

**Date:** June 18, 2026

**To:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**From:** Daniella Levine Cava   
Mayor

Supplement  
Agenda Item No. 3A

**Subject:** Supplemental Information on May 2025 Cycle Application  
No. CDMP20250013 to Amend the Comprehensive Development Master Plan

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The following supplemental information is provided to the Board of County Commissioners regarding May 2025 Cycle Application No. CDMP20250013 to amend the Comprehensive Development Master Plan (CDMP). The information includes: (Exhibit 1) the Initial Recommendation report; and (Exhibit 2) Additional Items addressing Application No. CDMP20250013 received by the Department of Regulatory and Economic Resources.



Roy Coley  
Chief Utilities and Regulatory Services Officer

**Application No. CDMP20250013**  
**Bluenest Development LLC**  
**Commission District 9      Community Council 14**

**APPLICATION SUMMARY**

Applicant/Representative: Bluenest Development LLC / Pedro Gassant, Esq., Alessandria San Roman, Esq., and Mischaël Cetoute, Esq., Holland & Knight, LLP.

Location: ±200 feet north of Quail Roost Drive (SR-994/SW 200 Street) between SW 125 Avenue and SW 124 Court.

Total Acreage: ±2.66 gross acres / ±2.37 net acres

Current Land Use Plan Map Designation: “Low Density Residential” (2.5 to 6 dwelling units per gross acre).

Requested Land Use Plan Map Designation and Other Changes: 1. Redesignate the application site to: “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre)  
 2. Add the Proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.

Amendment Type: Small-Scale (processed concurrently with Zoning Application No. Z2025000130).

Existing Zoning Districts / Site Condition: EU-1 (Single-Family One-Acre Estate District) / Property developed as a single-family estate residence.

**RECOMMENDATIONS**

Staff: **ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** (November 2025)

Redland Community Council (14): **ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** (November 19, 2025)

Planning Advisory Board (PAB) Acting as the Local Planning Agency: **ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** (December 1, 2025)

Final Action of Board of County Commissioners: **TO BE DETERMINED** (April 23, 2026)

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Staff recommends to **ADOPT WITH ACCEPTANCE OF THE PROFERRED DECLARATION OF RESTRICTIONS** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map to re-designate the ±2.66 gross acres (±2.37 net acres) application site, from “Low Density Residential” (2.5 to 6 dwelling units per gross acre) to “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre) for the following reasons:

**Principal Reasons for Recommendation:**

1. The application seeks to facilitate the development of 33 residential units on the site at a density higher than currently allowed, consistent with Objective LU-1 and Policies LU-1C, and LU-10A of the CDMP Land Use Element. The Objective and Policies require the County to give priority to infill development on vacant sites within the urban area and redevelopment of substandard or undeveloped environmentally suitable urban areas, where urban services and facilities have the capacities to accommodate additional demand. As discussed in Principal Reason No. 2(ii) below, with the exception of schools, existing public facilities have adequate capacities to accommodate the impacts that would be generated by development on the application site, if the application is approved.

Under the current CDMP land use designation of “Low Density Residential” (2.5 to 6 dwelling units per gross acre), the application site could be developed with up to 16 single-family units. The requested “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre) designation would enable the property to be developed at up to a maximum of 34 residential units at a density of 13 dwelling units per acre (see Appendix A). The applicant proffered a Declaration of Restrictions (covenant) on May 31, 2025, that limits development to a maximum of 33 residential units which equates to a density of 12.4 dwelling units per gross acre.

2. Approval of the application would be generally consistent with the criteria set forth in CDMP Land Use Element Policy LU-8E for evaluating Land Use Plan map amendment applications. Policy LU-8E requires LUP map amendment applications to consider factors such as: (i) the proposed amendment’s ability to “[s]atisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County”; (ii) whether the proposed amendment would “[e]nhance or impede provision of [public] services [or facilities] at or above adopted LOS Standards”; (iii) whether the proposed amendment would “[b]e compatible with abutting and nearby land uses”; (iv) whether the proposed amendment would “[e]nhance or degrade environmental or historical resources”; (v) whether the proposed amendment would “[e]nhance or degrade systems important to the County as a whole”; and (vi) whether the proposed amendment would “promote transit ridership and pedestrianism” pursuant to Objective LU-7 and associated policies. Each factor is discussed below:

*i. Need to Accommodate Population or Economic Growth:* Approval of the application would create a net increase of 17 single-family attached units in the analysis area, Minor Statistical Area (MSA) 7.2, where the application site is located. The combined vacant land for single-family and multi-family residential development in MSA 7.2 in August 2025 was estimated to have capacity for about 11,730 dwelling units, with 92.4 percent of these units intended for multi-family type units. The annual average residential demand in the subject MSA is projected to increase from 343 units per year in the 2025-2030 period to 361 in the 2035-2040 period. Approval of the application will have a negligible impact on the depletion year of single-family type units. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family type units occurring by the year 2028 while

occurring beyond year 2040 for multifamily units. The supply of residential land for both single-family and multi-family units combined is projected to be depleted beyond the year 2040 (see "Supply and Demand Analysis" on page 13).

*ii. Public Facilities and Services:* Approval of the application is generally consistent with Objective CIE-3 of the CDMP Capital Improvements Element that requires CDMP land use decisions not to cause a violation in the adopted level of service (LOS) standards for public facilities and services. If the application is approved, the development impact that would be generated from developing the application site with the 33 single-family attached homes would not cause a violation in the level of service standards for public services and facilities.

The Miami-Dade County Public Schools in its Preliminary Concurrency Analysis review projects the proposed development will generate 21 students, 6 at the elementary level, 3 at the middle school level and 12 at the senior high school level and identifies that the senior high school level currently does not have adequate capacity to serve the proposed development. Miami-Dade County Public Schools further indicates that final determination of Public School Concurrency and capacity reservation will be made during final plat approval, site planning, or a functional equivalent. If at that time there is insufficient school capacity, the development impacts would be mitigated through proportionate share mitigation, as required pursuant to CDMP Educational Element Policy EDU-2C and the Interlocal Agreement for Public Facility Planning between Miami-Dade County and Miami-Dade County Public Schools. (See Public Schools discussion on pages 28-29 and Appendix C herein).

*iii. Compatibility:* If the application is approved, the proposed residential development would generally be compatible with the abutting zero lot line single-family residences located to the north and south of the application site. The proposed residential development would also be compatible with the single-family residences located to the east of the application site across SW 124 Court, and the Somerset College Preparatory Academy South public charter school west of SW 125 Avenue. The applicant is working to address a condition requested by DERM related to site plan review and incorporating any requirements to protect endangered species.

*iv. Environmental and Historic Resources:* Approval of the application would not impact any archaeological resources, but may impact environmental and historic resources on the application site and its vicinity as follows:

- The application site contains tree resources, including specimen trees (trees with a trunk diameter at breast height of 18 inches or greater), which are to be protected pursuant to section 24-49.2(II) of Miami-Dade County Code. The removal and/or relocation of tree resources on the site are subject to a Miami-Dade County Tree Permit.
- The application area is located in the United States Fish and Wildlife consultation area for the federally endangered Florida bonneted bat (*Eumops floridanus*), which may utilize the subject property for foraging, nesting, and roosting. Prior to issuance of a Tree Removal Permit for any portion of the Property, the applicant shall conduct a survey to determine the absence or presence of listed wildlife species found in Appendix B of the CDMP within the area or phase of development subject to the request for approval of said permit. The applicant has included an Endangered Species Survey commitment in the proffered covenant to conduct referenced survey.

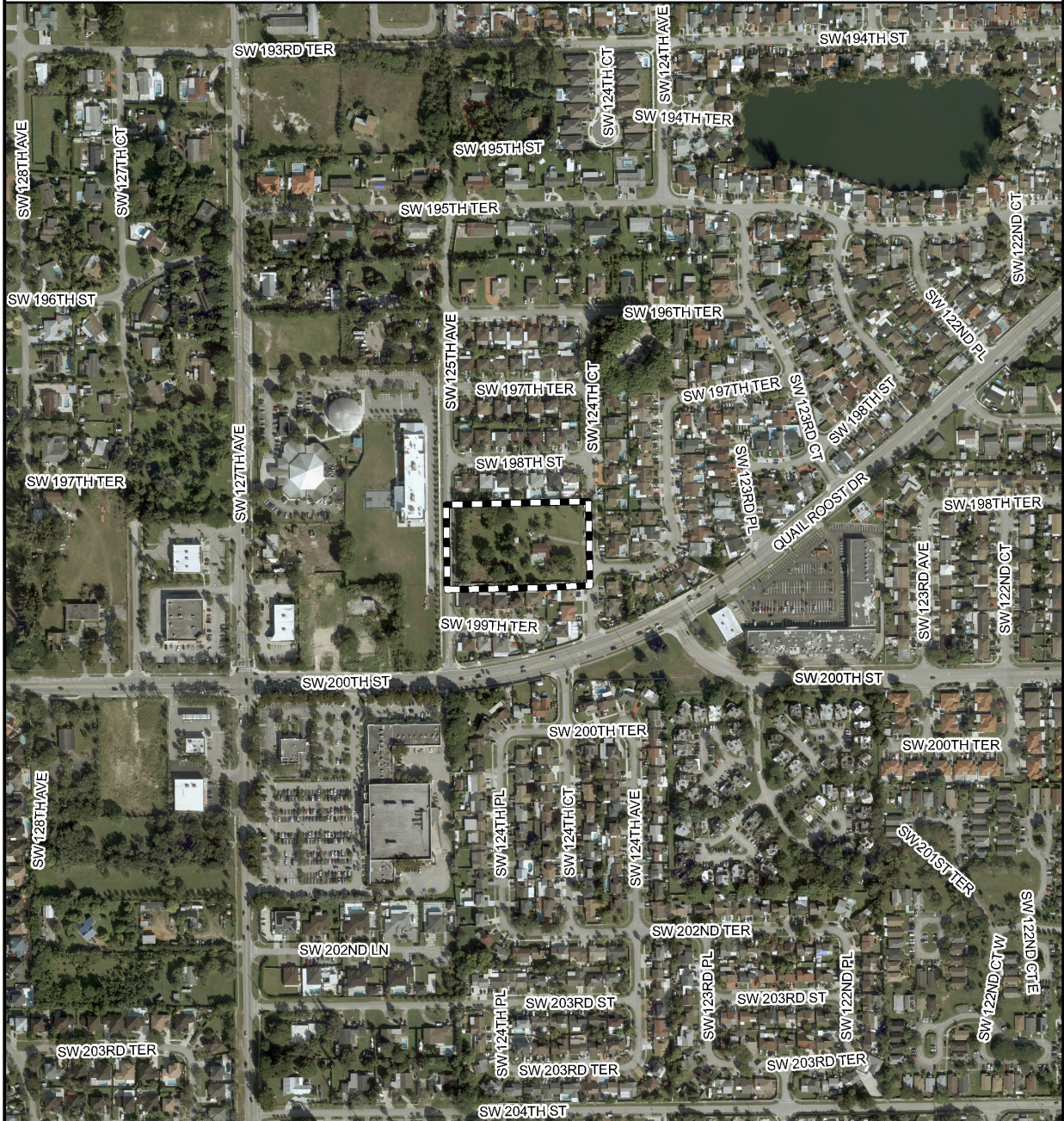
- There is a residential 1970 structure on the site with Folio No. 30-6901-004-0020 that meets the 50-year or older benchmark for historic resource eligibility. If the structure is slated for demolition, the applicant would need to submit a Florida Master Site File Historical Structure Form prior to demolition.

v. *Enhance or Degrade Countywide Systems:* If the application is approved, and the site is developed with the proposed residential single-family attached units, the proposed development would not degrade any countywide system. All countywide systems have sufficient capacity to absorb the impacts that would be generated by redevelopment of the site with the proposed residential use.

vi. *Transit Ridership and Pedestrianism:* The application if approved, and the site developed with residential uses, could support transit ridership and pedestrianism. The site is served by Metrobus Routes 70 and 137 with the closest bus stop located at SW 122 Avenue and SW 195 Terrace, approximately 0.5 miles (a 12-minute walk) from the site using the existing sidewalk network along Quail Roost Drive (see "Transit" section on page 40). The application site is also served by Metrobus Route 52 at a bus stop located at SW 117 Avenue and SW 191 Terrace, approximately 1.4 miles away (a 30-minute walk).

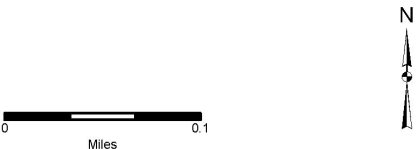
According to the Transit Development Plan (TDP), there are two funded capital projects for the area. The first is the South Dade Transitway project will implement Gold Standard Bus Rapid Transit (BRT) along the Transitway from the SW 344 Street Park-and-Ride to Dadeland South Metrorail Station. Second, the Transit Oriented Development (TOD) Master Plan for the South Corridor project will be planned along the Strategic Miami Area Rapid Transit (SMART) Plan's South Corridor, to boost smart economic development and mobility through mixed-use developments around transit stations. The TransitWay is located approximately 2.6 miles east of the application site.

