



MIA Equipment and Supportive Services Area
CDMP20230013 - Kelly Tractor Co.

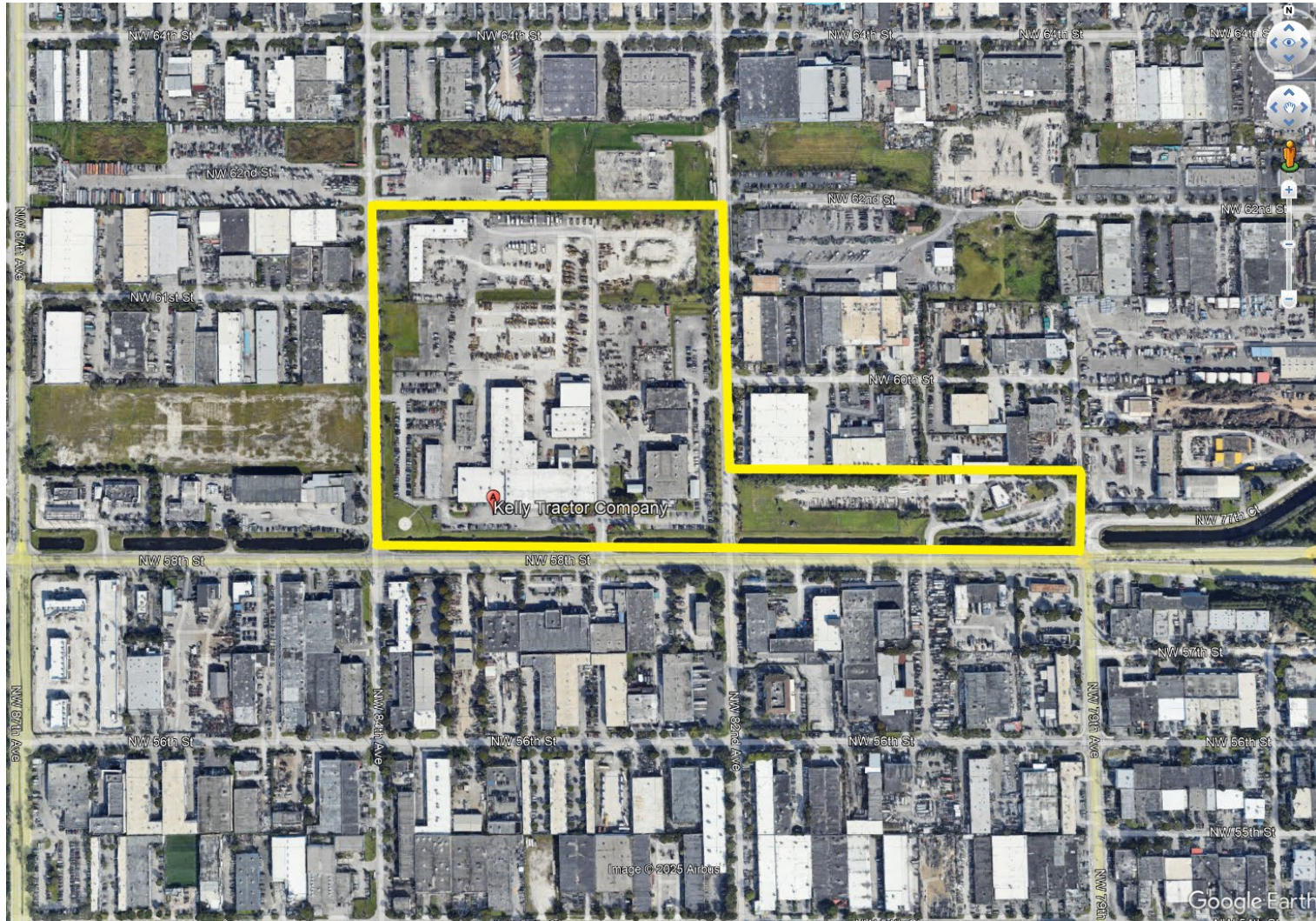
WHAT IS KELLY TRACTOR CO.?

- Since 1933, Kelly Tractor Co., has provided rentals, leasing, sales and servicing of all types of construction and industrial equipment to the following markets:
 - Highway and bridge building
 - Water and sewer
 - Land development
 - Housing
 - Aggregate quarries
 - Agriculture
 - Warehousing
 - Seaports and marinas
- Leading supplier of heavy equipment, trucks, and specialized equipment
- Specializes in servicing and maintaining machinery
- Critical for local infrastructure development
- Expanding operations to meet growing demand
- Employs more than 400 people in South Florida

THE SIZE HAS CHANGED. THE SOUL HASN'T.



