded Declaration of Restrictions ORB 22520 (request #3), which among other things, restricts the development of the subject property to the previously approved plans and to church uses only. When the aforementioned request is analyzed under Section 33-311(A)(7), Generalized Modification Standards, staff recommends approval of the request. Staff opines that the request is inextricably intertwined with the request to rezone the subject parcel (request #1) in order to build a 236-unit multi-family residential development on the subject parcel under the proposed RU-4 zoning district regulations, which staff supports, and opines that approval of the request would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modification in relation to the present and future development of the area concerned. **As such, staff recommends approval with conditions of request #3 under Section 33-311(A)(7) Generalized Modification Standards.**

ACCESS, CIRCULATION AND PARKING: The submitted site plan depicts one (1) ingress/egress point of direct vehicular and pedestrian access to the subject property located along NW 159 Street with an egress only access point located on NW 157 Street. Parking and driveways are internal to the site, with the required parking provided as surface parking lots located towards the front of the proposed buildings and abutting the adjacent roadways that surround the subject site on three sides. The submitted site plan depicts a total of 379 parking spaces, where 378 are required, therefore, the parking amounts comply with the code minimums.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval of request #1, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2 and #3.

CONDITIONS FOR APPROVAL: For requests #2 and #3 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 "Evangel Church", as prepared by MSA Architects, Inc., consisting of 18 sheets dated stamped received 06/30/21, landscape plans as prepared by AAL, Architectural Alliance Landscape, consisting of 13 sheets dated stamped received 06/29/21, and civil plans as prepared by Kimley Horn, consisting of 3 sheets dated stamped received 06/29/21, Sheets EX-1, EX-2 dated stamped received 04/30/21, for a total of 36 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 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 memorandum dated June 14, 2021.
6. That the applicant complies 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 memorandum dated August 16, 2021.

NK:JB:NN:EJ:SS



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

ZONING RECOMMENDATION ADDENDUM

Evangel Church International, Inc
PH: Z21-083

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (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>
Fire Rescue Department	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection</i>
Miami-Dade County Public Schools	<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

Medium Density Residential* (Page I-31)	<p><i>This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category includes townhouses and low-rise and medium-rise apartments.</i></p> <p>(*Subject to approval of the concurrent CDMP amendment)</p>
Policy LU-4A (Page I-9)	<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

Section 33-311 District Boundary Change	<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>
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ZONING RECOMMENDATION ADDENDUM

Evangel Church International, Inc
PH: Z21-083

	<p>(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></p> <p>(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)(3) Special Exception, Unusual and New Uses	<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>
Section 33-311(A)(7) Generalized Modification Standards	<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>

Memorandum



Date: July 2, 2021

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

From: Rashid Istambouli, P.E.
Department of Regulatory and Economic Resources

A handwritten signature in black ink, appearing to read "R. Istambouli", written over the "From:" line.

Subject: Z2021000083-2nd Revision
Evangel Church International, Inc., f/k/a Evangel Temple, Inc.
590 NW 159th Street, Miami, FL
DBC from EU-S to RU-4; Unusual use request to allow excavation
of a lake; Modification of declaration of restrictions. Proposed multi-
unit residential development
(EU-S) (8.14 Acres)
13-52-41

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) 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.

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 236 apartments are 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.

Public water is provided by the City of North Miami Beach. According to the Miami-Dade Water and Sewer Department (MDWASD), they are in the process of releasing the sewer service area to the City of North Miami. Please note, that this development will need to obtain sanitary sewer extension permits prior to DERM 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 DERM 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 City of North Miami Beach and the Environmental Permitting Section of RER.

Civil drawing for the required sewer main extension will need to be approved by the City of North Miami and the Water and Wastewater Division of DERM prior to the 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 DERM 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, DERM will evaluate and may reserve sanitary sewer capacity, through the DERM 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

Stormwater Management

DERM has reviewed the revised lake excavation plan, sheet C3.00, labelled "Lake Typical Sections", dated June 10, 2021, signed and sealed by Christopher T. Falce, P.E., License No. 73908, and has no objections to the proposed work. Pursuant to Section 24-48.1(1)(b) of the Code, the applicant is advised that a DERM Class II Permit shall be required if the new proposed surface water management system will have an overflow outfall o any water body in Miami-Dade County, including, but not limited to, canals, rivers, lakes and/or tidal water bodies.

This property is encumbered by an existing 20-foot wide canal easement along the eastern property line. This easement was created by deed and recorded in the Public Records of Miami-Dade County in Official Record Book 2970 at Pages 505-508 and Official Record Book 2970 at Page 102. Plans provided do not show proposed work within the canal easement. Applicant is advised that pursuant to Section 24-48.1(1)(c) of the Code, a DERM Class III permit will be required prior to work within the canal easement.

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval. The applicant is advised to contact the DERM Water Control Section at (305)372-6681 or dermwatercontrol@miamidade.gov for further information regarding permitting procedures and requirements.

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by a 5-year/1-day storm event.

Site grading and development shall provide for the full retention of the 25-year/3-day storm event and shall also comply with the requirements of Chapter 11C of the Code, as well as with all State and Federal Criteria, and shall not cause flooding of adjacent properties.

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

Conditions of Approval: NoneTree Preservation

An aerial review of the property indicates the presence of tree resources. A Tree removal permit application #11887 was submitted on June 24, 2021, but this permit has not yet been issued. DERM 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. 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 meet the requirements of Sections 24-49.2 and 24-49.4 of the Code, including specimen tree standards. A recommendation of approval is contingent on the applicant obtaining a tree permit.

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 Andrea Dopico at Andrea.Dopico@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: NoneAir Quality Preservation

The proposed development would require the demolition of existing structures. Please be advised, prior to DERM approval of a demolition permit, the applicant shall submit an asbestos survey from a Florida-licensed asbestos consultant. If said survey shows friable asbestos materials in amounts larger than prescribed by federal law (260 linear feet of pipe insulation/thermal system insulation [TSI] or 160 square feet of surfacing material), then those materials must be removed/abated by a Florida-licensed asbestos abatement contractor.

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 DERM 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.

Z2021000083

Evangel Church International, Inc., f/k/a Evangel Temple, Inc.

Page 4

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

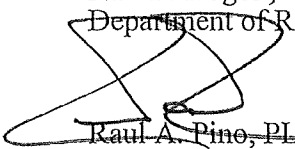
cc: Nathan Kogon, Department of Regulatory and Economic Resources

Memorandum



Date: June 14, 2021

To: Nathan Kogon, Assistant Director
Department of Regulatory and Economic Resources

From:  Raul A. Pino, PLS, Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2021000083
Name: Evangel Church International Inc.
Location: 590 NW 159 Street
Section 13 Township 52 South Range 41 East

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

1. Entrance features requiring gates are not reviewed under this application and must be filed separately. Gates are to be reviewed via 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. Second entrance is to be used for exit only and not emergency use.
3. This land **complies** with Chapter 28 of the Miami-Dade County Code. The property is platted as Lots 449 thru 452 and Lots 479 thru 482, Plat Book 40, Page 49. A Unity of Title approved by the Platting and Traffic Review Section contact Claudia Luna at Claudia.Luna@miamidade.gov.

This application meets the traffic concurrency criteria because it lies within the urban infill area where traffic concurrency does not apply. It will generate approximately an additional **92 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.

(*) This application was analyzed comparing the trips generated by the existing land use to the trips generated by the proposed land use change.

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:

- During the platting and/or permitting process, applicant must submit paving, grading and pavement marking plans to the Department of Regulatory and Economic Resources Platting Section for review. The set of plans shall be signed and sealed by an engineer in compliance with the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways as well as County Standards. Additional improvements may be required once the detailed set of plans are submitted to this Section.
- 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: Monday, August 16, 2021

To: Nathan Kogon
Assistant Director
Regulatory and Economic Resource Department

From: Darlene M. Fernandez, P.E.
Assistant Director
Department of Transportation and Public Works

Subject: Z2021000083
Name: Evangel church International, Inc

I. PROJECT LOCATION:

The property is generally located at 590 NW 159 Street.

II. APPLICATION REQUEST:

The applicant requests to perform a district boundary change from EU-S (Estate Use Suburban) to RU-4 (High Density Apartment House District) to allow for the redevelopment of 236 multifamily residential units. The site proposed for redevelopment is occupied by a 13,836 SF church which will be demolished.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to the project will be provided via the main entrance connecting to NW 159 Street and a secondary entrance connecting to NW 157 Street.

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.

V. CONDITIONS:

Development of this site requires that the following improvement is performed before obtaining the Temporary Certificate of Use (TCU) or Temporary Certificate of Occupancy (TCO), whichever applies.

1. Based on the crosswalk analysis performed, it is warranted to enhance the existing crosswalk on NW 6 Avenue just south of NW 159 Street with a rectangular rapid flashing beacon (RRFB). Thus, the developer must perform the design and install the proposed rectangular rapid flashing beacon (RRFB).



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

May 24, 2021

VIA ELECTRONIC MAIL

Ms. Mercy Arce
Holland and Knight
701 Brickell Ave. unit 3300
Miami, FL 33131
mercy.arce@hklaw.com

Miami-Dade County School Board

*Perla Tabares Hantman, Chair
Dr. Steve Gallon III, Vice Chair
Lucia Baez-Geller
Dr. Dorothy Bendross-Mindingall
Christi Fraga
Dr. Lubby Navarro
Dr. Marta Pérez
Mari Tere Rojas
Luisa Santos*

**RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
EVANGEL CHURCH INTERNATIONAL, INC- Z2021000083
LOCATED AT 590 NW 159 STREET
PH3021050700232- FOLIO NO.: 3021130010530**

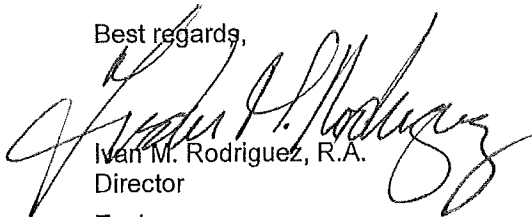
Dear Applicant:

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

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 236 residential units, which generates 35 students; 17 elementary, 8 middle and 10 senior high students. At this time, all 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 me at 305-995-4501.

Best regards,



Ivan M. Rodriguez, R.A.
Director

Enclosure

L-360

cc: Ms. Nathaly Simon
Miami-Dade County
School Concurrency Master File

Planning, Design & Sustainability
Ms. Nathaly Simon, Eco-Sustainability Officer • 1450 N.E. 2nd Avenue • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • nsimon1@dadeschools.net



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number: **PH3021050700232** Local Government (LG): **Miami-Dade**
Date Application Received: **5/7/2021 10:15:26 AM** LG Application Number: **Z2021000083**
Type of Application: **Public Hearing** Sub Type: **Zoning**

Applicant's Name: **Evangel Church International, Inc**
Address/Location: **590 NW 159 ST**
Master Folio Number: **3021130010530**
Additional Folio Number(s):

PROPOSED # OF UNITS **236**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **0**
MULTIFAMILY UNITS: **236**

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
361	BISCAYNE GARDENS ELEMENTARY	293	17	17	YES	Current CSA
6281	THOMAS JEFFERSON MIDDLE	200	8	8	YES	Current CSA
7591	NORTH MIAMI SENIOR	656	10	10	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS

*An Impact reduction of **30.55%** 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: May 18, 2021
TO: Amina Newsome
Sr. Division Chief – Development Services Division
Department of Regulatory and Economic Resources (RER)
FROM: Francisco Arbelaez, AICP *FAA*
Principal Planner – Planning and System Development Division
Department of Transportation and Public Works (DTPW)
SUBJECT: Review of DIC Project No. Z2021000083
Evangel Church International, Inc., f/k/a Evangel Temple, Inc.
DTPW Project No. OSP173

This report analyzes the impact of the proposed development to the Level-of-Service as they apply to transit services. The following application is for zoning change, unusual use and modification of Declaration of Restrictions of the subject property. Data and information were updated as of December 2019 and is current to the proposed start of fiscal year 2021-2030, as presented in the 2020 Transit Development Plan Annual Progress Report (TDP).

Project Description

The applicant, Evangel Church International, Inc., f/k/a Evangel Temple, Inc., seeks an zoning change, unusual use and modification of Declaration of Restrictions on a property totaling +/- 8.2 acres located 590 NW 159 Street, Miami-Dade County, Florida. The applicant is requesting to change the zoning designation of the subject property from EU-S to RU-4. The property is currently developed with a Church building. The applicant is proposing a multi-family development with 236 units. The applicant is seeking a concurrent Comprehensive Development Master Plan ("CDMP") small-scale amendment. The subject property is in Miami-Dade County, Florida, and is located inside the Urban Development Boundary and falls within the County's Urban Infill Area.

Existing Service

The subject property is served by Metrobus Route 105 at a bus stop located on the eastern edge of the subject property along NW 6th Avenue at NW 159th Street. The property is also served by Metrobus Routes 22, 77, 95, 155, 246 and 277 at the Golden Glades Multimodal Transportation Facility (GGMTF) located approximately 1.3 miles away west of the I-95. The GGMTF is west of the application site and across I-95, located within one linear mile, and approximately two miles via transit Route 105, and provides access to several Metrobus routes and the Tri-Rail station.

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

Metrobus Route Service Summary DIC Project No. Z2021000083							
Route	Peak (am/pm)	Off-peak (midday)	Evening (at 8 pm)	Over night	Saturday	Sunday	Type of Service
22	30	60	60	n/a	60	60	L/F
77	15	40	30	n/a	40	60	L/F
95 (Express Downtown)	5	n/a	n/a	n/a	n/a	n/a	E/F
105 (Route E)	30	45	30	n/a	60	60	L
155 (Biscayne Gardens Circulator)	30	30	n/a	n/a	n/a	n/a	L
246 (Night Owl)	n/a	n/a	n/a	60	60	60	L/F
277 (NW 7 Avenue MAX)	24	n/a	n/a	n/a	n/a	n/a	E/F
Note: L means Metrobus local route service. F means Metrobus feeder service to Metrorail. E means Express or Limited-Stop Metrobus route service							

*Source: Miami Dade Department of Transportation and Public Works, Dec. 2018 Line Up
 While the service above is in place, the operation of the system at the time of the review is
 scaled back to meet the current demands, due to COVID-19 pandemic.*

The property is also served by the Golden Glades Tri-Rail station located approximate 1.9 miles away (38-minute walk through the existing pedestrian network) west of State Road 9.

Recent Service Adjustments

According to the TDP, Route 95 experienced a change in schedule. The morning schedule was moved from 8:58 A.M. SB trip to 9:03 A.M. to make better connection with BCT.

Future Transportation/Transit Needs and Planned Improvements

The TDP identifies one unfunded Transit Operations project, the Beach Express North BERT. This project is part of the SMART Plan. The proposed Express bus service will extend from the GGMTF to the Earlington Heights Metrorail Station, the future Mt Sinai Transit Terminal, and the Miami Beach Convention Center.

According to the TDP, there are three funded capital projects,

- the first project is the Golden Glades Multimodal Transportation Facility (IT Component) improvement which includes the implementation of technological components for the

GGMTF, to include features such as wi-fi, security access control system, CCTV real time signage, and ticket vending machines.

- The second project is the Sunshine State Industrial Park Kiss-and-Ride / Transit Terminal Facility and Connector (BERT), which is approximately two miles away. DTPW, in coordination with the city of Miami Gardens and FDOT, proposed construction of a kiss-and-ride / transit terminal facility on the west side of the South Florida Rail Corridor (SFRC) just north of the Golden Glades Tri-Rail Station, with a connection via a fully covered and illuminated pedestrian/bicycle overpass over the CSX tracks. Metrobus as well as City of Miami Gardens trolleys would serve facility. Right-of-way acquisition is required Since the approval of the 2019 TDP funding has been identified for these two projects.
- The third project proposed development, the Golden Glades Multimodal Transportation Facility (GGMTF), which is approximately 0.7miles (two miles following the existing roadway system) from project site, will consolidate existing bus transit services into a single facility adjacent to the Tri-Rail Station. Construction has begun and when completed, it will include a 5-story parking garage with 2,150 parking spaces, a 4,500 square foot transit hub, 10,450 square foot retail space, bicycle parking and lockers.

DTPW Comments/Recommendations

DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. Incorporate pedestrian accessibility into residential neighborhood design to enable safe pedestrian access to neighboring properties, adjacent transit stops, and planned future rapid transit stations. Upon DTPW's review for mass transit concurrency, the application is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A. **Therefore, DTPW has no objections to this application, subject to the following conditions. However, additional comments may be provided at the time that the application is formally submitted.**

1. The Applicant shall ensure that the sidewalk along NW 6th Avenue and NW 159th Street be maintained in good, operable condition and accessible throughout the duration of construction at the development site as to not impeded public access to the existing bus stops along the along NW 6th Avenue.
2. The Applicant shall ensure that a sidewalk be installed along NW 161st Street along the property line.
3. The applicant shall provide bicycle and pedestrian access to the existing sidewalk network. This shall be clearly shown on plans. Access must be provided to NW 6th Avenue and NW 159th, SW 127th Avenue and NW 161st Street from the nearest building entrances and bicycle parking areas.
4. Due to the proposed density of the project, the applicant should provide space for the addition of a bicycle and micro-mobility device parking near the entrance of the residential complex.

5. Given nature of the project being Affordable Housing, and the proximity of this area to the GGMF, The Applicant should coordinate with DTPW, as the project advances, to adequately address infrastructure needs for transit-on-demand services.
6. The applicant should work closely with DTPW's staff to ensure that the pedestrian network to the GGMF is completed, including, but not limited to, exploring overpasses and tunnels to cross I-95.

c: Elia Nunez, P.E., Assistant Director, Planning, Design and Engineering, DTPW
Jie Bian, Chief, Planning and System Development, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW
Linda Morris, Chief of Service Planning, DTPW

Memorandum



Date: May 11, 2021

To: Nathan Kogon, Assistant Director
Regulatory and Economic Resources Department

From: Michael J. Fernandez, Director
Department of Solid Waste Management

A large, stylized handwritten signature in black ink, likely belonging to Michael J. Fernandez, the Director of the Department of Solid Waste Management.

Subject: Evangel Church (Z20210000083)

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

Application: The applicant, Morgan Group Development, is requesting two (2) CDMP and three (3) Zoning Requests as follows:

- 1) Re-designate the Property on the CDMP Land Use Element's Land Use Plan ("LUP") Map from "Low Density Residential" to "Medium Density Residential"; and
- 2) Add a proffered Declaration of Restrictions and
- 3) Revise the zoning from EU-S (Estate Use Suburban) to RU-4 (High Density Apartment House District);
- 4) Delete a prior Declaration of Restrictions recorded at Official Records Book 22520, Page 2157 of the Public Records of Miami-Dade County, Florida; and
- 5) Grant an UNUSUAL USE to permit a Lake Excavation on the Property pursuant to Section 33-13 of the County Code.

The requests are being made in order to facilitate the development of the Property with a multi-family residential project, consisting of approximately 236 rental units across four (4) five (5)-story residential structures. Each of the residential structures will consist of a mix of studio, one (1) bedroom, and two (2) bedroom units. Project amenities will include a two (2) story Clubhouse, a pool, a dog park, and a large lake water feature.

Property Information

Size: The subject property is approximately 8.14 gross acres (7.05 net) in size.

Location: The property is located at 590 N.W. 159th Street 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, a Resources Recovery Facility waste to energy plant and associated ash monofill, 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 and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 28, 2020, which is valid through September 30, 2021, 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 a solid waste collection facility, the Golden Glades Trash & Recycling Center (TRC) located at 140 NW 160th Street, approximately 0.6 miles distance from this 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 a "multi-family establishment". Per the Code, the following is required of multi-family establishments located in unincorporated Miami-Dade County: "Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." The landlord or property owner is required to arrange for waste and recycling collection services. While the DSWM can provide waste collection services, multi-family and commercial establishments most typically work with a permitted private hauler to provide both (waste and recycling) in one contract.

3. Recycling

Section 15-2.2b of the Code states that the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 of the Code shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation. Applicants are required to incorporate adequate space in their building plans to accommodate the recycling program (i.e. somewhere for residents to store recycling containers).

Sec. 15-4(2)(a) Before building permits may be issued for construction of commercial establishments, multi-family residential establishments, and residential units located in the unincorporated area, building plans for storage and collection of recyclable materials must be approved by the Director as to location, accessibility, number or adequacy. For properties in incorporated areas, municipalities are requested to require that building plans for commercial establishments, multi-family residential establishments, and residential units be prepared so as to include sufficient space for storage and collection of recyclable materials, but not to prohibit curbside collection of recyclable materials where otherwise permitted in residential districts.

Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs for multi-family properties may be found on the website at <http://www.miamidade.gov/solidwaste/multifamily-recycling.asp>.

4. Recycling and Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste and recycling be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste and recyclable materials collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste and recyclable materials are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

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

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

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

Memorandum



Date: May 12, 2021

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

From: Alejandro Zizold, PROS Master Plan Manager
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

A. Zizold

Subject: Z2021000083- Morgan Group Development (Pre-app: Z2020P00051)

Applicant Name: Morgan Group Development, LLC

Project Location: The subject property is 8.14 gross Acres, located at 590 N 159th Street, Folio 30-2113-001-0530, in Unincorporated Miami-Dade County.

Proposed Development: The applicant seeks a pre-application review to change the district boundary from EU-S to RU-4, deletion of existing Declaration of restrictions, and adding a new declaration of restrictions in order to develop the subject property with four buildings of five stories each, with a total of 236 residential units. The applicant also proposes a two-story clubhouse, pool, and dog park.

Current Park Benefit District Area Conditions: County-owned local parks that are within three miles of the subject application are described in Table A which lists the park name, park classification, acreage, and type of recreation facility for each park. All County-owned local and area-wide parks are shown in the attached Figure 1.

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

NAME	ADDRESS	CLASS	ACRE	TYPE
Biscayne Gardens Park	15951 NW 2ND AVE	Neighborhood Park	3.53	Local
Gratigny Plateau Park	885 NW 117TH ST	Mini-Park	0.97	Local
Jeb Estates Park	14541 NW 16TH CT	Mini-Park	1.61	Local
Oak Grove Park	690 NE 159TH ST	Community Park	21.85	Local
Oak Park	620 NW 117TH ST	Mini-Park	0.29	Local
Sierra Park	19601 NE 1ST PL	Neighborhood Park	1.95	Local

Impact and Demand: This application proposes a total of 236 multi-family residential units, which would generate a population of 498 persons resulting in an impact of 1.37 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 (LOS) standard for the provision of local recreation open space. As shown in Table A, there is one Miami-Dade County-provided local recreation open space site consisting of 5 acres or larger within a 3-mile radius from the application area. The site is in Park Benefit District 1 (PBD1) which has a surplus of 244.12 acres of local parkland and therefore the project meets concurrency when analyzed in terms of 2.75 acres per 1,000 unincorporated areas residents within this Park Benefits District.

Recommendation:

- Please provide a total area dedicated to private recreation amenities.
- PROS recommends that the applicant include bicycle racks for the residents.

These recommendations are based on the following Recreation and Open Space objective in the Comprehensive Development Master Plan (CDMP):

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 and recommendations described herein **PROS has no objections to this application**. Should you have any questions, or if you need any additional information or clarification on this review, please contact Natalia Neira, Park Planner III, by e-mail at natalia.neira@miamidade.gov.