# BLUENEST DEVELOPMENT, LLC. - APP. NO. CDMP20250013 AERIAL PHOTO

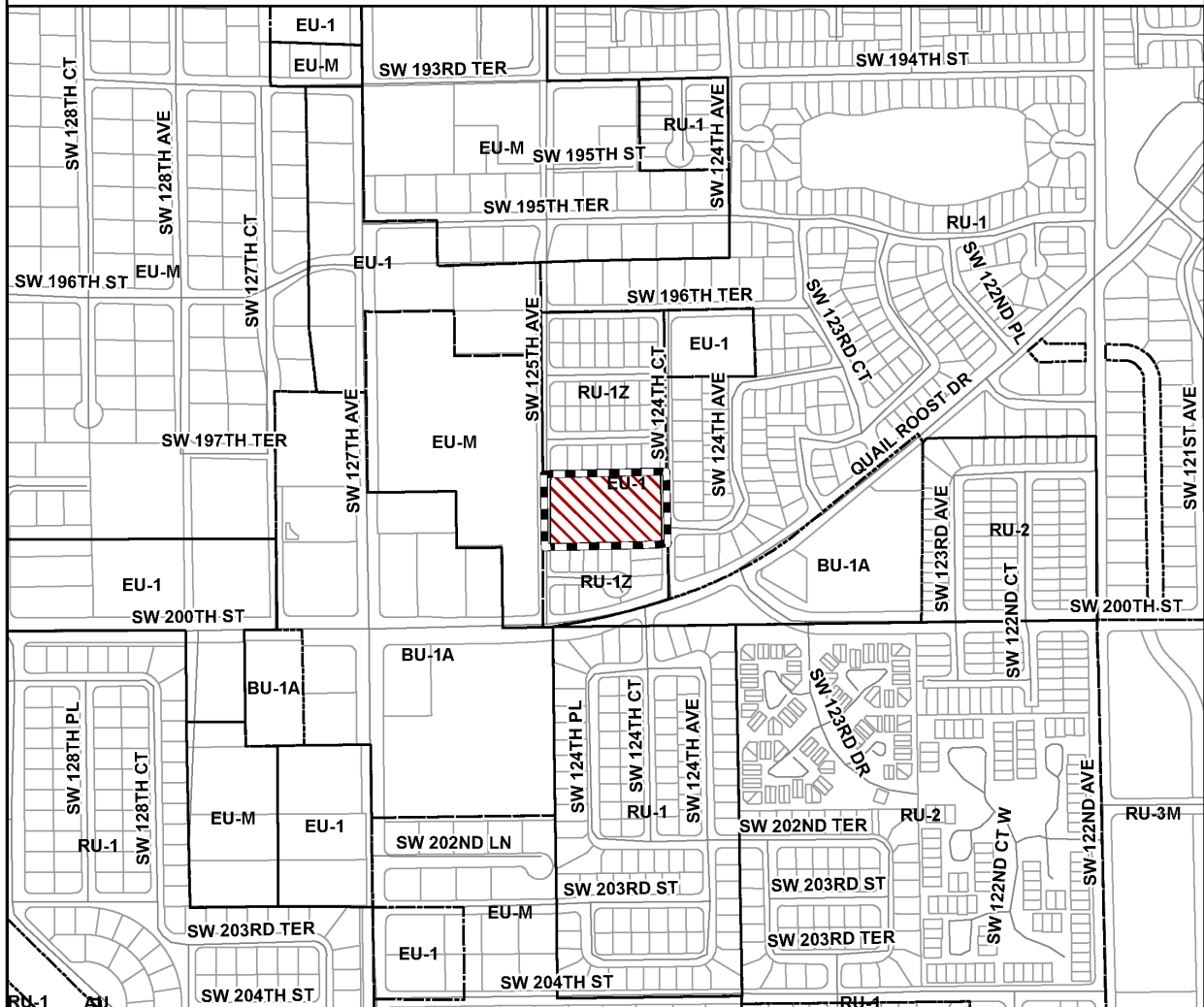


 APPLICATION AREA

Source: Department of Regulatory and Economic Resources  
July 2025

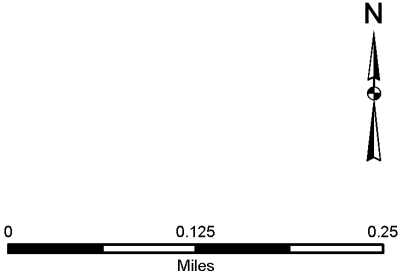


## BLUENEST DEVELOPMENT, LLC. - APP. NO. CDMP20250013 ZONING MAP

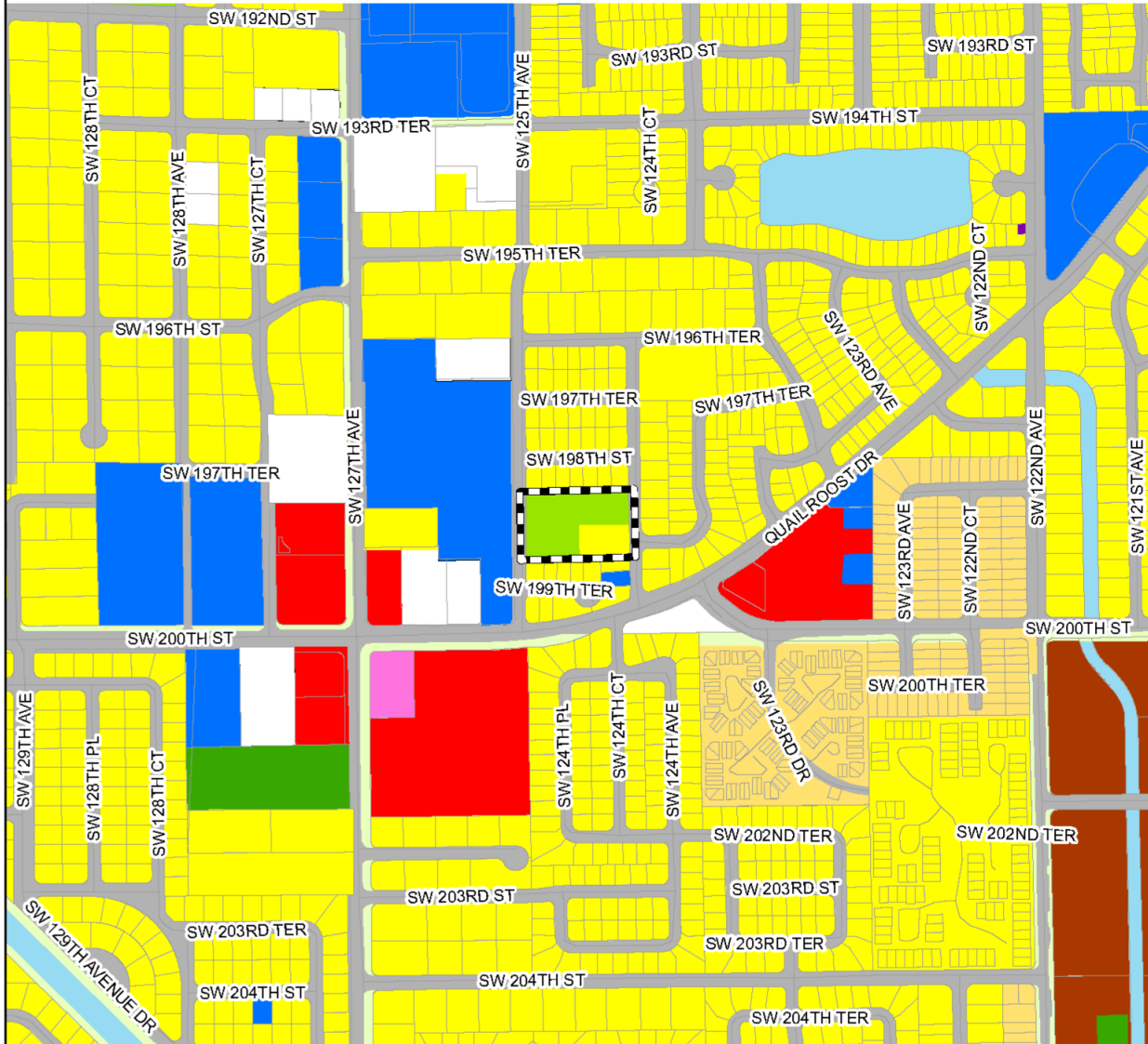


Source: Department of Regulatory and Economic Resources  
August 2025















- APPLICATION AREA
- CONCURRENT ZONING APPLICATION: Z2025000130
- MIAMI-DADE COUNTY ZONING DISTRICTS**
- AU AGRICULTURAL / RESIDENTIAL 5 ACRES GROSS
- BU-1A BUSINESS DISTRICTS, LIMITED
- EU-1 ESTATES, SINGLE-FAMILY, 1 ACRE OR MORE IN AREA
- EU-M ESTATES MODIFIED, SINGLE-FAMILY
- RU-1 SINGLE-FAMILY RESIDENTIAL DISTRICT 7,500 FT<sup>2</sup> NET
- RU-1Z SINGLE-FAMILY RESIDENTIAL, ZERO LOT LINE 4,500 FT<sup>2</sup> NET
- RU-2 TWO-FAMILY RESIDENTIAL DISTRICT, 7,500 FT<sup>2</sup> NET
- RU-3M MINIMUM APARTMENT HOUSE 12.9 UNITS/NET ACRE

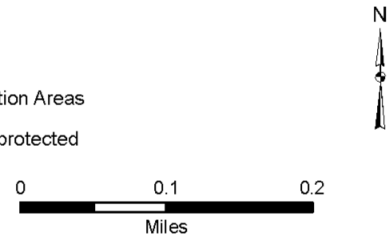


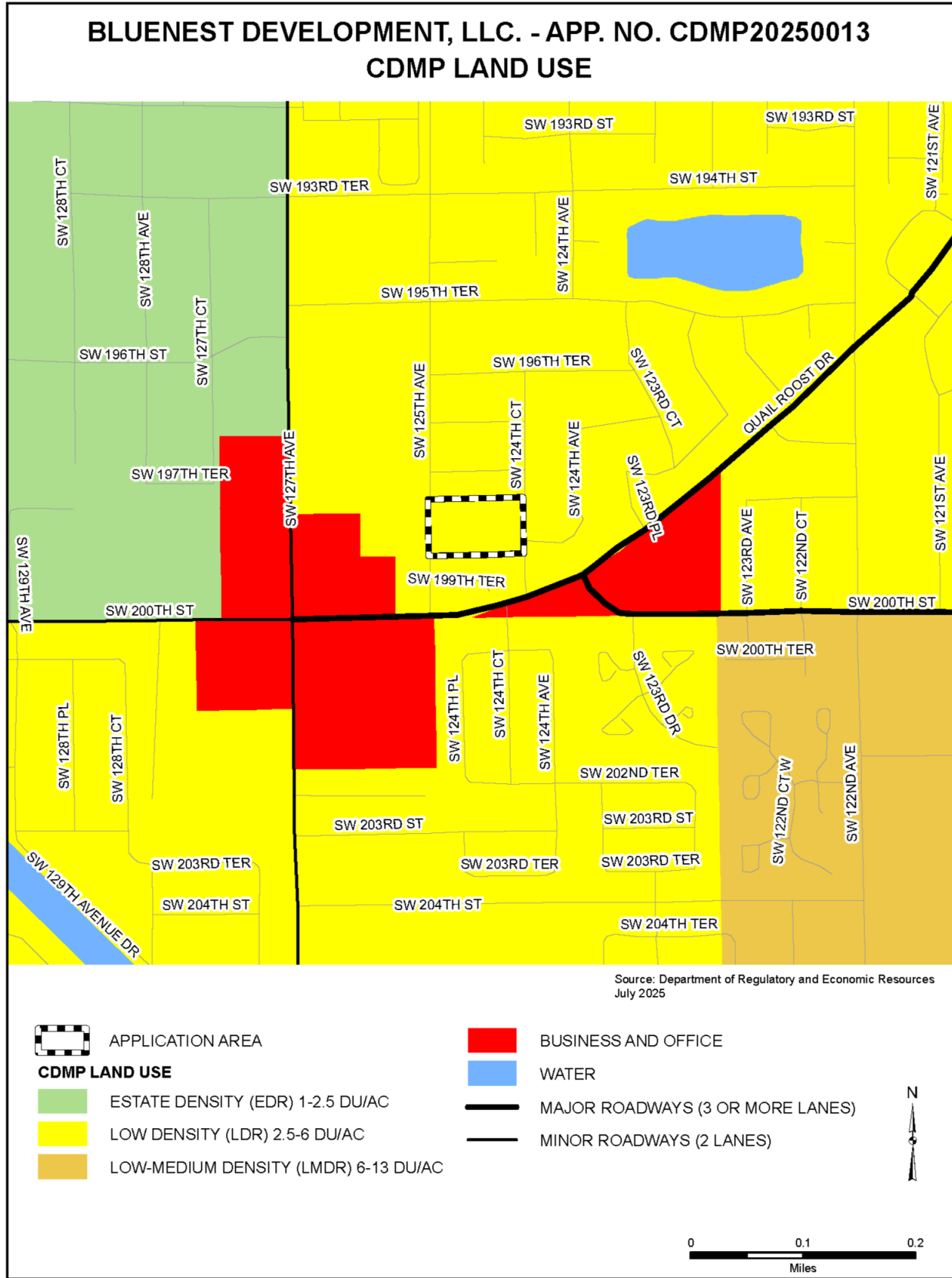
## BLUENEST DEVELOPMENT, LLC. - APP. NO. CDMP20250013 EXISTING LAND USE

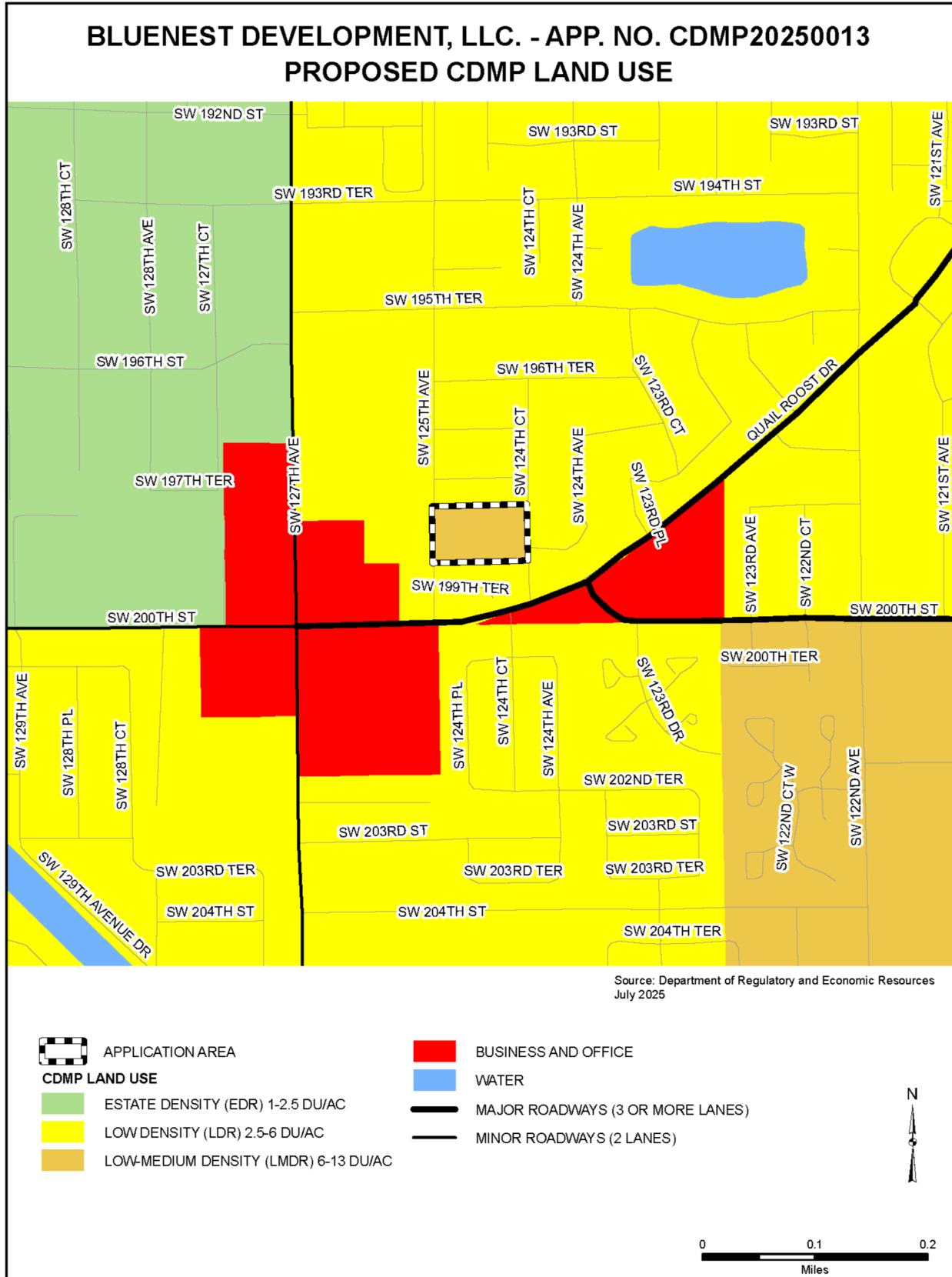


Source: Department of Regulatory and Economic Resources  
July 2025

- |  |  |
|--|--|
|  Application Area                       |  Communications, Utilities, Terminals |
|  Single-Family                          |  Streets, Roads, Expressways, Ramps   |
|  Two-Family Duplexes                    |  Streets, Expressway R/W              |
|  Low-Density Multi-Family               |  Agriculture                          |
|  Commercial, Shopping Centers, Stadiums |  Parks, Preserves, Conservation Areas |
|  Office                                 |  Vacant Privately Owned, Unprotected  |
|  Institutional                          |  Inland Waters                        |







## STAFF ANALYSIS

### Application Site

#### Location

The application site consists of one lot totaling ±2.66 gross acres (±2.37 net acres), located at 19850 SW 124 Court, 200 feet north of Quail Roost Drive/State Road 994/SW 200 Street between SW 125 Avenue and SW 124 Court, in unincorporated Miami-Dade County (see “Aerial Photo” on page 6). The site is identified by Miami-Dade Property Appraiser with Folio No. 30-6901-004-0020.

#### Existing Land Use

The application site is currently being used for single-family residential (see “Existing Land Use” map on page 8, and “Appendix E: Photos of the Application Site” on Appendices Pages A-35 to A-37).

#### CDMP Land Use Plan Map Designation/Request

The application site is designated “Low Density Residential” (2.5 to 6 dwelling units per gross acre) on the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map (see “CDMP Land Use” map on page 9). The CDMP Land Use Element text states that areas with a “Low Density Residential” CDMP land use designation are typically characterized by single-family housing, including detached homes, cluster developments, and townhouses. The also indicates that this land use category may also accommodate low-rise apartments with substantial surrounding open space or a mix of housing types, provided the maximum gross density is not exceeded.

The applicant requests that the application site be redesignated to the “Low-Medium Density Residential” CDMP land use category. The CDMP Land Use Element text indicates that this land use category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

Under the current CDMP land use designation of “Low Density Residential”, the application site could be developed with a maximum of 16 single-family detached homes. Under the requested CDMP land use designation of “Low-Medium Density Residential,” the site could be developed with up to 34 residential dwelling units. However, the applicant has proffered a Declaration of Restrictions (Covenant) limiting development on the application site to 33 residential dwelling units (see “Appendix B: Applicant’s Proffered Declaration of Restrictions).

It must be noted that the actual densities or intensities of development approvable on a given site may be significantly lower than the maximum, where necessary, to conform to an overriding Plan policy, or to ensure compatibility of the proposed development with its surrounding land uses. Therefore, the total permissible development may be significantly less than the maximum allowed under the CDMP due to land use compatibility and other site-related considerations.

#### Declaration of Restrictions

The applicant proffered a Declaration of Restrictions (covenant) on October 27, 2025, that limits development to a maximum of 33 residential dwelling units at a density of 12.4 units per acre. The applicant proffered an updated covenant on February 20, 2026 which states that no

multifamily apartments shall be permitted on the Property. The covenant commits that 20 percent of the dwelling units shall be designated as for-sale affordable housing units to households whose annual income is up to 140 percent of the Area Median Income of Miami-Dade County, which equates to 7 workforce housing units. The covenant includes additional provisions for: 1) connection to public water and sanitary sewer service, and 2) a commitment for the owner to conduct wildlife survey prior to issuance of a tree removal permit for any portion of the property.

### Zoning

The application site is currently zoned EU-1 (Single-Family One-Acre Estate Use). See “Zoning” map on page 7. Miami-Dade Zoning Code indicates that the EU-1 district permits residences on a minimum lot size of one acre. As noted above, the applicant has requested that this CDMP application be processed concurrently with Zoning Application No. Z2025000130, pursuant to Section 2-116.1 of the Miami-Dade County Code. The applicant seeks a zoning district boundary change from EU-1 to RU-3M (13 units per acre) to permit development of the Property with single family attached homes.

### Zoning History

Miami-Dade County established its initial zoning regulations in 1938. According to zoning records, the application site was designated EU-1 (Single-Family One-Acre Estate District) prior to 2010 and has not experienced any zoning district boundary changes since that time.

## **Adjacent Land Use and Zoning**

### Adjacent Existing Land Uses

The areas abutting the north and south of the application site are developed with single-family detached residences. The area to the east of the application site across SW 124 Court is developed with single-family detached residences. The area to the west of the application site across SW 125 Avenue is developed as Somerset College Preparatory Academy South, a public charter School (see “Existing Land Use” map on page 8).

### Adjacent Land Use Plan Map Designations

The areas surrounding the application site are designated for residential and commercial uses on the CDMP Adopted LUP map. The areas abutting the application site to the north and south and the areas to the east across SW 124 Court and west across SW 125 Avenue are designated “Low Density Residential” (2.5 to 6 dwelling units per gross acre). The areas to the southeast and southwest of the application site are designated the “Business and Office” CDMP land use category that allows the full range of retail sales, commercial, and service activities. (See “CDMP Land Use Map,” on page 9). Areas designated “Low Density Residential” are characterized by single-family detached homes, cluster homes and townhouses, and could include low-rise apartments with extensive surrounding open space or a mixture of housing types.

### Adjacent Zoning

Properties abutting the application site to the north and south are zoned RU-1Z (Single-Family Residential Zero-Lot Line), a zoning district that allows single-family residences and associated customary accessory uses, including pools, sheds, private garages and carports. Areas to the east of the application site across SW 124 Court are zoned RU-1 (Single-Family Residential), which allows single-family residences including workforce housing, and associates customary accessory uses, including pools, sheds, private garages and carports. Areas to the west of the application area including the school site are zoned EU-M (Single-Family Estate Modified Use),

which allows single-family residences on a half-acre lot and every associated customary accessory use, including pools, sheds, private garages and carports; and BU-1 (Neighborhood Business) which allows for retail and service convenience facilities that satisfy the essential and frequent needs of the adjacent residential neighborhood.

**Supply and Demand Analysis**

The capacity of the Land Use Plan map to accommodate population or economic growth is generally expressed in acres of vacant land zoned or designated for residential and non-residential development. In the context of this small-scale application, land capacity is analyzed at the localized or Minor Statistical Area (MSA) level.

The combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 7.2/MSA 7.2) in 2025 was estimated to have a capacity for about 11,730 dwelling units, with 92.4 percent of these units intended as multi-family. The annual average residential demand in this Analysis Area is projected to go from 343 units per year in the 2025-2030 period to 361 in the 2035-2040 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family type units occurring by the year 2028. For multi-family type units, the depletion will occur beyond 2040, and for both single-family and multi-family units the depletion is also projected to be beyond the year 2040 (see Residential Land Supply/Demand Analysis table below).

Residential Land Supply/Demand Analysis  
2024 to 2040: **Application CDMP20250013 (MSA 7.2)**

ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE	STRUCTURE TYPE		
	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2025	889	10,841	11,730
DEMAND 2025-2030	276	67	343
CAPACITY IN 2030	0	10,506	10,015
DEMAND 2030-2035	297	72	369
CAPACITY IN 2035	0	10,146	9,170
DEMAND 2035-2040	291	70	361
CAPACITY IN 2040	0	9,786	6,365
<b>DEPLETION YEAR</b>	<b>2028</b>	<b>2040+</b>	<b>2040+</b>

Residential capacity is expressed in terms of housing units.

Housing demand is an annual average figure based on population projections.

Source: Miami-Dade Department of Regulatory and Economic Resources, Planning Division, Planning Research and Economic Analysis Section, August 2025.