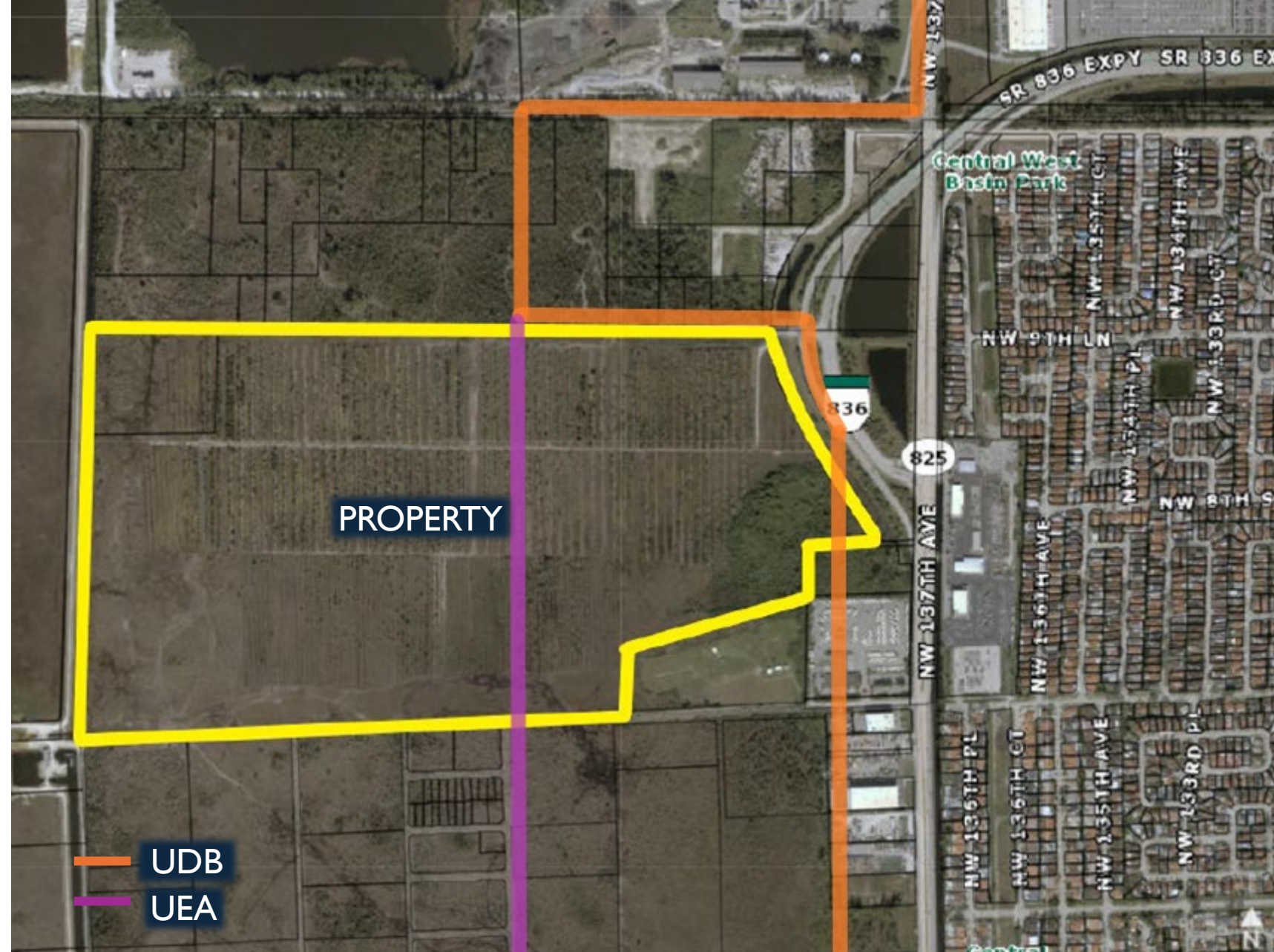
EXISTING KELLY TRACTOR FACILITY IN DORAL



- Established in 1972, the 40-acre facility in Doral serves diverse markets
- Continued growth and demand has made existing facility inadequate to meet customer needs
- Surrounding area is developed, leaving no land available on which to expand

APPLICATION AREA

- \pm 246.07 acres
- Generally located north of NW 6th Street and west of NW 137 Avenue and State Road 836
- Land Use Designation of "Open Land Subarea 3" and "Industrial and Office"
- Portion of the site is located within the Urban Expansion Area ("UEA")



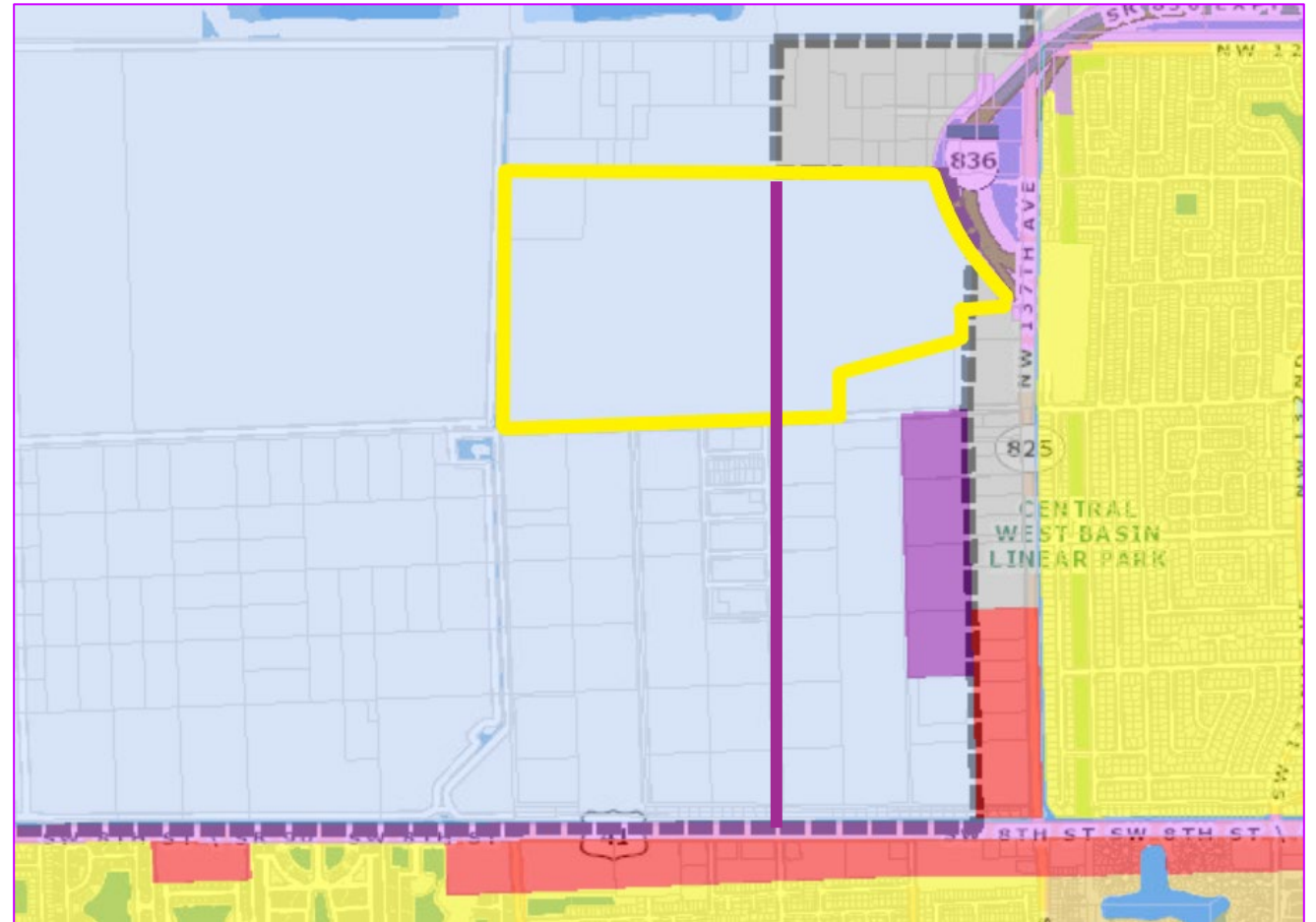
OPEN LAND SUBAREA 3 (TAMIAMI-BIRD CANAL BASINS)



Compatible uses include limestone quarrying, public facilities, utility and communication facilities, seasonal agriculture use, and recreational use.