AZ: at nn

Signature: 

Email: alissa.turtletaub@miamidade.gov

Signature: Alejandro Zizold

Email: alejandro.zizold@miamidade.gov









Z2021-83 Morgan Group Dev

Final Audit Report

2021-05-13

Created:	2021-05-12
By:	Natalia Neira (natalia.neira@miamidade.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3DC4roQcFuC8YwEp838UUmyOXi6pP6mf

"Z2021-83 Morgan Group Dev" History

-  Document created by Natalia Neira (natalia.neira@miamidade.gov)
2021-05-12 - 2:37:53 PM GMT- IP address: 170.176.240.96
-  Document emailed to Alissa Turtletaub (alissa.turtletaub@miamidade.gov) for signature
2021-05-12 - 2:40:41 PM GMT
-  Email viewed by Alissa Turtletaub (alissa.turtletaub@miamidade.gov)
2021-05-12 - 7:48:22 PM GMT- IP address: 65.87.105.1
-  Document e-signed by Alissa Turtletaub (alissa.turtletaub@miamidade.gov)
Signature Date: 2021-05-12 - 7:48:30 PM GMT - Time Source: server- IP address: 65.87.105.1
-  Document emailed to Alejandro Zizold (alejandro.zizold@miamidade.gov) for signature
2021-05-12 - 7:48:32 PM GMT
-  Email viewed by Alejandro Zizold (alejandro.zizold@miamidade.gov)
2021-05-13 - 5:47:05 PM GMT- IP address: 66.229.171.161
-  Document e-signed by Alejandro Zizold (alejandro.zizold@miamidade.gov)
Signature Date: 2021-05-13 - 5:47:33 PM GMT - Time Source: server- IP address: 66.229.171.161
-  Agreement completed.
2021-05-13 - 5:47:33 PM GMT

Memorandum



Date: May 12, 2021

To: Nathan Kogon, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From: Alfredo Ramirez III, Director
Miami-Dade Police Department

A handwritten signature in black ink, appearing to be "AR", written over the "From:" line.

Subject: Review - Zoning Application - Case: No. Z2021000083
Evangel Church International, Inc.

APPLICATION:

The applicant, Evangel Church International, Inc., is requesting zoning change of property from "Low Density Residential" to "Medium Density Residential" in order to develop the property with a 236-unit multi-family development. The 8.14 acre property is located 590 NW 159 Street.

CURRENT POLICE SERVICES:

The project is located in unincorporated Miami-Dade County and serviced by our Intracoastal District, located at 15665 Biscayne Boulevard, Miami, Florida.

APPLICATION REVIEW:

A review of the application and related documents was conducted to predict its impact on the Miami-Dade Police Department's resources, and the impact the project could have on any zoning modification changes.

Current data of police staffing and population was examined to project any increase in calls for service. Current staffing should accommodate any slight increase in the volume of calls for service. Should demand for police services increase beyond current levels, additional sworn personnel, support staff, and equipment will be required.

The Miami-Dade Police Department encourages that the applicant implements the below recommendations regarding this project:

- Utilize licensed and insured uniform security personnel to patrol the property once the development is completed and operational.
- Install and maintain video surveillance cameras throughout the property with electronic archiving capabilities of at least 30 days.

The Miami-Dade Police Department does not have any further comments to the proposed zoning modifications to complete this project at this time.

Should you require any further assistance, please contact Executive Senior Bureau Commander Jorge Bello, of our Fiscal Administration Bureau, at 305-471-2520, or via e-mail at j.bello@mdpd.com.

AR/kh

Memorandum



Date: April 30, 2021

To: Nathan M. Kogon, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2021000083

The Miami-Dade Fire Rescue Department has **no objection** with the site plan uploaded in "Energov" on 04/30/21.

For additional information, please contact Alejandro Cuello at acuello@miamidade.gov or call 786-331-4545.

Building and Neighborhood Compliance

ENFORCEMENT HISTORY

EVANGEL CHURCH INTERNATIONAL, INC/DAVID BETZER	590 NW 159 ST MIAMI-DADE COUNTY, FLORIDA.
---------------------------------------------------	----------------------------------------------

APPLICANT

ADDRESS

PENDING

Z2021000083

DATE

HEARING NUMBER

FOLIO No.: 30-2113-001-0530

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

May 6, 2021

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases in CMS.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases in BSS.

VIOLATOR:

EVANGEL CHURCH INTERNATIONAL, INC/DAVID BETZER

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-083
DATE: APR 30 2021
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 other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME Evangel Church International, Inc., a Florida not for profit corporation, f/k/a
Evangel Temple, Inc.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Board Members listed on attached "Exhibit B"</u>	<u>Not for Profit Corporation</u>
_____	_____
_____	_____
_____	_____

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 _____

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

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: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</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 other similar entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-083
DATE: APR 30 2021
BY: ISA

NAME OF PURCHASER: Morgan Development Group LLC

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

See attached Exhibit "C"

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 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.

Evangel Church International, Inc., a Florida not for profit corporation, f/k/a Evangel Temple, Inc.

Signature

James Spann, Jr.
(Applicant)

James Spann, Jr., Board Member

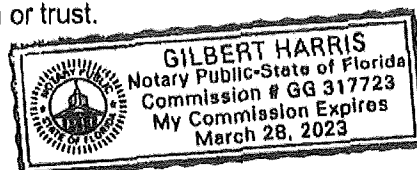
(Print Applicant name)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of March, 2021, by James Spann, who is personally known to me or who has produced _____ as identification.

Sworn to and subscribed to before me
this 21st day of March, 2021

Notary Public: Gilbert Harris
Commission Expires: March 28, 2023

*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: Z21-083
DATE: APR 30 2021
BY: ISA

NAME OF PURCHASER: Morgan Development Group LLC

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

See attached Exhibit "C"

Date of contract: _____

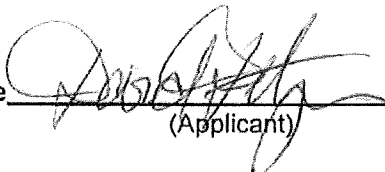
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

NOTICE: For 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.

Evangel Church International, Inc., a Florida not for profit corporation, f/k/a Evangel Temple, Inc.

Signature



(Applicant)

David Betzer, Rev.

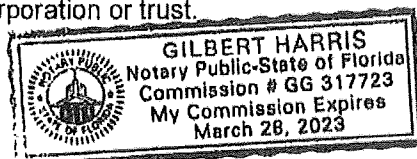
(Print Applicant name)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of March, 2021, by David Betzer, who is personally known to me or who has produced _____ as identification.

Sworn to and subscribed to before me
this 24th day of March, 2021

Notary Public: Gilbert Harris
Commission Expires: March 28, 2023

*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: Z21-083
DATE: APR 30 2021
BY: ISA

NAME OF PURCHASER: Morgan Development Group LLC

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

See attached Exhibit "C"

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 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.

Evangel Church International, Inc., a Florida not for profit corporation, f/k/a Evangel Temple, Inc.

Signature

Sylvester Dawkins

(Applicant)

Sylvester Dawkins, Board Member

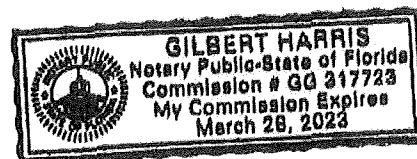
(Print Applicant name)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of March, 2021, by Sylvester Dawkins, who is personally known to me or who has produced _____ as identification.

Sworn to and subscribed to before me
this 17th day of March, 2021

Notary Public: Gilbert Harris
Commission Expires: March 28, 2023

*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: Z21-083
DATE: APR 30 2021
BY: ISA

NAME OF PURCHASER: Morgan Development Group LLC

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

See attached Exhibit "C"

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 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.

Evangel Church International, Inc., a Florida not for profit corporation, f/k/a Evangel Temple, Inc.

Signature

Mamie Willis
(Applicant)

Mamie Willis, Board Member

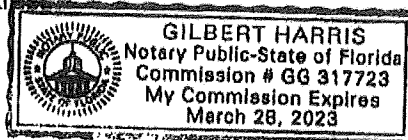
(Print Applicant name)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of March 2021, by Mamie Willis, who is personally known to me ~~or who has~~ produced _____ as identification.

Sworn to and subscribed to before me
this 21st day of March 2021

Notary Public: Gilbert Harris
Commission Expires: March 28, 2023

*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: Z21-083
DATE: APR 30 2021
BY: ISA

NAME OF PURCHASER: Morgan Development Group LLC

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

See attached Exhibit "C"

Date of contract: _____

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

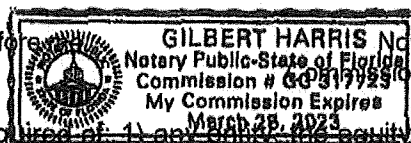
Evangel Church International, Inc., a Florida not for profit corporation, f/k/a Evangel Temple, Inc.

Signature Audrey Odediran
(Applicant)

Audrey Odediran, Board Member
(Print Applicant name)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of March, 2021, by Audrey Odediran, who is personally known to me ~~or who has~~ produced _____ as identification.

Sworn to and subscribed to before me this 21st day of March, 2021



Notary Public: Gilbert Harris
Expires: March 28, 2023

*Disclosure shall not be required of: 1) any publicly traded 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: Z21-083
DATE: APR 30 2021
BY: ISA

NAME OF PURCHASER: Morgan Development Group LLC

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

See attached Exhibit "C"

Date of contract: _____

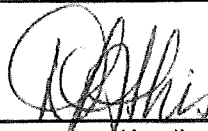
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

NOTICE: For 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.

Evangel Church International, Inc., a Florida not for profit corporation, f/k/a Evangel Temple, Inc.

Signature



(Applicant)

Denise Athis, Board Member

(Print Applicant name)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of March, 2021, by Denise Athis, who is personally known to me or who has produced _____ as identification.

Sworn to and subscribed to before me, this 21st day of March, 2021.



GILBERT HARRIS Notary Public:
Notary Public-State of Florida
Commission # 06317723
My Commission Expires
March 28, 2023

Gilbert Harris
Expires: March 28, 2023

*Disclosure shall not be required of: 1) any 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: Z21-083
DATE: APR 30 2021
BY: ISA

NAME OF PURCHASER: Morgan Development Group LLC

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

See attached Exhibit "C"

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 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.

Evangel Church International, Inc., a Florida not for profit corporation, f/k/a Evangel Temple, Inc.

Signature

Clinton Powell

(Applicant)

Clinton Powell, Sr., Board Member

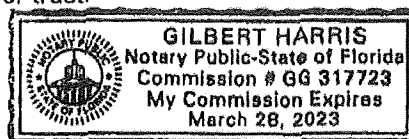
(Print Applicant name)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of March, 2021, by Clinton Powell, who is personally known to me ~~or who has~~ produced _____ as identification.

Sworn to and subscribed to before me
this 21st day of March, 2021

Notary Public: Gilbert Harris
Commission Expires: March 28, 2023

*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: Z21-083
DATE: APR 30 2021
BY: ISA

EXHIBIT A

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 449, 450 AND 451, OF "BISCAYNE GARDENS SECTION "B"", A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS THE WEST 15.00 FEET OF LOT 449 AND ALSO LESS THE EXTERNAL PORTION FORMED BY A 25.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, TANGENT TO THE NORTH LINE OF SAID LOT 449 AND TANGENT TO A LINE LYING 15.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 449 FOR ROAD RIGHT-OF-WAY.

PARCEL 2:

LOTS 452 AND 482, LESS THE WEST 15 FEET OF SAID LOT 482 AND ALSO LESS THE EXTERNAL PORTION FORMED BY A 25.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, TANGENT TO THE SOUTH LINE OF SAID LOT 482 AND TANGENT TO A LINE LYING 15.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 482, OF "BISCAYNE GARDENS SECTION "B"", A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

LOTS 479, 480, AND 481, OF "BISCAYNE GARDENS SECTION "B"", A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 49, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-083
DATE: APR 30 2021
BY: ISA

EXHIBIT B

DISCLOSURE OF INTEREST - PROPERTY OWNER

**EVANGEL CHURCH INTERNATIONAL, INC., A FLORIDA NOT FOR PROFIT CORPORATION,
F/K/A EVANGEL TEMPLE, INC.**

BOARD MEMBERS

James Spann, Jr. Board Member

David Betzer, Rev.

David Harrell, Secretary/Board Member

Sylvester Dawkins, Board Member

Mamie Willis, Board Member

Audrey Odediran, Board Member

Denise Athis, Board Member

Clinton Powell, Sr., Board Member

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-083
DATE: APR 30 2021
BY: ISA

EXHIBIT C

DISCLOSURE OF INTEREST – CONTRACT PURCHASER

<u>NAME, ADDRESS, AND OFFICE</u>	<u>PERCENTAGE OF STOCK</u>
Morgan Group Development, LLC 3000 Richmond Avenue Houston, TX 77098	100%
Michael S. Morgan 2750 NW 3rd Avenue, Suite 2 Miami, FL 33180_	100%

Date of contract: 6/18/2020

RECEIVED

MIAMI-DADE COUNTY
PROJECT NO: 221-083
DATE: JUN 30 2021
BY: GONGOL

EVANGEL CHURCH

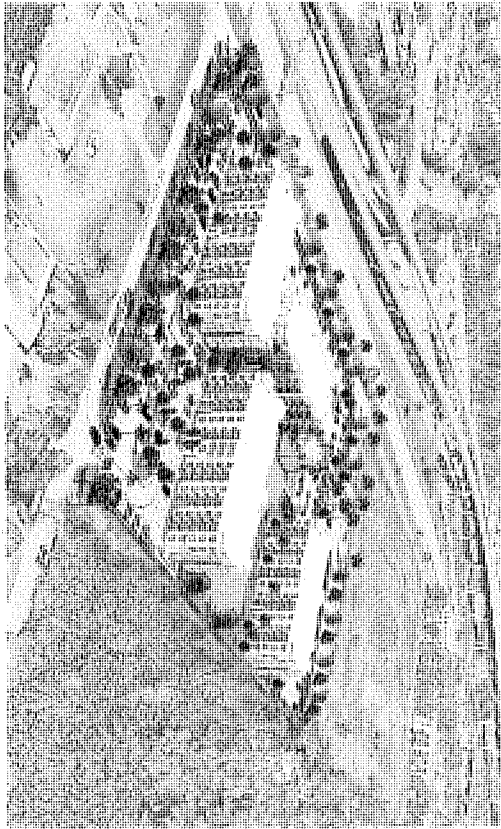
PROJECT LOCATED IN:
MIAMI, FLORIDA
FOR:
MORGAN GROUP



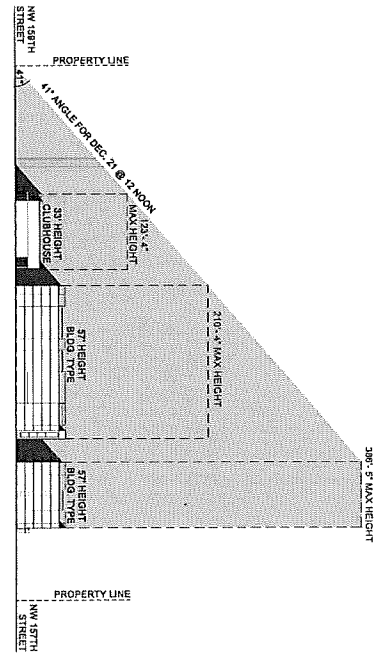
INDEX OF DRAWINGS

SHEET NO.	DATE	DESCRIPTION
01		GENERAL SHEET / INDEX OF DRAWINGS
02		SURVEY
03		ARCHITECTURAL
04		LANDSCAPE
05		CIVIL
06		SUBMITTAL DATES

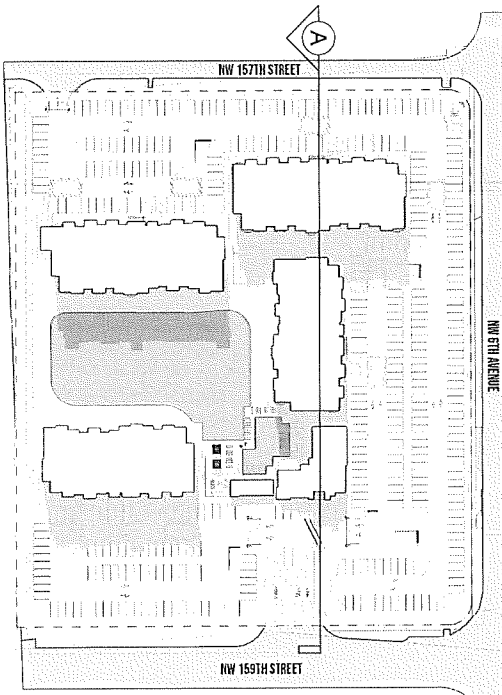
OWNER / DEVELOPER MORGAN GROUP 2750 NW 380 AVENUE MIAMI, FL 33180 PH: (305) 523-1844	ARCHITECT: MSA ARCHITECTS & PLANNERS 8850 SOUTH WEST 74TH COURT SUITE 501 MIAMI, FL 33156 (305) 273-8911	LAND USE ATTORNEY HOLLAND & KNIGHT LLP 701 BRICKELL AVENUE SUITE 1500 MIAMI, FL 33131 PH: (305) 789-7642	LANDSCAPE ARCHITECTURAL ALLIANCE LANDSCAPE 812 S.W. 4TH AVE SUITE 100 MIAMI, FL 33135 PH: (305) 784-8858	CIVIL KIMLEY-HORN ENGINEERING, INC 8201 PETERS ROAD PLANTATION, FL 33324 PH: (561) 535-5100	TRAFFIC KIMLEY-HORN ENGINEERING, INC 8201 PETERS ROAD PLANTATION, FL 33324 PH: (561) 535-5100	SURVEY PULICE LAND SURVEYORS, 5381 NOB HILL RD. SUITE 100 MIAMI, FL 33155 PH: (305) 572-1777	SUBMITTAL DATES 04/09/2021 ASPR INITIAL SUBMITTAL 06/07/2021 RE-SUBMITTAL 06/25/2021 RE-SUBMITTAL #2
--------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------



MASSING - SHADOW STUDY
 N.T.S.
 NORTH



ELEVATION - SHADOW STUDY
 SCALE: 1/64" = 1'
 NORTH



PLAN VIEW - SHADOW STUDY
 SCALE: 1/64" = 1'
 NORTH

NOTE: SHADOW GENERATED BY THE SUN
 AT 12:00 NOON ON DEC. 21
 (SUN ANGLE OF 41 DEGREES)

KEEP INITIAL SUBMITTAL 04/09/2021

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE, BOTH EDITION (2019) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 433 FLORIDA STATUTES.



MSA ARCHITECTS, INC.
 A4000555
 8850 SW 74TH COURT
 SUITE 101
 MIAMI, FLORIDA 33156
 (305) 774-9211



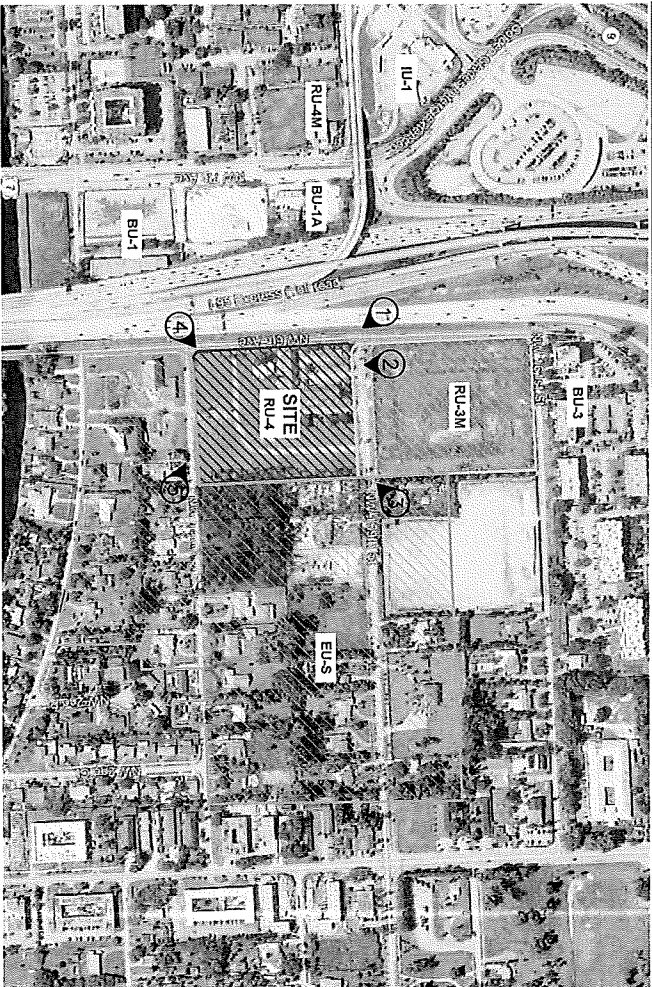
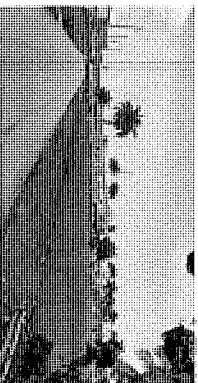
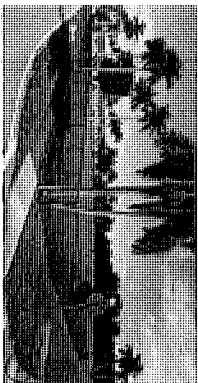
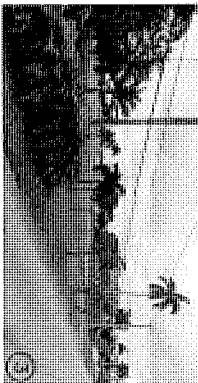
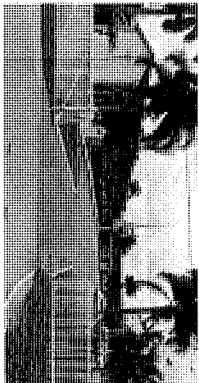
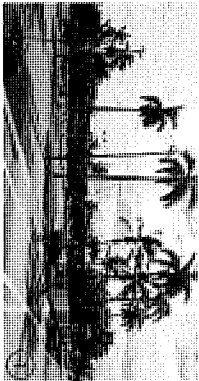
EVANGEL CHURCH
 FOR:
 MORGAN GROUP
 LOCATED AT:
 MIAMI DADE COUNTY