The applicant is requesting a change from “Low Density Residential” to “Low-Medium Density Residential” for a total of approximately 2.66 gross acres. Consequently, if the proposed application is approved, with acceptance of the proffered covenant, it will create a net addition of approximately 17 single-family type units, less than one (1) month worth of capacity for single-family type units. This increase will not have a significant impact on the land capacity for single-family units. This application will not impact the depletion year for residential units or for single-family type units.

## Housing Market Analysis

The following market analysis evaluates the extent to which the current application meets Goal 1 of the Housing Element of the Comprehensive Development Master Plan that requires the County to:

*Ensure the provision of housing that will be affordable to all current and future Miami-Dade County residents, regardless of household type or income.*

The application is within MSA 7.2, but at the convergence of the MSA with MSAs 5.8, 6.2, and 7.1. Accordingly, these four MSAs collectively will define the housing market area for this analysis. The proposal is for 33 attached single-family housing units for a net increase of 17 units. According to the Declaration of Restrictions proffered by the applicant, twenty percent of the units (6 units) would be affordably priced for families earning up to 140 percent of the Area Median Income (AMI) as published by the US Department of Housing and Urban Development (HUD). To qualify for any transferable density bonus under the county's workforce-housing ordinance, no less than 50 percent of the units (3 units) must be affordably priced for families earning up to 110 percent of the AMI. The analysis below evaluates the housing market in the vicinity of the application site.

**Analysis:** The Department of Housing and Urban Development (HUD) estimates Area Median Family Income (AMI) for all counties. The 2025 AMI for Miami-Dade County is \$87,200. Based on this figure, the "2025 Market Area All-Households by Workforce Housing & AMI Income Limits" table, "2025 Household Incomes & Affordable Sales Prices by AMI Income Limits (Family of 4)" below, outlines the distribution of all households in the market area that fall within the income-limit categories and the corresponding housing-cost burden. The values reported here are for a typical family of four from the Florida Housing Finance Corporation and the data is from the most recently published 2023 American Community Survey 5-year Estimates (ACS) and HUD Comprehensive Housing Affordability Strategy (CHAS) data for the period 2017-2021.

The data reveals a mismatch between household incomes and housing costs, resulting in high rates of housing cost burden among low- and very-low-income families. This burden decreases substantially as household income rises into the moderate and upper-income brackets.

Nearly half (45.7%) of all families (including renters and owners), earn less than 60% of AMI (\$74,340) and an additional 14% earn between 60% and 80% of AMI (\$74,340 - \$99,120). This means that three-fifths of families in this market area – over 63,300 families – are classified as low- or very-low income.

Among these families:

- **29.7%** are cost burdened (spending 30% to 49.9% of income on housing)
- **42.7%** are severely cost burdened (spending 50% or more of income on housing)

In contrast, among moderate-income families (80%-120% of AMI or \$99,121 - \$148,680), only:

- **29%** are cost burdened
- **2.3%** are severely cost burdened

For families earning above 120% of AMI, just:

- **4.6%** are cost burdened
- **0.1%** are severely cost burdened

While housing cost-burden impacts some moderate and higher-income families above the low-income threshold (33% of all families), the affordability crisis is most severe among low-income families where over two-fifths spend more than half their incomes on housing.

**2025 Market Area All-Households by Workforce Housing & AMI Income Limits**

Income Range; Upper Limit (Family of 4)	MSAs 5.8, 6.2, 7.1 and 7.2			Total: Cost Burdened & Severly Cost Burdened
	Households	% of Total	Percent Cost Burdened (All Households)	
<b>Low/Very Low (Less than 60%; \$74,340)</b>	48,440	45.7%	<b>Less than 80% of AMI:</b> Cost Burdened 29.7%	72.4%
<b>Low (60% to 80%; \$99,120)</b>	14,873	14.0%	Severly Cost Burdened 42.7%	
<b>Moderate (80% to 110%; \$136,290)</b>	17,701	16.7%	<b>80% to 120% of AMI:</b> Cost Burdened 29.0%	31.2%
<b>Moderate (110% to 120%; \$148,680)</b>	2,902	2.7%	Severly Cost Burdened 2.3%	
<b>Workforce (120% to 140%; \$173,460)</b>	6,018	5.7%	<b>Greater than 120% of AMI:</b> Cost Burdened 4.6%	4.7%
<b>Greater than 140% (\$173,460)</b>	16,040	15.1%	Severly Cost Burdened 0.1%	
	<b>105,974</b>	<b>100%</b>		

*Data Source: 2023 American Community Survey 5-year Estimates, 2017-2021 HUD CHAS Data, Florida Housing Finance Corp. Income Limits.*

Finally, the table below, 2025 Household Incomes & Affordable Sales Prices by AMI Income Limits (Family of 4), again shows all families by income ranges in the market area and the corresponding affordable sales price that would not leave the families cost burdened. An analysis of 2023 property sales from the Miami-Dade Property Appraiser’s database, including both new homes and resales, found:

- Only **2%** of all sales were affordable to very low or low-income families
- An additional **13.6%** were affordable to moderate-income households (80%-140% of AMI)
- **84.4%** of all sales were unaffordable to **84.9%** of families earning less than 140% of AMI

The median price of a 2023 home sale in the market area was **\$526,200**, which greatly exceeds the affordability threshold for a family at 140 percent of AMI (currently approximately \$414,800). The median price of a 2023 home sale in the market area was **\$423,700**, which exceeds the affordability threshold for a family at 140 percent of AMI (currently approximately \$414,800). The applicant, in their proposed covenant, has committed 20% of units at or below this threshold, and should they wish to take advantage of the transferable density bonus at the time of zoning approval, half of those units for families earning less than 110% of AMI (currently approximately \$327,100).

**2025 Household Incomes & Affordable Sales Prices by AMI Income Limits (Family of 4)**

Income Limit Category as a Share of AMI (\$87,200)	2024 Upper-Limit Income Thresholds	Application Market Area MSAs 7.1, 7.2, and 7.4			
		Households	% of All Households	Affordable Sale Price	% of Sales - 2023
Less than 60% of AMI	\$74,340	39,351	52.6%	177,789	1.2%
60% to 80% of AMI	\$99,120	10,766	14.4%	237,052	2.0%
80% to 110% of AMI	\$136,290	11,656	15.6%	325,947	5.7%
110% to 120% of AMI	\$148,680	2,191	2.9%	355,578	2.4%
120% to 140% of AMI	\$173,460	2,790	3.7%	414,842	8.4%
Greater than 140% of AMI	>173,460	8,003	10.7%	n/a	80.2%
		<b>74,757</b>	<b>100%</b>	<b>Median = 423.7 k</b>	<b>100%</b>

*Data Sources: 2025 HUD Income Limits: Households by income range: 2023 American Community Survey 5-year estimates; 2023 Median Sales Price: Miami-Dade Property Appraiser, Planning Research and Economic Analysis. Maximum Affordable Sales Price: Fed. Reserve Bank of St. Louis - Accessed April 7, 2025, Rate - 6.64%, Term - 30 Years, Downpayment - 5%, Homeowner Cost-to-Income Ratio, 25%, Property Taxes - 1% of Home Price, Homeowner's Insurance - 1.3% of Home Price.*

The application presents the above data, including an earlier iteration of the table “2025 Household Incomes & Affordable Sales Prices by AMI Income Limits (Family of 4)” for a slightly different market area, and misunderstands the dynamic currently at work in the county’s housing market. The analysis provided in the application argues that without the approval of this application, higher income households will be forced to move down the price ladder to otherwise affordable houses, driving their prices up. Then, households further down the income ladder will be forced out of the ownership market and cause rents to grow creating their own cost burden as well as cost burden for the low- and very-low-income households discussed above.

The failure of this argument is that it ignores the current situation of the housing market as it exists today. The vast majority of families in the market area are not worried about prices going up. Right now, they are already cost burdened or severely cost burdened. They are not waiting for higher income households to move down the income ladder and drive prices up. They are in crisis now and need units affordable at 80% or less of AMI, not 140% of AMI. They need units available at rates like market rents within the market area of the application (\$1,910 for a two-bedroom-unit, and \$2,016 for a three-bedroom-unit), and all the better if located within a SMART corridor buffer to provide access to employment centers.

This conclusion is entirely consistent with the report by the Partnership for Miami, “A Miami that Works for All: 2035.” This is the report cited by the applicant to defend the call for more single-family housing, stating that Miami needs at least 175,000 new housing units by 2035. In fact, however, on page 78 of that report, the authors the Miami Homes for All study from 2023 the concludes, “for households with up to 80 percent of average median income (approximately \$58,000 to \$83,000), the county has a gap of 90,000 affordable rental units, a figure projected to increase to more than 115,000 by 2030. In other words, over half of the 175,000 units cited by the applicant are needed by low-income families today, and two-thirds will be needed by 2030.

**Conclusion:** The data above indicates that there is no general housing crisis in this market area. While rising home prices and rents affect all households, the crisis is concentrated among lower-income families, which, in this market area, account for 60% of all households. These households face the greatest financial hardship, with nearly three-quarters paying at least 30% of their income on housing and over two-fifths paying more than 50%. Rising home values benefit current homeowners and hurts would-be first-time homebuyers and renters. For

moderate and workforce families and above, the vast majority are not cost burdened and appear not to be in crisis with 2.3% or less severely cost burdened. The same cannot be said for very low and low-income families. This application does not provide housing that is affordable to most families in need. Therefore, this application does not further Goal 1 of the Housing Element to provide housing that will be affordable to all current and future Miami-Dade County residents regardless of household type or income.

### **Occupations and Incomes in Miami-Dade County**

Staff analyzed US Bureau of Labor Statistics data on wages by occupation to provide additional context to the above analysis. Occupations such as maids and housekeeping cleaners, hotel and motel desk clerks, restaurant cooks and chefs, school bus drivers, pharmacy technicians, bank tellers, and office clerks are all examples of occupations that pay a median wage below - the HUD income limit for a household at 60 percent of AMI, (\$74,340). Paramedics, firefighters, and dental hygienists have median wages less than the 80-percent of AMI limit of (\$99,120).

Without a second income, households in these occupations would be classified as low- or very-low income and face the housing cost burdens described above.

The table “Selected Occupations, Annual Median Incomes, and Housing Affordability by Income as a Share of AMI” below provides many more examples of occupations and the most recently available data on annual wages in the Miami-Fort Lauderdale-West Palm Metropolitan Statistical Area to help understand the needs of current residents. The table shows the incomes of these occupations doubled, and the extent to which they remain below income levels corresponding to the HUD rent and affordable purchase limits. The complete dataset shows that 50 percent of all occupations in the Metropolitan Statistical Area, even with their incomes doubled, earn less than 80 percent of AMI for a family of four.

**Selected Occupations, Average Annual Incomes, and Housing Affordability**

Occupation	Employment	Average Annual Income	Income x 2 (2-Income Family)	25% Monthly For Purchase (2-Income Family)	30% Monthly For Rent (2-Income Family)	Rent Limit (For a 3-bedroom)	Purchase Limit (2-Income)
Cashiers	55,460	29,280	58,560	1,220	1,464	\$1,933	\$177,789
Cooks, Fast Food	5,630	30,200	60,400	1,258	1,510		
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	39,440	30,560	61,120	1,273	1,528		
Maids and Housekeeping Cleaners	19,840	33,210	66,420	1,384	1,661		
Hotel, Motel, and Resort Desk Clerks	6,200	35,000	70,000	1,458	1,750		
Cooks, Short Order	1,550	35,620	71,240	1,484	1,781		
Pharmacy Aides	420	35,850	71,700	1,494	1,793		
Cooks, Restaurant	40,490	36,160	72,320	1,507	1,808		
Library Assistants, Clerical	560	36,680	73,360	1,528	1,834		
Bus Drivers, School	2,800	38,050	76,100	1,585	1,903		
Emergency Medical Technicians	1,210	40,520	81,040	1,688	2,026	\$2,578	\$237,052
Office Clerks, General	55,110	44,050	88,100	1,835	2,203		
Pharmacy Technicians	10,050	44,220	88,440	1,843	2,211		
Tellers	3,060	44,350	88,700	1,848	2,218		
Dental Assistants	7,190	45,520	91,040	1,897	2,276		
First-Line Supervisors of Housekeeping and Janitorial Workers	4,780	46,020	92,040	1,918	2,301		
Bus Drivers, Transit and Intercity	2,390	46,640	93,280	1,943	2,332		
Cabinetmakers and Bench Carpenters	1,160	47,620	95,240	1,984	2,381		
Library Technicians	980	48,370	96,740	2,015	2,419		
Carpenters	12,230	48,400	96,800	2,017	2,420		
Automotive Service Technicians and Mechanics	12,130	49,360	98,720	2,057	2,468	\$3,544	\$325,947
Motorboat Mechanics and Service Technicians	1,930	53,430	106,860	2,226	2,672		
Heating, Air Conditioning, and Refrigeration Mechanics and Installers	9,200	53,510	107,020	2,230	2,676		
Chefs and Head Cooks	6,690	57,520	115,040	2,397	2,876		
Licensed Practical and Licensed Vocational Nurses	8,250	61,990	123,980	2,583	3,100		
Bus and Truck Mechanics and Diesel Engine Specialists	2,830	63,260	126,520	2,636	3,163		
Paramedics	1,400	65,560	131,120	2,732	3,278		
Firefighters	5,280	75,590	151,180	3,150	3,780		
Computer Network Support Specialists	1,840	77,600	155,200	3,233	3,880		
Dental Hygienists	4,620	78,170	156,340	3,257	3,909		
Network and Computer Systems Administrators	6,260	92,680	185,360	3,862	4,634	N/A	N/A
Police and Sheriff's Patrol Officers	19,300	94,290	188,580	3,929	4,715		
Physical Therapists	5,710	97,100	194,200	4,046	4,855		
Computer Systems Analysts	7,510	103,260	206,520	4,303	5,163		
Computer Programmers	1,680	104,750	209,500	4,365	5,238		
Computer Hardware Engineers	470	105,270	210,540	4,386	5,264		
Lawyers	26,720	129,920	259,840	5,413	6,496		
Computer Network Architects	1,740	135,250	270,500	5,635	6,763		
Pharmacists	5,300	137,170	274,340	5,715	6,859		
Computer and Information Systems Managers	8,840	165,910	331,820	6,913	8,296		

Data Sources: US Bureau of Labor Statistics May 2024 Occupation and Employment Statistics; 2025 HUD Income Limits (4-person Family); Rent Limit: Florida Housing Finance Corporation; Purchase Limit: Interest Rate - Federal Reserve (FRED); Term 30 years; Downpayment 5 percent; Income Ratio: 25 percent; Property Taxes: 1 percent of price; Insurance 1.3 percent of price.

Percent of AMI:	Less than 60%	60% to 80%	80% to 110%	110% to 120%	120% to 140%	Greater than 140%
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**Office of Historic Preservation**

The Office of Historic Preservation (OHP) has identified one single-family residential structure from 1970 on the application site associated with folio 30-6901-004-0020 that meets the 50-year or older age benchmark for historic resource eligibility. Consequently, the completion and submittal of a Florida Master Site File Historical Structure Form to the County's Office of Historic Preservation is required prior to demolition of the structure.

### Environmental Conditions

The following information pertains to the environmental conditions of the application site. All YES entries are further described below.

#### Flood Protection

Federal Flood Zone	AH-9 and X
Surface Water Management General Permit Required	DERM
County Flood Criteria, North American Vertical Datum of 1988 (NAVD)	9.00 feet

#### Biological Conditions

Wetlands Permit Required	No
Native Wetland Communities	No
Specimen Trees	Might Contain
Endangered Species Habitat	Applicant did not submit information
Natural Forest Community	No

#### Other Considerations

Within Wellfield Protection Area	Yes (South Miami Heights / Outer travel time contour)
Contaminated Site	No

#### Potable Water Supply

Application CDMP20250013 is located within the Miami-Dade Water and Sewer Department (WASD) franchised water service area. Pursuant to Chapter 24 of the Code, the proposed development would be required to connect to the public water system.

The source of the water for this area is Alexander Orr Water Treatment Plant, which is owned and operated by WASD. Furthermore, currently the plant has sufficient capacity to provide the current water demand and is presently producing water that meets Federal, State and County drinking water standards.

#### Wastewater Facilities

Application CDMP20250013 is located within the WASD franchised sewer service area. Pursuant to Chapter 24 of the Code, the proposed development would be required to connect to the public sewer system.

At this time, the South District Wastewater Treatment Plant has sufficient capacity to treat the current discharge.

#### Relevant Chapter 24 Provisions regarding connection to public water and sanitary sewer

The Department of Regulatory and Economic Resources (RER) Environmental Plan Review section shall review and approve any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private systems will be limited to one building on one parcel connecting directly to a public system without traversing other parcels. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

The water mains shall be evaluated and upsized if required based on the proposed development and existing domestic and fire water flow demands. If a private sanitary sewer

pump station is required, the station shall be designed pursuant to section 24-42.2 of the Code and Chapter 62-604 of Florida Administrative Code.

The future construction within the development area shall comply with the requirements mandated by the Federal Consent Decree Case: No. 1:12-cv-24400-FAM, effective Dec 6, 2013, with the goal of eliminating all Sanitary Sewer Overflows (SSOs) and prohibited bypasses.

All public wastewater collection and transmission systems shall be protected from flood waters and inflow by having all mechanical and electrical equipment and all system openings placed above the Base Flood Elevation (BFE) plus applicable freeboard and sea level rise. Freeboard and sea level rise are independent and cumulative (e.g., for a BFE of 8-feet with 24-inch freeboard and 24-inch Sea Level Rise requirements, all openings shall be above 12-feet). Openings include but are not limited to, all manholes, pump station wet wells, and system vents. When the required minimum elevations (BFE + Freeboard + Sea Level Rise) cannot be attained for system openings (e.g., manholes, wet wells), openings shall be elevated to be protected from a 10-yr storm and include water-tight and bolted covers/hatches. The entire assembly, structure, ring, frame, etc., shall be Water-Tight to sustain as a minimum, a water column pressure equivalent to the difference between opening elevation and minimum required elevation (BFE + Freeboard + Sea Level Rise). Freeboard shall be no less than 12-inches for substantial systems and 24-inches for essential systems. Sea Level Rise shall be, at a minimum, Intergovernmental Panel on Climate Change (IPCC) Median at 50 years. For example, for a BFE of 8-feet, an essential system manhole opening shall be set at or above 8-foot + 24-inches + 21-inches or 11-feet 9-inches or include a water-tight bolted cover. Essential systems are those that serve essential facilities (e.g., hospitals) or are required to include an emergency generator. All others are substantial systems.