Most of the uses in Open Land Subarea 3 are permitted because of its unusual siting characteristics.





REQUEST TO ADD THE MIA EQUIPMENT AND SUPPORTIVE SERVICES AREA IN THE “OPEN LAND” LAND USE CATEGORY

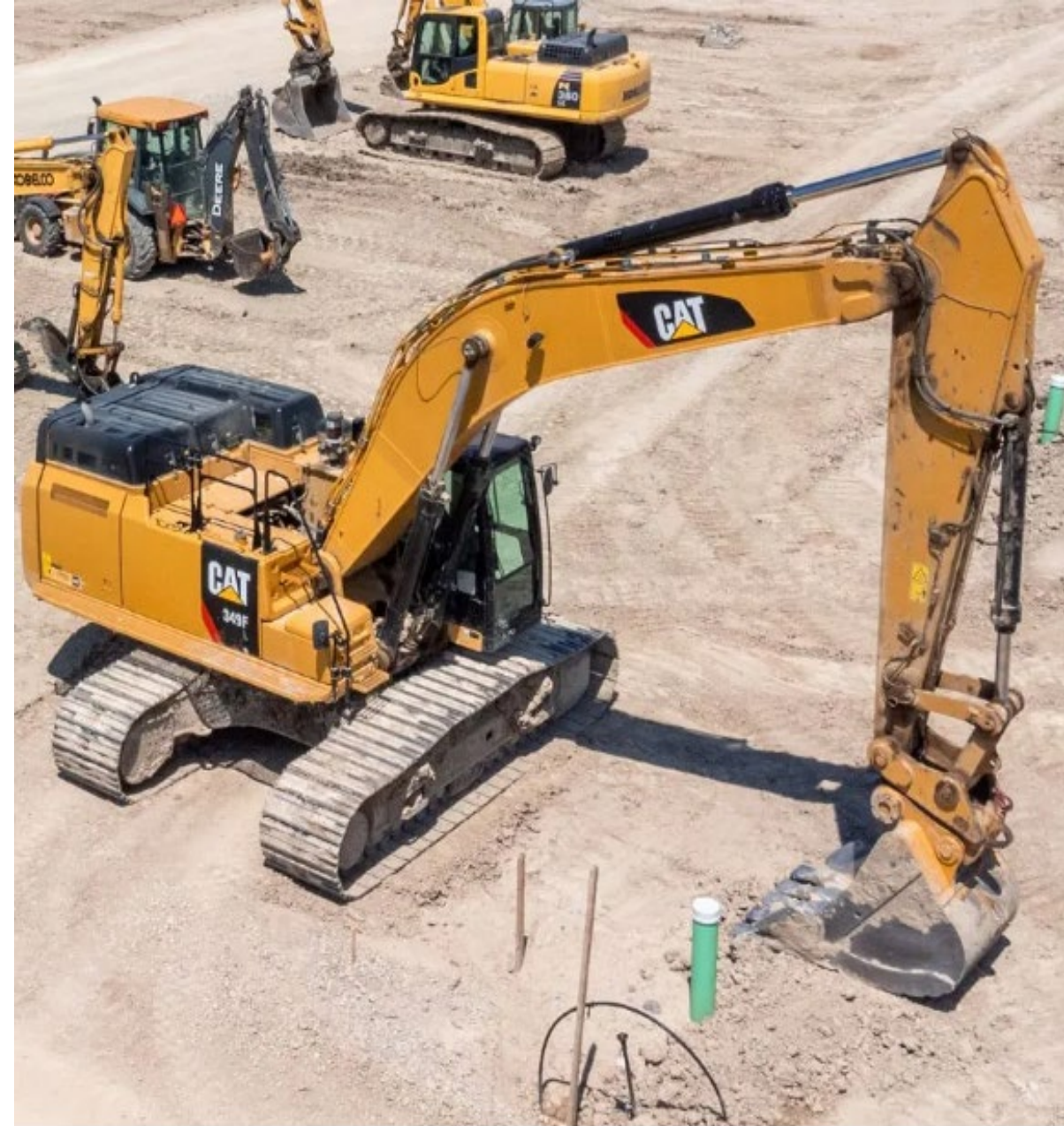
- The purpose of the MIA Equipment and Supportive Services Area is to **support the County’s existing and planned infrastructure**, as well as to **serve and support the mining industry, construction, development, logistics and distribution resources and facilities** that cater to local, regional, and interstate transportation operations.

MIA EQUIPMENT AND SUPPORTIVE SERVICES AREA

Proposed Uses	Building Area (Square Feet)
Indoor Storage of Equipment, Machinery, Parts and Components	2,240,000
Fabrication and Repair	300,000
Equipment Operations Training Facility	18,000
Administrative Offices and Classrooms	80,000
Equipment Display	10,000
Parts Area	5,000
Equipment Rental and Sales Office	20,000
Limited Commercial Uses (i.e. banks or convenience store) to serve the firms and workers in the MIA Transportation and Infrastructure Support Area	30,000

ADDITIONAL USES

- Fuel Station: Up to 8 pumps (4 gasoline, 4 diesel)
- Helicopter Landing Pad and Hangar: 8,000 SF
- Four Truck and Equipment Washing Bays: 10,000 SF Each
- Transloading Facilities: Up to 10 acres
- Facility Overnight Vehicle Parking: Up to 200 spaces
- Food and Services Campus: Up to 10 acres
- Designated Outdoor Areas for Heavy Equipment Training Programs
- Freight Rail Terminals
- Hurricane Debris Management Areas*



CANAL
CONSERVATION EASEMENT
46.80 AC

LAKE AND WETLAND MITIGATION
19.80 AC
(W.S.A. 54,236 AC)

TRAILER PARKING (353 PS)

SERVICE
206,953 S.F.

INDOOR STORAGE
460,342 S.F.