DATE: 04/09/2021
 BY: J. SANCHEZ
 FOR: MORGAN GROUP
 PROJECT NO. 221-003
 SHEET NO. 108
 SHEET TITLE: SHADOW STUDY

DRAWN: 04/27/2021
 DATE: 04/27/2021
 JOB NO.: 108
 SHEET TITLE: SHADOW STUDY
 SHEET NUMBER: EX-1

MIAMI-DADE COUNTY
PROCESS NO: ZP1-083
DATE: JUN 30 2008
BY: GONGOL

Project Information		Project Dates		Project Location	
Project Name	Project Number	Start Date	End Date	Location	Region
Project A: New Bridge Construction	123456789	2023-01-15	2023-12-31	Bridge Road, District A	Region X
Project B: Road Maintenance	987654321	2023-02-01	2023-11-30	Main Highway, District B	Region Y
Project C: Water Supply System Upgrade	567890123	2023-03-10	2024-03-31	Water Main, District C	Region Z
Project D: Sewerage Treatment Plant Expansion	345678901	2023-04-01	2024-06-30	Plant Site, District D	Region W
Project E: Urban Planning and Development	234567890	2023-05-01	2024-09-30	City Center, District E	Region V
Project F: Rural Infrastructure Improvement	123456789	2023-06-01	2024-12-31	Rural Area, District F	Region U
Project G: Environmental Conservation Project	987654321	2023-07-01	2024-08-31	Natural Reserve, District G	Region T
Project H: Public Housing Development	876543210	2023-08-01	2024-10-31	Urban Area, District H	Region S
Project I: Transportation Network Expansion	765432109	2023-09-01	2024-11-30	Transport Hub, District I	Region R
Project J: Digital Infrastructure Rollout	654321098	2023-10-01	2024-07-31	City Center, District J	Region Q
Project K: Healthcare Facility Modernization	543210987	2023-11-01	2024-05-31	Health Center, District K	Region P
Project L: Educational Institution Renovation	432109876	2023-12-01	2024-04-30	School Campus, District L	Region O
Project M: Industrial Zone Redevelopment	321098765	2024-01-01	2024-06-30	Industrial Park, District M	Region N
Project N: Residential Area Expansion	210987654	2024-02-01	2024-09-30	Suburban Area, District N	Region M
Project O: Commercial District Revitalization	109876543	2024-03-01	2024-12-31	City Center, District O	Region L
Project P: Agricultural Land Reclamation	098765432	2024-04-01	2025-03-31	Rural Area, District P	Region K
Project Q: Coastal Protection and Development	987654321	2024-05-01	2025-04-30	Coastal Area, District Q	Region J
Project R: Mountain Region Infrastructure Project	876543210	2024-06-01	2025-05-31	Mountain Area, District R	Region I
Project S: Desert Region Development	765432109	2024-07-01	2025-06-30	Desert Area, District S	Region H
Project T: Arctic Region Infrastructure Project	654321098	2024-08-01	2025-07-31	Arctic Area, District T	Region G
Project U: Antarctic Region Research Station	543210987	2024-09-01	2025-08-31	Antarctic Area, District U	Region F
Project V: Space Exploration Program	432109876	2024-10-01	2025-09-30	Space Station, District V	Region E
Project W: Deep Sea Exploration Project	321098765	2024-11-01	2025-10-31	Deep Sea, District W	Region D
Project X: Lunar Base Construction	210987654	2024-12-01	2026-01-31	Lunar Base, District X	Region C
Project Y: Mars Colony Establishment	109876543	2025-01-01	2026-02-28	Mars Colony, District Y	Region B
Project Z: Venus Outpost Development	098765432	2025-02-01	2026-03-31	Venus Outpost, District Z	Region A
Project AA: Jupiter Mission Planning	987654321	2025-03-01	2026-04-30	Jupiter Mission, District AA	Region Z
Project AB: Saturn Ring Study	876543210	2025-04-01	2026-05-31	Saturn Ring, District AB	Region Y
Project AC: Uranus Atmosphere Research	765432109	2025-05-01	2026-06-30	Uranus Atmosphere, District AC	Region X
Project AD: Neptune Magnetic Field Study	654321098	2025-06-01	2026-07-31	Neptune Magnetic Field, District AD	Region W
Project AE: Pluto Surface Composition Analysis	543210987	2025-07-01	2026-08-31	Pluto Surface, District AE	Region V
Project AF: Kuiper Belt Object Exploration	432109876	2025-08-01	2026-09-30	Kuiper Belt, District AF	Region U
Project AG: Oort Cloud Object Detection	321098765	2025-09-01	2026-10-31	Oort Cloud, District AG	Region T
Project AH: Interstellar Space Mission	210987654	2025-10-01	2026-11-30	Interstellar Space, District AH	Region S
Project AI: Galactic Center Observation	109876543	2025-11-01	2026-12-31	Galactic Center, District AI	Region R
Project AJ: Milky Way Structure Mapping	098765432	2025-12-01	2027-01-31	Milky Way, District AJ	Region Q
Project AK: Local Group Galaxy Interaction	987654321	2026-01-01	2027-02-28	Local Group, District AK	Region P
Project AL: Virgo Cluster Dynamics	876543210	2026-02-01	2027-03-31	Virgo Cluster, District AL	Region O
Project AM: Coma Cluster Research	765432109	2026-03-01	2027-04-30	Coma Cluster, District AM	Region N
Project AN: Perseus Cluster Study	654321098	2026-04-01	2027-05-31	Perseus Cluster, District AN	Region M
Project AO: Abell 194 Investigation	543210987	2026-05-01	2027-06-30	Abell 194, District AO	Region L
Project AP: Fornax Cluster Analysis	432109876	2026-06-01	2027-07-31	Fornax Cluster, District AP	Region K
Project AQ: Sculptor Group Examination	321098765	2026-07-01	2027-08-31	Sculptor Group, District AQ	Region J
Project AR: Bode's Galaxy Observation	210987654	2026-08-01	2027-09-30	Bode's Galaxy, District AR	Region I
Project AS: NGC 2445 Study	109876543	2026-09-01	2027-10-31	NGC 2445, District AS	Region H
Project AT: M82 Galaxy Research	098765432	2026-10-01	2027-11-30	M82 Galaxy, District AT	Region G

[illegible]

SITE SURROUNDING IMAGES

SCALE: N.T.S

THIS DOCUMENT IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS BEING RELEASED UNDER THE PRESIDENT JOHN F. KENNEDY ASSASSINATION ACT, 1964, AND EXECUTIVE ORDER 13526, WHICH CANCELS THE FLORIDA PUBLIC RECORDS ACT, SECTION 201(1) AND THE APPLICABLE FREE PRESS STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 33, FLORIDA STATUTES.



MSA ARCHITECTS, INC.
AACC00895
8900 SW 74th COURT
SUITE 1013
MIAMI, FLORIDA 33156
(305) 273-8211

FOR:
MORGAN GROUP
LOCATED AT:
MIAMI DADE COUNTY

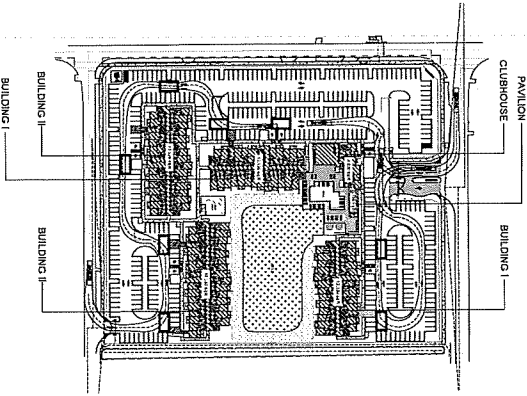
ASPER INITIAL SUBMITTAL	By
03/21/2021	
RE-SUBMITTAL	
06/07/2021	
RE-SUBMITTAL #2	
06/28/2021	

DATE:	03/21/20
SCALE:	AS SHOWN
JOB NO.:	15502
SHEET TITLE:	
	SITE DATA
SHEET NUMBER:	

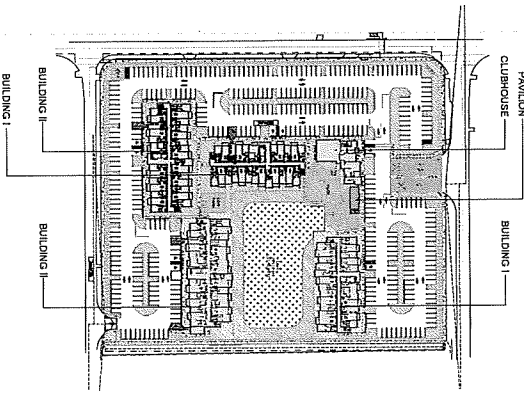
SP-1

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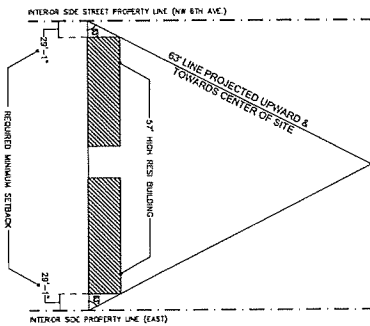
MIAMI-DADE COUNTY
PROCESS NO: Z21-083
DATE: JUN 30 2021
BY: GONGOL



LOT COVERAGE DIAGRAM
TOTAL: 1.3 ACRES / 57,205 SQ. FT. SCALE: 1"=100'-0"
NORTH



LANDSCAPE OPEN SPACE DIAGRAM
TOTAL: 2.93 ACRES / 127,955 SQ. FT. SCALE: 1"=100'-0"
NORTH



CROSS SECTION OF INTERIOR SIDE
SETBACK REQUIREMENTS
SCALE: 1"=100'-0"
NORTH

ARCHITECT'S BAZING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BAZING CODE WITH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 632 FLORIDA STATUTES.



MSA ARCHITECTS, INC.
AAC000895
8930 SW 74th COURT
SUITE 101
MIAMI, FLORIDA 33156
(305) 273-1911

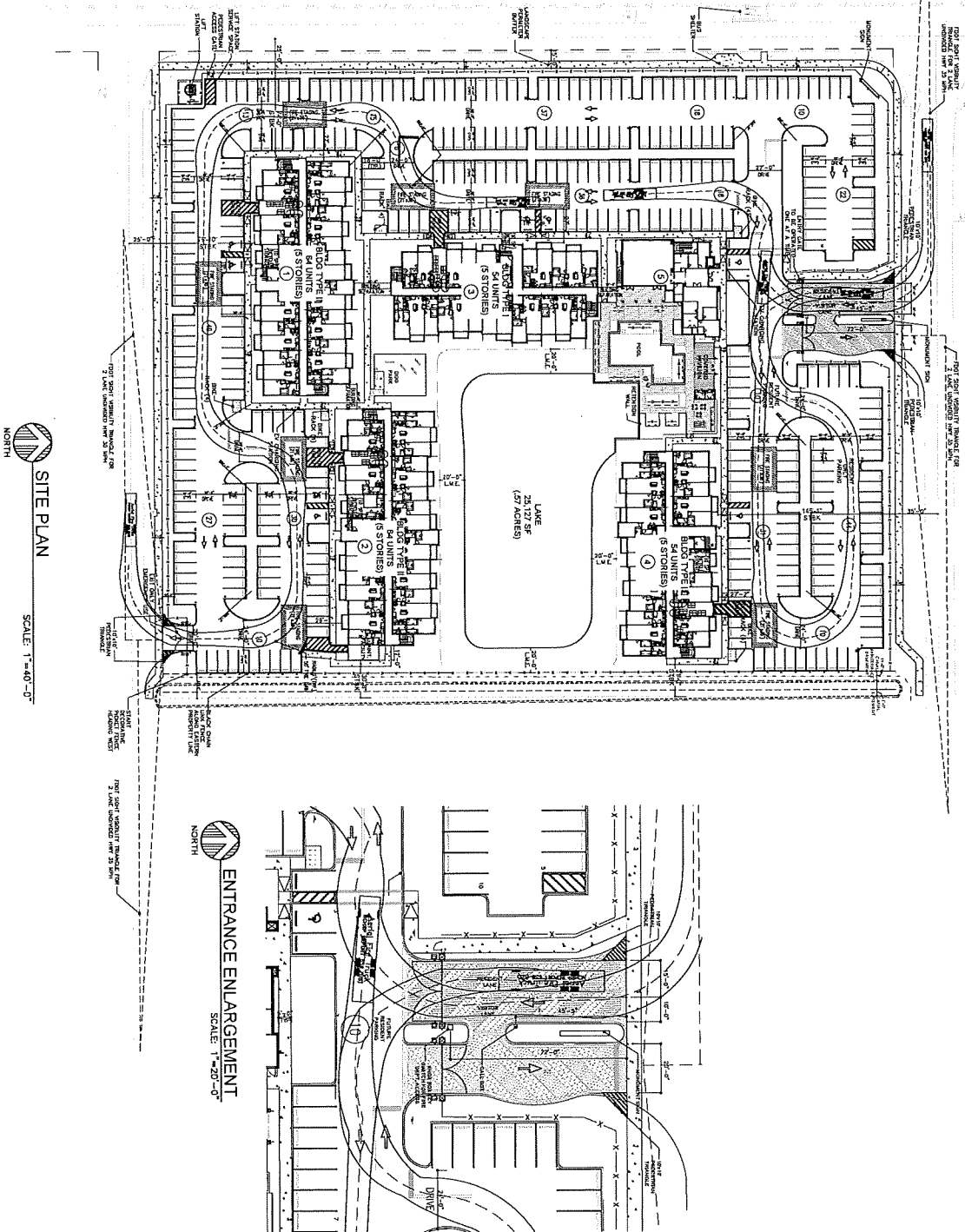


EVANGEL CHURCH
FOR:
MORGAN GROUP
LOCATED AT:
MIAMI DADE COUNTY

DATE: 06/27/2021
SCALE: AS SHOWN
JOB NO.:
SHEET TITLE:
DIAGRAMS
SHEET NUMBER:
SP-2

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-083
DATE: JUN 30 2021
BY: GONGOL



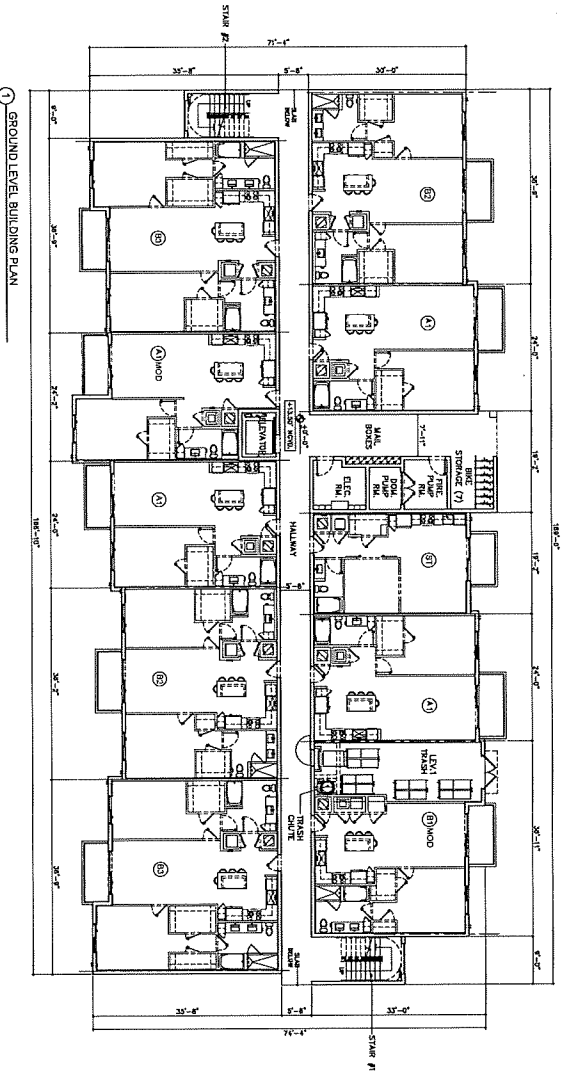
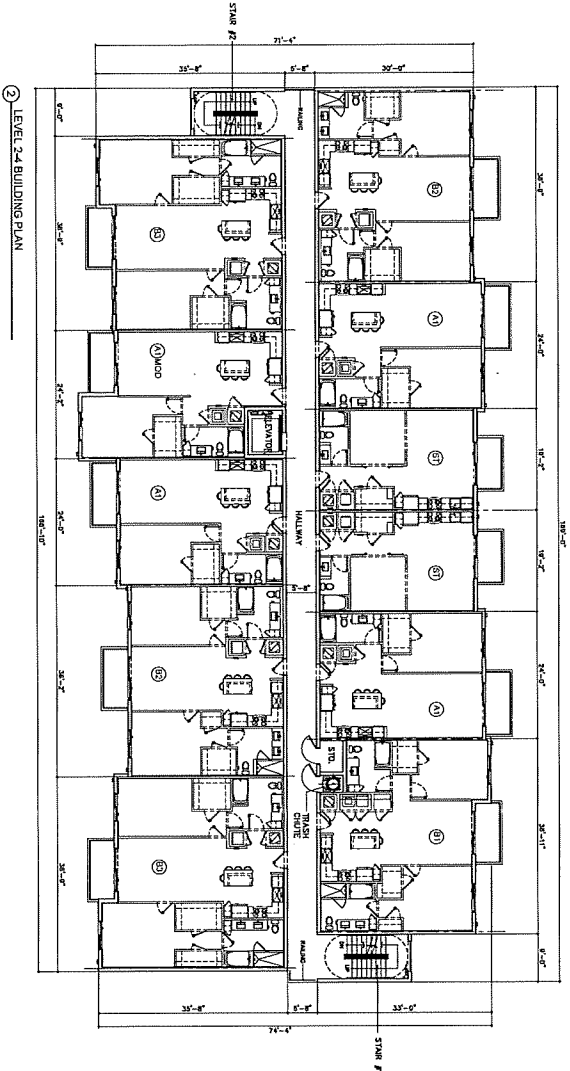
DESIGN	DATE	BY
03/21/2021	AS SHOWN	10/22/2021
SHEET NO. 10/22/2021		
SHEET TITLE: SITE PLAN		
SHEET NUMBER: SP-3		

MSA ARCHITECTS, INC.
ARCHITECTURE & PLANNING
8930 SW 74th COURT
SUITE 102
MIAMI, FLORIDA 33156
(305) 273-4343

EVANGEL CHURCH
FOR:
MORGAN GROUP
LOCATED AT:
MIAMI DADE COUNTY

RECEIVED

MIAMI-DADE COUNTY
PROCESS NO: Z21-083
DATE: JUN 30 2021
BY: GONGOL



BUILDING TYPE I
3 STORIES PER BUILDING
34 UNITS PER BUILDING
SCALE: 3/32"=1'-0"

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 833 FLORIDA STATUTES.

MSA ARCHITECTS
ARCHITECTURE & PLANNING

MSA ARCHITECTS, INC.
A40000885
8330 SW 74TH COURT
SUITE 1813
MIAMI, FLORIDA 33156
(305) 273-9911

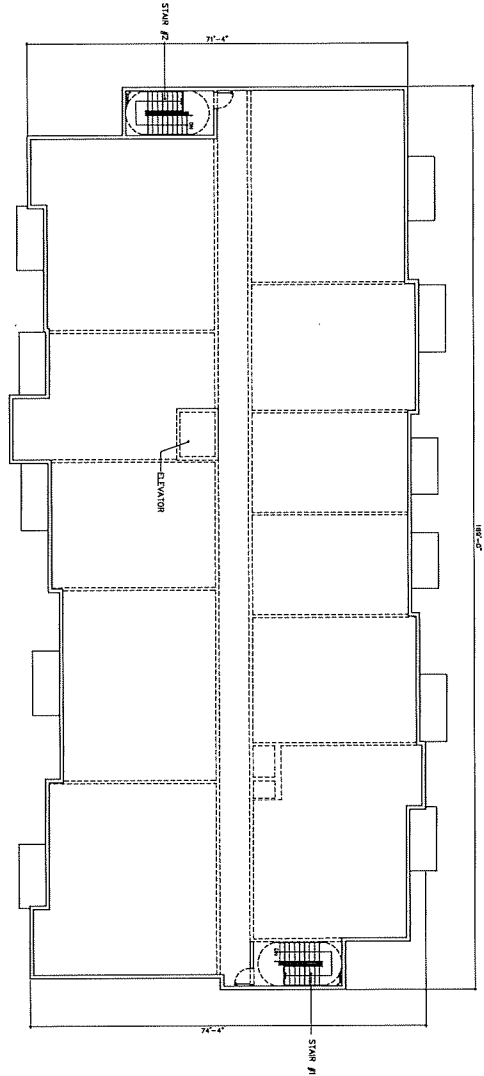
FOR:
MORGAN GROUP
LOCATED AT:
MIAMI, FL

EVANGEL CHURCH

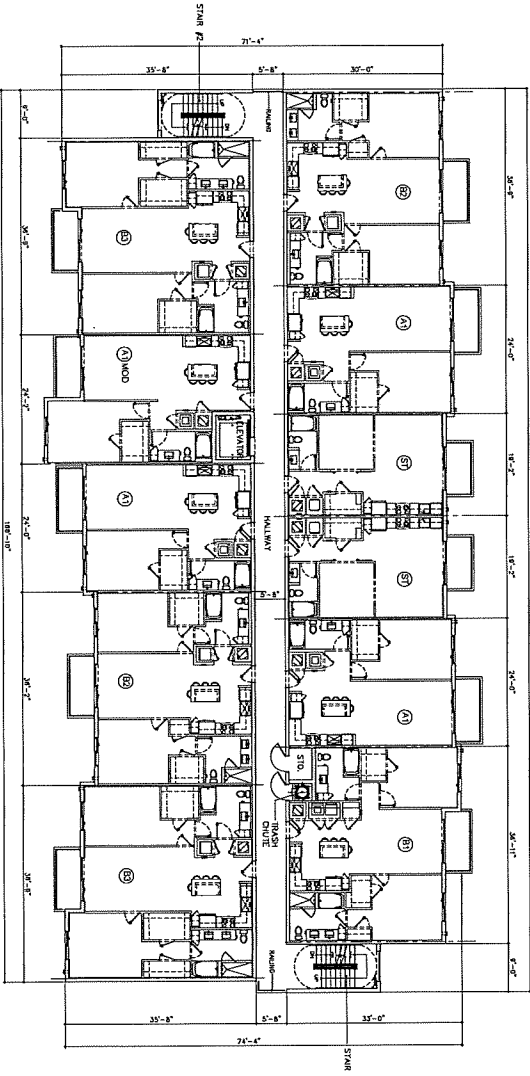
DATE: 06/30/21
BY: J. L. SANCHEZ
CHECKED: J. L. SANCHEZ
DATE: 06/30/21
BY: J. L. SANCHEZ

DESIGN: J. L. SANCHEZ
DATE: 06/30/21
BY: J. L. SANCHEZ
CHECKED: J. L. SANCHEZ
DATE: 06/30/21
BY: J. L. SANCHEZ

BUILDING TYPE I
SHEET NUMBER:
A-2.1

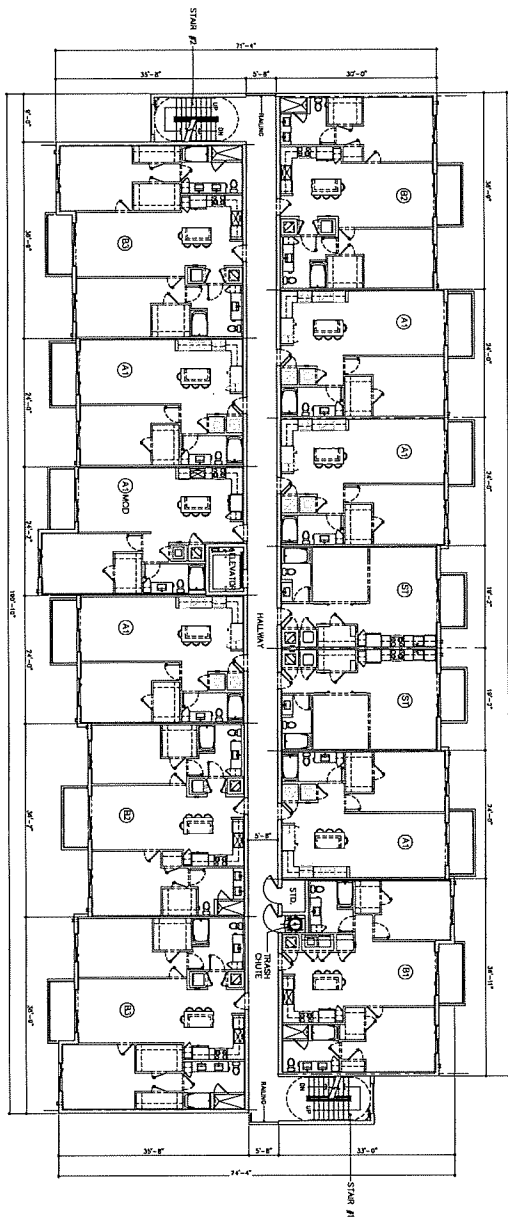


4 ROOF PLAN

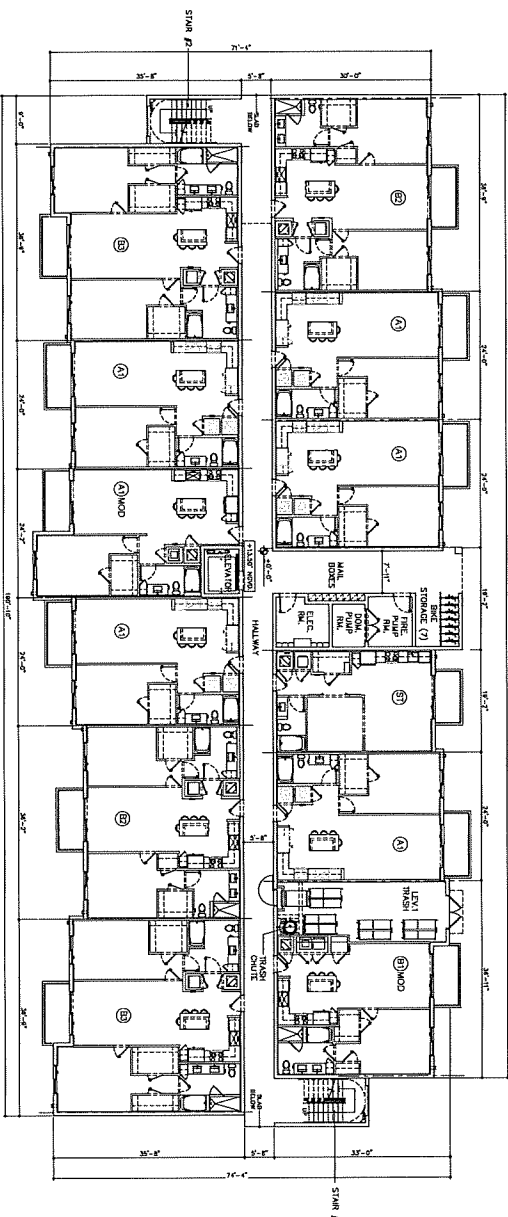


3 LEVEL 5 BUILDING PLAN

BUILDING TYPE I
 3 STORES
 24 UNITS PER BLDG
 SCALE: 3/32"=1'-0"