#### Natural Resources

The application area associated with the proposed amendment contains tree resources, that may include specimen trees (trees with a trunk diameter at breast height of 18 inches or greater). Specimen trees are protected by section 24-49.2(II) of the Code. Future development of the property must be consistent with the requirements to preserve specimen trees except in cases where it is determined that a specimen tree cannot be preserved pursuant to section 24-49.2(4)(II)(2) of the Code. Approval of the application is not an authorization to remove and/or relocate tree resources that are subject to the tree preservation and protection provisions of the Code without a Miami-Dade County Tree Permit. Furthermore, approval of the application shall not be construed as an approval to remove specimen trees due to a determination of unreasonable loss of usable space pursuant to section 24-49.2(4)(II)(2)(b) of the Code.

Any prohibited plant species listed in section 24-49.9 that exist within the application site prior to development or redevelopment must be removed. Furthermore, developed parcels shall be actively maintained to prevent the re-establishment, growth or accumulation of prohibited invasive species in accordance with section 24-49.9 of the Code.

#### Critical Habitat/Endangered Species

CDMP Policy CON 9B states "All nesting, roosting and feeding habitats used by federal or State designated endangered or threatened species, shall be protected and buffered from surrounding development or activities and further degradation or destruction of such habitat shall not be authorized."

The application area is located within the United States Fish and Wildlife consultation area for the federally endangered Florida bonneted bat (*Eumops floridanus*), which may utilize the subject property for foraging, nesting, and roosting. The Miami-Dade County population of the Florida bonneted bat is largely urban and known to forage and socialize over dark, open spaces adjacent to natural areas such as open water, forested areas, wetlands and areas with significant tree resources.

It is recommended that the following language be included in the Declaration of Restrictions to address Endangered Species:

Endangered Species Survey: Prior to issuance of a Tree Removal Permit for any portion of the Property, the applicant shall conduct a survey to determine the absence or presence of listed wildlife species found in Appendix B of the CDMP within the area or phase of development subject to the request for approval of said permit. The survey(s) shall utilize professionally recognized sampling methodology, which shall be subject to review and approval by RER and the Department of Environmental Resources Management (DERM). In addition, the applicant is advised that wildlife best management practices may need to be incorporated to minimize impacts of any development to listed species. The applicant shall prepare or revise site plans subject to review and approval, as necessary to comply with requirements of Chapter 24 of the Code and for conformance with provisions of the CDMP.

#### Drainage and Flood Protection

All future submittals, including, but not limited to, the first tentative plat, building permit, Environmental Resource Permit (Surface Water Management General Permit), and paving and drainage plans submitted to demonstrate that the proposed development will not alter historical flow patterns, adversely impact adjacent properties, encroach upon the floodplain, or result in the loss of historical basin storage without adequate mitigation.

Any future proposed development shall not negatively impact adjacent properties. Stormwater will be required to be retained on-site utilizing a properly designed seepage or infiltration drainage system demonstrating that the retention requirements and other standards in the Federal, State, County, and Local regulations are met. Any grading and drainage improvements, development, significant redevelopment, or substantial improvements within the application area will require review and approval by RER and DERM, demonstrating with signed and sealed engineering calculations by the developer, owner, and/or applicant, that the required retention of stormwater on site is being achieved with a properly engineered stormwater management system including water quality requirements and that the proposed development, grading and drainage improvement shall not negatively impact adjacent properties. The road drainage systems shall provide service that complies with the minimum requirements outlined in the code of Miami-Dade County and the Public Works Manual.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code and the County Flood Criteria, adopted in Miami-Dade County in October 2022, or subsequent standards in effect at the time of review and approval, shall be complied with as well as all state and federal criteria, and shall not cause flooding of adjacent properties. The most current and stringent groundwater level data available at the time of review and approval, from the county or other agencies, shall be used.

#### Relevant Chapter 24 Provisions regarding Drainage and Flood Protection

Pursuant to section 24-48.1(1)(b) of the Code, a Class II permit is required for the construction, installation, and/or alteration of any outfall or overflow system discharging into any water body of Miami-Dade County.

Any construction activities that require dewatering will require a Class V permit, according to section 24-48.1(1)(e) of the Code. Class V permits are required for any dewatering of groundwater, surface water, or water that has entered into an underground facility, excavation, or trench.

Pursuant to section 24-48.1(1)(f) of the Code, a Class VI permit is required for the installation of a drainage system for any project that has known soil or groundwater contamination, or that uses, generates, handles, disposes of, discharges, or stores hazardous material. The previous agricultural use may present contamination.

Any new development or redevelopment involving 2 acres or more of impervious area or 10 acres to the total area shall require a Surface Water Management General Permit (SWMGP) for the construction and operation of the required surface water management system.

For compliance with Miami-Dade County stormwater disposal requirements, all stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Any grading and drainage improvements within the parcels will require review and approval by the County. The road drainage systems shall provide service that complies with the minimum requirements outlined in the Miami-Dade County Public Works Manual.

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.

## **Water and Sewer**

### Water Demand/Sewer Flow Analysis

As noted in the "Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario" table below, the maximum water demand under the current CDMP Land Use designation of "Low Density Residential" is estimated at 3,360 gpd gallons per day (gpd), as shown under Scenario 1. The maximum water demand under the requested CDMP Land Use designation of "Low-Medium Density Residential" is estimated at 5,610 gpd, as shown under Scenario 2. This represents a potential increase for water and sewer service of approximately 2,250 gpd. However, the applicant proffered a Declaration of Restrictions limiting residential development on the application site to 33 units. If the application is developed with 33 units, the maximum water demand is estimated at 5,445 gpd, as shown under Scenario 3. This represents a potential increase for water and sewer service of approximately 2,085 gpd.

**Estimated Water Demand/Sewer Flow for  
Proposed Development by Land Use Scenario**

Scenario	Use (Maximum Allowed)	Quantity (Units or Square Feet)	Water Demand Multiplier (Section 24-43.1 Miami-Dade Code)	Projected Water Demand (gpd)
<b>Current CDMP Land Use Designation – “Low Density Residential”</b>				
1	Single-Family Detached	16 units	210 gpd/units	3,360 gpd
<b>Proposed CDMP Land Use Designation – “Low-Medium Density”</b>				
2	Single-Family Attached	34 units	165 gpd/units	5,610 gpd
<b>OR</b>				
3	Single-Family Attached	33 units	165 gpd/units	5,445 gpd

Source: Miami-Dade Water and Sewer Department; Department of Regulatory and Economic Resources, Planning Division; August 2025

Potable Water Supply

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, consistent with Policy WS-2 A (1) of the CDMP.

There are two (2) options for water main connection as follows:

- There is an existing 8-inch water main (E934-13) along SW 124 Court, abutting the eastern boundary of the property.
- There is an existing 8-inch water main (E12918-13) along SW 125 Avenue, abutting the western boundary of the property.

*Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered.*

Sewer Treatment Plant Capacity

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

Two (2) options for sewer main connection exists as there is an existing 8-inch gravity sewer main (ES4999-5) along SW 124 Court, abutting the eastern boundary of the property, and an

existing 8-inch gravity sewer main (ES7171-1) along SW 125 Avenue, abutting the western boundary of the property. A public pump station will be required, to be centrally located within the new pump station basin.

Final points of connection and capacity approval to connect to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure.

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 551 and PS No. 522. Said pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. 551

Existing NAPOT: 6.30 hrs.

Proposed Development: 5,445 gpd.

Proposed Project NAPOT: 6.60 hrs.

P.S. 522

Existing NAPOT: 4.79 hrs.

Proposed Development: 5,445 gpd.

Proposed Project NAPOT: 4.80 hrs.

**Solid Waste**

The Miami-Dade County Department of Solid Waste Management (DSWM) oversees the proper collection and disposal of solid waste generated in the County through direct operations, contractual arrangements, and regulations. In addition, the Department directs the countywide effort to comply with State regulations concerning recycling, household chemical waste management and the closure and maintenance of solid waste sites no longer in use.

Level of Service Standard

The adopted level of service standard (LOS) for the County Waste Management System is as follows: to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five (5) years. As of FY 2024-25 the DSWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth, including the applications reviewed here, and which are not anticipated to have a negative impact on disposal service.

Fiscal Impact – Waste Disposal Capacity and Service

The cost of providing disposal capacity for Waste Collection Service Area customers, municipalities and private haulers is paid for by System users. In FY 2024-25, the DSWM charges a contract disposal rate of \$74.40 per ton while the non-contract disposal rate is \$113.19 per ton. These rates adjust annually to the Consumer Price Index, South Region. In addition, DSWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is used to ensure availability of disposal capacity in the System. Landfill closure, remediation and long-term care are funded by a portion of the Utility Service Fee charged to all customers of the County's Water and Sewer Department.

**Parks**

The Miami-Dade County Parks, Recreation and Open Space (PROS) Department has three Park Benefit Districts (PBDs). The subject application site is located inside Park Benefit District 3 (PBD-3), which generally encompasses the area of the County south of SW 184 Street.

County-owned Local parks that are within three miles of the application site are described in the table below, which lists the park name, address, park classification, type of recreation facility, and acreage for each park.

**County Local Parks  
Within a 3-Mile Radius of Application Site**

<b>Name</b>	<b>Address</b>	<b>Classification</b>	<b>Acres</b>	<b>Type</b>
Ben Shavis Park	29150 SW 193 Avenue	Neighborhood Park	0.86	LOCAL
Camp Choee	11300 SW 160 Street	Community Park	20.31	LOCAL
Caribbean Park	11900 SW 200 Street	Neighborhood Park	5.48	LOCAL
Charles Burr Park	20150 SW 127 Avenue	Neighborhood Park	3.7	LOCAL
Cutler Ridge Skate Park	SW 211 Street and HEFT	Single Purpose Park	3.44	LOCAL
Debbie Curtin Park	22821 SW 112 Avenue	Neighborhood Park	9.78	LOCAL
Eureka Park	11951 SW 184 Street	Community Park	4.62	LOCAL
Eureka Villas Park	14301 SW 180 Street	Community Park	5.98	LOCAL
Fairwood Park	16651 SW 107 Avenue	Neighborhood Park	7.93	LOCAL
Goulds Wayside Park	226856 SW 123 Road	Neighborhood Park	2.72	LOCAL
Joe and Enid Demps Park	11350 SW 216 Street	Community Park	30.55	LOCAL
Joe and Colleen Griffin Park	12821 SW 232 Street	Neighborhood Park	4.33	LOCAL
Lincoln Estates Park	22210 SW 108 Avenue	Mini Park	0.82	LOCAL
Lincoln Park	22011 SW 102 Avenue	Mini Park	0.5	LOCAL
Losner Park	11865 SW 188 Street	Mini Park	0.56	LOCAL
Miami Heights Park	17303 SW 117 Avenue	Neighborhood Park	38.13	LOCAL
Pine Forest Park	12875 SW 208 Street	Neighborhood Park	6.62	LOCAL
Quail Roost Park	11336 SW 186 Street	Neighborhood Park	2.63	LOCAL
Roberta Hunter Legacy Park	SW 117 Avenue and SW 200 Street	Neighborhood Park	20.39	LOCAL
Serena Lakes Park	13953 SW 180 Street	Neighborhood Park	5.05	LOCAL
Sharman Park	12370 SW 218 Street	Community Park	6.84	LOCAL
Silver Palms Park 1	11344 SW 234 Lane	Neighborhood Park	1.05	LOCAL
Silver Palms Park 2	11300 SW 240 Lane	Neighborhood Park	1.3	LOCAL
Silver Palms Park 3	11306 SW 242 Street	Neighborhood Park	0.81	LOCAL
Silver Palms Park 4	24150 SW 114 Court	Neighborhood Park	1.09	LOCAL
Silver Palms Park 5	11741 SW 233 Lane	Neighborhood Park	0.83	LOCAL
Silver Palms Park 6	23380 SW 118 Avenue	Neighborhood Park	1.93	LOCAL
Silver Palms Park 7	23800 SW 118 Place	Neighborhood Park	6.2	LOCAL
South Miami Heights Park	20800 SW 117 Avenue	Neighborhood Park	5.9	LOCAL
Tamarind Park	23437 SW 107 Avenue	Neighborhood Park	1.56	LOCAL
West Perrine Senior Center	17753 Homestead Avenue	Single Purpose Park	2.59	LOCAL
Wilbur B Bell Park	17121 SW 104 Avenue	Community Park	10.3	LOCAL
William Randolph Community Park	11951 Bailes Road	Neighborhood Park	10.46	LOCAL

Level of Service Standard

CDMP Policy ROS-2A establishes the adopted minimum Level of Service (LOS) standard for the provision of recreation and open space in Miami-Dade County. This CDMP policy requires the County to provide a minimum of 2.75 acres of local recreation open space per 1,000 permanent residents in the unincorporated areas of the County and a County-provided, or an annexed or incorporated, local recreation open space of five acres or larger within a three-mile distance from residential development. The acreage/population measure of the LOS standard is calculated for each Park Benefit District. A Park Benefit District is considered below LOS standard if the projected deficiency of local recreation open space is greater than five acres.

Existing Land Use: The existing “Low Density Residential” CDMP Land Use Designation would allow as many as 16 single-family detached residential units and an anticipated population of 52. The concurrency analyses result in an impact of  $\pm 0.14$  acres, based on the minimum Level of Service Standard for the provision of local recreation open space in the Recreation and Open Space Element of the CDMP.

Proposed CDMP Amendment: The proposed “Low-Medium Density Residential” CDMP Land Use Designation together with the preferred covenant would limit development to 33 single-family attached residential units and an anticipated population of 107. The concurrency analyses result in an impact of  $\pm 0.29$  acres, based on the minimum Level of Service of the CDMP.

PROS offers the following recommendations:

- Provide enhanced shade canopy and seating at any outdoor amenity areas to provide an enjoyable recreational experience for residents.
- Reduce heat island effects and provide shaded and walkable areas by integrating as many landscaped parking islands as possible and including tree-lined streets and pedestrian pathways per the Great Streets Vision identified in the Miami-Dade County Open Spaces Master Plan (OSMP) and the Miami-Dade County’s Urban Design Manual, Volume I, page 26.

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

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

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

Objective ROS-8 The Miami-Dade County Parks and Open Space System Master Plan, 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.

## **Fire and Rescue Service**

The application site is served by Fire Rescue Station No. 52 (South Miami Heights), located at 12150 Quail Roost Drive, Miami, Florida 33177. The station is equipped with one (1) Tanker, one (1) Rescue with seven (7) firefighters/paramedics, 24 hours a day, seven (7) days a week. Average travel time to incidents in the vicinity of the Property is approximately 6:28 minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8 minutes at 90% of all incidents. Travel time to the vicinity of the application site complies with the performance objective of national industry. There are no planned services in the vicinity of the property at this time.

### Level of Service Standard for Fire Flow and Application Impacts

CDMP Policy WS-2A establishes the County's minimum Level of Service standard for potable water. This CDMP policy requires the County to deliver water at a pressure of no less than 20 pounds per square inch (psi) and no greater than 100 psi, unless otherwise approved by Miami-Dade Fire Rescue (MDFR). The minimum fire flow for fire hydrants, measured in gallons per minute (GPM) depending on the zoning classification is the following: Residential 500 GPM, Duplex 750 GPM, Low-Medium Density Multifamily Residential 1,500 GPM, Offices/Medium and High Density Multifamily Residential/Hospitals/Schools 2,000 GPM, and Industrial 3,000 GPM.

The current CDMP land use designation of "Low Density Residential" on the application site would allow a residential development with a total maximum of 16 single-family units that would generate 5 annual alarms. The proposed CDMP land use designation of "Low-Medium Density Residential" will allow a residential development with a total maximum of 34 single-family units that would generate approximately 11 annual alarms. The 11 annual alarms will result in a medium impact to existing fire rescue services.

While the proposed development will result in a medium impact to MDFR services, presently, fire and rescue services in the vicinity of the site are adequate. Based on the current call volume for Station No. 52 and existing stations within proximity of the application site, all stations combined are capable of mitigating the additional number of alarms. Additional stations include Station No. 50 (Perrine), located at 9798 E. Hibiscus Street, Palmetto Bay, Florida, 33157, and Station No. 34 (Cutler Ridge), located at 10850 SW 211 Street, Cutler Bay, Florida 33189.

Water supply for fire service emergencies shall be provided to all occupancy types and occupancy uses as determined by the Authority Having Jurisdiction, in accordance with the Miami-Dade Code of Ordinances, the current adopted edition of the Florida Fire Prevention Code (FFPC), and the current adopted edition of the Miami-Dade County Water and Sewer Department's Water Manual. Fire department access and set up site shall be provided as determined by the Authority Having Jurisdiction, in accordance with the Miami-Dade County Code of Ordinances and the current adopted edition of the FFPC.

As part of the rezoning process, MDFR is requesting that at time of permitting (or prior, under a separate Administrative Site Plan Review application) a detailed site plan must be submitted for review to the Fire Engineering and Water Supply Bureau. At such time, the Bureau will review the site plan to assure compliance with the Florida Fire Prevention Code, National Fire Protection Association standards and any other local regulations dictated by other County agencies. Any discrepancy or variation from the standards will be noted on a separate memorandum and must be adhered to accordingly prior to the platting and/or permitting stages of the development.

## **Sheriff's Office**

The application site is serviced by the South District Station, located at 10800 SW 211 Street, Cutler Bay, Florida, 33189. At the time of this project request, the district has received 18 zoning applications requesting to increase the residential, commercial, and educational institution development. A review of the application and related documents was conducted to assess its impact on Miami-Dade Sheriff's Office resources.

An analysis of current police staffing levels, population growth, and calls-for-service data was completed. Existing staffing is expected to handle any minor increase in calls for service. Should demand for police services increase beyond projected levels, additional sworn personnel, support staff, and equipment may be necessary.

## **Public Schools**

### Level of Service Standard

The adopted Level of Service (LOS) Standard for all public schools in Miami-Dade County is 100% utilization of Florida Inventory of School Houses (FISH) capacity with relocatable classrooms (CDMP Policy EDU-2A). This LOS standard, except for magnet schools, shall be applicable in each public-school concurrency service area (CSA), defined as the public-school attendance boundary established by Miami-Dade County Public Schools.

A planning level review, which is considered a preliminary school concurrency analysis, was conducted on this application based on the adopted LOS standard for public schools, the Interlocal Agreement (ILA) for Public Facility Planning between Miami-Dade County and Miami-Dade County Public Schools, and current available capacity and school attendance boundaries. If capacity is not available at the school of impact, the developments impact can be shifted to one or more contiguous CSA that have available capacity, located either in whole or in part within the same Geographic Area, as defined in CDMP Policy EDU-2C.

Section 7.5 of the ILA provides for "Public Schools Planning Level Review" (Schools Planning Level Review), of CDMP amendments containing residential units. This type of review does not constitute a public-school concurrency review and, therefore, no concurrency reservation is required. Section 7.5 further states that "...this section shall not be construed to obligate the County to deny or approve (or to preclude the County from approving or denying) an application."