EQUIPMENT STORAGE 10.51 AC

DEMONSTRATION + TRAINING
15.81 AC

PRESERVE
18.61 AC

TRUCK PARKING/TRANS LOADING
582 TOTAL PK SP

PETAL 50K

EOPT. RENTAL 20K

WASH 5K

TRUCK SHWRM 230K

NW 6th Street

NW 137th Ave

0' 200' 400'

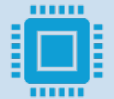
SUPPORT FOR MIA EQUIPMENT AND SUPPORTIVE SERVICES AREA



Critical Role: Supplies County with the equipment and critical support



Current Facility Limitations: Existing facility is too small and surrounded by developed land, limiting expansion



Strategic Location: Located in the western half of the County's North Central Planning Tier with excellent access to major transportation networks



Land Availability: Lack of suitable land inside the Urban Development Boundary (UDB) for such large-scale operations



PROPOSED FACILITY SERVES A PUBLIC INTEREST AND NECESSITY

Public Interest

Supports rock mining, construction, infrastructure, and hurricane recovery projects

Environmental Stewardship

Partners with South Florida Water Management District for large-scale environmental projects

Community Support

Provides apprenticeship training programs and supports emergency response teams

Economic Impact

Creates jobs, supports local economy, and increases tax revenue

SOUTH FLORIDA ENVIRONMENTAL AND INFRASTRUCTURE PROJECTS

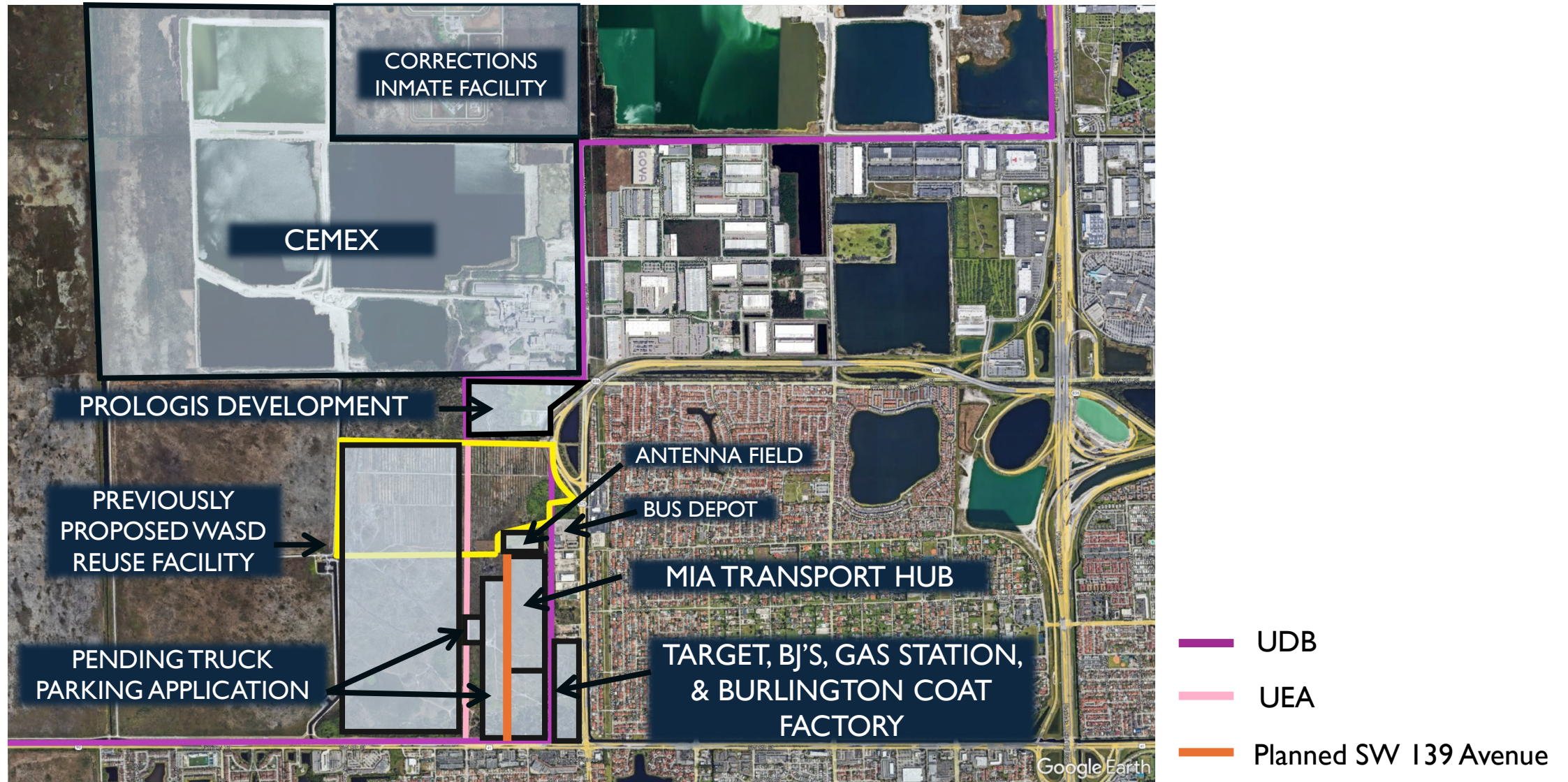
1. Everglades Restoration Projects
 - Everglades Agricultural Area-2
 - Stormwater Treatment Area-1
 - Central Everglades Planning Project/Everglades Agricultural Area-A2
2. Alexander Orr Water Treatment Plant
3. North District Wastewater Treatment Plant
4. Pump Station No. 3
5. South Florida Water Management District
 - Canals, 23, 43, and 51
 - Culvert 10A
 - Miller Pump Station
 - Pump Stations S13, S331, S140, G434/436, G508, S357, C139, S382, S383, G420, S332C, S356, S9A, S133, S127, S332D, etc.
6. Emergency Hurricane Support