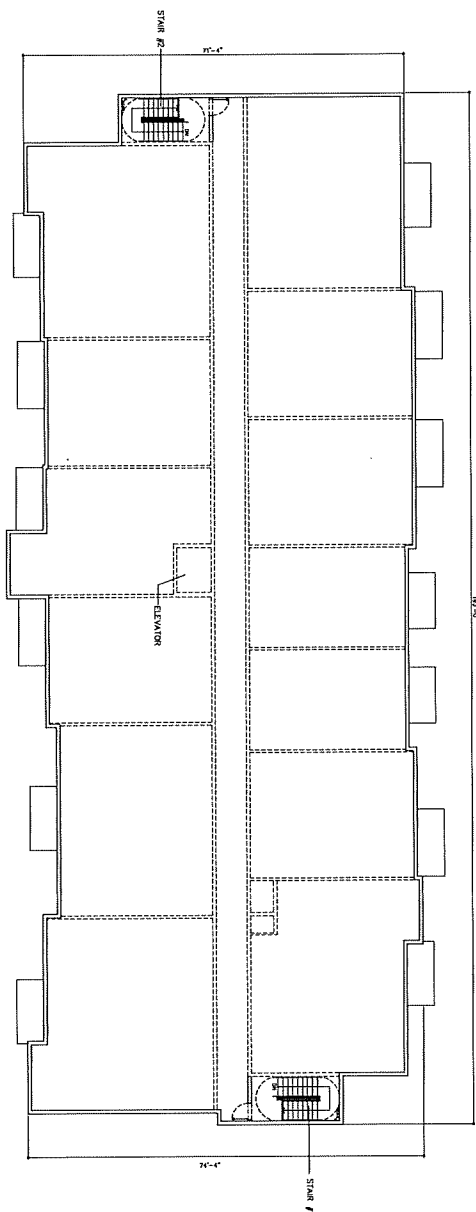


2 LEVEL 24 BUILDING PLAN

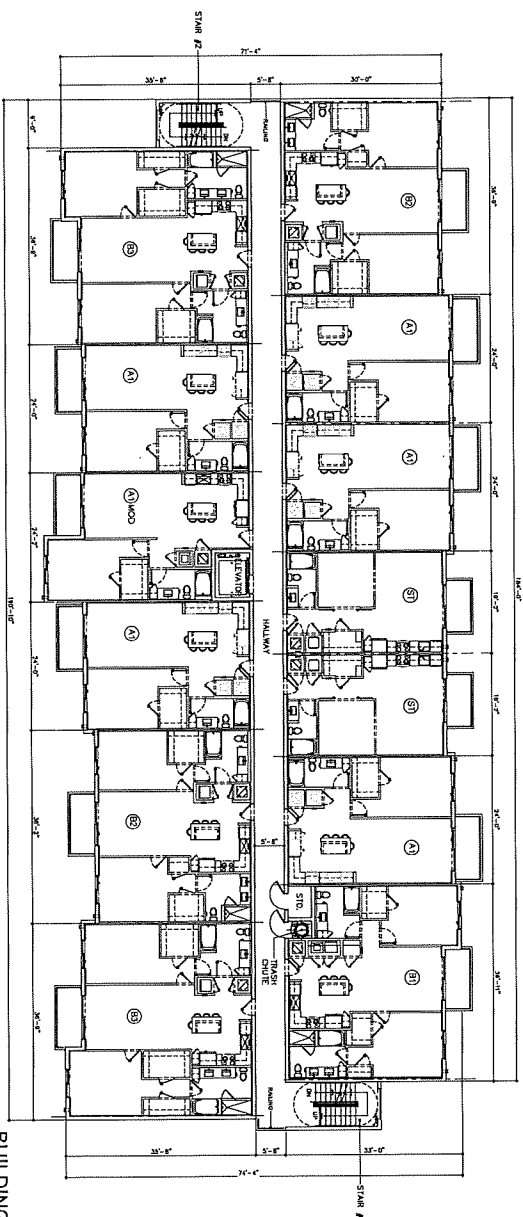


1 GROUND LEVEL BUILDING PLAN

BUILDING TYPE II
 SCALE: 3/32"=1'-0"
 54 UNITS PER BLDG



4 ROOF PLAN



3 LEVEL 5 BUILDING PLAN

BUILDING TYPE II
 5 STORIES
 64 UNITS--PER BLOC
 SCALE: 1/8" = 1'-0"

DRAWN	DATE	02/17/2021
CHECKED	DATE	02/17/2021
SCALE	AS SHOWN	1/8" = 1'-0"
SHEET TITLE	BUILDING TYPE II	
SHEET NUMBER	A-2.4	

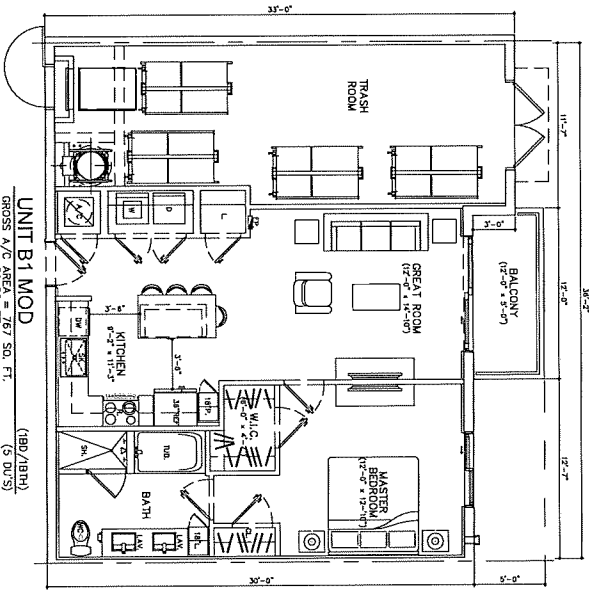
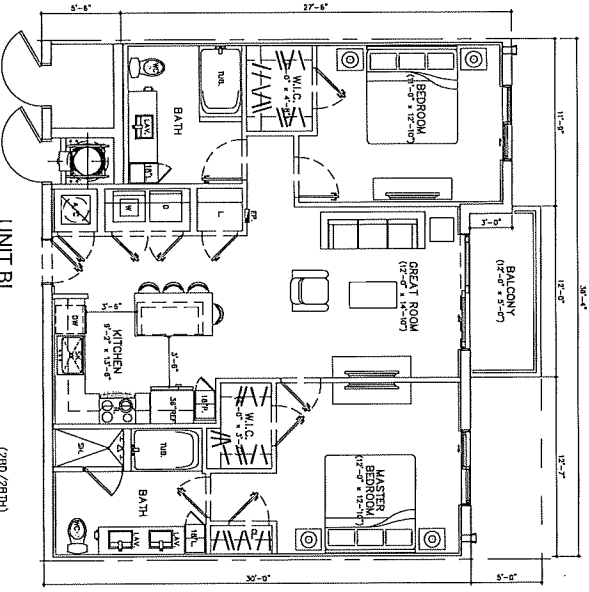
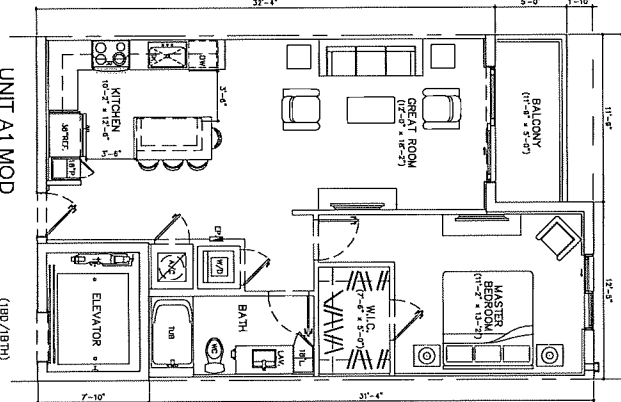
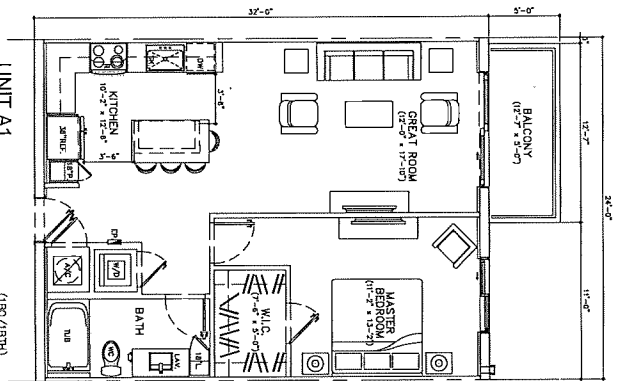
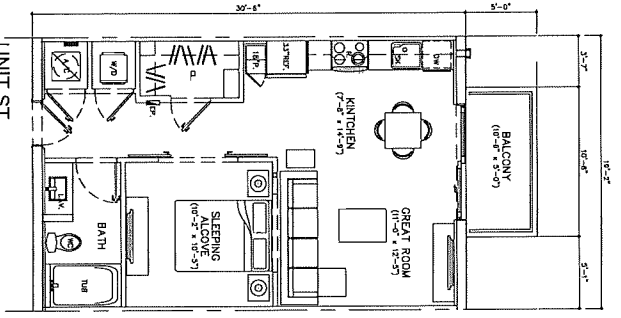
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MSA ARCHITECTS
 ARCHITECTURE & PLANNING

8550 SW 74TH COURT
 SUITE 1515
 MIAMI, FLORIDA 33156
 (305) 773-9911

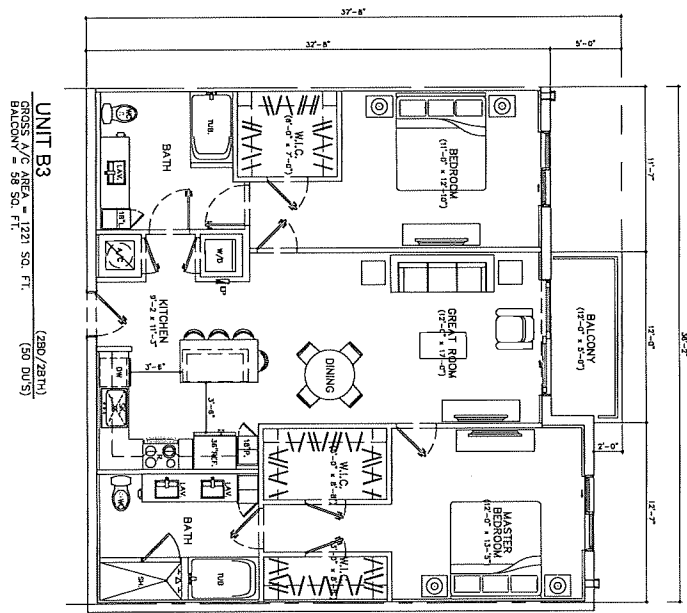
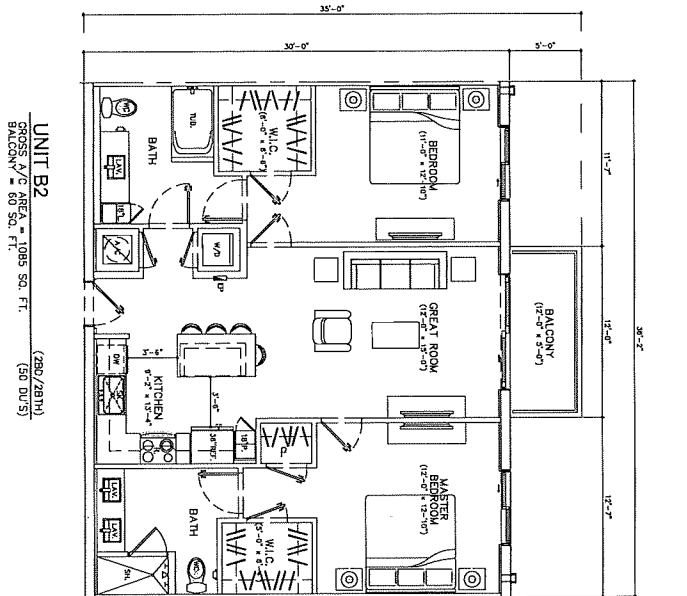
DATE: 1.1.2021
 DRAWN: J. K. K. K.

FOR: EVANGEL CHURCH
LOCATED AT: MIAMI, FL
DATE: 02/17/2021
DRAWN: J. K. K. K.
CHECKED: J. K. K. K.
SCALE: AS SHOWN
SHEET TITLE: BUILDING TYPE II
SHEET NUMBER: A-2.4



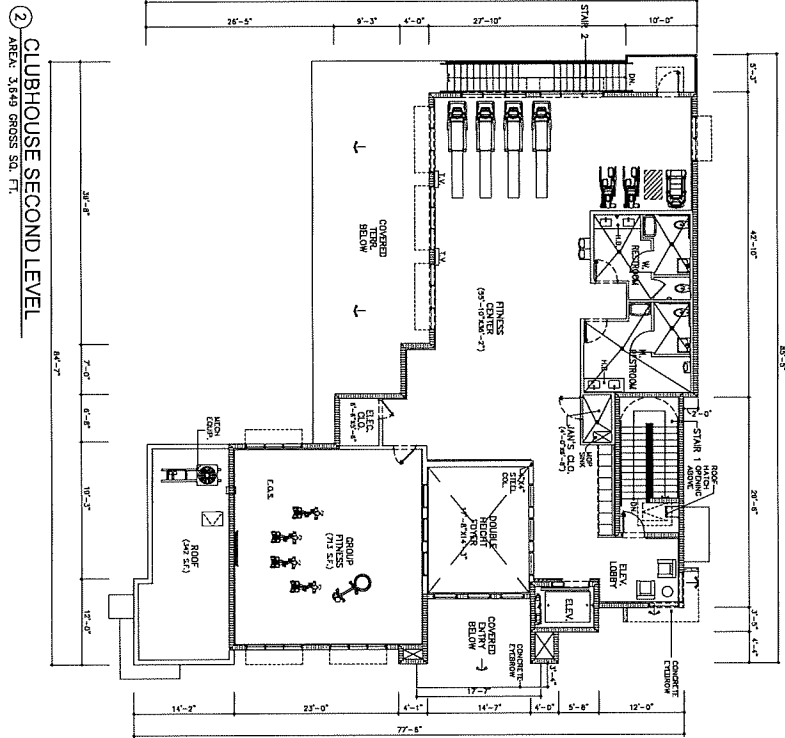
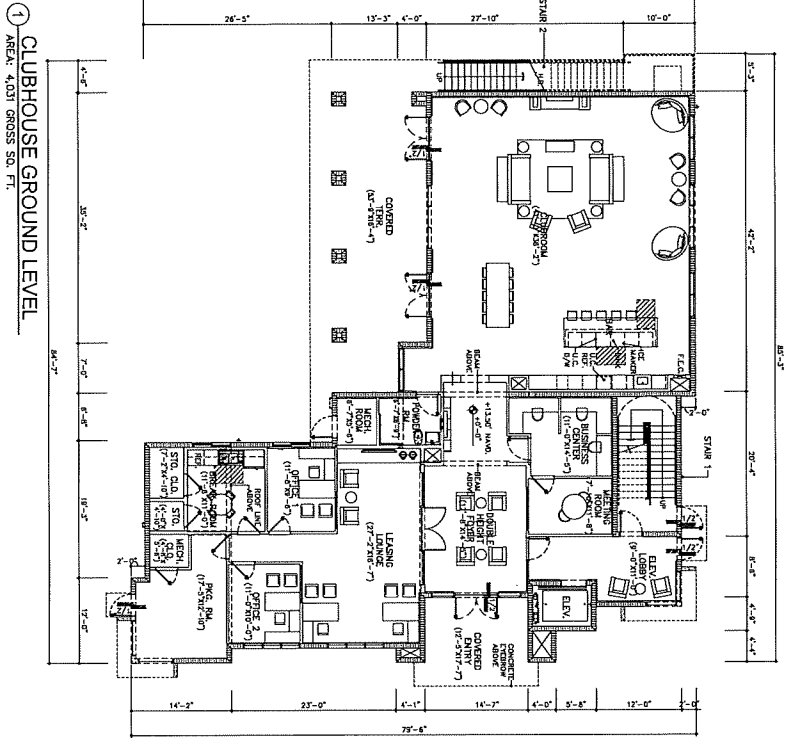
UNIT PLANS

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



UNIT PLANS

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



CLUBHOUSE PLANS

SCALE: 1/8"=1'-0"

DRAWN	02/23/2021
DATE	02/23/2021
SCALE	AS SHOWN
SHEET NO.	CH-2.1
SHEET TITLE	CLUBHOUSE PLANS
SHEET NUMBER	CH-2.1

MSA ARCHITECTS
 ARCHITECTURE & PLANNING

5350 SW 74th COURT
 SUITE 1013
 MIAMI, FL 33149
 (305) 273-6163
 FAX: (305) 273-6164

EVANGEL CHURCH

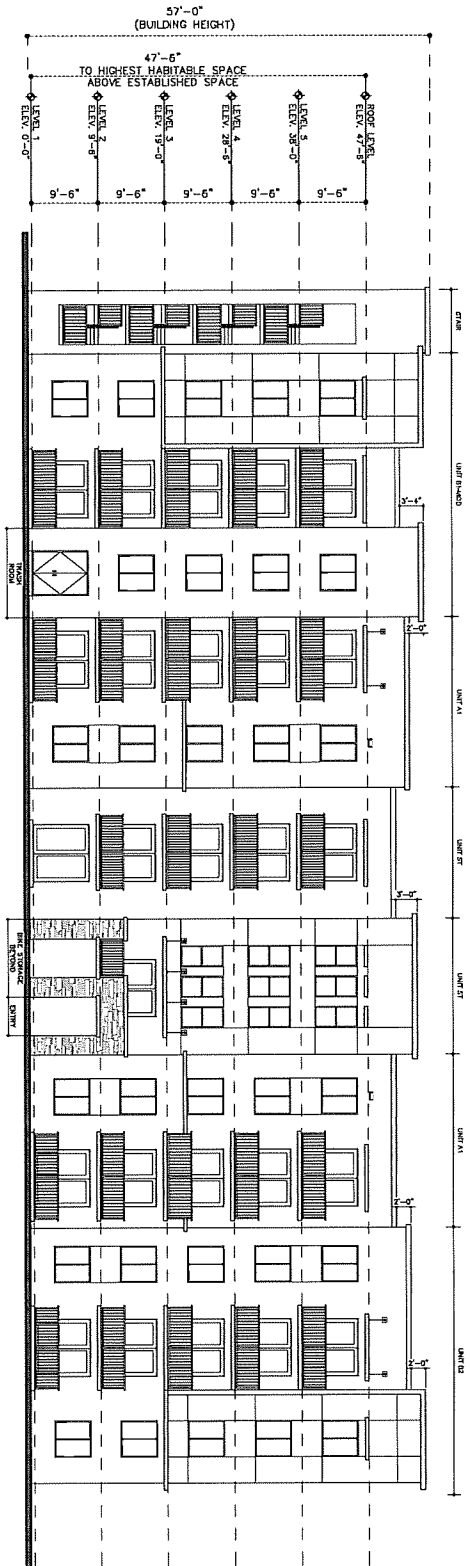
FOR:
 MORGAN GROUP
 LOCATED AT:
 MIAMI, FL

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE, EIGHTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

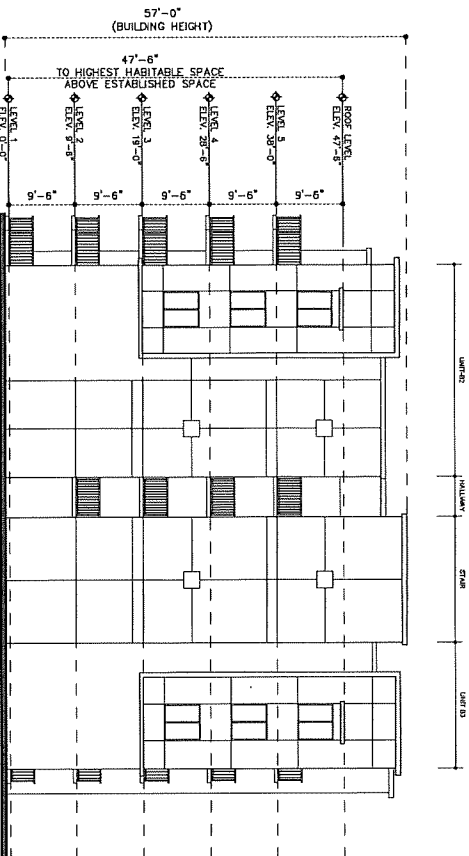
DATE: 02/23/2021
 BY: ELMARCO 2021

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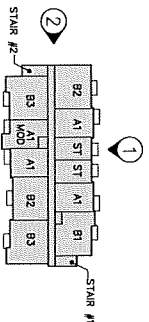
MIAMI-DADE COUNTY
PROCESS NO: Z21-083
DATE: JUN 30 2021
BY: GONGOL



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"



KEY PLAN
SCALE: N.T.S.