### Application Impact

This application, if approved with the covenant limiting development to 33 residential units, may increase the student population of the schools serving the application site by an additional 21 students. This number includes a reduction of 33.68% to account for charter and magnet schools (schools of choice). Of the 21 students, 6 are expected to attend elementary schools, 3 are expected to attend middle schools, and 12 are expected to attend senior high schools. The students will be assigned to those schools identified in the "Concurrency Service Area (CSA) Schools" table below. At this time, the elementary and middle school levels have sufficient capacity to serve the application. However, the senior high school level does not have enough capacity to serve the application. A final determination of public school concurrency and capacity reservation will be made at the time of approval of final plat, site plan or functional equivalent.

**Concurrency Service Area (CSA) Schools**

Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
South Miami Heights Elementary	86	6	6	YES	Current CSA
Cutler Bay Middle	19	3	3	YES	Current CSA
Miami Southridge Senior	-105	4	0	NO	Current CSA
Miami Southridge Senior	0	4	0	NO	Current CSA Five Year Plan
Adjacent Service Area Schools					
Miami Sunset Senior	726	4	4	YES	Adjacent CSA

Source: Miami-Dade County Public Schools, August 2025

Miami-Dade County Department of Regulatory and Economic Resources, August 2025

Note: CSA means Concurrency Service Area

Section 9 of the ILA discusses implementation of school concurrency, indicating the test for school concurrency is at the time of a final subdivision, site plan or functional equivalent, not at the time of CDMP amendment application for land use. Miami-Dade County Public Schools is required to maintain the adopted LOS standard throughout the five-year planning period. In the event that there is not sufficient capacity at the time of final subdivision, site plan or functional equivalent, the ILA and the Educational Element Policy EDU-2C of the CDMP describe a proportionate share mitigation process that would be utilized to mitigate the impacts that would be generated by the proposed development

### Aviation

The application site is located outside of Miami-Dade County Aviation Department's (MDAD) GIS "Aviation Zone." MDAD advises that all uses on the site are required to comply with federal, state and local aviation regulations, including Chapter 33, Zoning, of the Code of Miami-Dade County as it pertains to airport zoning.

### Roadways

The application site is ± 2.66-acre property located 250 feet north of Quail Roost Drive between SW 124 Court and SW 125 Avenue in unincorporated Miami-Dade County. The application site can be accessed from SW 124 Court in the east and SW 125 Avenue in the west. The major roadways that would cater to the mobility needs of this project are shown below:

1. SW 200 Street/Quail Roost Drive from Florida's Turnpike to SW 127 Avenue is a four-lane undivided roadway with posted speed limit of 40 mph and from SW 127 Avenue to SW 147 Avenue is a two-lane undivided roadway.
2. SW 184 Street/Eureka Drive from SW 147 Avenue to Florida's Turnpike is a five-lane county-maintained undivided roadway with posted speed limit of 40 mph.
3. SW 216 Street from South Dixie Highway to SW 137 Avenue is a two-lane undivided roadway with posted speed limit of 40 mph.

4. SW 224 Street from South Dixie Highway to SW 129 Avenue is a two-lane undivided roadway.
5. SW 127 Avenue from South Dixie Highway to SW 184 Street is a two-lane undivided roadway with posted speed limit of 40 mph.
6. SW 127 Avenue from SW 184 Street/Eureka Drive to SW 195 Terrace is a two-lane undivided county-maintained roadway with posted speed limit of 40 mph.
7. SW 132 Avenue from SW 216 Street to SW 184 Street is a two-lane undivided roadway with posted speed limit of 30 mph.
8. SW 137 Avenue/Lindgren Road from SW 200 Street/Quail Roost Drive to SW 184 Street/ Eureka Drive is a two-lane undivided county-maintained roadway with posted speed limit of 40 mph.
9. SW 134 Avenue/Talbot Road from SW 184 Street/Eureka Drive to SW 176 Street is a two-lane county-maintained undivided roadway with posted speed limit of 30 mph.
10. South Dixie Highway from SW 248 Street to SW 112 Avenue is a four-lane divided roadway and from SW 112 Avenue to Florida's Turnpike it is a six-lane divided roadway with posted speed limit of 45 mph.
11. Florida's Turnpike from SW 232 Street to Old Cutler Road is a four-lane expressway with posted speed limit of 60 mph.

The project site is located near South Dixie Highway and Florida's Turnpike which would provide connectivity to other regions within the County and outside the County.

Traffic conditions are evaluated by the level of service (LOS), which is represented by one of the letters "A" through "F", with A generally representing the most favorable driving conditions and F representing the least favorable.

#### Existing Traffic Conditions

Existing traffic conditions on major roadways adjacent to and in the vicinity of the application site, which are currently monitored by the State (Year 2024) and the County (Year 2024), are operating at acceptable levels of service except for SW 200 Street/Quail Roost Drive from SW 127 Avenue to US-1. It must be noted that the failing roadway Quail Roost Drive is a state roadway programmed for widening from 2 to 4 lanes by 2030. See "Traffic Impact Analysis on Roadways Serving the Amendment Site" table below.

#### Trip Generation

The maximum development potential scenarios under both the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of "Low Density Residential (2.5–6 DU/Acre)" the application site is assumed to be developed with 16 Single Family detached units and under the requested CDMP land use designation of "Low-Medium Density Residential (6–13 DU/Acre)" the application site can be developed with 34 Single Family attached units. The maximum potential of 16 single-family detached dwelling units allowed in the existing land use is expected to generate approximately 18 PM peak hour trips and the proposed development potential of 34 single-family attached dwelling units in the requested land use is expected to generate approximately 16 PM peak hour trips or approximately 2 fewer PM peak hour trips than the current development potential allowed in CDMP. See "Estimated PM Peak Hour Trip Generation" table below.

Estimated PM Peak Hour Trip Generation  
By Current and Requested CDMP Land Use Designations

Application No. CDMP20250013	Current CDMP Designation and Assumed Use Estimated No. Of Trips	Requested CDMP Designation and Assumed Use Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
Land Use	“Low Density Residential (2.5–6 DU/Acre)”	“Low-Medium Density Residential (6–13 DU/Acre)”	
Maximum Development Potential	16 Single-Family Detached Units <sup>1</sup>	34 Single-Family Attached Units <sup>2</sup>	
Trips Generated	18	16	-2

Source: Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021; Miami-Dade County Department of Regulatory and Economic Resources.

Notes:

<sup>1</sup> – ITE Land Use Code used for Single Family Detached is 210.

<sup>2</sup> –ITE Land Use Code used for single family attached housing is 215.

Short Term Traffic Evaluation

An evaluation of peak-period traffic concurrency conditions as of May 2025, which considers reserved trips from approved development not yet constructed, programmed roadway capacity improvements listed in the first three years of the County’s adopted 2026 *Transportation Improvement Program (TIP)*, and the PM peak hour trips estimated to be generated by the development scenarios assumed to be developed under the requested CDMP LUP map designation, determined that all roadways adjacent to and in the vicinity of the application site that were analyzed have available capacity to handle the additional traffic impacts that would be generated by the application. The “Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation” table below shows that all roadways analyzed are projected to operate at acceptable levels of service.

Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation Roadway Lanes, Existing and Concurrency PM Peak Period Operating Level of Service (LOS)														
Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Total Trips With D.O's Trips	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	% Impact	Total Trips With Amend.	Concurrency LOS with Amend.
<b>Requested Development Potential: 34 Single Family Attached dwelling units generating 16 PM Peak Hour Trips</b>														
9790	SW 127 Avenue	south of SW 216 Street	2 UD	D	1,197	376	C	217	593	C	1	0.08%	594	C
9788	SW 127 Avenue	south of SW 184 Street	2 UD	D	1,440	775	C	204	979	C	5	0.35%	984	C
9878	SW 184 Street	west of SW 137 Avenue	4 DV	D	3,222	1,929	C	88	2,017	C	1	0.03%	2,018	C
9876	SW 184 Street	west of SW 117 Avenue	4 DV	D	3,222	2,477	C	49	2,526	C	2	0.06%	2,528	C
9898	SW 216 Street	west of US-1/SR 5	2 UD	D	1,440	761	C	488	1,249	C	1	0.07%	1,250	C
9820	SW 137 Avenue	south of SW 184 Street	2 UD	D	1,440	1,344	C	0	1,344	C	1	0.07%	1,345	C
9756	SW 117 Avenue	south of SW 184 Street	2 UD	D	1,197	1,019	D	6	1,025	D	2	0.17%	1,027	D
FDOT 00054	Quail Roost Drive	north of SW 193 Street	4 DV	E	3,580	1,823	C	107	1,930	C	4	0.11%	1,934	C
9892	SW 200 Street	west of SW 137 Avenue	2 UD	C	1,510	780	C	31	811	C	0	0.00%	811	C
FDOT 1116	Quail Roost Drive	west of SW 127 Avenue	2 UD	D	1,600	1,512	D	51	1,563	D	1	0.06%	1,564	D
9890	SW 200 Street	northwest of US-1/SR 5	4 DV	D	2,628	1,152	C	92	1,244	D	2	0.08%	1,246	D
9900	SW 216 Street	west of SW 134 Avenue	2 UD	C	1,359	777	C	145	922	C	1	0.07%	923	C
FDOT 0346	US-1/SR 5	north of SW 112 Avenue	6 DV	E+20%	6,468	3,450	C	310	3,760	C	1	0.02%	3,761	C
Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, 2024.														
Notes: DV= Divided Roadway; UD=Undivided Roadway.														
1 Peak Hour Volume information based on traffic counts collected by consultant, see appendix of traffic study														
* County adopted roadway level of service standard applicable to the roadway segment: D (90% capacity); E (100% capacity); E+20% (120% capacity) for roadways serviced with mass transit having 20 minutes or less headways in the Urban Infill Area (UIA); E+50% (150% capacity for locations with extraordinary transit service)														

Application Impact

The maximum development potential scenarios under each the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of “Low Density Residential (2.5–6 DU/Acre)” the application site is assumed to be developed with 16 Single Family Detached units and under the requested CDMP land use designation of “Low-Medium Density Residential (6–13 DU/Acre)” the application site can be developed with 34 Single Family Detached units. The potential development of 16 Single Family Detached units under the current CDMP land use designation is expected to generate approximately 18 PM peak hour trips and the potential development of 34 Single Family Attached units under the requested CDMP land use designation is expected to generate approximately 16 PM peak hour trips or approximately 2 fewer PM peak hour trips than the current CDMP designation.

The concurrency analysis determined that all roadways adjacent to and in the vicinity of the application site are projected to operate at acceptable Level of Service (LOS) standards in the short term.

Future Roadway Improvements

- SW 200 Street/Caribbean Boulevard from Quail Roost Drive to US-1 is programmed for widening from 2 to 4 lanes by 2030. \$14.7 million has been allocated for this project in the current TIP.
- A PD&E study is currently being conducted by FDOT to evaluate potential impacts of widening SW 200 Street/Quail Roost Drive from SW 127 Avenue to SW 137 Avenue from 2 lanes to 4 lanes. The project corridor is approximately 1.67 miles in length. \$2.6 million has been allotted for this study, programmed in the TIP to be completed in 2026.

Applicant’s Traffic Study

The applicant’s transportation consultant, Vala Group, Inc., prepared the 19850 SW 124 Court, *CDMP Traffic Impact Analysis* dated 11 September 2025. A copy of the Traffic Study’s Executive Summary is included in Appendix. The complete Traffic Study is available online at the Department’s website at <https://energov.miamidade.gov/>. The Traffic Study analyzes the existing, short term and long-term traffic impacts that the proposed project will have on the roadways adjacent to and in the vicinity of the application site.

The Traffic Study submitted by the applicant used the development program listed below to determine the impact on the existing and future roadway network within the study area.

	<u>Development Program</u>	<u>Intensity</u>
Existing Land Use	Single Family Detached Homes	15 units
Proposed Land Use	Single Family Attached Homes	33 units

The PM Peak Hour trip generation for the existing development potential of 15 Single Family Homes would be 17 trips. The PM Peak Hour trip generation from the proposed development potential of 34 single-family attached units would be 16 trips. See applicant’s Table 1 below for trip generation analysis.

**Table 1 – Trip Generation Summary**

DAILY										
FUTURE LAND USE DESIGNATION	LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE <sup>(1)</sup>	IN	OUT	TOTAL TRIPS			
							IN	OUT	TOTAL	
Current	Single Family Detached Housing	210	15 Units	$\ln(T) = 0.92 \ln(X) + 2.68$	50%	50%	88	88	176	
Proposed <sup>(2)</sup>	Single Family Attached Housing	215	33 Units	$T = 7.62 (X) - 50.48$	50%	50%	101	100	201	
<b>Proposed less Current Used for 2045 Analysis</b>							<b>13</b>	<b>12</b>	<b>25</b>	

AM PEAK HOUR										
FUTURE LAND USE DESIGNATION	LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE <sup>(1)</sup>	IN	OUT	TOTAL TRIPS			
							IN	OUT	TOTAL	
Current	Single Family Detached Housing	210	15 Units	$\ln(T) = 0.91 \ln(X) + 0.12$	26%	74%	3	10	13	
Proposed <sup>(2)</sup>	Single Family Attached Housing	215	33 Units	$T = 0.52 (X) - 5.70$	31%	69%	3	8	11	
<b>Proposed less Current Used for 2045 Analysis</b>							<b>0</b>	<b>-2</b>	<b>-2</b>	

PM PEAK HOUR										
FUTURE LAND USE DESIGNATION	LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE <sup>(1)</sup>	IN	OUT	TOTAL TRIPS			
							IN	OUT	TOTAL	
Current	Single Family Detached Housing	210	15 Units	$\ln(T) = 0.94 \ln(X) + 0.27$	63%	37%	11	6	17	
Proposed <sup>(2)</sup>	Single Family Attached Housing	215	33 Units	$T = 0.60 (X) - 3.93$	57%	43%	9	7	16	
<b>Proposed less Current Used for 2045 Analysis</b>							<b>-2</b>	<b>1</b>	<b>-1</b>	

(1) ITE Trip Generation Manual, 11<sup>th</sup> Edition.

(2) Covenant will limit Maximum Density to 33 Dwelling Units.

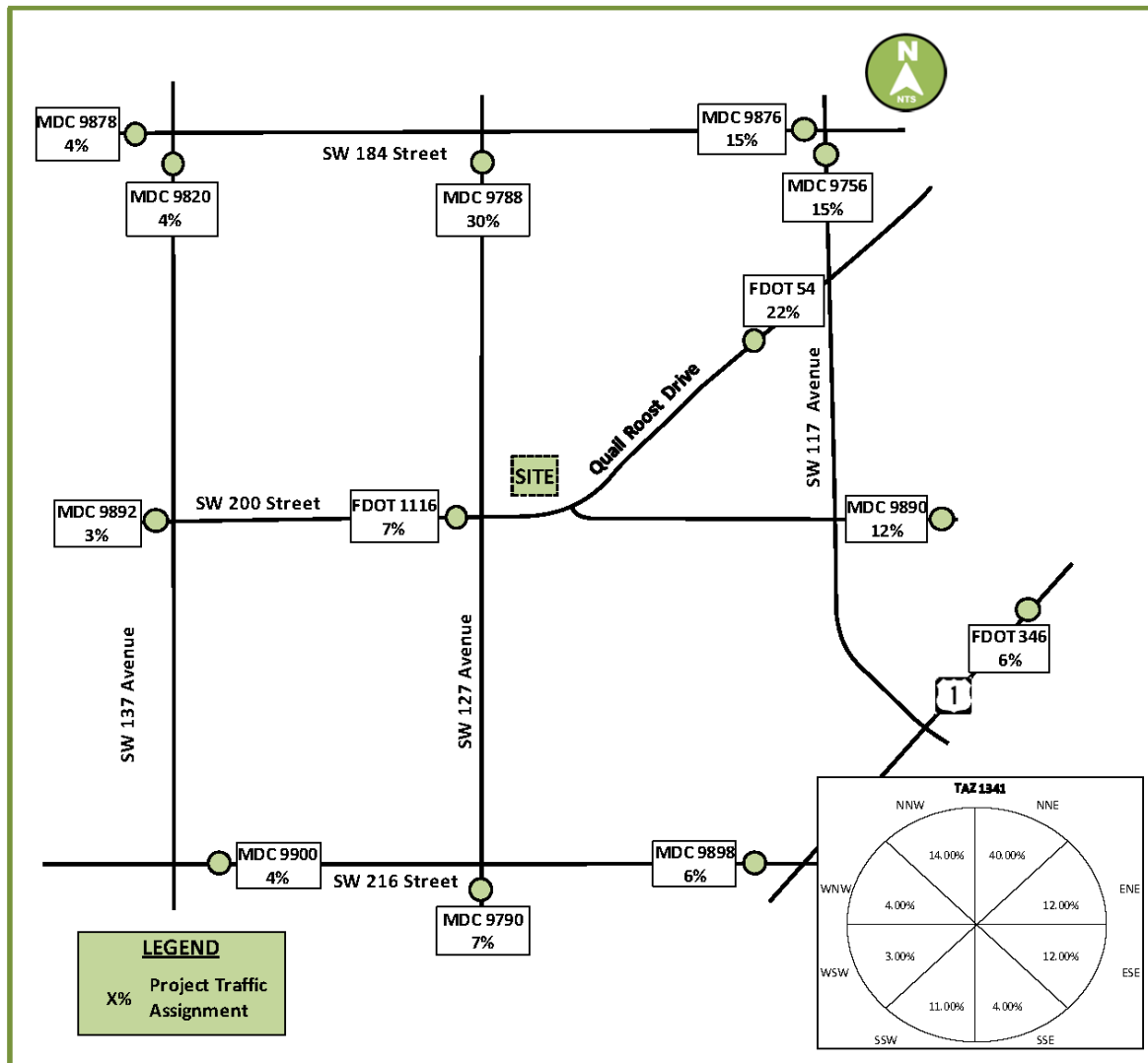
The site is located on TAZ 1341, the cardinal trip distribution for this TAZ was obtained from Miami-Dade County Transportation Planning Organization’s travel demand model called as Southeast Florida Regional Planning Model (SERPM). Table 2 below shows the cardinal distribution for TAZ 1341 for the years 2015 and 2045, the cardinal distribution for the year 2027 was generated by interpolating the distribution percentages of the years 2015 and 2045.

**Table 2 – Site Traffic Distribution**

YEAR	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2015	41.60%	12.40%	13.40%	3.90%	8.40%	2.70%	4.10%	13.50%
2045	37.40%	12.00%	8.70%	5.10%	14.10%	3.50%	3.40%	15.90%
2027	39.92%	12.24%	11.52%	4.38%	10.68%	3.02%	3.82%	14.46%

The cardinal distribution for 2027 shown in Table 2 above was utilized to assign the trips generated by this project on the surrounding roadways. Figure 2 below shows afternoon peak hour project trip assignments on the surrounding impacted roadways.