**PANTROPIC
POWER**



CONSISTENT WITH CURRENT AND PROPOSED DEVELOPMENTS

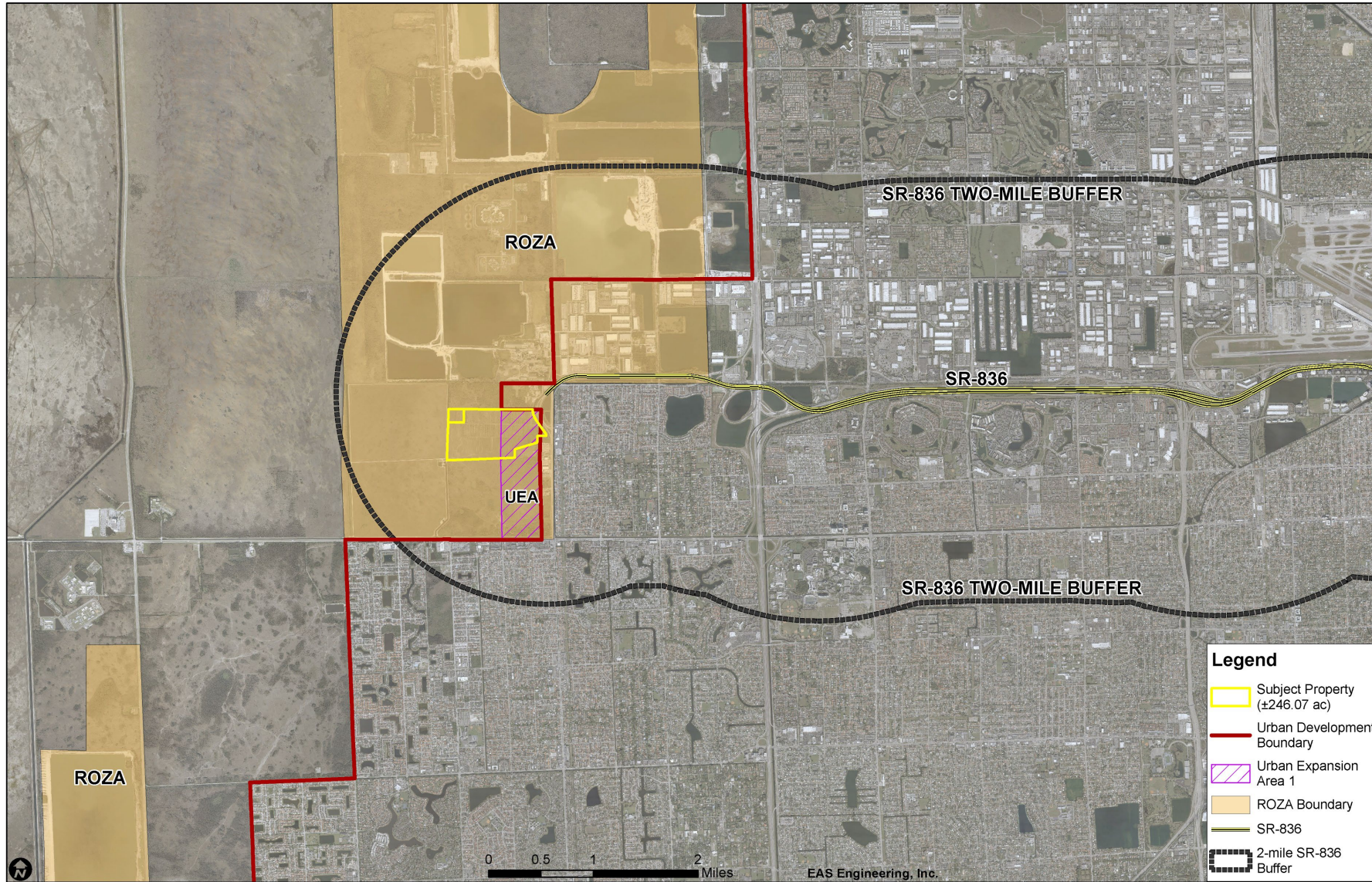


***Not shown: Proposed 836 Extension**

DIRECT SUPPORT FOR LIMESTONE QUARRIES, PARTICULARLY IN THE LAKE BELT AREA

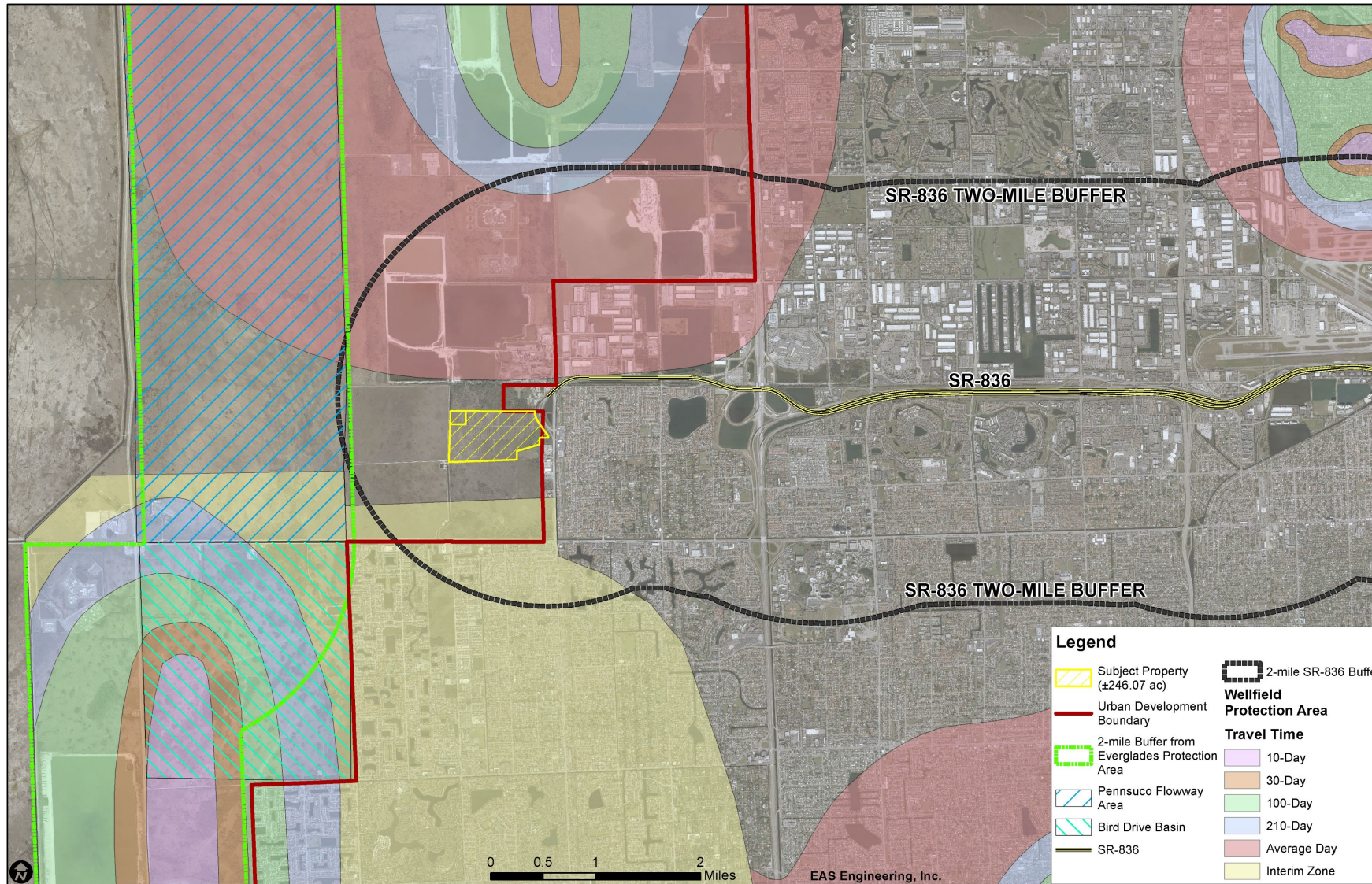


KELLY TRACTOR SITE SELECTION CRITERIA: ROZA AND UEA



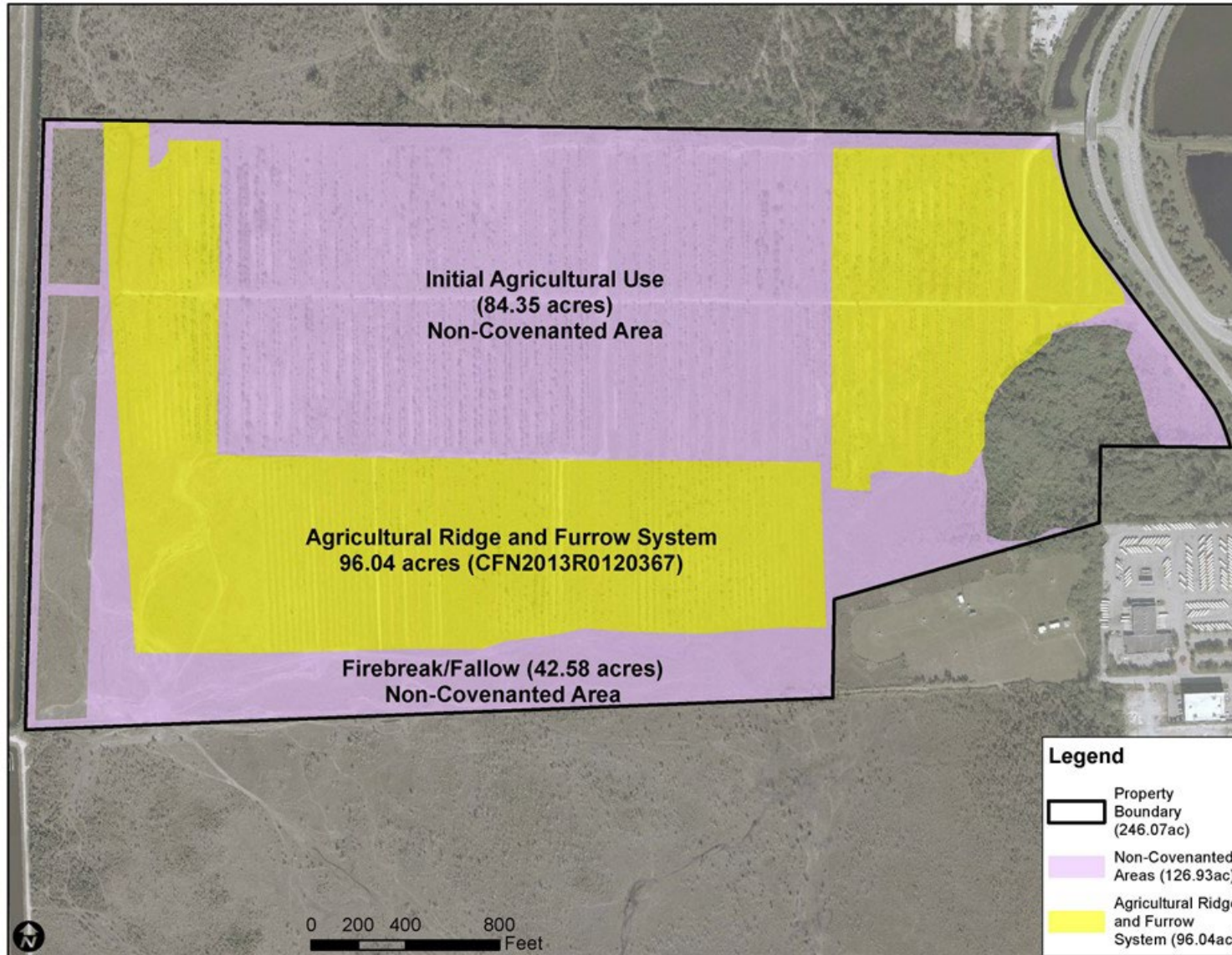