BUILDING TYPE I ELEVATIONS
SCALE: 1/8"=1'-0"

DRAWN	DATE
SCALE	DATE
JOB NO.	DATE
SHEET TITLE	DATE
BUILDING TYPE I	DATE
SHEET NUMBER	DATE
A-3.1	DATE

MSA ARCHITECTS & PLANNING

5502 SW 74th COURT
SUITE 100
MIAMI, FLORIDA 33156
(305) 273-8911

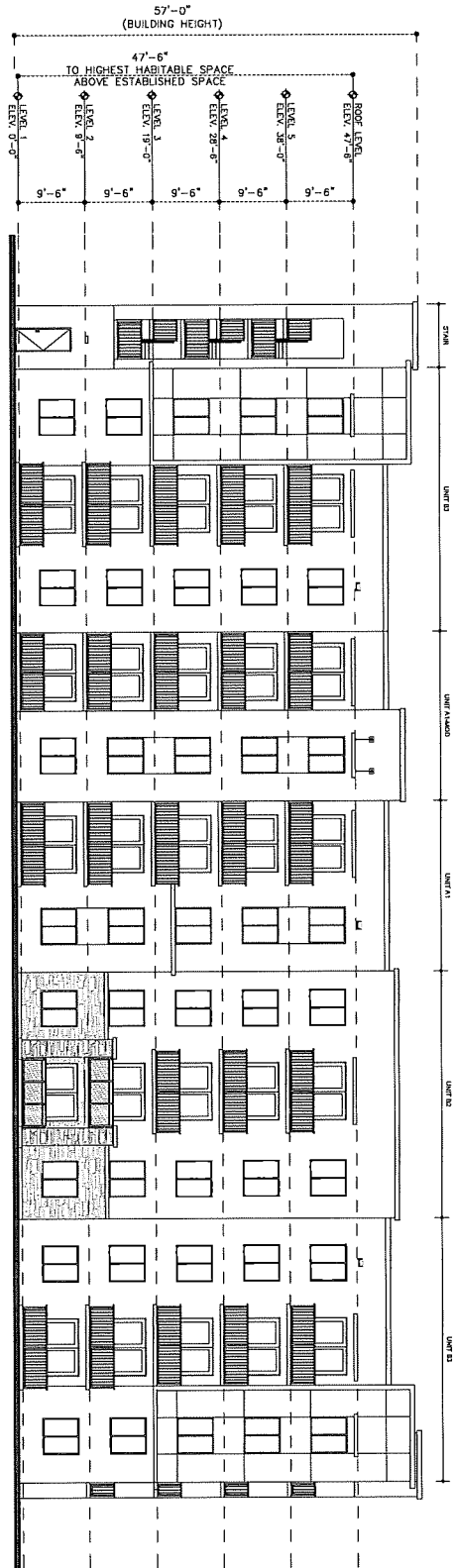
FOR:
MORGAN GROUP
LOCATED AT:
MIAMI, FL

EVANGEL CHURCH

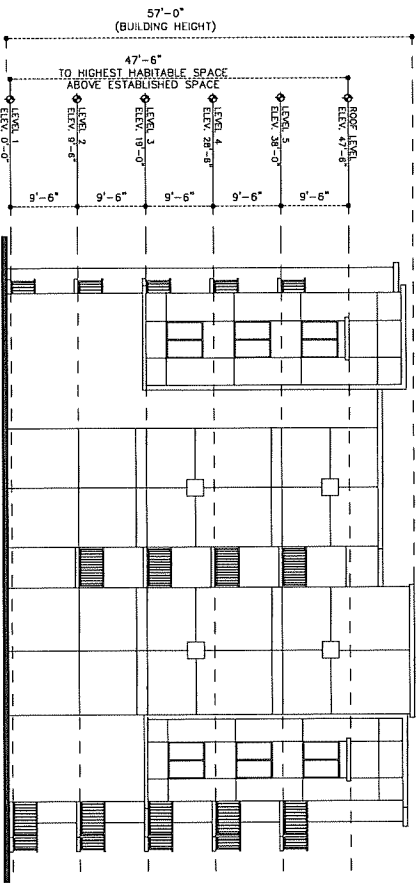
MSA ARCHITECTS, INC.
AAC000895

EVANGEL CHURCH

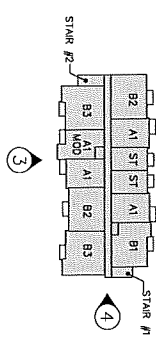
EVANGEL CHURCH



⑦ SOUTH ELEVATION
 SCALE: 1/8"=1'-0"

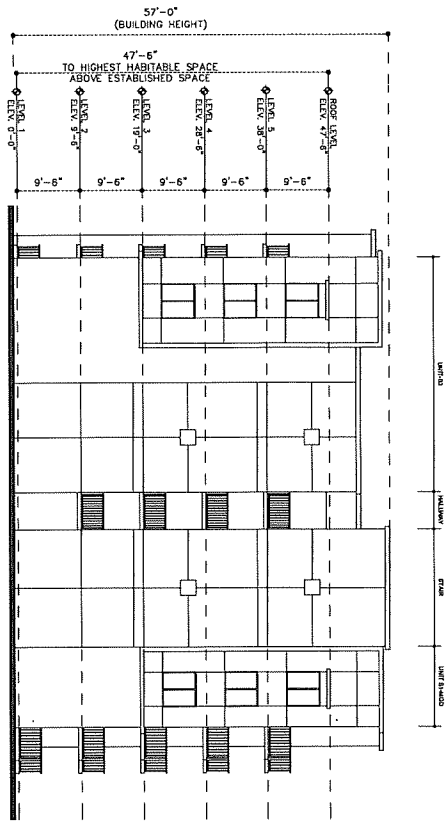


⑥ EAST ELEVATION
 SCALE: 1/8"=1'-0"



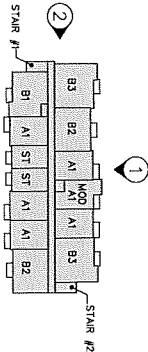


① NORTH ELEVATION
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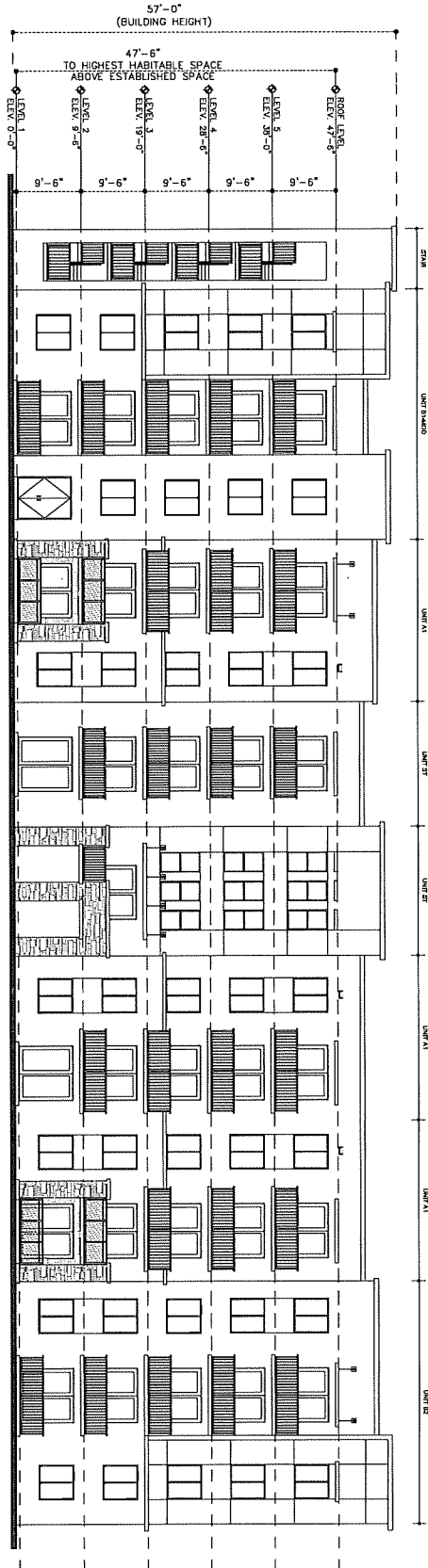


② WEST ELEVATION
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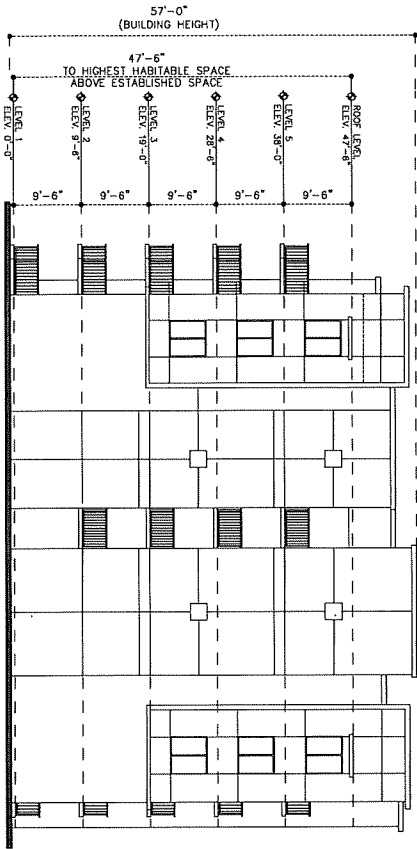
KEY PLAN
 SCALE: N.T.S.



BUILDING TYPE II ELEVATIONS
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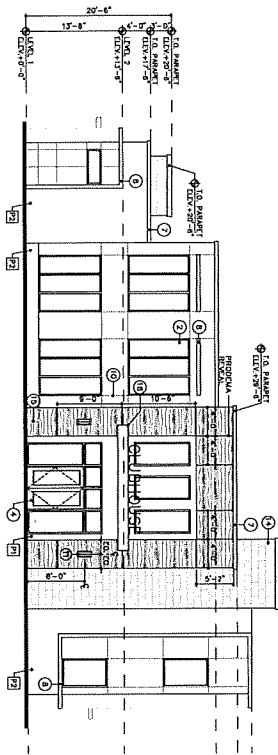
③ SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



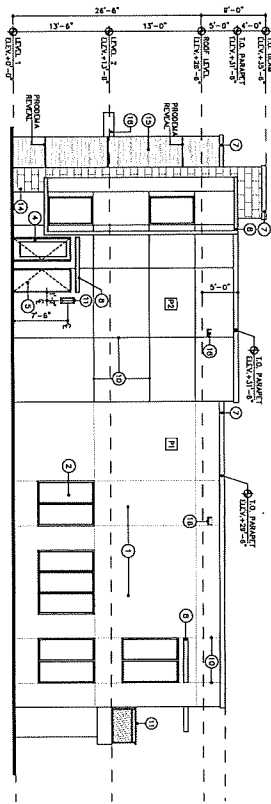
④ EAST ELEVATION
 SCALE: 1/8"=1'-0"



BUILDING TYPE II ELEVATIONS
 SCALE: 1/8"=1'-0"

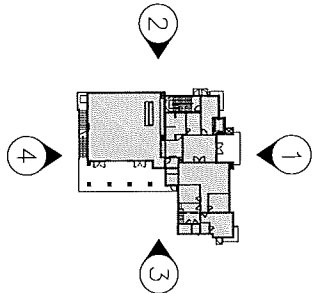


1 NORTH ELEVATION
 SCALE: 1/8"=1'-0"



2 WEST ELEVATION
 SCALE: 1/8"=1'-0"

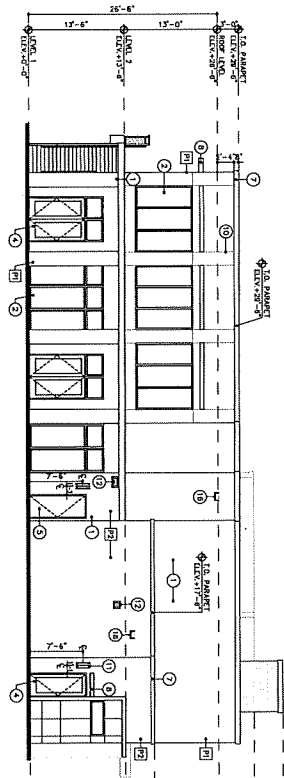
CLUBHOUSE ELEVATIONS
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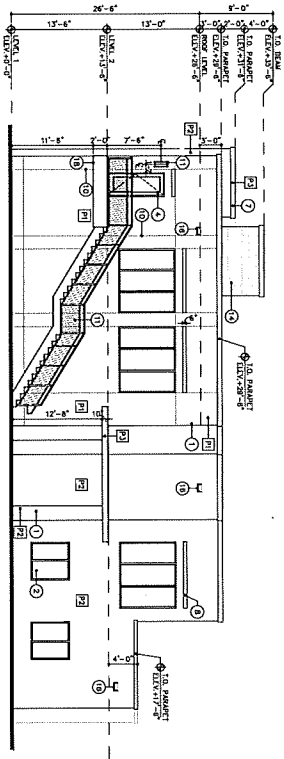
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2	PAINT: SW 7004 - SANDWICH
3	PAINT: SW 7004 - SANDWICH
4	PAINT: SW 7004 - SANDWICH
5	PAINT: SW 7004 - SANDWICH
6	PAINT: SW 7004 - SANDWICH
7	PAINT: SW 7004 - SANDWICH
8	PAINT: SW 7004 - SANDWICH
9	PAINT: SW 7004 - SANDWICH
10	PAINT: SW 7004 - SANDWICH
11	PAINT: SW 7004 - SANDWICH
12	PAINT: SW 7004 - SANDWICH

ELEVATION NOTES	
1.	ALL TO HAVE FINISHES ON IT.
2.	ALL TO HAVE FINISHES ON IT.
3.	ALL TO HAVE FINISHES ON IT.
4.	ALL TO HAVE FINISHES ON IT.
5.	ALL TO HAVE FINISHES ON IT.
6.	ALL TO HAVE FINISHES ON IT.
7.	ALL TO HAVE FINISHES ON IT.
8.	ALL TO HAVE FINISHES ON IT.
9.	ALL TO HAVE FINISHES ON IT.
10.	ALL TO HAVE FINISHES ON IT.
11.	ALL TO HAVE FINISHES ON IT.
12.	ALL TO HAVE FINISHES ON IT.

ELEVATION LEGEND	
1	PAINT: SW 7004 - SANDWICH
2	PAINT: SW 7004 - SANDWICH
3	PAINT: SW 7004 - SANDWICH
4	PAINT: SW 7004 - SANDWICH
5	PAINT: SW 7004 - SANDWICH
6	PAINT: SW 7004 - SANDWICH
7	PAINT: SW 7004 - SANDWICH
8	PAINT: SW 7004 - SANDWICH
9	PAINT: SW 7004 - SANDWICH
10	PAINT: SW 7004 - SANDWICH
11	PAINT: SW 7004 - SANDWICH
12	PAINT: SW 7004 - SANDWICH

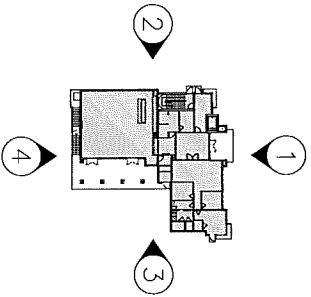


1 EAST ELEVATION
 SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"

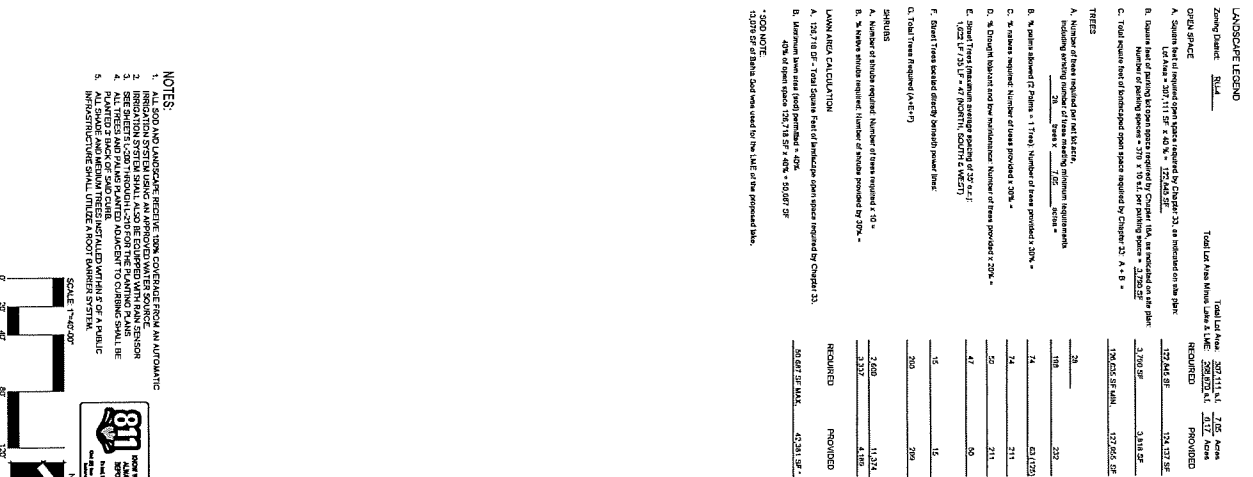
CLUBHOUSE ELEVATIONS
 SCALE: 1/8"=1'-0"



MIAMI-DADE COUNTY
PROCESS NO: Z24-083
DATE: JUN 29 2024
BY GONGOL



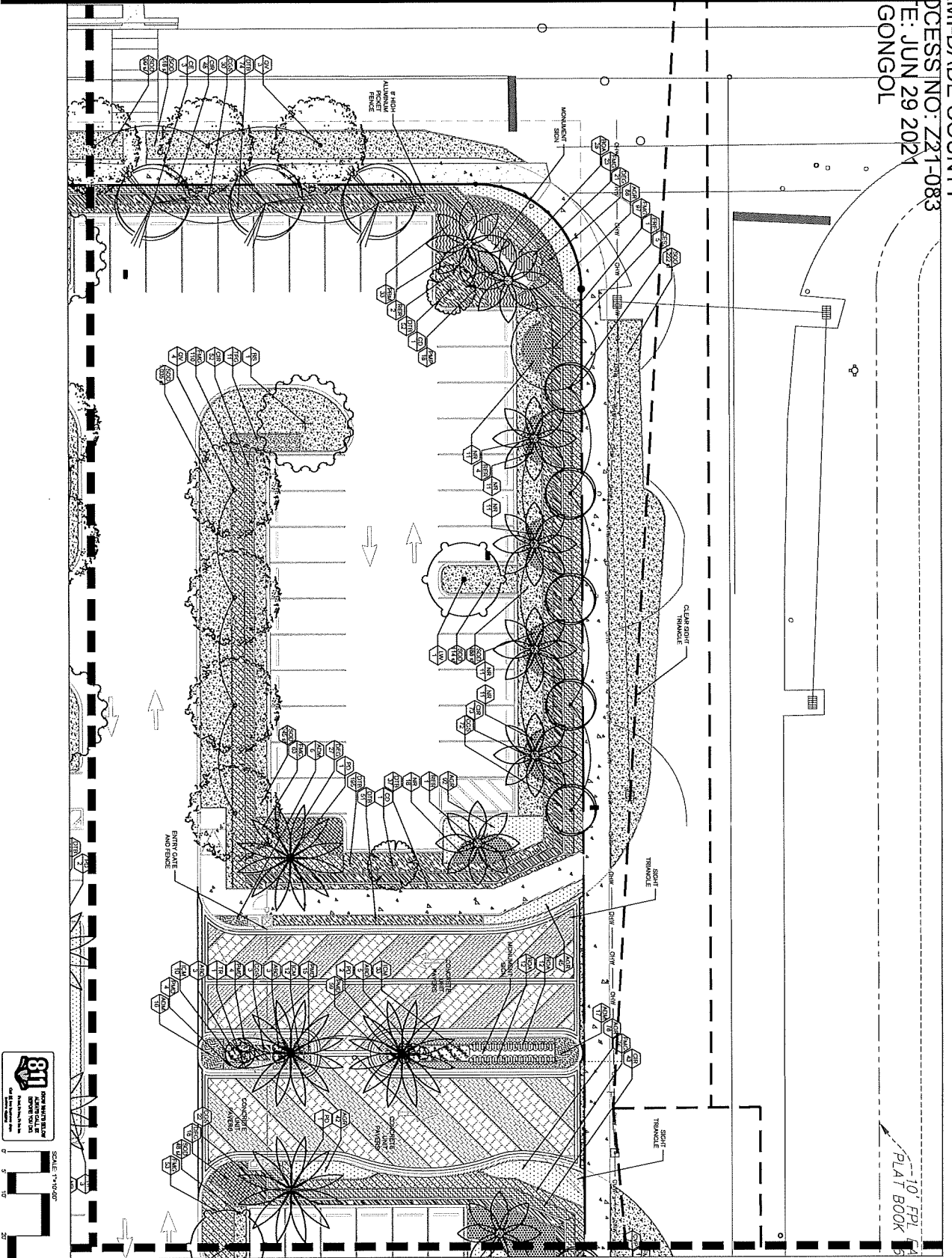
MIAMI-DADE COUNTY
PROCESS NO: Z21-083
DATE: JUN 29 2021
BY: GONGOL



L-200 Sheet 1 of 11	Drawing Number 2107	Original Landscape PLAN	Sheet Description EVANGEL CHURCH MORGAN GROUP MIAMI DADE COUNTY, FLORIDA	SUBMITTAL SET 1 Re-Submittal Set 6/7-2021 2 Re-Submittal Set 6/25-2021	REVISIONS 	
				Revision Dates	412 SW 6th Ave., Fort Lauderdale, FL 33315 LCC0000037 Tel: 561-761-1808 Email: hjs@aallandscape.com	

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PROCESS NO: 221-083
DATE: JUN 29 2021
BY: GONGOL



SCALE: 1"=10'-0"



NORTH

L-201
Sheet 2 of 11

Project Name
2107

Project Date
03-31-2021

Project Number
2107

Project Name
2107

Project Date
03-31-2021

Project Number
2107

Project Name
2107

Project Date
03-31-2021

Project Number
2107

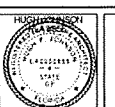
Project Name
2107

Project Date
03-31-2021

Project Number
2107

SUBMITTAL SET
EVANGEL CHURCH
MORGAN GROUP
MIAMI DADE COUNTY, FLORIDA

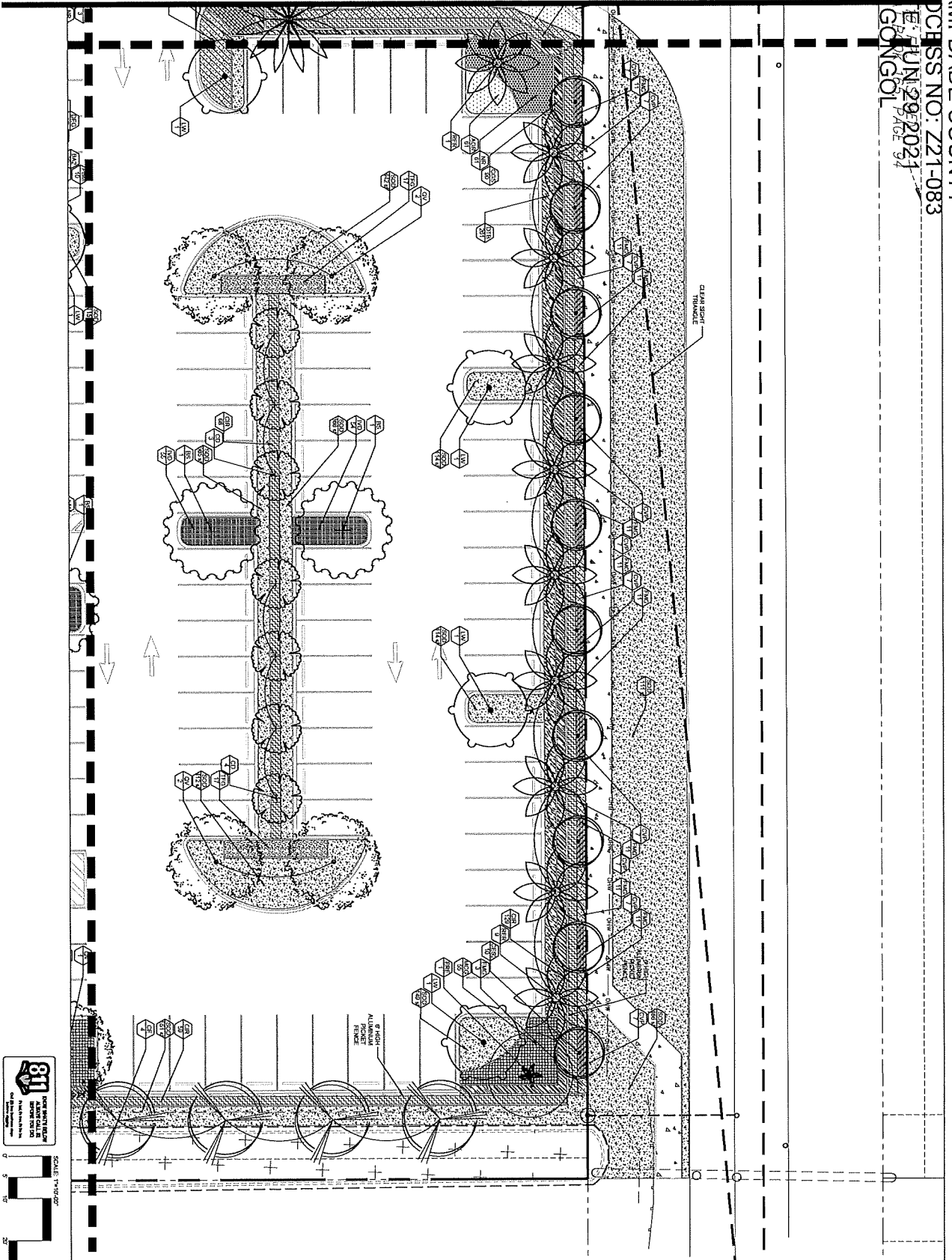
1 Re-Submittal Set
2 Re-Submittal Set
Revision Dates



AAL
Architectural Alliance Landscape
612 SW 4th Ave., Fort Lauderdale, FL 33310
TEL: 954-744-1111 FAX: 954-744-1112

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MIAMI-DADE COUNTY
PROCESS NO: 227-083
DATE: JUN 29 2021
BY: GONGOL PAGE 34



SCALE: 1"=10'-0"



Sheet Number	L-202
Project Number	2107
Revision Number	03-31-2021
Revision Date	03-31-2021
Revision Description	LANDSCAPE PLAN