Figure 2 – Site Traffic Distribution



The applicant’s traffic study reviewed the existing traffic conditions on the surrounding roadway network using the County’s and FDOT’s 2024 traffic count data. Thirteen surrounding roadway segments were analyzed for afternoon peak hour capacity conditions and it was determined that all roadways are functioning at an acceptable level of service except for SW 200 Street/Quail Roost Drive from SW 127 Avenue to US-1. It has to be noted that the failing roadway Quail Roost Drive is a state roadway programmed for widening from 2 to 4 lanes by 2030. See the applicant’s Table 4 below for the existing roadway condition analysis. An executive summary of the traffic impact analysis provided by the applicant is included in Appendix D.

Table 4 – 2025 Existing Conditions Roadway Capacity Summary

COUNT STATION/ FDOT SITE	ROADWAY	FROM	TO	FACILITY TYPE	ADOPTED LOS <sup>3</sup>	LOS CAPACITY	TRAFFIC COUNT	DO TRIPS	TOTAL VOLUME	LOS	VOLUME TO CAPACITY RATIO (V/C)	MEETS CAPACITY
MDC 9790 <sup>1</sup>	SW 127 Avenue	SW 216 Street	SW 232 Street	2L	D	1,197	376	217	593	D	0.50	YES
MDC 9788 <sup>1</sup>	SW 127 Avenue	SW 184 Street	SW 200 Street	2L	D	1,440	775	204	979	C	0.68	YES
MDC 9878 <sup>1</sup>	SW 184 Street	SW 137 Avenue	SW 147 Avenue	4LD	D	3,222	1,929	88	2,017	C	0.63	YES
MDC 9876 <sup>1</sup>	SW 184 Street	SW 117 Avenue	SW 127 Avenue	4LD	D	3,222	2,477	49	2,526	C	0.78	YES
MDC 9898 <sup>1</sup>	SW 216 Street	US-1	SW 134 Avenue	2L	D	1,440	761	488	1,249	D	0.87	YES
MDC 9820 <sup>1</sup>	SW 137 Avenue	SW 184 Street	SW 200 Street	2L	D	1,440	1,344	0	1,344	D	0.93	YES
MDC 9756 <sup>1</sup>	SW 117 Avenue	SW 184 Street	Quail Roost Drive	2L	D	1,197	1,019	6	1,025	D	0.86	YES
FDOT-54 <sup>1</sup>	Quail Roost Drive	SW 117 Avenue	SW 127 Avenue	4LD	E	3,580	1,823	107	1,930	C	0.54	YES
MDC 9892 <sup>1</sup>	SW 200 Street	SW 137 Avenue	SW 147 Avenue	2L	C	1,510	780	31	811	C	0.54	YES
FDOT-1116 <sup>1</sup>	Quail Roost Drive	SW 127 Avenue	SW 137 Avenue	2L	E	1,600	1,512	51	1,563	C	0.98	YES
MDC 9890 <sup>1</sup>	SW 200 Street	US-1	SW 117 Avenue	2L	D	1,197	1,152	92	1,244	F	1.04	NO
MDC 9900 <sup>1</sup>	SW 216 Street	SW 127 Avenue	SW 137 Avenue	2L	C	1,359	777	145	922	C	0.68	YES
FDOT 346 <sup>1</sup>	US-1	SW 112 Avenue	SW 117 Avenue	6LD	E+20%	6,468	3,450	310	3,760	C	0.58	YES

Notes: 1. Based on MDC Traffic Concurrency Database.

2. Based on MDC Traffic Concurrency Database and FDOT 2020 Quality/LOS Handbook Generalized Tables.

The applicant's traffic study included a 2027 short term analysis, which included reserved trips from approved development not yet constructed, a 0.5% growth rate to develop 2027 background volumes, programmed roadway capacity improvements listed in the first three years of the County's adopted 2026 *Transportation Improvement Program (TIP)*, and the PM peak hour trips estimated to be generated by the proposed development. Thirteen surrounding roadway segments were analyzed for afternoon peak hour conditions and the analysis determined that all roadways impacted by the proposed development, will have sufficient capacity to handle the additional traffic impacts that would be generated by this project.

The applicant's traffic study also included a 2045 Long Term analysis to determine the future long term traffic impacts on the surrounding roadways. The 2045 traffic volumes were obtained from the Southeast Florida Regional Planning Model (SERPM8) and the project trips were added to the model volumes to determine the impact on the surrounding roadway segments. The 2045 daily traffic volume generated by the SERPM model was converted to peak hour volume by applying a 0.09 K-factor. The long-term analysis determined that four roadway segments are projected to operate below the County's adopted level of service standards.

- SW 127 Avenue between SW 216 Street and SW 232 Street, the adopted LOS is 'D', but the roadway is operating at LOS 'F'.
- SW 184 Street between SW 117 Avenue and SW 127 Avenue, the adopted LOS is 'D', but the roadway is operating at LOS 'F'.
- SW 216 Street between US-1 and SW 134 Avenue, the adopted LOS is 'D', but the roadway is operating at LOS 'F'.

- SW 117 Avenue between Quail Roost Drive and SW 184 Street, the adopted LOS is 'D', but the roadway is operating at LOS 'F'.

The four roadways that are operating below the adopted LOS standards for projected 2045 traffic conditions fail even without traffic impacts from this project and the project traffic that is impacting the roadway segment is below 5% of the roadway capacity, hence the traffic impact is not significant. See the applicant's Tables 6 below for the 2045 Long Term analysis.

To summarize, the applicant's traffic study assessed the impacts of the proposed CDMP amendment on the roadway segments surrounding the application site. The traffic analysis was prepared to assess the existing traffic conditions, short-term (year 2027) and long-term (year 2045) traffic impacts. The results indicate that of the thirteen roadways surrounding the application site, one roadway segment namely Quail Roost Drive from SW 127 Avenue to US-1 would not meet the County's adopted levels of service standards for existing conditions. The short-term analysis indicate that all the impacted roadways are functioning at acceptable LOS and the long-term analysis indicate that four roadway segments would not operate at acceptable level of service but the impact from project traffic is not significant.

Table 5 – 2027 Short Term Conditions Roadway Capacity Summary

COUNT STATION/ FDOT SITE	ROADWAY	FROM	TO	FACILITY TYPE	ADOPTED LOS	LOS CAPACITY	TRAFFIC COUNT	DO TRIPS	2027 VOLUME*	PROJECT TRAFFIC	PROJECT TRIPS	PROJECT TRAFFIC VS CAPACITY	TOTAL TRAFFIC	VOLUME TO CAPACITY RATIO (V/Q)	LOS WITH PROJECT	MEETS CAPACITY
MDC 9790	SW 127 Avenue	SW 216 Street	SW 232 Street	2L	D	1,197	376	217	599	7%	1	0.08%	600	0.50	C	YES
MDC 9788	SW 127 Avenue	SW 184 Street	SW 200 Street	2L	D	1,440	775	204	991	30%	4	0.28%	995	0.69	C	YES
MDC 9878	SW 184 Street	SW 137 Avenue	SW 147 Avenue	4LD	D	3,222	1,929	88	2,046	4%	1	0.03%	2,047	0.64	C	YES
MDC 9876	SW 184 Street	SW 117 Avenue	SW 127 Avenue	4LD	D	3,222	2,477	49	2,563	15%	2	0.06%	2,565	0.80	C	YES
MDC 9898	SW 216 Street	US-1	SW 134 Avenue	2L	D	1,440	761	488	1,260	6%	1	0.07%	1,261	0.88	D	YES
MDC 9820	SW 137 Avenue	SW 184 Street	SW 200 Street	2L	D	1,440	1,344	0	1,364	4%	1	0.07%	1,365	0.95	D	YES
MDC 9756	SW 117 Avenue	SW 184 Street	Quail Roost Drive	2L	D	1,197	1,019	6	1,040	15%	2	0.17%	1,042	0.87	D	YES
FDOT-54	Quail Roost Drive	SW 117 Avenue	SW 127 Avenue	4LD	E	3,580	1,823	107	1,957	22%	4	0.11%	1,961	0.55	C	YES
MDC 9892	SW 200 Street	SW 137 Avenue	SW 147 Avenue	2L	C	1,510	780	31	823	3%	0	0.00%	823	0.55	C	YES
FDOT-1116	Quail Roost Drive	SW 127 Avenue	SW 137 Avenue	2L	E	1,600	1,512	51	1,586	7%	1	0.06%	1,587	0.99	C	YES
MDC 9890	SW 200 Street	US-1	SW 117 Avenue	4LD**	D	2,628	1,152	92	1,261	12%	2	0.08%	1,263	0.48	C	YES
MDC 9900	SW 216 Street	SW 127 Avenue	SW 137 Avenue	2L	C	1,359	777	145	934	4%	1	0.07%	935	0.69	C	YES
FDOT 346	US-1	SW 112 Avenue	SW 117 Avenue	6LD	E-20%	6,468	3,450	310	3,812	6%	1	0.02%	3,813	0.59	C	YES

\* 2027 Volumes derived by applying growth rate and adding Development Order Traffic.

\*\* Capacity based on Roadway Improvement shown in County TIP.

**Table 6 – 2045 Long Term Conditions Roadway Capacity Summary**

COUNT STATION	ROADWAY	FROM	TO	FACILITY TYPE <sup>1</sup>	ADOPTED LOS	LOS CAPACITY <sup>1</sup>	2045 DAILY VOLUME	2045 PEAK HOUR VOLUME <sup>2</sup>	PROJECT TRAFFIC	PROJECT TRIPS	TOTAL TRAFFIC	VOLUME TO CAPACITY RATIO (V/Q)	LOS WITH PROJECT	MEETS CAPACITY
MDC 9790	SW 127 Avenue	SW 216 Street	SW 232 Street	2L	D	1,197	21,200	1,908	7%	0	1,908	1.59	F	NO
MDC 9788	SW 127 Avenue	SW 184 Street	SW 200 Street	2L	D	1,440	15,100	1,359	30%	0	1,359	0.94	D	YES
MDC 9878	SW 184 Street	SW 137 Avenue	SW 147 Avenue	4LD	D	3,222	21,400	1,926	4%	0	1,926	0.60	C	YES
MDC 9876	SW 184 Street	SW 117 Avenue	SW 127 Avenue	4LD	D	3,222	37,100	3,339	15%	0	3,339	1.04	F	NO
MDC 9898	SW 216 Street	US-1	SW 134 Avenue	2L	D	1,440	16,200	1,458	6%	0	1,458	1.01	F	NO
MDC 9820	SW 137 Avenue	SW 184 Street	SW 200 Street	4LD	D	3,222	33,400	3,006	4%	0	3,006	0.93	D	YES
MDC 9756	SW 117 Avenue	SW 184 Street	Quail Roost Drive	2L	D	1,197	19,100	1,719	15%	0	1,719	1.44	F	NO
FDOT-54	Quail Roost Drive	SW 117 Avenue	SW 127 Avenue	4LD	E	3,580	24,500	2,205	22%	0	2,205	0.62	C	YES
MDC 9892	SW 200 Street	SW 137 Avenue	SW 147 Avenue	2L	C	1,510	2,200	198	3%	0	198	0.13	C	YES
FDOT-1116	Quail Roost Drive	SW 127 Avenue	SW 137 Avenue	2L	E	1,600	8,000	720	7%	0	720	0.45	C	YES
MDC 9850	SW 200 Street	US-1	SW 117 Avenue	2L	D	1,197	6,900	621	12%	0	621	0.52	C	YES
MDC 9900	SW 216 Street	SW 127 Avenue	SW 137 Avenue	2L	C	1,359	12,200	1,098	4%	0	1,098	0.81	C	YES
FDOT 346	US-1	SW 112 Avenue	SW 117 Avenue	6LD	E-20%	6,468	42,400	3,816	6%	0	3,816	0.59	C	YES

Notes: 1. Roadway Capacity based on Number of Lanes Reflected in County's TPO 2045 LRTP.

2. Volume derived by Applying 0.09 K-factor to 2045 Daily Volumes.

**Transit**

Existing Services

The application site is served by Metrobus Route 137 at a northbound bus stop along SW 122 Avenue and SW 195 Terrace, located approximately 0.5 miles away (a 12-minute walk) using the existing sidewalk network along Quail Roost Drive. The application site is also served by Metrobus Route 52 at a bus stop located at SW 117 Avenue and SW 191 Terrace, located approximately 1.4 miles away (a 30-minute walk). The “Service Headways” table below details the Metrobus service headways (in minutes) for this route:

**Metrobus Route Service**

Route	Peak (am/pm)	Off-peak (midday)	Evening (at 8 pm)	Over night	Saturday	Sunday	Type of Service
52	30	30	60	n/a	30	30	L/F
137	30	30	60	n/a	30	30	L

Notes: L means Metrobus local route service. F means Metrobus feeder service to Metrorail.  
 Source: Miami Dade Department of Transportation and Public Works (DTPW), Infrastructure Planning, August 2025

**Consistency Review with CDMP Goals, Objectives, Policies, Concepts and Guidelines**

The proposed application would further the following goals, objectives, policies, concepts and guidelines of the CDMP:

- LU-1. The location and configuration of Miami-Dade County’s urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.
- LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.
- LU-1F. To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning, and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.
- LU-8. Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan map consistent with the adopted Goals, Objectives and Policies of this plan, which will provide that the Land Use Plan Map accommodates projected countywide growth.

- LU-8A. Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial, cultural, community, and senior centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.
- LU-8F. The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.
- LU-9. Miami-Dade County shall continue to maintain, update and enhance the Code of Miami-Dade County, administrative regulations and procedures, and special area planning program to ensure that future land use and development in Miami-Dade County is consistent with the CDMP, and to promote better planned neighborhoods and communities and well-designed buildings.
- LU-9I. Miami-Dade County shall continue to update and enhance its development regulations and area planning program to facilitate development of better planned neighborhoods and communities, and well-designed buildings, and shall encourage and assist municipalities to do the same.
- HO-2. Ensure that by the year 2030 there is sufficient land capacity to accommodate a variety of housing types including manufactured homes, with special attention directed to affordable units for extremely low, very low, low, and moderate-income households, including workforce housing.
- HO-3. Assist the private sector in providing affordable housing products in sufficient numbers for existing and future residents throughout the County by the year 2030 to extremely low, very low, low and moderate-income households, including workforce housing.
- HO-3I. Encourage the development of residential housing units through infill and expansion of redevelopment opportunities in urbanized areas with existing infrastructure.
- HO-6. Increase affordable housing opportunities for extremely low, very low, low, and moderate-income households, including workforce housing options, within reasonable proximity to places of employment, mass transit and necessary public services in existing urbanized areas.

- HO-8. Bring about housing design and development alternatives that are aesthetically pleasing, encourage energy efficiency and enhance the overall health, safety and general welfare of County residents.
- HO-8B. Continue supporting development of innovative and cost-efficient housing construction techniques, materials and manufacturing methods.
- CIE-3. CDMP land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.
- CHD-2B. Encourage well-designed infill and redevelopment to reduce vehicle miles traveled, improve air quality, and support an outdoor environment that is suitable for safe physical activity.

# APPENDICES

Appendices  
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Appendix B: Applicant's Revised Preferred Declaration of Restrictions A-19

Appendix C: Miami-Dade County Public Schools Analysis-----A-30

Appendix D: Executive Summary of Traffic Impact Study\*-----A-32

Appendix E: Photos of Application Site and Surroundings-----A-34

\*Excerpted pages are enclosed herein. The complete report is accessible on the Department of Regulatory and Economic Resources website at:

[https://energov.miamidade.gov/EnerGov\\_Prod/SelfService#/plan/b3a9c9cf-651e-4b4b-b886-ffdd7852bf7a](https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/b3a9c9cf-651e-4b4b-b886-ffdd7852bf7a)

**APPENDIX A**  
**Amendment Application**

**MAY 2025 CYCLE APPLICATION  
AMENDMENT REQUEST TO THE LAND USE ELEMENT & LAND USE PLAN MAP  
MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN &  
CONCURRENT DISTRICT BOUNDARY CHANGE**

1. APPLICANT


Received 6/2/25  
and Revised 6/20/25  
Planning Division

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By:  \_\_\_\_\_ 5-31-2025  
Pedro Gassant, Esq. Date

By:  \_\_\_\_\_ 5-31-2025  
Alessandria San Roman, Esq. Date

By:  \_\_\_\_\_ 5-31-2025  
Mischaël Cetoute, Esq. Date

3. DESCRIPTION OF REQUESTED CHANGES

A. The Applicant respectfully request the following changes:

1. Amendment to the Comprehensive Development Master Plan (“CDMP”) Future Land Use Map (“FLUM”) designation from Low Density (2.5 to 6 units per acre) to Low-Medium Density (6 to 13 units per acre).

B. Description of the Subject Application Area.

This subject property is approximately  $\pm 2.66$  gross acres of land located in Section 1, Township 56, Range 39, lying north of Quail Roost Drive and east of SW 125 Avenue in unincorporated Miami-Dade County, Florida, and as more particularly described in **Exhibit “A”** (the “Property” or “Application Area”).

C. Acreage.

Application Area:  $\pm 2.66$  gross acres,  $\pm 2.37$  net acres  
Acreage Owned by Applicant:  $\pm 0.00$  acres

D. Requested Change.

1. The Applicant requests that this Application be processed as a May 2025 small-scale amendment.
2. The Applicant requests that the Application Area be re-designated on the CDMP FLUM from Low Density to Low-Medium Density.
3. The Applicant requests that this application be processed concurrently with Zoning Application No. Z2025000130, pursuant to section 2-116.1 of the Code of Miami-Dade County.
4. The Applicant requests the acceptance of the proffered Declaration of Restrictions and inclusion of the same in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.

4. REASONS FOR AMENDMENT

The Property is approximately  $\pm 2.66$  gross acres of land generally located north of Quail Roost Drive and east of SW 125 Avenue, in unincorporated Miami-Dade County (the “County”). The Property is designated “Low Density Residential (LDR) 2.5-6 DU/AC” on the Land Use Plan map of the Adopted Components of the County’s CDMP. The Applicant is seeking to redesignate the Property to develop a premiere single-family attached home community (the “Project”).

The reasons supporting the Application include:

- (i) promoting infill development;
- (ii) ameliorating the County’s affordability crisis by increasing the supply of single-family homeownership opportunities available to the workforce; and
- (iii) establishing a more efficient use of land within the Urban Development Boundary.

I. Promoting infill development

Infill development, as defined by the American Planning Association (APA)<sup>1</sup>, is a planning method that enhances neighborhoods by repurposing underused lots to meet community needs. This Project seeks to repurpose an underused lot that's strategically located near schools, grocery stores, and neighborhood serving retail to accomplish the County's goal of increased housing inventory. The APA states that underused sites, including unused parking lots in commercial areas, homes in residential neighborhoods-- like the subject Property-- can reduce community vibrancy, lower perceptions of safety, and create gaps in activity between existing destinations.