- Within 2 miles of the SR-836 corridor
- Within ROZA boundary
- Partially within Urban Expansion Area 1

ENVIRONMENTAL CONSIDERATIONS: BBSEER AND WPA



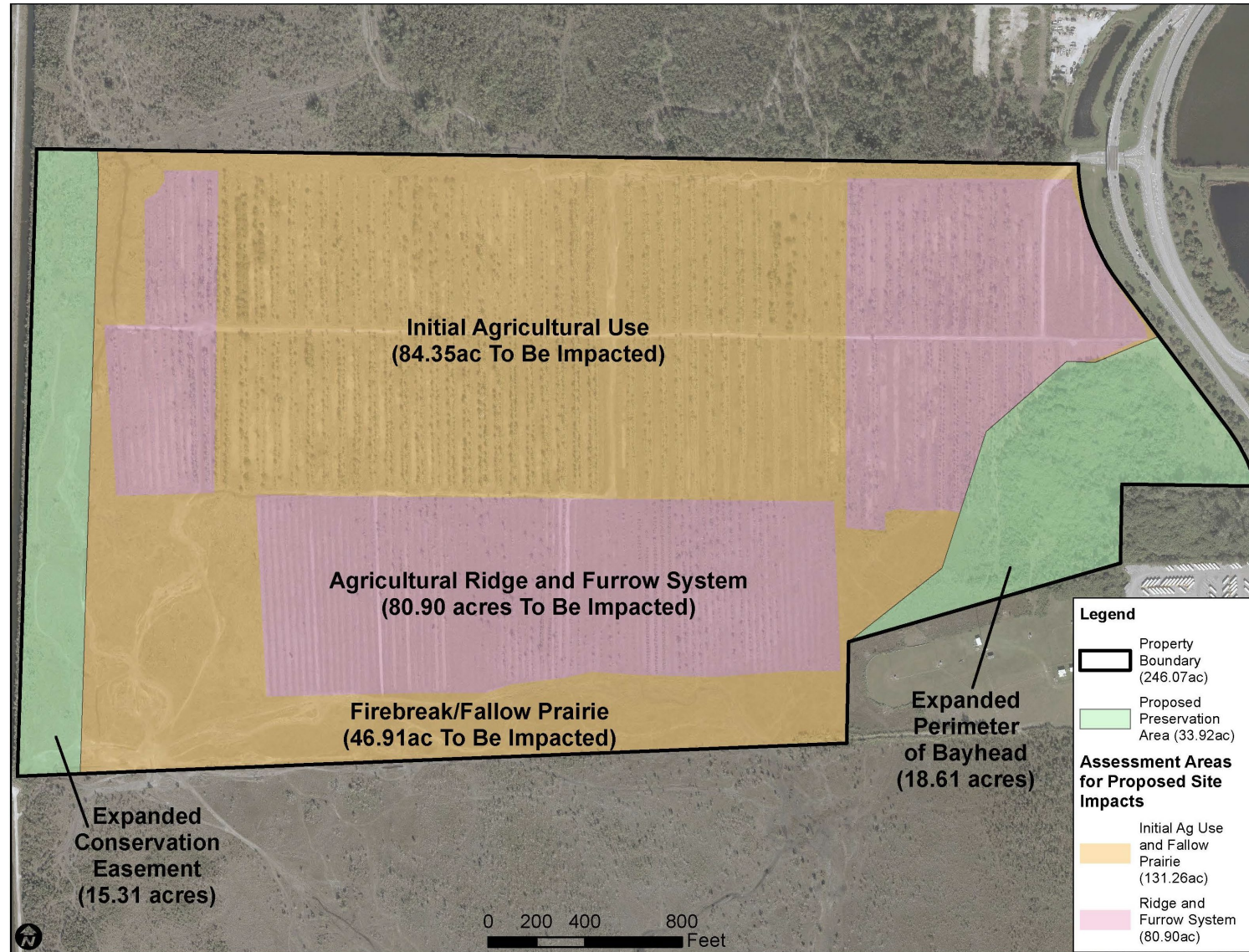
- Outside the cones of influence of Wellfield Protection Areas
- Not within BBSEER project footprints
- Outside the two-mile buffer of Everglades Protection Area