SUBMITTAL SET
EVANGEL CHURCH
MORGAN GROUP
MIAMI DADE COUNTY, FLORIDA

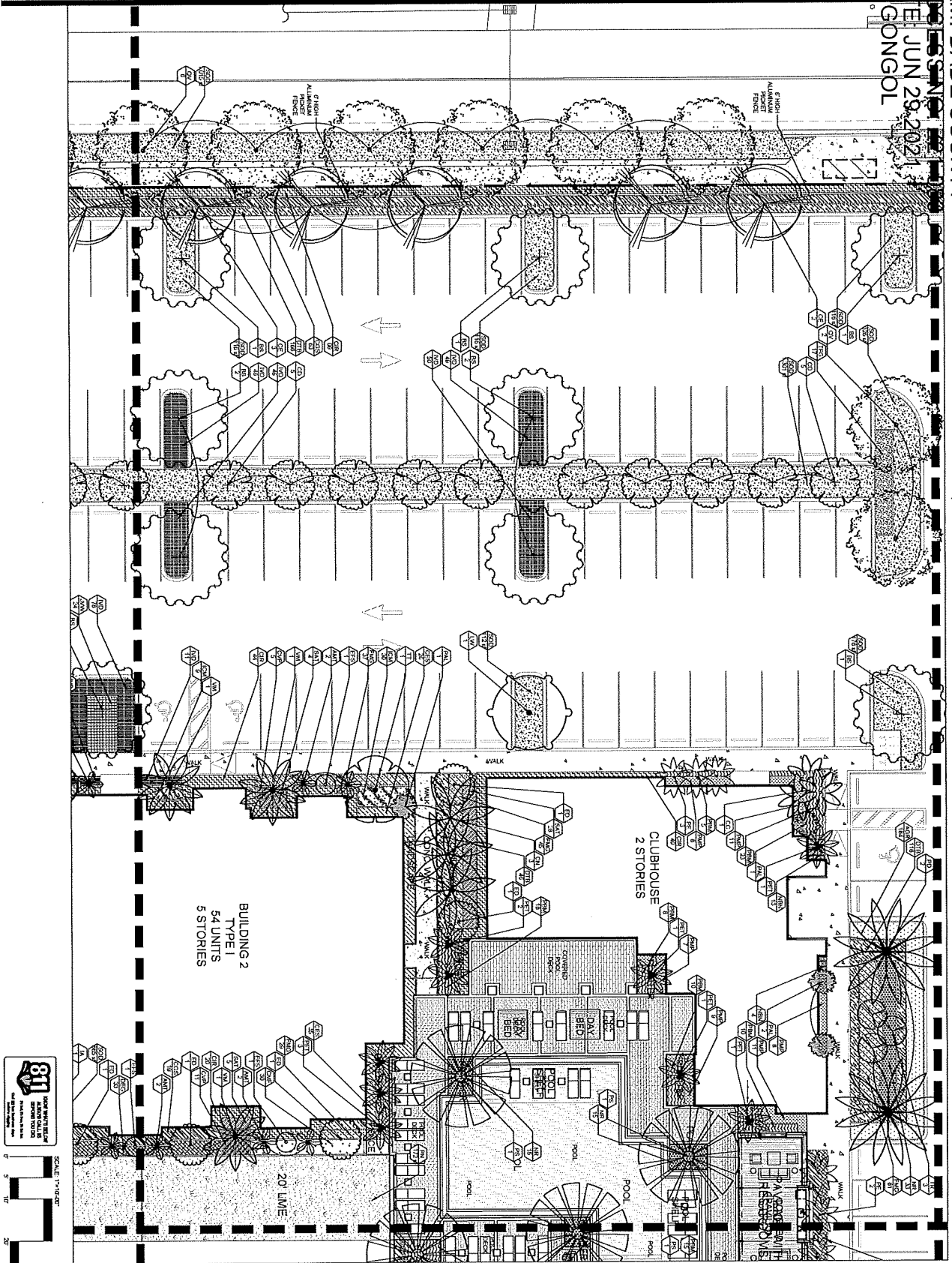
1 Re-Submittal Set	6-7-2021
2 Re-Submittal Set	6-7-2021
Revision Dates	



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MIAMI-DADE COUNTY

PROJECT NO. 19-0000000-0000
DATE JUN 29, 2021
BY: GONGOL



SCALE 1"=10'-0"

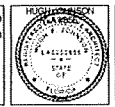


L-203
Sheet 4 of 11

Project Description
Landscape
Landscape
03-31-2021
Project Number
2107

SUBMITTAL SET
EVANGEL CHURCH
MORGAN GROUP
MIAMI DADE COUNTY, FLORIDA

1 Re-Submittal Set 6-7-2021
2 Re-Submittal Set 6-25-2021
Revision Dates



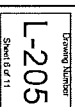
AAL
Architectural Alliance Landscape
410 SW 4th Ave., Fort Lauderdale, FL 33315 LCC000037
TEL: 954-764-1888 EMAIL: morgan@architectall.com

MIAMI-DADE COUNTY
PRISON: 724-0000
DATE: JUN 29 2021
BY: GONGOL

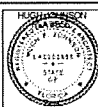


AAL
Architectural Alliance Landscape
812 SW 4th Ave., Fort Lauderdale, FL 33315 LCC0000357
TEL: 954-764-8888 EMAIL: Wjordan@archall.net

MIAMI-DADE COUNTY
PRINCE GEORGE
DATE: JUN 29 2021
BY: GONGOL

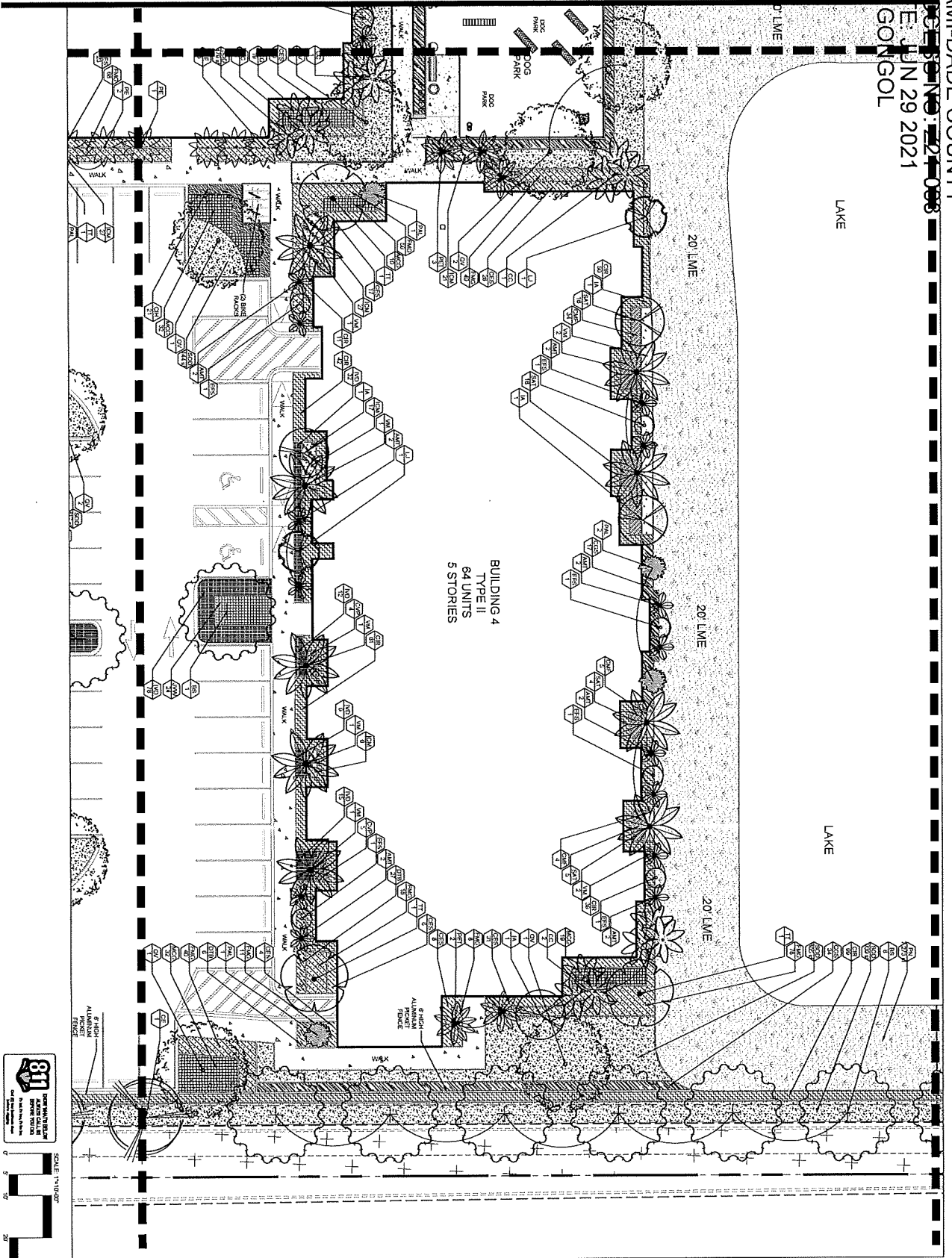


1	Re-Submittal Set	6-7-2002
2	Re-Submittal Set	6-25-2002
Revision Dates		



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MIAMI-DADE COUNTY
PROJECT NO. 24-008
DATE: JUN 29 2021
BY: GONGOL



SCALE: 1"=10'-0"



L-206
Sheet 7 of 11

SUBMITTAL SET
EVANGEL CHURCH
MORGAN GROUP
MIAMI DADE COUNTY, FLORIDA

1 Re-Submittal Set 6-7-2021
2 Re-Submittal Set 6-25-2021
Revision Dates

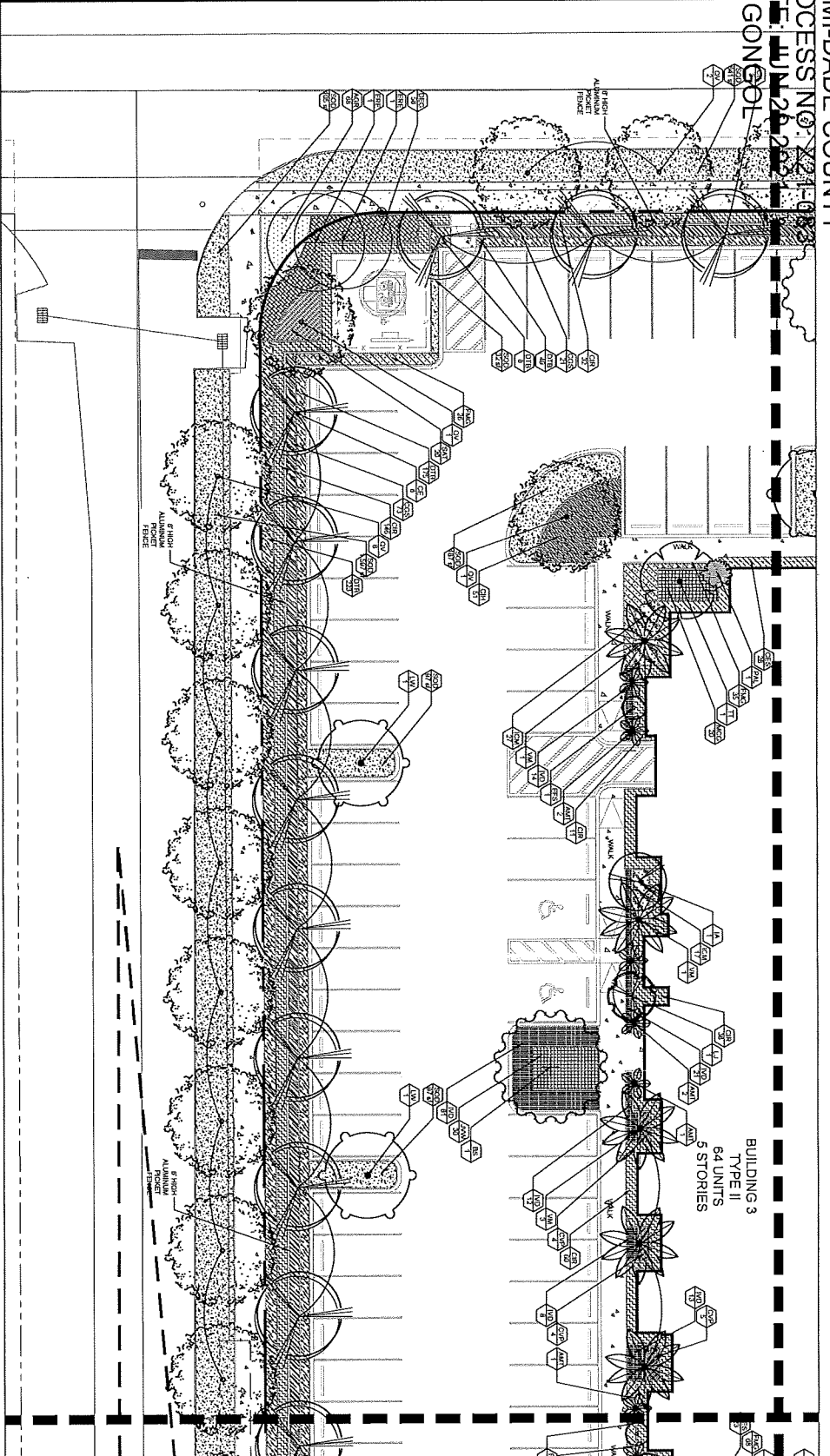


AAL
Architectural Alliance Landscape
410 SW 4th Ave., Fort Lauderdale, FL 33310 LCC000037
TEL: 954-764-8888 EMAIL: MIAMI@AALDESIGN.COM

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MIAMI-DADE COUNTY

PROCESS NO. 2021-013
DATE JUN 26 2021
BY GONGOL



BUILDING 3
TYPE II
64 UNITS
5 STORIES



811 CITY OF MIAMI DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION	SCALE: 1"=10'-0"	NORTH	SUBMITTAL SET EVANGEL CHURCH MORGAN GROUP MIAMI DADE COUNTY, FLORIDA	1 Re Submit Set 6-7-2021		
				2 Re Submit Set 6-25-2021		
L-207	Sheet 1 of 11	Draining Number: 2107	Project Number: 10-31-2021	Release Date: 10-31-2021	Language: LAM	Sheet Description: LANDSCAPE

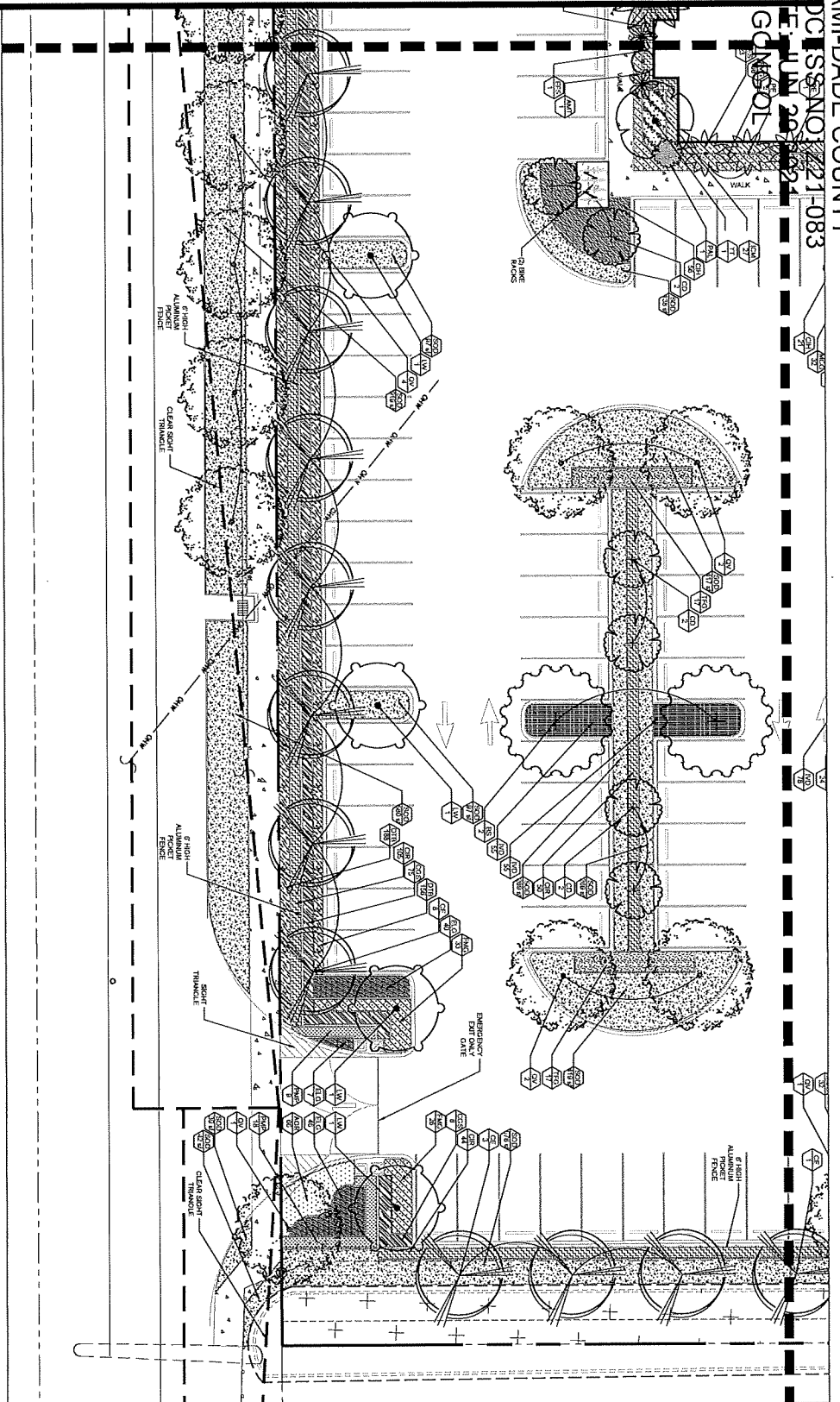
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MIAMI-DADE COUNTY

PROJECT NO. 21-083

DATE: JUN 20, 2021

BY: GCONOL



SCALE: 1"=10'-0"

L-208

Sheet 9 of 11

SUBMITTAL SET
EVANGEL CHURCH
MORGAN GROUP
MIAMI DADE COUNTY, FLORIDA

1 Re-Submittal Set 5-7-2021
2 Re-Submittal Set 6-25-2021
Revision Dates

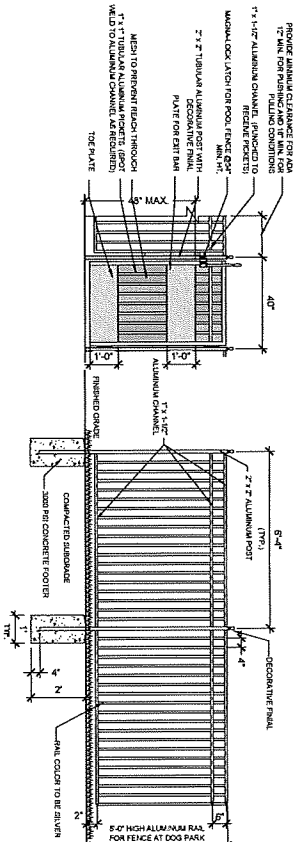


AAL
Architectural Alliance Landscape
410 SW 4th Ave., Fort Lauderdale, FL 33310 LCC000037
TEL: 954-764-8888 EMAIL: morgan@aalfla.com

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MIAMI-DADE COUNTY
PROCESS NO: Z21-083
DATE: JUN 29 2021
BY: GONGOL

TYPICAL FENCE AND GATE DETAIL



PLANT SCHEDULE EVANGEL CHURCH									
ITEM	QTY	DESCRIPTION	UNIT	PRICE	DATE	DATE	DATE	DATE	DATE
1	1	1\"/>							



SUBMITTAL SET

EVANGEL CHURCH

MORGAN GROUP
MIAMI DADE COUNTY, FLORIDA

1. Re-Submittal Set 6/7/2021
2. Re-Submittal Set 6/25/2021

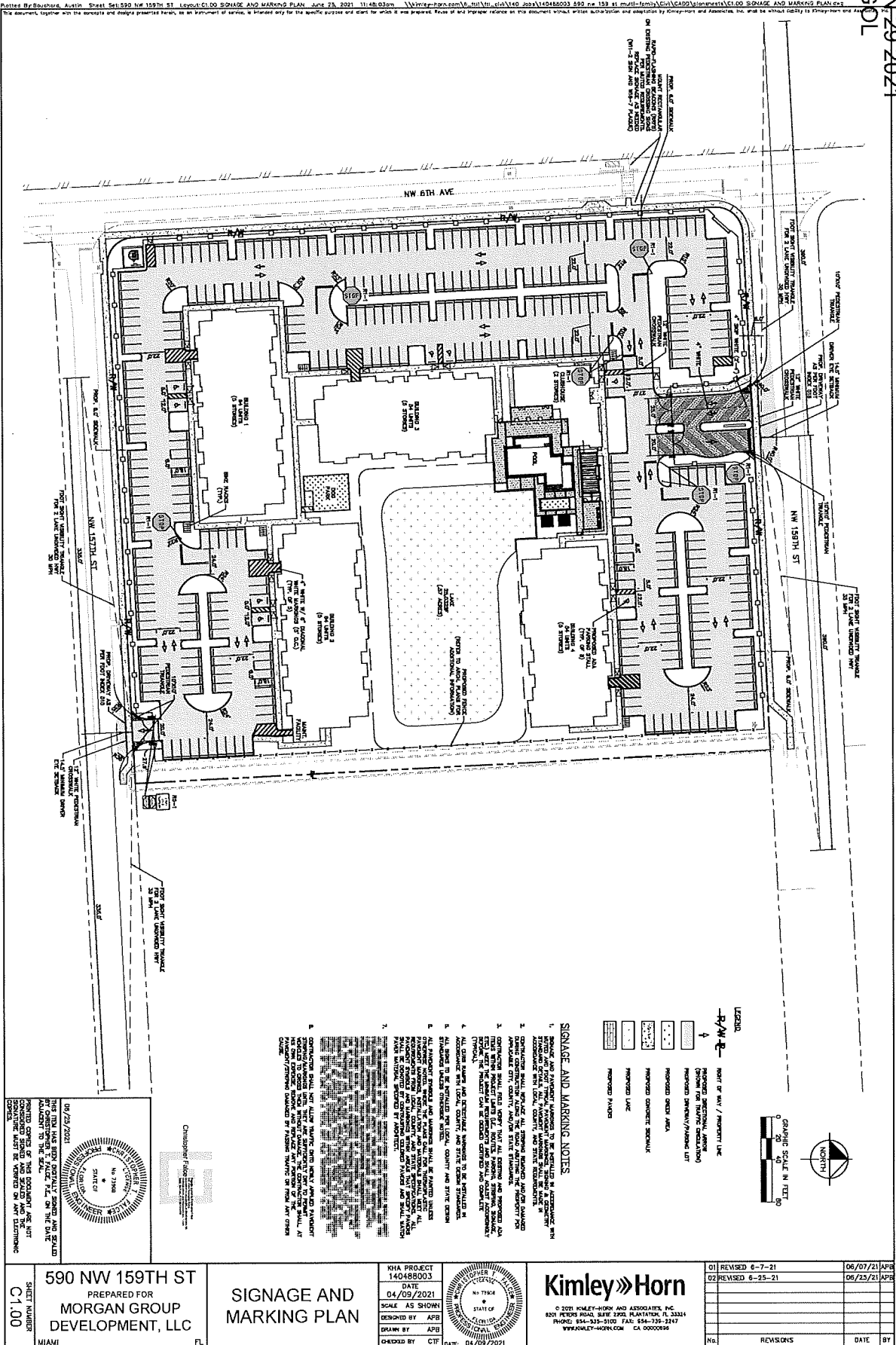
Revision Dates

410 SW 4th Ave., Fort Lauderdale, FL 33301 LCC000339
TEL: 954-764-1622 EMAIL: aal@aal-landscape.com

MIAMI-DADE COUNTY
PROJECTS NO: Z21-083
DATE: JUN 29 2011
BY: GONZALEZ, JENNIFER
ALL SIZES SHOWN FOR PLANT MATERIAL ON THE
DRAWING ARE CONSIDERED MINIMUM. ALL PLANT
MATERIAL MUST MEET OR EXCEED THESE MINIMUM

THE PLAN TAKES PRECEDENCE OVER THE PLAN LISTED BELOW.