Nestled between two established single family neighborhoods and the area-defining, Somerset Charter School to the west, the Property's placement makes redevelopment inevitable. This strategic location positions the Application Area as a unique opportunity to create workforce housing in a developed area. This thoughtful placement not only fosters compatibility with the existing development patterns, but also extends the American dream of home ownership to more moderate income households in the County.

Identifying new uses for underutilized land can help fill gaps in the community fabric and offer opportunities to generate health, social, economic, and environmental benefits. When implemented strategically, infill development can increase revenue to local businesses, expand future economic development opportunities, and ensure that the built environment addresses community needs. Infill developments can offer various advantages to residents, businesses, and government. Here, it could benefit the school that is directly across the street as a workforce housing option for faculty, and the small businesses located roughly 500 feet away with increased foot traffic. Given the County's nearly depleted single family housing stock, urban infill projects like this Application are necessary as it will help to enhance the overall community.



<sup>1</sup> Johamary Swena, AICP, Sagar Shah, PhD, AICP, Infill Development Supports Community Connectivity, American Planning Association <https://www.planning.org/blog/9227414/infill-development-supports-community-connectivity/> May, 2, 2022

II. The County's Unprecedented Housing Supply Shortage.

The County desperately needs more single-family homes. Since Former U.S. Department of Housing and Urban Development Secretary, Marcia Fudge called Miami the “epicenter of the housing crisis” in June 2022, the situation has only worsened. According to The Partnership for Miami’s Report, Miami will need at least 175,000<sup>2</sup> new housing units by 2035, particularly affordable and workforce housing units.

While it is tempting to evaluate the County’s housing supply shortage by examining specific neighborhoods and the amount of inventory available in isolation, the lived experience for residents searching for housing is holistic. Housing is a necessity, and buyers who cannot afford a home in their desired neighborhood do not simply exit the market, they either rent in that area or buy in a less expensive area. Either way, their demand contributes to raising prices for homes and apartments. Therefore, if one part of the County is experiencing inflationary pressures on the price of housing, the demand will have a ripple effect on neighborhoods far outside of the urban core and job centers.

A. Single Family Homes Under \$500,000 Are Nearly Extinct.

**THE WALL STREET JOURNAL**

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**As the Wealthy Flock to Miami, Starter Homes  
Are Becoming Extinct**

Single-family homes priced below \$500,000 are getting harder to come by, as wealthy buyers drive up demand for high-end homes

In February 2025, the Wall Street Journal noted a 79.6% drop in sales of single-family homes priced below \$500,000. Meanwhile, homes priced between \$500,000 and \$1 million saw a 43% increase in inventory and a 140% rise in sales from December 2019 to December 2024, with the median sale price reaching \$675,000, up 11% year-over-year. Homes over \$1 million rose by 147% compared to 2019. Overall, the market for homes below \$500,000 is shrinking to the point of nonexistence, while the luxury home market is pushing prices higher, making starter homes nearly impossible to find.

The chart below shows how households in this County bringing in over \$100,000 annually are still cost-burdened by housing prices. While the most acute need is concentrated among the lowest-income families, it is alarming how many families making six-figures are struggling in Miami’s current housing market.

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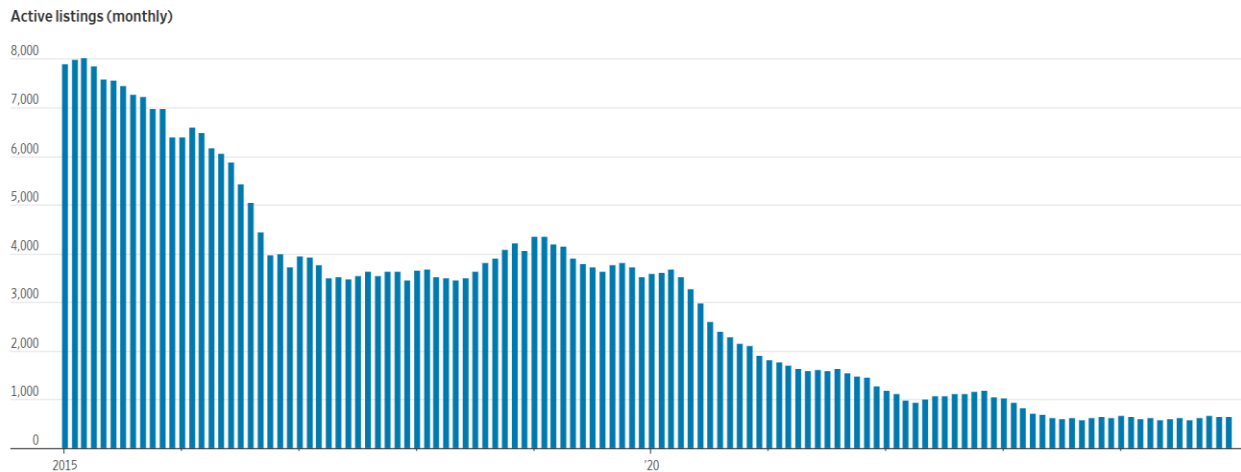
<sup>2</sup> Partnership for Miami. “A Miami That Works For All: 2035” pg. 7

2024 Market Area All-Households by Workforce Housing & AMI Income Limits

Income Range; Upper Limit (Family of 4)	MSAs 7.1, 7.2, and 7.4			Total: Cost Burdened & Severly Cost Burdened
	Households	% of Total	Percent Cost Burdened (All Households)	
Low/Very Low (Less than 60%; \$68,100)	35,959	48.1%	Less than 80% of AMI: Cost Burdened	71.3%
Low (60% to 80%; \$90,800)	10,567	14.1%	Severely Cost Burdened	
Moderate (80% to 110%; \$124,850)	11,691	15.6%	80% to 120% of AMI: Cost Burdened	24.1%
Moderate (110% to 120%; \$136,200)	2,742	3.7%	Severely Cost Burdened	
Workforce (120% to 140%; \$158,900)	4,259	5.7%	Greater than 120% of AMI: Cost Burdened	4.4%
Greater than 140% (\$158,900)	9,538	12.8%	Severely Cost Burdened	
	<b>74,757</b>	<b>100%</b>		

Data Source: 2023 American Community Survey 5-year Estimates, 2017-2021 HUD CHAS Data, Florida Housing Finance Corp. Income Limits.

**B. The Shortage of Housing Stock Reduces Overall Affordability.**



Miami’s single family housing supply shortage is at the root of the rising prices. Families who could previously afford to buy homes have been pushed into the rental market, which further reduces rental inventory and increases rental costs. The scarcity of single-family homes exacerbates unaffordability both in the home ownership market and in multifamily dwellings by heightening competition from high income earners for those units. Projections indicate that the County will require an additional 175,000 housing units by 2035 to satisfy current demand. It is foreseeable that without increasing the supply of single-family housing, overall housing affordability will continue to diminish for County residents. The 2023 Miami-Dade County Housing Needs Assessment highlights a deficit of 33,478 homeowner units with higher income levels, emphasizing the severity of this issue.



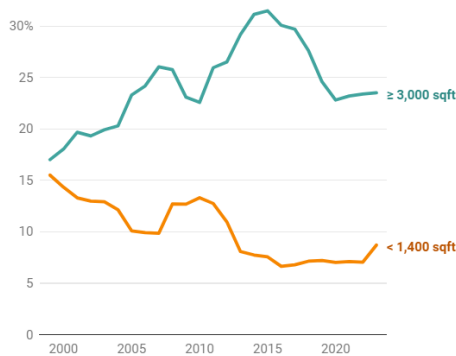
The Shimberg Center for Housing Studies reports that those making over 120% of the area median income in Miami-Dade County (\$104,160) are still burdened by housing costs, often spending up to 50% of their income on housing. This highlights the severe impact that housing shortage and insufficient affordable units are having in the County; even families not historically considered as requiring assistance now need it. This is exacerbating the affordability crisis by forcing higher-income households to compete for limited housing, driving prices up. When families with six-figure incomes are priced out of the ownership market, they drive up prices for rentals, which then crowds out households down the income ladder.

**Figure 7. Owners by Income (% AMI) and Cost Burden (Detail), Miami-Dade County, 2021**

	<b>Not Cost Burdened</b>	<b>30.01 to 50% Cost Burden</b>	<b>Greater than 50% Cost Burden</b>	<b>% of Households Cost Burdened</b>	<b>% of Households Severely Cost Burdened</b>
30% AMI or Less	16,871	9,506	41,336	75%	61%
30.01-50% AMI	19,502	12,407	26,504	67%	45%
50.01-60% AMI	10,843	7,648	8,397	60%	31%
60.01-80% AMI	29,592	15,838	8,747	45%	16%
<b>80.01-120% AMI</b>	<b>65,878</b>	<b>23,004</b>	<b>8,922</b>	<b>33%</b>	<b>9%</b>
<b>More than 120% AMI</b>	<b>185,910</b>	<b>14,780</b>	<b>1,965</b>	<b>8%</b>	<b>1%</b>
<b>Total</b>	<b>328,596</b>	<b>83,183</b>	<b>95,870</b>	<b>35%</b>	<b>19%</b>

Source: Shimberg Center tabulation of U.S. Census Bureau, 2021 American Community Survey PUMS and HUD, 2021 Income Limits

Percentage of total units at selected square footage, 1999–2023



Source: U.S. Census Bureau, "Housing Units Completed by Purpose and Design," available at <https://www.census.gov/construction/nrc/data/series.html> (last accessed June 2024); U.S. Census Bureau, "Annual Characteristics Table: Square Feet of Floor Area in New Single-Family Houses Completed," available at <https://www.census.gov/construction/chars/current.html> (last accessed June 2024).  
 Chart: Center for American Progress

This Application contemplates providing the exact type of “starter homes” that the workforce depends on to enter the home ownership market, build equity and potentially generational wealth at a time when the County needs them most.

### III. The Proposed Amendment Maximizes Land Within the UDB

According to the County’s CDMP Land Use Element Policy LU-8F, the UDB should include developable land with the capacity to meet projected countywide residential demand for a period of 10 years. The County’s most recent report concerning single family county-wide housing inventory clearly demonstrates that the UDB lacks sufficient land to meet the projected countywide demand for single-family homes over the next decade, as there will be zero inventory by 2027.

LU-8F. The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

Table 2  
Residential Land Supply/Demand Analysis  
2024 to 2040: Miami-Dade County

ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE	STRUCTURE TYPE		
	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2024	21,760	406,000	427,780
DEMAND 2020-2025	5,569	5,175	10,744
CAPACITY IN 2025	16,211	400,825	417,036
DEMAND 2025-2030	5,640	5,539	11,179
<u>CAPACITY IN 2030</u>	<u>0</u>	373,130	361,141
DEMAND 2030-2035	4,177	4,631	8,808
CAPACITY IN 2035	0	349,975	317,101
DEMAND 2035-2040	3,763	4,521	8,284
CAPACITY IN 2040	0	327,370	275,681
<b>DEPLETION YEAR</b>	<b>2027</b>	<b>2040+</b>	<b>2040+</b>

Residential capacity is expressed in terms of housing units.

Housing demand is an annual average figure based on population projections.

Source: Miami-Dade Department of Regulatory and Economic Resources, Planning Division, Planning Research and Economic Analysis Section, December 2024.

Policy LU-8H mandates that new developments outside the UDB must offer at least 10 dwelling units per acre. Therefore, it is logical that developments inside the UDB, particularly those nearby those ancillary uses necessary for residential neighborhoods, like this Project, should have a similar, if not greater density to reduce the need to extend the UDB in the future.

### Conclusion

In conclusion, addressing the County’s housing affordability crisis requires an urgent and multifaceted approach. By optimizing land use within the UDB and increasing residential density through the proposed amendments, the County can alleviate the severe shortage of housing units and support sustainable growth. Equally important is the expansion of essential water and sewer infrastructure, particularly in vulnerable areas affected by rising groundwater levels and failing septic systems. This Application, aligned with the County's policies, will enhance land utilization within the UDB, and ensure the provision of vital infrastructure.

Policy LU-8E of the CDMP requires applications seeking amendments to the County’s LUP Map be evaluated for consistency with the Goals, Objectives and Policies of all Elements, and in particular the extent to which the proposal, if approved, would satisfy the below topics. As outlined below, this Application fully complies with each and every element of Policy LU-8E.

- i. Satisfy a deficiency in the Plan map to accommodate projected population growth of the County;

**According to the County's December 2024 Economic Report, there will be no available supply of single-family homes this decade despite continuous high demand. To address the needs of the present and future population, it is essential to increase density within the UDB to optimize land use. The requested change to Low Medium Density aims to enhance the efficiency and effectiveness of land utilization within the UDB.**

- ii. Enhance or impede provision of services at or above adopted Level of Service (“LOS”) Standards;

**Approval of this Application will not result in a deficiency in the LOS standards. As demonstrated in the enclosed traffic study report, the increase in vehicular traffic due to the re-designation to Low Medium Density can be accommodated by existing roadways and does not result in significant impacts to the levels of service for the affected roadway segments. Any project-specific impacts, such as impacts at ingress and egress points, can be addressed at the time of a development order by requiring additional mitigation measures, if necessary. Additionally, all required utilities are available to the Property or can be made available at the Applicant’s expense and several public schools are located in the vicinity of the Property.**

- iii. Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and

**Based on the current and future development pattern of residential uses, the proposed townhouse community is compatible with nearby land uses and in line with the residential character of both the Princeton Community Urban Center and the neighborhood.**

- iv. Enhance or degrade environmental or historical resources, features or systems of County significance; and

**Approving this Application won't harm any important environmental or historical resources in the County. An examination of the zoning records for the property showed no such resources that would be affected by its development. Moreover, future development of the property will undergo environmental reviews to thoroughly assess any potential impacts on environmental resources.**

- v. Enhance or degrade systems important to the County as a whole including regional drainage, emergency management, transit service, roadways, facilities of countrywide significance, and water quality; and

**The maximum residential development allowed in the Application Area would not breach service level standards for public services and facilities. Changing the designation to “Low Medium Density” residential will not significantly affect the performance levels of essential County systems. Any specific project impacts can be managed when issuing a development order by implementing mitigation measures. Moreover, all needed utilities and County systems are already available or can be provided at the Applicant’s cost.**

- vi. If located in a planned Urban Center, or within ¼ mile of an existing or planned transit station, exclusive busway stop, transit center, or standard of express bus stop served by peak period headways of 20 or fewer minutes would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein,

**The Application Area is located near the SW 200 Street stop.**

General Consistency with CDMP Objectives and Policies.

Based on the foregoing, the approval of this Application is necessary in order to expand the available housing supply, and crucially near a major rapid transit corridor. Furthermore, the requested change is also consistent with several other Miami-Dade County CDMP Goals, Objectives and Policies, including, but not limited to:

LAND USE OBJECTIVE LU-1. The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

LAND USE POLICY LU-1F: To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.

LAND USE POLICY LU-10: Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe in the Agriculture Areas outside the Urban Development Boundary, I-4 through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.

LAND USE OBJECTIVE LU-8: Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan map consistent with the adopted Goals, Objectives and Policies

of this plan, which will provide that the Land Use Plan map accommodates projected countywide growth.

LAND USE POLICY LU-8A: Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial, cultural, community, and senior centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.

LAND USE POLICY LU-8F. The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

LAND USE POLICY LU-9. Miami-Dade County shall continue to maintain, update and enhance the Code of Miami-Dade County, administrative regulations and procedures, and special area planning program to ensure that future land use and development in Miami-Dade County is consistent with the CDMP, and to promote better planned neighborhoods and communities and well- designed buildings.

LAND USE POLICY LU-9I. Miami-Dade County shall continue to update and enhance its land development regulations and area planning program to facilitate development of better planned I-21 neighborhoods and communities, and well-designed buildings, and shall encourage and assist municipalities to do the same.

HOUSING OBJECTIVE HO-2. Ensure that by the year 2030 there is sufficient land capacity to accommodate a variety of housing types including manufactured homes, with special attention directed to affordable units for extremely low, very low, low, and moderate-income households, including workforce housing.

HOUSING OBJECTIVE HO-3. Assist the private sector in providing affordable housing products in sufficient numbers for existing and future residents throughout the County by the year 2030 to extremely low, very low, low and moderate-income households, including workforce housing.

HOUSING OBJECTIVE HO-6. Increase affordable housing opportunities for extremely low, very low, low, moderate income households, including workforce housing options, within reasonable

proximity to places of employment, mass transit and necessary public services in existing urbanized areas.

HOUSING OBJECTIVE HO-8. Bring about housing design and development alternatives that are aesthetically pleasing, encourage energy efficiency and enhance the overall health, safety and general welfare of County residents.

HOUSING POLICY HO-8A: Ensure that growth management, housing design, and development alternatives form an integral part of a community of functional neighborhoods and town centers that promote community identity, and enhance the overall quality of life.

HOUSING POLICY HO-8B: Continue supporting development of innovative and cost-efficient housing construction techniques, materials and manufacturing methods.

5. LOCATION MAP

Please see Exhibit “C”.

6. COMPLETED DISCLOSURE OF INTEREST FORMS

Please see Exhibit “E”.

7. ADDITIONAL MATERIALS SUBMITTED

Legal Description (See Exhibit “A”)

Sketch to Accompany Legal Description (See Exhibit “B”)

Aerial (See Exhibit “D”)

Traffic Study (See Exhibit “F”)

Additional items in support of this Application may be submitted at a later date, as part of the Application review process.