MODIFICATION OF AGRICULTURAL RIDGE AND FURROW SYSTEM COVENANT



- Restrictive Covenant for the **Agricultural System** (CFN2013R0120367) **considered agricultural operation as low impact use and allowed for a future land use change**
- Accounts for 96.04 acres of the agricultural areas (39% of site acreage)
- **Non-covenanted areas** (the initial agricultural use and firebreak/fallow area) **account for 52% of site**

MITIGATION ASSESSMENT METHODOLOGY OF CURRENT SITE CONDITIONS

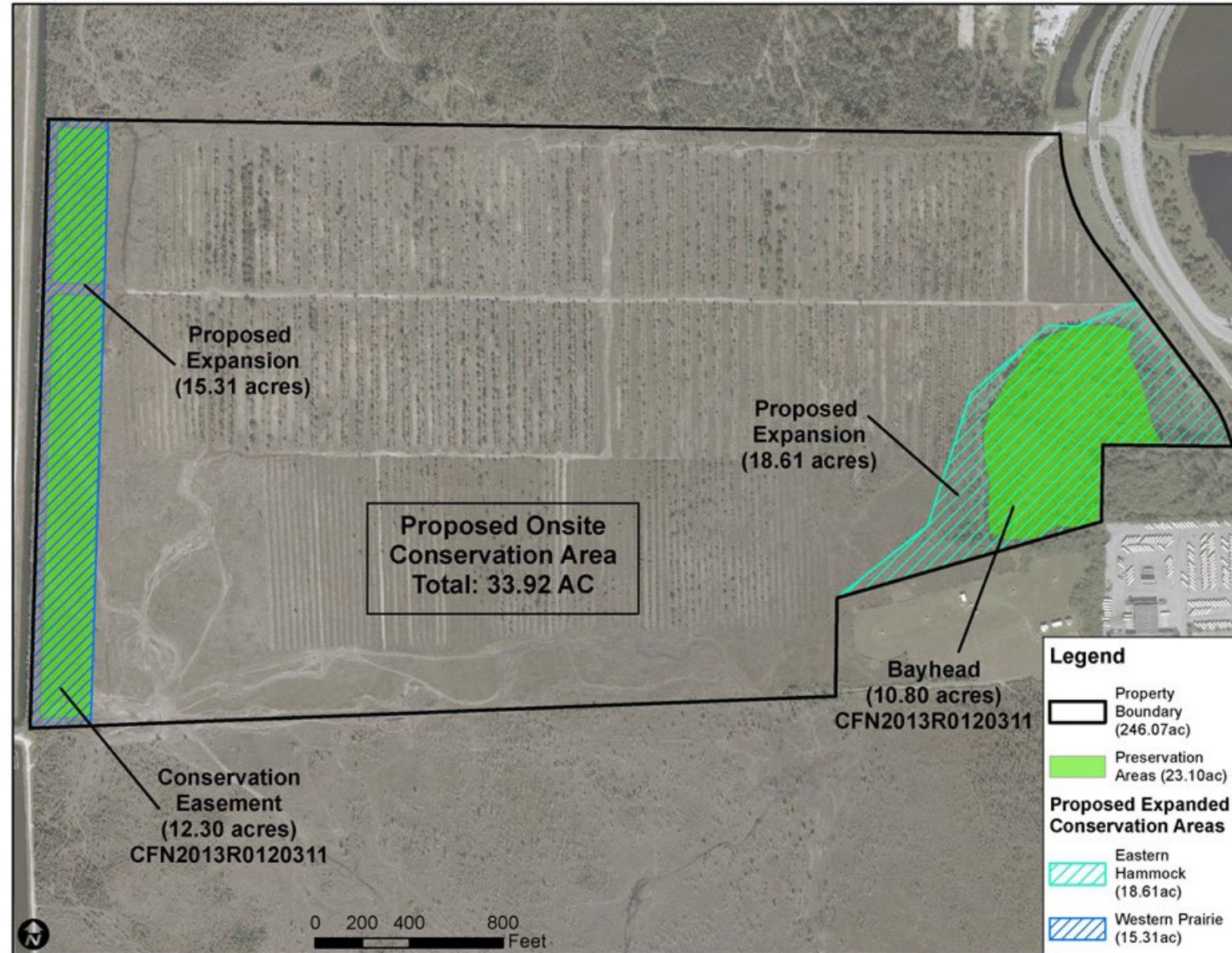


- Typical assessment for mitigation of impacts to initial agricultural and fallow areas (53% of site)
- Mitigation assessment of the **Agricultural System is specified by covenant** for the anticipated change in land use (33% of acreage)
- **Onsite conservation area increased to 33.9 acres** (14% of total site acreage)