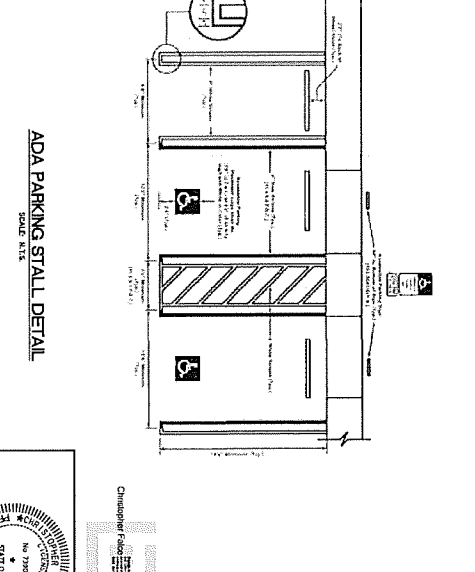
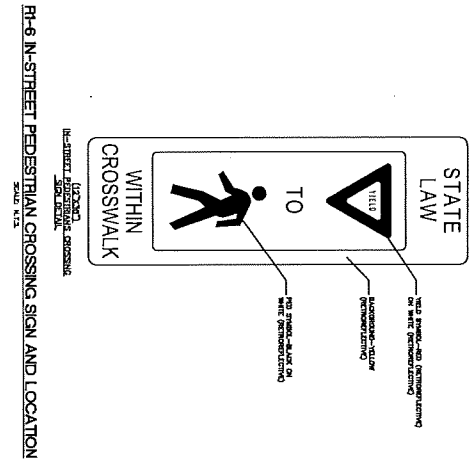
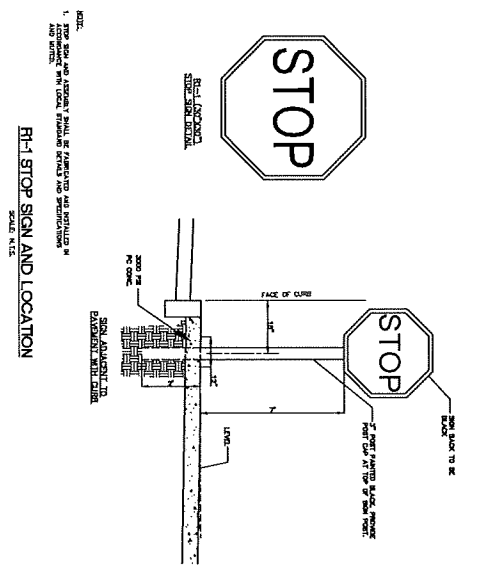
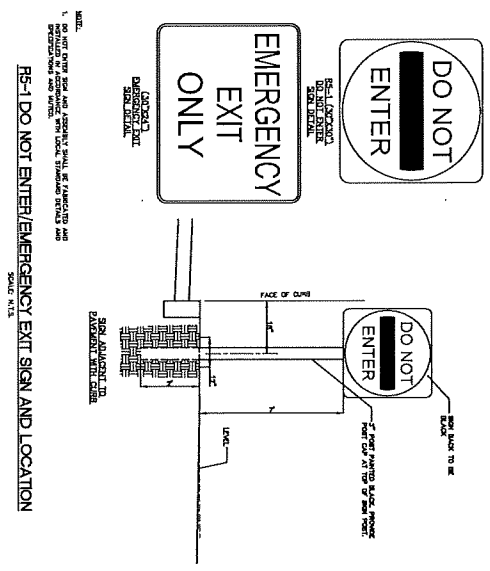
MIAMI-DADE COUNTY
PROCESS NO: Z21-083
DATE: JUN 29 2021
BY: GONGDL



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MIAMI-DADE COUNTY
PROCESS NO: Z21-083
DATE: JUN 29 2024
BY: GONGOL

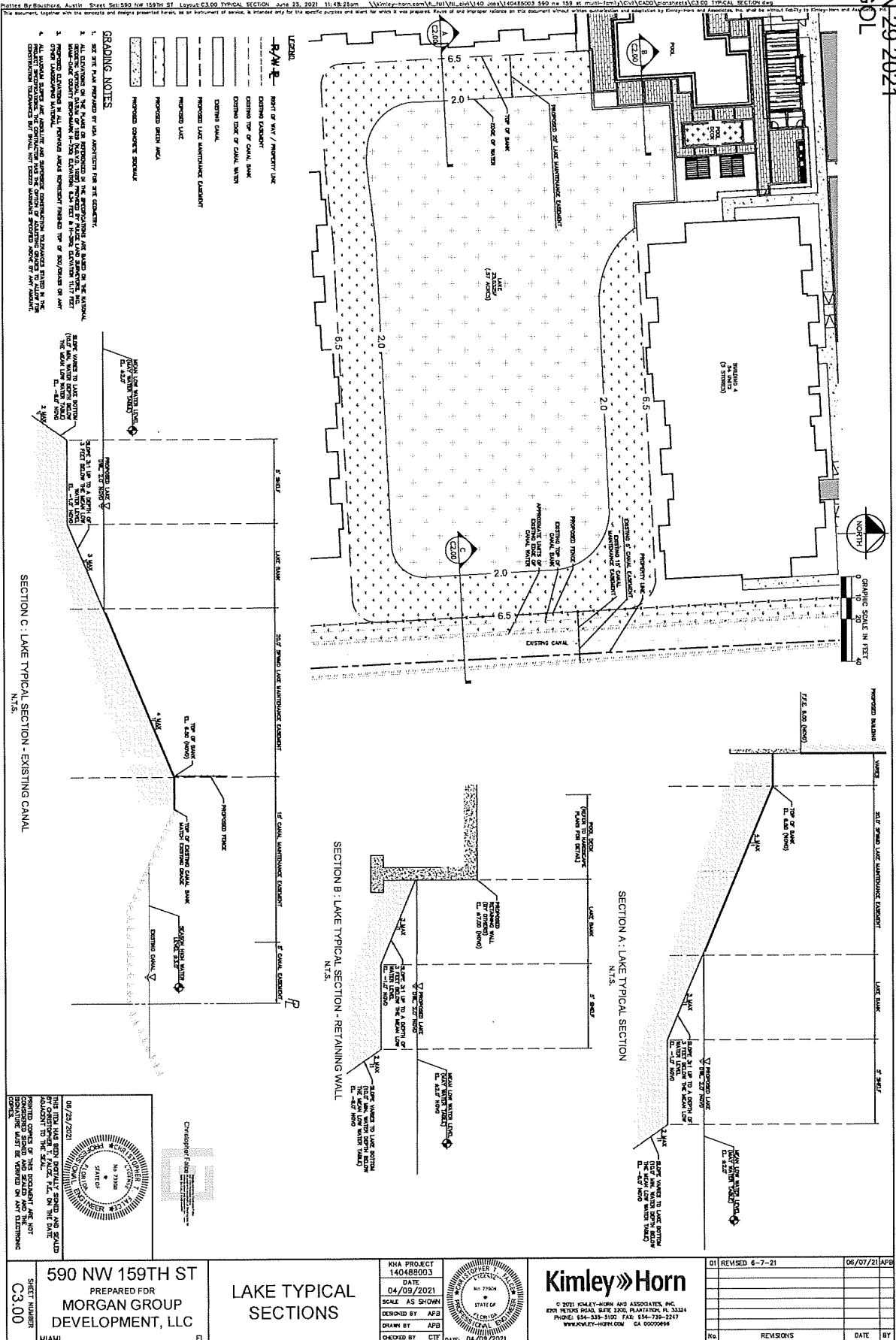
Project: Br/Booths, Austin Street 501-592 NW 159TH ST Layout: C2.00 DETAILS Date: 04/25/2021 11:48:06am \\kimley-horn.com\c:\n\h\l\c\l\140_404\140488003_392.dwg 159 41 multi-format\c:\n\h\l\c\l\140_404\140488003_392.dwg
The document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific project and shall not be used for any other project without the written authorization and signature of Kimley-Horn and Associates, Inc. and to which liability to Kimley-Horn and Associates, Inc. shall be limited.



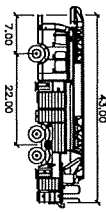
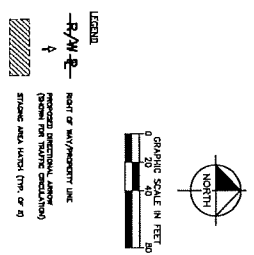
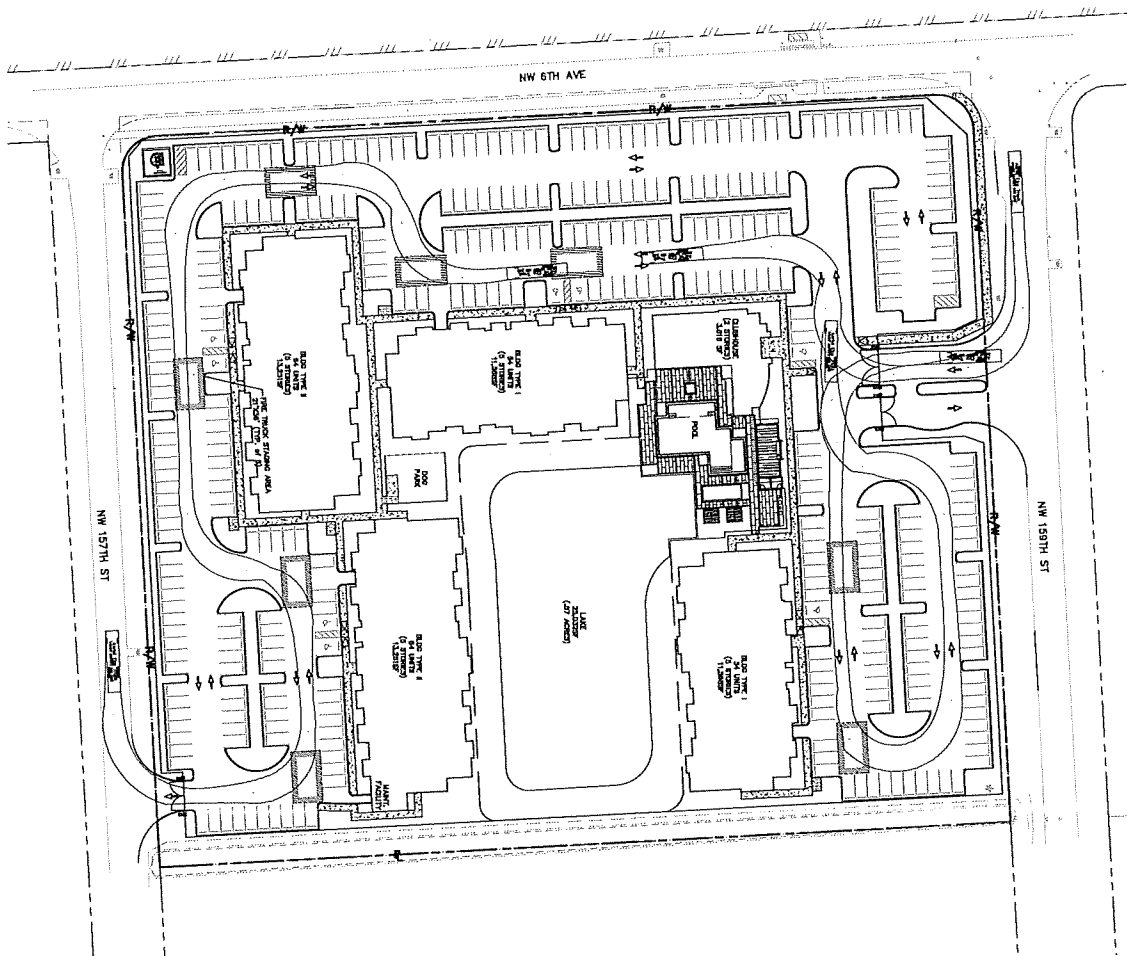
590 NW 159TH ST PREPARED FOR MORGAN GROUP DEVELOPMENT, LLC MIAMI FL	SIGNAGE DETAILS	KHA PROJECT 140488003 DATE 04/09/2021 SCALE AS SHOWN DESIGNED BY APB DRAWN BY APB CHECKED BY CTF DATE 04/09/2021	Kimley-Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 2001 PETER ROAD, SUITE 200, PLANTATION, FL 33324 PHONE: 954-333-3100 FAX: 954-739-7347 WWW.KIMLEY-HORN.COM CA 0000046	NO	REVISIONS	DATE	BY

RECEIVED

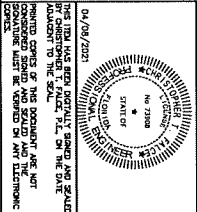
MIAMI-DADE COUNTY
PROCESS NO: Z21-083
DATE: JUN 29 2024
BY: GONGOL



Plotted By: [Name] Sheet: 590 NW 159TH ST - LAYOUT C100 SITE PLAN April 09, 2021 12:39:59pm K:\VTH_Civil\40 Jobs\140488003 590 NW 159 St Multi-Family\Civil\VCAD00\Exhibit\Autoturn\2021 03 23 Autoturn\Green Codes - Fire Truck Autoturn Exhibit.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Aerial Fire Truck
 Width : 7.00
 Truck to Load Time : 8.50
 Steering Angle : 33.3



590 NW 159TH ST
 PREPARED FOR
MORGAN GROUP DEVELOPMENT, LLC
 EX-1
 MIAMI FL

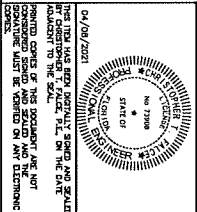
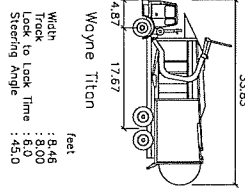
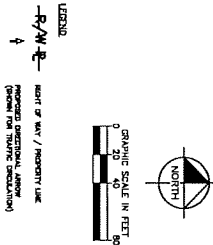
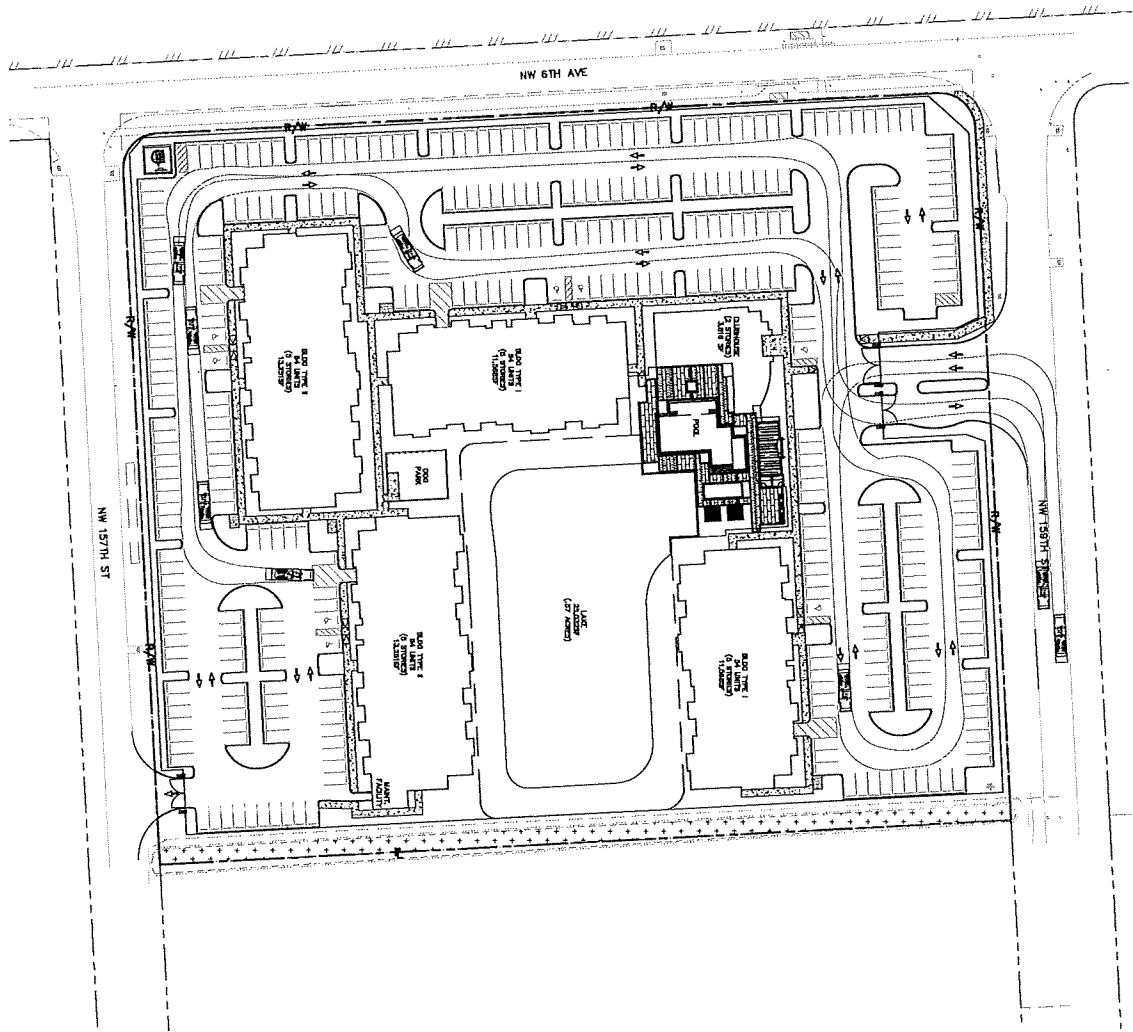
AUTOTURN FIRE TRUCK

KHA PROJECT 140488003
 DATE 04/09/2021
 SCALE AS SHOWN
 DESIGNED BY SE
 DRAWN BY APB
 CHECKED BY SC DATE 04/09/2021

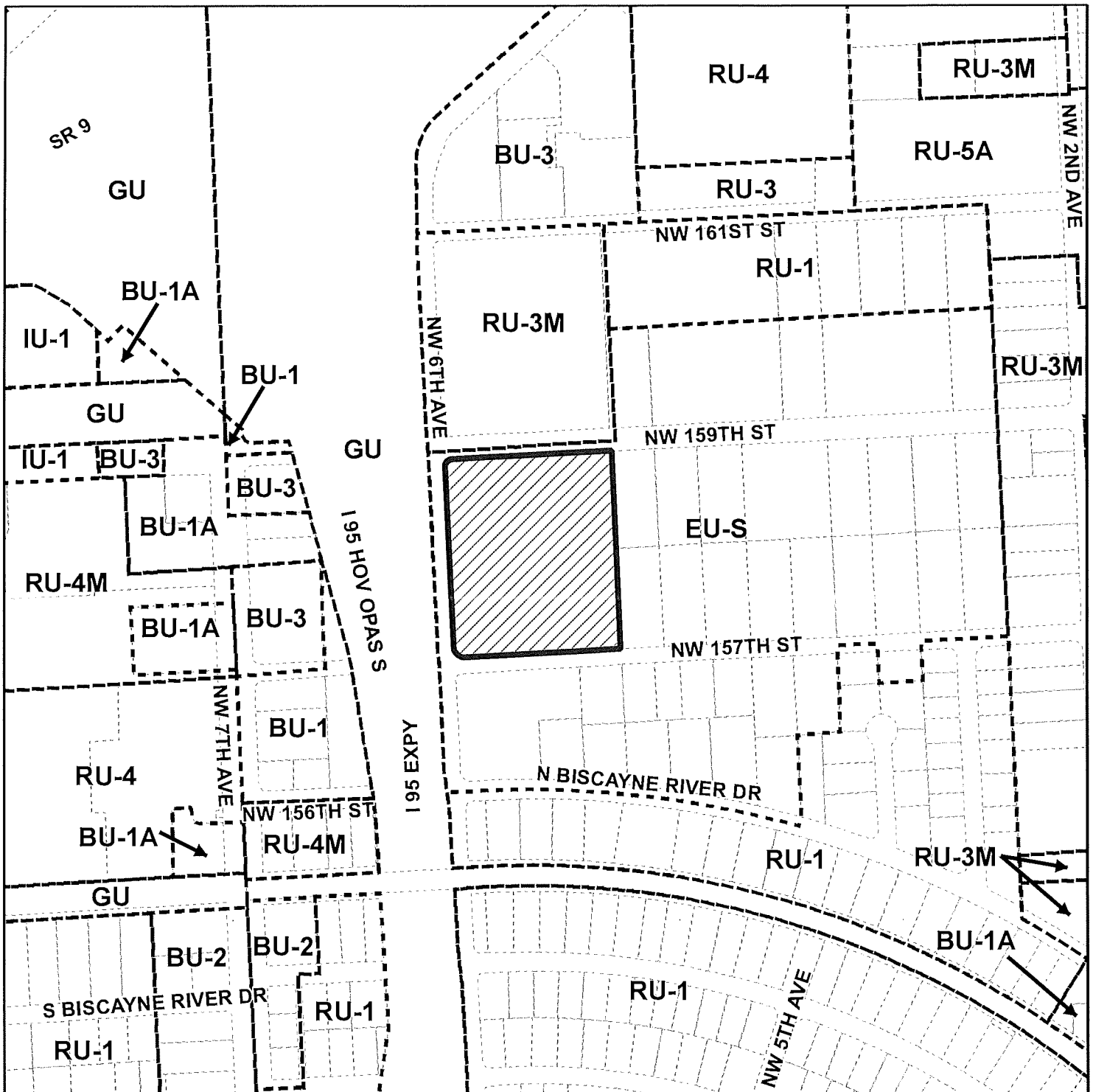
Kimley-Horn
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 800 PETERS ROAD, SUITE 2000, PLANTATION, FL 33324
 PHONE: 954-333-5100 FAX: 954-736-2247
 WWW.KIMLEY-HORN.COM CA 00000816

No.	REVISIONS	DATE	BY

Plotted By: P. Fawcett, S. K. H. Sheet 54092 NW 159TH ST Layout/EL 00 SITE PLAN April 08, 2021 12:40:42pm K:\VTL_Civil\140_000\140485003 590 NW 159 ST Multi-Family\Civil\CA20\Exhibits\Autoturn\20210329 Autoturn\Garbage Truck Autoturn Ex-2.dwg
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590 NW 159TH ST PREPARED FOR MORGAN GROUP DEVELOPMENT, LLC		AUTOTURN GARBAGE TRUCK		KHA PROJECT 140485003 DATE 04/09/2021 SCALE AS SHOWN DESIGNED BY SE DRAWN BY APB CHECKED BY SE DATE 04/09/2021		Kimley-Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 800 PETERS ROAD, SUITE 200, PLANTATION, FL 33324 PHONE: 954-333-5100 FAX: 954-738-2247 WWW.KIMLEY-HORN.COM CA 00000816		No. REVISONS DATE BY	
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MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2021000083

Section: 13 Township: 52 Range: 41
 Applicant: Evangel Church International, Inc
 Zoning Board: Board of County Commissioners
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Friday, April 30, 2021

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2020

Process Number

Z2021000083

Legend



Subject Property



Section: 13 Township: 52 Range: 41

Applicant: Evangel Church International, Inc

Zoning Board: Board of County Commissioners

Commission District: 2

Drafter ID: EDUARDO CESPEDES

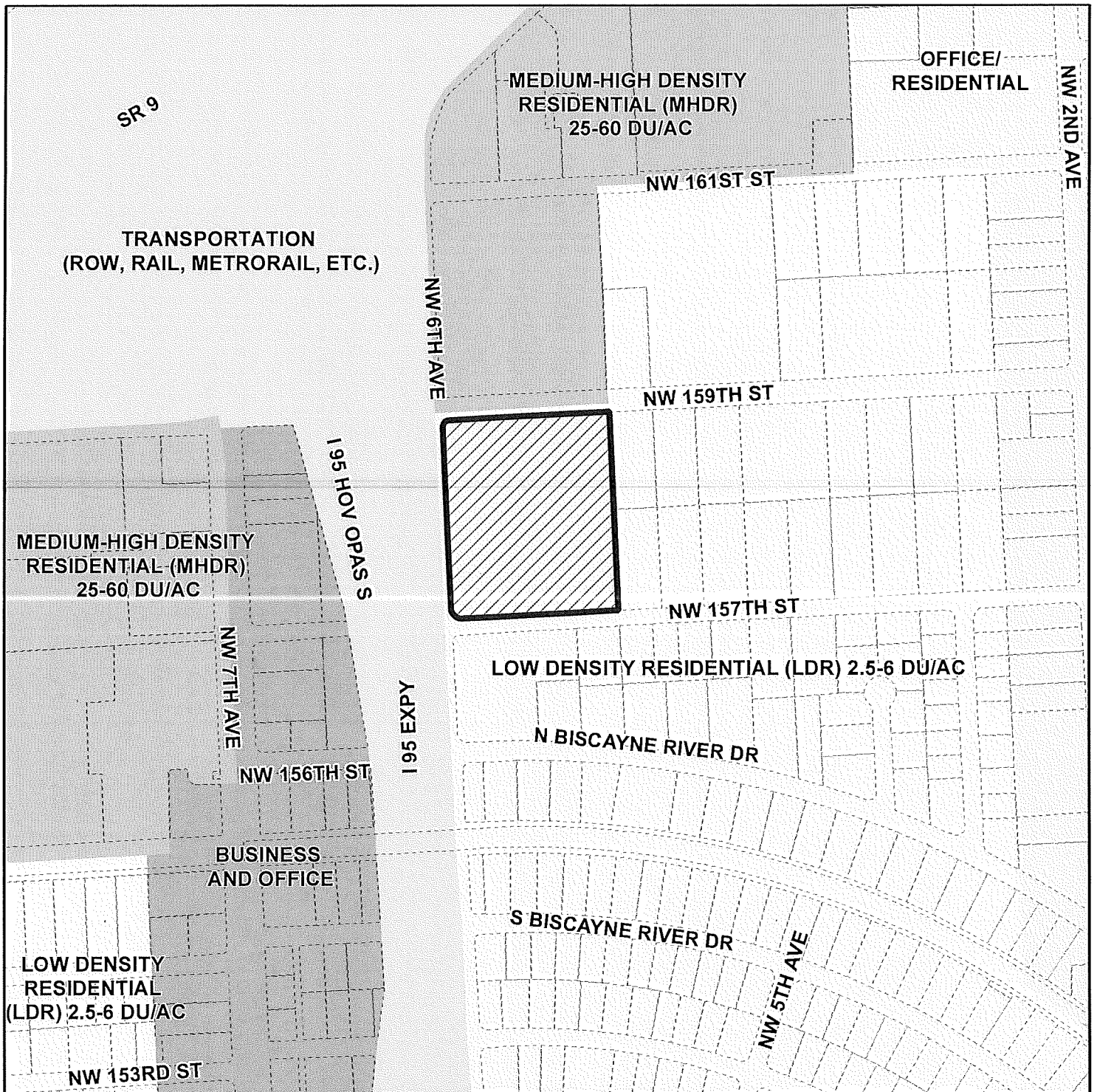
Scale: NTS



SKETCH CREATED ON: Friday, April 30, 2021

REVISION	DATE	BY

REVISION	DATE	BY




MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2021000083

Section: 13 Township: 52 Range: 41
 Applicant: Evangel Church International, Inc
 Zoning Board: Board of County Commissioners
 Commission District: 2
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Friday, April 30, 2021

REVISION	DATE	BY

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MIAMI-DADE COUNTY

PROCESS NO: Z21-083

DATE: JUN 29 2021

BY: GONGOL

This instrument was prepared by:

Name: Tracy R. Slavens, Esq.
Address: Holland & Knight, LLP
701 Brickell Avenue, Suite 3300
Miami, FL 33131

(Space reserved for Clerk of the Court)

WORKFORCE HOUSING DECLARATION OF RESTRICTIVE COVENANTS AND WORKFORCE HOUSING AGREEMENT

This Workforce Housing Declaration of Restrictive Covenants and Workforce Housing Agreement (the "Declaration") is made as of the ___ day of _____, 2021, by Evangel Church International, Inc., a Florida not-for-profit corporation, (the "Declarant"), the owner of that certain property ("Property") located in Miami-Dade County, Florida, which is more particularly described in Exhibit "A" attached hereto and made part hereof.

IN ORDER TO ASSURE the **Department of Regulatory and Economic Resources** of Miami-Dade County, Florida, that the representations made to it by Owner during consideration of Administrative Site Plan Review/Public Hearing/Pre-Permit submittal approval No. Z2021000083 will be abided by, the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the above-described real property.

RECITALS

WHEREAS, Pursuant to section 33-193.7.1(A) of the Code of Miami-Dade County, for developments within the unincorporated area, density bonuses for residential developments that provide workforce housing units shall be provided in accordance with this section; and

WHEREAS, section 33-193.6 defines a Work-force Housing Unit ("WHU") as "[a] dwelling unit, the sale, rental or pricing which is restricted to households whose income is up to one hundred forty (140) percent of the most recent median family income for the County reported by the [United States Department of Housing and Urban Development]"; and

WHEREAS, the Miami-Dade Public Housing and Community Development Department administers workforce housing units pursuant to chapter 17, article IX, of the Code of Miami-Dade

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PROCESS NO: Z21-083

DATE: JUN 29 2021

BY: GONGOL

County, and regulations established with respect thereto (article XIIA of chapter 33 and article IX of chapter 17 are collectively referred to hereinafter as the "Ordinance"); and

WHEREAS, pursuant to the Ordinance, WHUs must be provided for sale or lease to Qualified Households, all in accordance with conditions set forth in the Ordinance; and

WHEREAS, The maximum number of residential units on the Property shall be two hundred thirty-six (236), including the workforce housing density bonus in accordance with the Comprehensive Development Master Plan and Section 33-193.7.1 of the Miami-Dade County Code of Ordinances of Miami-Dade County (the "CDMP").

WHEREAS, the Declarant makes this Declaration to provide covenants and restrictions to ensure that the 24 WHUs located on the Property are at all times available for occupancy by Qualified Households as hereinafter defined. For the avoidance of doubt the 24 WHUs are equivalent to ten percent (10%) of the dwelling units on the Property which shall be set aside for workforce housing in accordance with the CDMP and Section 33-193.7.1 of the Code of Miami-Dade County.

NOW, THEREFORE, TO ASSURE Miami-Dade County, Florida (the "County") that the obligations and requirements set forth in the Ordinance will be abided by, the Declarant, on behalf of itself and its successors and assigns, freely, voluntarily, and without duress hereby makes the following Declaration of Restrictive Covenants and Workforce Housing Agreement covering and running with the Property, which shall bind the Declarant, any assignee, mortgagee, or buyer, and all other parties that receive title to, or interest in, the WHUs,

1. The foregoing recitals are true and correct and are incorporated herein.

2. **Definitions.**

(a) "Area Median Income" means the median income level for the Miami-Dade County Metropolitan Statistical Area, as established and defined in the annual schedule published by the Secretary of the U.S. Department of Housing and Urban Development, and adjusted for household size.

(b) "Certificate of Qualification" means a certificate approved by the Department and used by the Declarant to established a Qualified Household's eligibility to purchase or rent a WHU.

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MIAMI-DADE COUNTY

PROCESS NO: Z21-083

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BY: GONGOL

(c) "Control Period" means each 20-year period during which the affordability restrictions shall apply, which period shall commence from the date the Covered Development and Workforce Housing Units are available for public occupancy as evidenced by the issuance of certificate of occupancy or temporary certificate of occupancy for the Covered Development.

(d) "Covered Development" means the WHUs that shall be developed on the Property.

(e) "County" means Miami-Dade County.

(f) "Department" means, unless otherwise indicated, the Miami-Dade Public Housing and Community Development Department, or any other successor agency.

(g) "Housing Director" means, unless otherwise indicated, the Director of the Department, or the Director's designee.

(h) "Eligible Household" means a household whose total income is up to 140% of Area Median Income.

(i) "Eligible Household Income" means any income derived by any proposed occupants of a WHU who are 18 years of age or older and who will use the WHU as their primary residence.

(j) "Household" means any natural person who occupies a WHU as their primary residence.

(k) "Market Rate Dwelling Units" means all additional dwelling units in a development that are not WHUs as defined herein.

(l) "Qualified Household" means an eligible household that has received a certificate of qualification from the Declarant, as verified by the Department

(m) "WHU" means a workforce housing unit.

(n) "Workforce Housing Rent" or "WHU Rent" means rents that do not exceed the maximum monthly Rent Limit as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual income Limits and Rent

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PROCESS NO: Z21-083

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BY: GONGOL

Limits and as used by the Florida Housing Finance Corporation for its multifamily rental programs (published annually at <http://www.floridahousing.org>).

3. **Covered Development.** The Covered Development consists of 24 WHUs located on the Property, which are identified on the architectural plans entitled "Evangel Church" date stamped received ___ as prepared by MSA Architects and Planners, Architectural Alliance Landscape, and Kimley-Horn Engineering, Inc., consisting of a total of 28 sheets. For the avoidance of doubt the 24 WHUs are equivalent to ten percent (10%) of the dwelling units on the Property which shall be set aside for workforce housing in accordance with the CDMP and Section 33-193.7.1 of the Code of Miami-Dade County.

4. **Maximum Density.** The maximum number of residential units on the Property shall be two hundred thirty-six (236), including the workforce housing density bonus in accordance with the CDMP and Section 33-193.7.1 of the Miami-Dade County Code of Ordinances.

5. **Leasing of WHUs During Control Period.** WHUs shall be leased only to Qualified Households during the Control Period. Qualified Households shall be provided leases of a minimum period of 12 months, which shall comply with all applicable federal and state laws. WHU leases shall, at minimum, include: (i) provisions that specify the maximum household size allowed in the unit; (ii) a prohibition against subleasing; and (iii) a requirement that qualified household shall report any changes in household size or income during his or her tenancy.

6. **Eligibility to Rent.** The Covered Development may only be rented, before the expiration of the Control Period, by Qualified Households to be used as primary residences for those households. Prospective Eligible Households seeking to rent a WHU shall complete and execute the Certificate of Qualification as part of their unit lease application. Completed copies of the Certificate of Qualification, executed by the Declarant or their designee, shall be transmitted to the Department for a verification of eligibility. Upon determination of eligibility by the Declarant, the Declarant shall sign the Certificate of Qualification confirming that the Eligible Household is a Qualified Household. The property manager or property owner of the Covered Development shall retain the original Certificate of Qualification on site in the Qualified Household's file and provide a copy of the same to the Department. Copies of documents provided by the Eligible Household evidencing their earnings shall be retained in the Qualified Household's file along with the Certificate of Qualification.

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PROCESS NO: Z21-083

DATE: JUN 29 2021

BY: GONGOL

Validity and Issuance of Certificates of Qualification. Certificates of

Qualification shall be valid for 12 months. The Department hereby authorizes the Declarant to issue Certificates of Qualification, subject to verification by the Department.

8. **Limits on WHU Rents.** Rents for WHUs shall be affordable to households whose income is up to 140 percent of area median income (determined at the time of initial occupancy), which shall be adjusted for family and unit size. Before the expiration of the Control Period, WHUs may only be rented at rents that do not exceed the maximum monthly Rent Limit as determined for Miami-Dade County by the U.S. Department of Housing and Urban Development in its annual income Limits and Rent Limits as the same are used by the Florida Housing Finance Corporation for its multifamily rental programs.

9. **Monitoring of WHU Compliance.** Declarant shall comply with all monitoring requirements established by the Department. The Department may conduct, upon 48-hours' notice to the Declarant, an on-site inspection of the Covered Development to review client files for income verification. If a Qualified Household's Eligible Household Income increases above the maximum allowed income levels or a rented WHU is found to be non-compliant, the household may choose to remain in the WHU for the remaining term of the lease, and the property owner or manager shall make the next comparable vacant unit at the Covered Development available to an eligible household at the WHU rent. Declarant shall pay to the Department such fees for monitoring as set forth in the Department's Rental Regulatory Agreement, Compliance, and Monitoring Unit Per Unit Cost Schedule attached as Exhibit "B", which has been approved by the Miami-Dade County Board of County Commissioners.

10. **Occupancy Report.** Declarant shall, on an annual basis, furnish the Department with an occupancy report, which provides the following information: (a) a list of all occupied WHUs, indicating composition of each resident family, as of the end date of the reporting period; (b) a list of all vacant WHUs, as of the end date of the reporting period; (c) the total number of vacancies that occurred during the reporting period; and (d) the total number of WHUs that were re-rented during the reporting period, stating family size and income. The Declarant shall permit Department representatives to conduct on-site inspection of the Covered Development, upon 48-hours' notice, to review tenant files for income verification.

11. **Annual Report.** The Declarant shall provide an annual report to the Department every first quarter of a calendar year, confirming that all of the WHUs are being leased to Eligible Households.

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PROCESS NO: Z21-083
DATE: JUN 29 2021
BY: GONGOL

Re-Sale of Covered Development During Control Period. Although the

Declarant is permitted to sell the Property at all times, the Declarant hereby agrees that the WHU and rental restriction requirement outlined herein shall continue to apply to the Covered Development following any sale or transfer of the Covered Development through the expiration of the Control Period.

13. **Condominium Conversion.** If the Property is converted into a condominium or other "for sale" project (other than by a subsequent owner after a foreclosure sale of an Eligible Mortgage or deed in lieu of foreclosure transfer of ownership), then prior to entering into the first contract for sale of a WHU as a "for sale" unit, the Declarant shall enter into a new covenant in favor of the County for a "for sale" project in accordance with the current restrictions for such units as established by the Department and shall require all purchasers to abide by the restrictions. Such covenant shall grant to each Qualified Household occupying a WHU, at the time the Declarant is required to provide a notice of intended conversion in accordance with section 718.608 of the Florida Statutes, a right of first refusal to purchase the WHU. Such covenant shall also grant to the County, among other things, the County's right of first refusal to purchase any or all of the WHUs in the event that a Qualified Household does not purchase the WHU within six months from the first date Declarant or its successors or assigns offers the WHU for sale. In the event Qualified Households or the County do not exercise their right of first refusal option, the Declarant shall continue to market and sell or rent such WHUs to Qualified Households throughout the Control Period.

14. **Expiration of Control Period.** The Control Period shall expire 20 years from the date when the WHUs forming part of the Covered Development are first placed into service, as evidenced by the issuance of a certificate of occupancy or temporary certificate of occupancy by a local government agency authorizing the use of the WHUs as primary residences. Upon the expiration of the Control Period, the County shall record in the Public Records of Miami-Dade County an instrument releasing the Covered Development from its obligation to provide WHUs, and the Declarant, or its successors and assigns, may freely lease or sell the Property or individual units at the market rate.

15. **Prior Notice of Initial Offering for Rent.** At least 60 days prior to the initial offering of WHUs for lease, the Declarant shall provide the Department with notice of its intention to commence leasing. The notice shall set forth the number, size, rents, and location of the WHU units. Following the transmittal of the notice of Declarant's intention to commence leasing and the initial lease of the WHUs, any subsequent offering of a WHU for lease shall not be subject to the notice requirements set forth in this paragraph. The Declarant and its agents or

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representatives shall also provide the Department with the contact information for the Declarant and its agents and representatives.

16. **Discrimination.** The Declarant shall not discriminate against any person in the exercise of its obligations under this Declaration, and all such actions shall be taken without regard to race, age, religion, color, gender, sexual orientation, gender identity or gender expression, status as a victim of domestic violence, dating violence, or stalking, national origin, marital status, physical or mental disability, political affiliation, source of legitimate income, or any other factor which cannot be lawfully used. For purpose of clarity, the foregoing limitations shall not be construed to preclude the Declarant from denying an Eligible Household an opportunity to lease a WHU unit based upon such factors as the Eligible Household's poor credit history or their inability to demonstrate household income sufficient to pay the WHU Rents and any other financial obligations.

17. **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof pursuant to a lawful permit issued by the County (or any successor municipality), and inspections made and approval of occupancy given by the County (or any 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.

18. **County as Beneficiary.** The County is the beneficiary of this Declaration; and, as such, the County may enforce these restrictive covenants by action at law or in equity, including without limitation, a decree of specific performance or mandatory or prohibitory injunction, as well as civil penalties as provided in the Code of Miami-Dade County, Florida.

19. **Modification, Amendment, Release.** The Declaration of Restrictions 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 all of the Property, including joinders of all mortgagees, if any, provided that the Department consents to the modification, amendment, or release. 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.

20. **Recording of Covenants and Declarations.** The Declarant shall record this Declaration in the Public Records of Miami-Dade County, Florida. The County shall have the right to enforce and maintain in full force and effect, the terms, conditions, and requirements of this Declaration.

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21. **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 Miami-Dade County, Florida shall be entitled to revoke any approval predicated upon the invalidation portion.

22. **Laws and Venue.** This document shall be construed in accordance with the laws of Florida and venue shall be Miami-Dade County, Florida.

23. **Survival.** This Declaration shall survive any proceedings in foreclosure, bankruptcy, probate or any other proceedings at law or in equity.

24. **Headings.** The headings herein are for reference purposes only and shall not affect the meaning or interpretation of the terms and conditions hereof.

[Signature page to follow]

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PROCESS NO: Z21-083

DATE: JUN 29 2021

BY: GONGOL

Signed, witnessed, executed and acknowledged on this _____ day of _____, 2021.

IN WITNESS WHEREOF, _____ (Corporate name)
has caused these presents to be signed in its name by its proper officials.

Witnesses:

Signature

Print Name

Signature

Print Name

Evangel Church International, Inc.

Address:

590 NW 159 Street

Miami, FL 33169

By _____

(Board Member)

Print Name: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by _____ the _____ of Evangel International Church, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He/She is personally known to me or has produced _____, as identification.

Witness my signature and official seal this _____ day of _____, 2021, in the County and State aforesaid.

Signature

Notary Public-State of _____

Print Name

My Commission Expires:

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MIAMI-DADE COUNTY
PROCESS NO: Z21-083
DATE: JUN 29 2021
BY: GONGOL

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

Lots 449, 450 and 451, of "Biscayne Gardens Section "B"", a subdivision according to the map or plat thereof, as recorded in Plat Book 40, Page 49, of the Public Records of Miami-Dade County, Florida, less the west 15.00 feet of Lot 449 and also less the external portion formed by a 25.00 foot radius curve concave to the southeast, tangent to the north line of said Lot 449 and tangent to a line lying 15.00 feet east of and parallel to the east line of said Lot 449 for road right-of-way.

Parcel 2:

Lots 454 and 482, less the west 15 feet of said Lot 482 and also less the external portion formed by a 25.00 foot radius curve concave to the northeast, tangent to the north line of said Lot 482 and tangent to a line lying 15.00 feet east of and parallel to the east line of said Lot 482, of "Biscayne Gardens Section "B"", a subdivision according to the map or plat thereof, as recorded in Plat Book 40, Page 49, of the Public Records of Miami-Dade County, Florida.

Parcel 3:

Lots 479, 480, and 481, of "Biscayne Gardens Section "B"", a subdivision according to the map or plat thereof, as recorded in Plat Book 40, Page 49, of the Public Records of Miami-Dade County, Florida.

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PROCESS NO: Z21-083
DATE: JUN 29 2021
BY: GONGOL

EXHIBIT "B"

Public Housing and Community Development		
Rental Regulatory Agreement, Compliance, and Monitoring Unit Cost Per Unit* Fiscal Year 2019-2020		
Activity	Unit Cost**	Comments
Inspection	\$32.45	Housing Quality Standards Review
File Review	\$55.86	Eligibility, Income, and Rental Calculation Review
Administrative	\$32.78	Supervisory Oversight
Travel	\$5.74	Car and Public Transportation Pass
Overhead	\$8.59	Rent, Phone, Supplies
Total Per Unit Cost*	\$135.41	
**Cost shall increase at the rate of 3% each year.		
Examples:		
A: Cost to conduct a 10 Unit Review for a project would be \$1,354.14		
B: Cost to conduct a 30 Unit Review for a project would be \$4,062.42		

*The Unit Cost in Exhibit C is a Fiscal Year 2019-20 sample for illustration purposes only. The applicable cost per unit schedule in each Rental Regulatory Agreement will match the amounts set for the respective Fiscal Year in which the Rental Regulatory Agreement is executed.

OPINION OF TITLE

To: MIAMI DADE COUNTY, a political subdivision of the State of Florida.

With the understanding that this Opinion of Title is furnished to the MIAMI-DADE COUNTY, FLORIDA, as an inducement for acceptance of a Declaration of Restrictions pursuant to Public Hearing No.: Z2021000083, it is hereby certified that I have examined American Land Title Association Commitment No. 20000050168 covering the period from the beginning to the 3rd day of September, 2021, at the hour of 8:00 AM, inclusive of the property described on **Exhibit A** hereto and by this reference made a part hereof.

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

Evangel Church International, Inc. f/k/a Evangel Temple, Inc., Miami, Florida, a Florida Corporation (the "Corporation")

Pursuant to the Secretary's Certificate of the Corporation, James Spann, Jr. Board Member; David Betzer, Reverend; David Harrell, Secretary/Board Member; Sylvester Dawkins, Board Member; Mamie Willis, Board Member; Audrey Odediran, Board Member; Denise Athis, Board Member; and Clinton Powell, Sr. Board Member are authorized to execute and deliver, on behalf of Corporation so long as a majority of the officers join in execution.

Subject to the following encumbrances, liens and other exceptions:

GENERAL EXCEPTIONS:

1. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
2. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
3. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
4. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.

5. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
6. Any minerals or mineral rights leased, granted or retained by current or prior owners.
7. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

SPECIAL EXCEPTIONS:

8. All matters shown on the plat recorded in Plat Book 40, Page 49, of the Public Records of Miami-Dade County, Florida, but omitting any such covenants or restrictions based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis.
9. Covenants, conditions, easements and restrictions contained in Covenant Running with the Land in favor of Metropolitan Dade County recorded in Official Records Book 16166, Page 2651, of the Public Records of Miami- Dade County, Florida.
10. Terms, conditions, restrictions and covenants and other matters contained in Unity of Title recorded in Official Records Book 18645, Page 2103, of the Public Records of Miami-Dade County, Florida.
11. Terms, conditions, restrictions and covenants and other matters contained in Unity of Title recorded in Official Records Book 22520, Page 2155, of the Public Records of Miami-Dade County, Florida.
12. Covenants, conditions, easements and restrictions contained in Declaration of Restrictions recorded in Official Records Book 22520, Page 2157, of the Public Records of Miami-Dade County, Florida, together with all amendments thereto.
13. Easement for Canal Construction and Maintenance granted to Dade County recorded in Deed Book 2970, Page 508, of the Public Records of Miami-Dade County, Florida.
14. Easement for Canal Construction and Maintenance granted to Dade County recorded in Deed Book 2960, Page 102, of the Public Records of Miami-Dade County, Florida.

15. Easement for Canal Construction and Maintenance granted to Dade County recorded in Deed Book 2970, Page 505, of 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 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>
Evangel Church International, Inc. f/k/a Evangel Temple, Inc., Miami, Florida, a Florida Corporation	Fee Simple	8-15

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

<u>Number Covered</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period</u>
20000050168	American Land Title Association	15	beginning - 9/3/21

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 8th day of October, 2021.



Print Name. Tracy R. Slavens, Esq
Florida Bar No. 678031
Address: Holland & Knight LLP
701 Brickell Ave, Ste 3300,
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 8th day of October, 2021, by Tracy R. Slavens who is ☒ personally known to me or ☐ provided _____ as identification.



Notary Public

Mercy Arce

Print Name

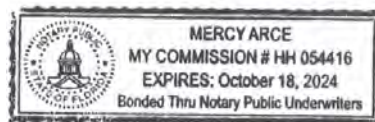


Exhibit "A"

PARCEL 1

TRACTS 449, 450 AND 451, OF BISCAYNE GARDENS SECTION "B", A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT [BOOK 40, PAGE 49](#), OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 15.00 FEET OF LOT 449 AND ALSO LESS THE EXTERNAL PORTION FORMED BY A 25.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST, TANGENT TO THE NORTH LINE OF SAID LOT 449 AND TANGENT TO A LINE 15.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 449 FOR ROAD RIGHT-OF-WAY.

PARCEL 2

TRACTS 452 AND 482, LESS THE WEST 15 FEET OF SAID LOT 482 AND ALSO LESS THE EXTERNAL PORTION FORMED BY A 25.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, TANGENT TO THE SOUTH LINE OF LOT 482 AND TANGENT TO A LINE LYING 15.00 EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 482, OF BISCAYNE GARDENS SECTION "B", A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT [BOOK 40, PAGE 49](#), OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3

TRACTS 479, 480, AND 481, OF BISCAYNE GARDENS SECTION "B", A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT [BOOK 40, PAGE 49](#), OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.