DECLARATION OF RESTRICTIONS FOR PROPOSED DEVELOPMENT

- Acknowledgement of the **Existing Permits, Covenants, and Restrictions** that were established as part of the past Class IV permitting activity
- Commits that **no work will occur** within the protected (covenanted) areas **unless** modification of the Covenant through future permitting activities
- Acknowledges **conceptual nature** of plans and proposals submitted as part of the CDMP Application process
 - Shall not be construed to release, amend, or modify the Existing Permits, Covenants, and Restrictions
 - By reviewing and issuing comments, **DERM is not waiving permitting jurisdiction nor entitling the applicant to favorable review** of future permit applications

EXPANSION OF CONSERVATION EASEMENT AND BAYHEAD COVENANT



- Proposed expansion of Conservation Easement and Perimeter Bayhead (CFN2013R0120311)
- Eastern Bayhead to increase from 10.80 to 18.61 acres (+72.3%)
- Western CE to increase from 12.30 to 15.31 acres (+24.5%)
- **Total onsite conservation area to increase by 47%**

U.S. FISH & WILDLIFE SERVICE LETTER



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Florida Ecological Services Field Office



December 10, 2024

Edward A. Swakon
EAS Engineering, Inc.
55 Almeria Ave, Coral
Gables, FL 33134

Service Consultation Code: 2024-0063987
Date Received: October 15, 2024.
Project: Kelly Tractor
Applicant: EAS Engineering, Inc.
County: Miami-Dade

Dear Mr. Swakon:

This letter acknowledges the U.S. Fish and Wildlife Service's (Service) receipt of your letter dated October 14, 2024. In your letter, you requested technical assistance regarding the implementation of avoidance and minimization measures to offset adverse effects to the endangered Florida bonneted bat (*Eumops floridanus*) and the threaten wood stork (*Mycteria americana*). This letter transmits the Service's response under section 7 of the Endangered Species Act of 1973, as amended (87 Stat. 884; 16 U.S.C. 1531 et seq.).

The project area has been considerably disrupted, making it unlikely for wood storks to be found there. Although the applicant identified a 0.5-acre impact area with suitable foraging habitat, the Service doesn't recommend any further action.

The project site is in the South Florida urban bat area. In the limited roost survey report from July 2023, the applicant indicated that the project location lacks suitable roosting trees. To avoid and minimize the effects on the species, the applicant proposes implementing the following Best Management Practices (BMPs).

- Submit the data from the limited roost survey via the NABat Partner Portal. Once the data has been successfully entered into the system, please contact USFWS_FBB_Lead@fws.gov to notify the Service that the project has been fully submitted, referencing the Service Consultation Code.
- If evidence of use by Florida bonneted bats is discovered, tree removal will be suspended and the applicant will contact the Florida Ecological Services Office at 352.448.9151, and by email using FW4FLESRegs@fws.gov and USFWS_FBB_Lead@fws.gov. In the subject line, provide both the Project title and the Service Consultation Code.
- Maintain natural light conditions. Artificial lighting necessary to meet minimum life safety requirements will be designed to meet USFWS recommendations, which includes restricting the amount of upward-directed light, using lowest lumens possible, motion-sensor lighting, and preventing indoor lighting from reaching the outdoor environment.

"The project area has been **considerably disrupted**, making it **unlikely** for wood storks to be found there.

...the Service doesn't recommend any further action."

7915 BAYMEADOWS WAY, #200
JACKSONVILLE, FL 32256
904-731-3336

1601 BALBOA AVENUE
PANAMA CITY, FL 32405
850-769-0532

777 37TH ST SUITE D-101
VERO BEACH, FL 32960

APPLICATION SUPPORT



Miccosukee Tribe of Indians of Florida

Business Council Members
Talbert Cypress, Chairman

Lucas K. Osceola, Assistant Chairman
Kenneth H. Cypress, Treasurer

William J. Osceola, Secretary
Pete Osceola, Jr., Lawmaker

September 20th, 2023

The Honorable Daniella Levine Cava, Mayor
The Honorable Board of County Commissioners
111 N.W. 1st Street
Miami, Florida 33128

SUBJECT: Avoiding Destruction of Culturally Significant Tree Islands

Dear Mayor Levine Cava and County Commission,

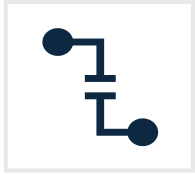
We are writing this letter in support of the Kelly Tractor Company's application to amend the Miami-Dade County Comprehensive Development Master Plan. We write to you out of our strong desire to protect the tree island, known to archaeologists as the archaeological site "8DA93." The Miccosukee Tribe of Indians of Florida supports Kelly Tractor's application to relocate its headquarters to the 246-acre parcel lying west of NW 137th Avenue and State Road 836, because they have made a commitment to include in their Declaration of Restrictions a covenant to preserve this culturally significant tree island in perpetuity.

Tree islands are sacred places to the Miccosukee people, as they provided shelter from the U.S. Cavalry in the Seminole Wars and provided continuing refuge for our communities in the century which followed. Our ancestors have been laid to rest on these islands. The island which your staff knows as 8DA93, we know to be a traditional home of the Takoshaadthe Clan, and a burial site. The island has documented inhabitation going back to the "Glades I" period, as far back as 500 BCE, and many generations have been laid to rest on its soil. The soil itself, and the plants which grow from it, contain our ancestors.

The Miccosukee Tribe of Indians of Florida would oppose the destruction of this culturally significant tree island, through the construction of roadways or similar ground disturbance. To this end, we support Kelly Tractor's application to relocate its headquarters to the 246-acre parcel west of NW 137 Avenue and State Road 836, conditional upon their preservation of the tree island. We have visited their existing facilities and observed their space constraints, and we understand well their need for expansion.

In the next decades, our offices will be faced with many hard decisions. The Indigenous history of Miami-Dade County is ancient and rich, but sites of great cultural, historic, and spiritual importance will continue to be at risk of destruction as development expands — we must meet the needs of an ever-growing global metropolis, but we should not do so at the cost of our history, a history which is part of

KEY TAKEAWAYS



Current
Facility
Limitation



Expansion
Needs



Strategic Location +
Land Limitations



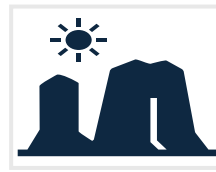
Support of
Community



Economic
Growth



Supply Chain
Efficiency



Support for
Limestone
Production



Environmentally
Appropriate Site

THANK YOU!

ROADWAY NETWORK