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

TRACT 14 OF QUAIL ROOST ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGE 94, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**EXHIBIT “B”**

**SURVEY**



**EXHIBIT “C”**

**LOCATION MAP FOR APPLICATION**

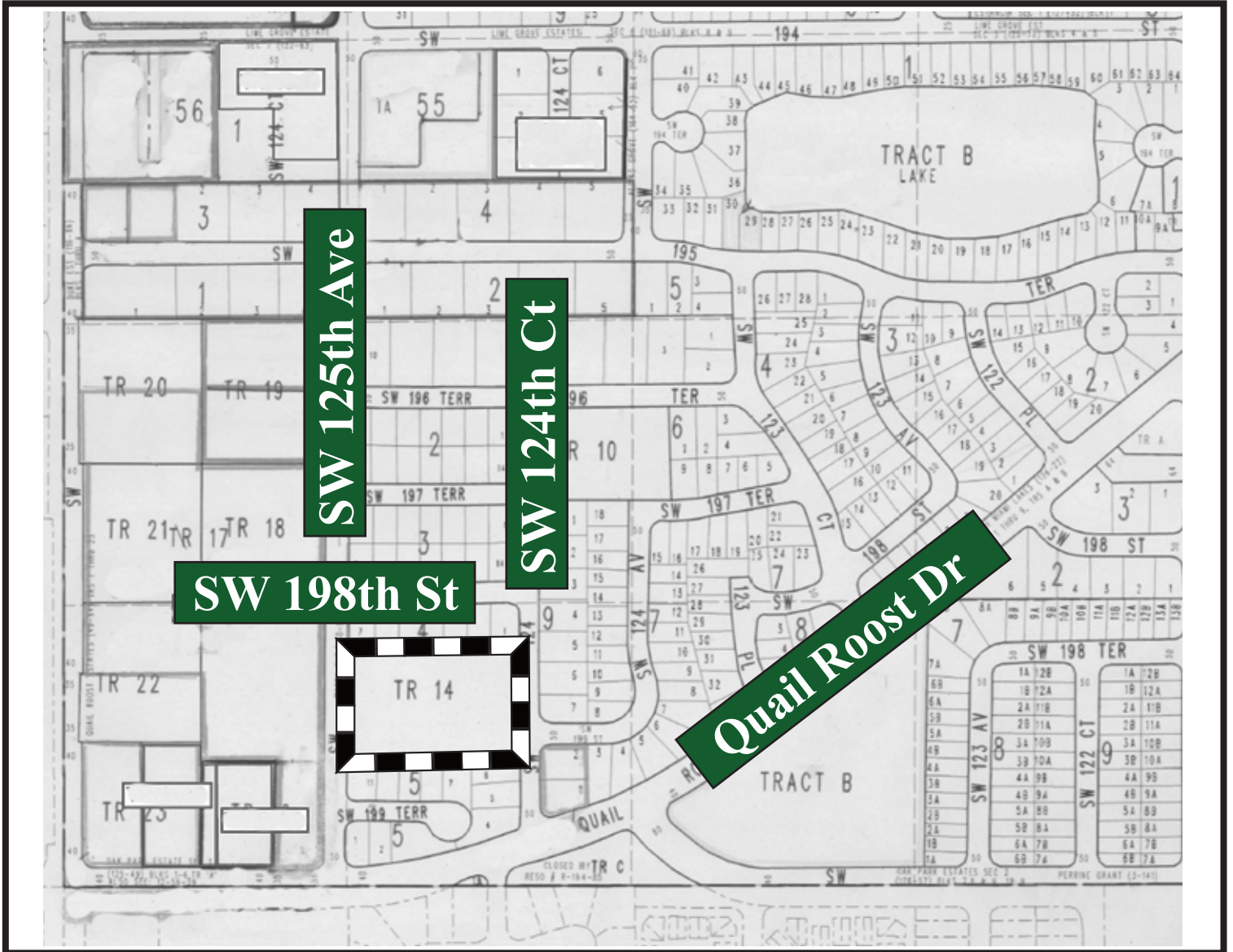
**TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**

APPLICANT/REPRESENTATIVE

Bluenest Development LLC

**DESCRIPTION OF THE SUBJECT AREA**

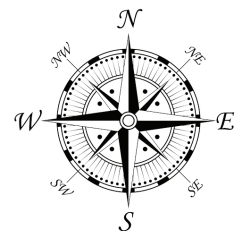
The subject property is ± 2.66 gross acres, 2.37 net acres of land located in Section 1, Township 56, Range 39, lying north of Quail Roost Drive and east of SW 125 Avenue in unincorporated Miami-Dade County, Florida.



## LEGEND

 Application Area (Not Owned by Applicant)

Section 01, Township 56, Range 39



**EXHIBIT "D"**

**AERIAL**



## **APPENDIX B**

### **Applicant's Proffered Declaration of Restrictions**

This instrument was prepared by:

Names: **Pedro Gassant, Esq.**  
Address: **Holland & Knight LLP**  
**701 Brickell Avenue, Suite 3300**  
**Miami, Florida 33131**

**Received October 27, 2025**  
**RER Planning Division**

**CDMP20250013**  
**Bluenest Quail Roost**

(Space Reserved for Clerk of the Court)

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**DECLARATION OF RESTRICTIONS**

**WHEREAS**, the undersigned husband and wife, John P. and Sosamma Thomas, (the “Owners”), hold fee simple title to the land in Miami-Dade County, Florida, described in **Exhibit “A”**, attached hereto, and hereinafter referred to as the “Property”, which is supported by the Opinion of Title;

**WHEREAS**, the Property is subject to a proposed amendment to the Miami-Dade County (the “County”) Comprehensive Development Master Plan (the “CDMP”) filed in the May 2025 Cycle, which amendment is identified as CDMP Application No. CDMP20250013 (the “Application”);

**WHEREAS**, the Owners have concurrently filed a County zoning hearing application under Zoning Hearing Application No. Z2025000130, pursuant to section 2-116.1 of the County Code of Ordinances ;

**WHEREAS**, the Application, which includes this Declaration of Restrictions that has been voluntarily proffered by the Owners, and the above-mentioned concurrent zoning hearing application were filed concurrently;

**WHEREAS**, the Owners applied for an amendment seeking to re-designate the Property from “Low Density” residential to “Low-Medium Density” residential on the Miami-Dade County Comprehensive Development Master Plan adopted Land Use Plan (“LUP”) map; and

**WHEREAS**, the Owners consent to this Application and has proffered this Declaration of Restrictions, as part of the Application, to assure the County that the representations made during the consideration of the Application will be abided by;

**NOW, THEREFORE, IN ORDER TO ASSURE** Miami-Dade County, Florida that the representations made by the Owners during the consideration of the Application will be abided by, the Owners freely, voluntarily and without duress, make the following Declaration of Restrictions covering and running with the Property:

1. **Density Limitation.** The Property shall be limited to a maximum of thirty-three (33) residential dwelling units (“Density Limitation”).
2. **For-Sale Workforce Housing.** Twenty percent (20%) of the dwelling units shall be designated as for-sale affordable housing units to households whose annual income is up to one-hundred forty percent (140%) (“WHU”) of the Area Median Income of Miami Dade County. Notwithstanding the Density Limitation provided in Paragraph No. 1, should the Owners participate in the Workforce Housing Program, pursuant to Chapter 33, Article XIIA of the Miami-Dade County Code of Ordinances, the Owners may transfer any applicable density bonus in excess of the Density Limitation to another property permitted to receive such bonus, to the extent permitted by the Code of Miami-Dade County, as may be amended.
3. **Connection to Public Water and Sanitary Sewer Service.** The Owners hereby acknowledge and agree that any development of the Property shall connect to the public water and public sanitary sewer system at the Owners’ expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the Code of Miami Dade County and Water and Sewer Department (“WASD”) rules and regulations and design standards. The right to connect the Property to the County’s sewage system is subject to the terms, covenants, and conditions set forth in court orders, judgments, consent orders, consent

decrees, and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including, but not limited to, the Consent Decree in the United States of America, the State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the “Consent Decree”), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.

4. **Fire Rescue Water Flow.** The development of the Property, including any and all design and construction of water infrastructure, will ensure proper water flow and accessible connection for Miami-Dade County Fire Rescue in accordance with the CDMP Level of Service (LOS).
5. **Endangered Species Survey.** Prior to issuance of a Tree Removal Permit for any portion of the Property, the Owners shall conduct a survey to determine the absence or presence of listed wildlife species found in Appendix B of the CDMP within the area or phase of development subject to the request for approval of said permit. The survey(s) shall utilize professionally recognized sampling methodology, which shall be subject to review and approval by the Department of Regulatory and Economic Resources (“RER”) Natural Resources Division. In addition, the Owners acknowledge that wildlife best management practices may need to be incorporated to minimize the impacts of any development to listed species.

#### **MISCELLANEOUS**

**Covenant Running with the Land.** This Declaration on the part of the Owners shall constitute a covenant running with the land and may be recorded, at Owners’ expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owners, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future

owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owners, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

**Term.** This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

**Modification, Amendment, Release.** This Declaration 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 the property, including joinders of all mortgagees, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the property is incorporated within a new municipality or annexed into an existing municipality, and the successor municipality amends,

modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes. It is provided, however, that in the event that the successor municipality approves a modification or deletion of this Declaration of Restrictions, such modification or deletion shall not be effective until approved by the Board of County Commissioners, in accordance with applicable procedures. 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..

**Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

**County Inspections.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and

inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

**Authorization for Miami-Dade 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.

**Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

**Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or successor municipality), and inspections made and approval of occupancy given by the County (or successor municipality), then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

**Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.

**Recordation and Effective Date.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application by the Board of County Commissioners. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

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

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

**[Signature Pages to Follow]**

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**WITNESSES:**

**JOHN P. THOMAS,**  
an individual

\_\_\_\_\_  
Signature

By: \_\_\_\_\_

\_\_\_\_\_  
Print Name

Name: John P. Thomas

Address: \_\_\_\_\_  
\_\_\_\_\_

Address: 19850 SW 124 Court  
Miami, FL 33177

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Address: \_\_\_\_\_  
\_\_\_\_\_

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by John P. Thomas for the purposes stated herein. He is personally known to me or has produced \_\_\_\_\_ as identification.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2025, in the County and State aforesaid.

\_\_\_\_\_  
Signature

Notary Public - State of \_\_\_\_\_

\_\_\_\_\_  
Print Name

My Commission Expires:

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**WITNESSES:**

**SOSAMMA THOMAS,**  
an individual

\_\_\_\_\_  
Signature

By: \_\_\_\_\_

\_\_\_\_\_  
Print Name

Name: Sosamma Thomas

Address: \_\_\_\_\_  
\_\_\_\_\_

Address: 19850 SW 124 Court  
Miami, FL 33177

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Address: \_\_\_\_\_  
\_\_\_\_\_

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Sosamma Thomas for the purposes stated herein. She is personally known to me or has produced \_\_\_\_\_ as identification.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2025, in the County and State aforesaid.

\_\_\_\_\_  
Signature

Notary Public - State of \_\_\_\_\_

\_\_\_\_\_  
Print Name

My Commission Expires:

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

TRACT 14 OF QUAIL ROOST ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGE 94, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**APPENDIX C**

**Miami-Dade County Public Schools Analysis**



**Concurrency Management System (CMS)**  
Miami-Dade County Public Schools

**Miami-Dade County Public Schools**  
**Concurrency Management System**  
**Preliminary Concurrency Analysis**

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

[PH3025062700452](#)  
[6/27/2025 10:15:00 AM](#)  
[Public Hearing](#)

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

[Miami-Dade](#)  
[22025000130](#)  
[Zoning](#)

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

[John P. & Sosamma Thomas](#)  
[19950 SW 124 CT](#)  
[3069010040020](#)

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

[33](#)  
[0](#)  
[33](#)  
[0](#)

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5281	SOUTH MEANE HEIGHTS ELEMENTARY	86	6	6	YES	Current CSA
6111	OUTLER BAY MIDDLE	19	3	3	YES	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	-105	4	0	NO	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	0	4	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
7531	MIAMI SUNSET SENIOR	726	4	4	YES	Adjacent CSA
*An Impact reduction of <b>33.68%</b> 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

## **APPENDIX D**

### **Executive Summary of Traffic Impact Study**

## EXECUTIVE SUMMARY

Vala Group, Inc. prepared this traffic-impact analysis for the 19850 SW 124 Court development that is requesting a change in the county's Comprehensive Development Master Plan (CDMP) to modify the future land use designation for the subject property (approximately 2.66 gross acres) from Low Density (2.5 to 6 units per acre) to Low-Medium Density (6 to 13 units per acre). The analysis determined that the proposed change will not have a significant impact on any of the study roadways and will not cause any of them to exceed their adopted Level of Service (LOS). We analyzed 13 roadways for the 2025 existing, 2027 short-term, and 2045 long-term conditions. The following bullet points summarize the analysis.

- The current future land use designation (Low Density) allows the site to develop a maximum of 15 dwelling units that will generate 17 PM peak hour vehicle trips.
- The proposed future land use designation, Low-Medium Density with a 25 percent density bonus for workforce housing will allow the site to develop a maximum of 42 dwelling units. However, the developer will proffer a restrictive covenant that will limit the maximum number of dwelling units to 33 which will generate 16 PM peak hour vehicle trips.
- The proposed future land use designation will decrease the maximum number of PM peak hour trips that could be generated by the site under the current designation by one trip.
- The site's highest level of significance will not exceed zero percent because based on the County's trip generation calculations for low density and low-medium density land used designations, the proposed designation will generate less vehicle trips compared to the current designation. Therefore, the proposed change in the future land use designation will not have a significant impact, greater than five percent of a roadway's capacity, on any roadway.
- The analysis shows that SW 137<sup>th</sup> Avenue between SW 184<sup>th</sup> and SW 200<sup>th</sup> streets will exceed capacity for the 2027 short-term conditions with and without the amendment's impacts. This amendment does not have significant impacts on SW 216<sup>th</sup> Street and does not cause it to exceed its adopted LOS.
- The analysis shows that four roadway segments including SW 127<sup>th</sup> Avenue between SW 216<sup>th</sup> and SW 232<sup>nd</sup> streets, SW 184<sup>th</sup> Street between SW 117<sup>th</sup> and SW 127<sup>th</sup> avenues, SW 216<sup>th</sup> Street between US-1 and SW 134<sup>th</sup> Avenue, and SW 117<sup>th</sup> Avenue between SW 184<sup>th</sup> Street and Quail Roost Drive, are projected to exceed capacity in 2045 with and without the impacts of the proposed amendment. These roadways exceed capacity due to 2045 volume projections and this amendment does not impact to any of study roadways.

## **APPENDIX E**

### **Photos of the Application Site and Surroundings**

**CDMP20250013 – Bluenest Development LLC (Quail Roost) Site Photos**



East side of application site, Single-Family residence at 19850 SW 124 Court, looking west



Somerset College Preparatory Academy South, adjacent to the application site, looking west



Northeast end of application site, looking northwest to abutting single-family residences



Mature Mango grove at west portion of application site, view from SW 125 Avenue looking east



North end of the application site, view from SW 124 Court looking west

**BCC ADDITIONAL ITEMS  
MAY 2025 CYCLE APPLICATION NO. CDMP20250013  
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**

(Consisting of all materials submitted after publication of the Initial Recommendations Report)

<b>ITEMS</b>	<b>PAGE NO.</b>
<b>Applicant's Correspondence and Submittals</b>	
Extension Request received September 11, 2025	<b>A-1</b>
<b>Public Hearing Documents</b>	
Community Council 14 Resolution from hearing held on November 19, 2025	<b>A-3</b>
Community Council 14 Minutes from hearing held on November 19, 2025	<b>A-4</b>
Planning Advisory Board Resolution from hearing held on December 1, 2025	<b>A-7</b>
Planning Advisory Board Minutes from hearing held on December 1, 2025	<b>A-11</b>

Other documents related to the application, including third party correspondence, are available online at the link below.

[https://energov.miamidade.gov/EnerGov\\_Prod/SelfService#/plan/b3a9c9cf-651e-4b4b-b886-ffdd7852bf7a?tab=attachments](https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/b3a9c9cf-651e-4b4b-b886-ffdd7852bf7a?tab=attachments)

**APPROVED**  
By Jerry Bell at 4:32 pm, Nov 13, 2025

RECEIVED 9/11/2025  
RER Planning Division

CDMP20250013  
Bluenest Development, LLC (Quail Roost)

# Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799  
Holland & Knight LLP | www.hklaw.com

Pedro Gassant, Esq.  
(305) 789-7430  
Pedro.Gassant@hklaw.com

September 11, 2025

## VIA ELECTRONIC MAIL

Mr. Jerry H. Bell, AICP  
Assistant Director for Planning  
Department of Regulatory and Economic Services  
Miami-Dade County  
111 NW 1<sup>st</sup> Street, 12<sup>th</sup> Floor  
Miami, Florida 33128

**RE: Bluenest Development LLC (Quail Roost) / Application No. CDMP20250013 /  
Timeframe Extension Request Pursuant to Sec. 2-116.1(3)(h)**

Dear Mr. Bell:

On behalf of Bluenest Development LLC (“Applicant”), this letter serves as the formal request for an extension of time for the public hearing of the Comprehensive Development Master Plan (“CDMP”) amendment application number CDMP20250013. According to Miami-Dade County Code Section 2-116.1(3)(h) (the “Code”), the “Board of County Commissioners shall hold one public hearing within 180 calendar days following the end of the relevant filing period unless a greater time is deemed necessary by the Board of County Commissioners; however, the Director may extend the time if requested by the applicant prior to the earliest deadline for the publication of required notices for the hearing before the Board of County Commissioners.” The Code requires the first public hearing in this case before the Board of County Commissioners to occur by November 27, 2025 (“Timeframe”). However, the Director is empowered to extend the Timeframe.

The Applicant requests a six-month extension of the Timeframe to May 27, 2026, contingent on the schedule of hearings. The Applicant seeks this extension to continue working with the Miami-Dade County Department of Regulatory and Economic Resources to address pending comments and necessary revisions to the concurrent zoning hearing application.

Thank you for your consideration of this matter. Should you have any questions, please do not hesitate to contact me at (305) 789-7430 or Pedro.Gassant@hklaw.com regarding the request.

Sincerely,

HOLLAND & KNIGHT LLP



Pedro Gassant

MDC083

Enclosures

Cc: Ms. Lourdes Gomez, AICP  
Mr. Garrett Rowe  
Ms. Rosa Davis  
Mr. Alex David  
Abbie Schwaderer Raurell, Esq.  
Alessandria San Roman, Esq.  
Mischaël Cetoute, Esq.

RESOLUTION NO. 14-11-25

REDLAND COMMUNITY COUNCIL (14) ISSUING RECOMMENDATION ON NOVEMBER 19, 2025, CYCLE APPLICATION NO. CDMP20240013 FILED BY BLUENEST DEVELOPMENT, LLC, REQUESTING AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

WHEREAS, pursuant to chapter 163, Part II, Florida Statutes, the Miami-Dade Board of County Commissioners (“Board”) adopted the Miami-Dade County Comprehensive Development Master Plan (“CDMP”) in 1988; and

WHEREAS, Section 20-40 of the Code of Miami-Dade County establishes Community Councils in the unincorporated area; and

WHEREAS, the Section 2-116.1 of the Code of Miami-Dade County provides exclusive procedures for amending the Comprehensive Development Master Plan (CDMP) consistent with requirements of Chapter 163, Part 2, Florida Statutes; and

WHEREAS, the Community Councils may, at their option, make recommendations to the Planning Advisory Board and the Board of County Commissioners on proposed amendments to the CDMP that would directly impact the Council’s area; and

WHEREAS, the Section 2-116.1(3)(e) of the Code of Miami-Dade County provides that Community Council recommendations may address the decisions to be made by the Board of County Commissioners regarding adoption, adoption with change, or denial of the small-scale application, or that the application be converted to a standard amendment and transmitted to the State Land Planning Agency and other reviewing agencies for review and comment; and

WHEREAS, at its meeting of November 19, 2025, Redland Community Council (14) conducted a public hearing as authorized by Section 20-41 of the County Code;

NOW, THEREFORE, BE IT RESOLVED THAT THE REDLAND COMMUNITY COUNCIL (14) recommends that the MAY 2025 CYCLE CDMP Amendment Application No. CDMP20250013 be to Adopt with Acceptance of the Proffered Declaration of Restrictions.

The forgoing resolution was offered by Board Member Marie Flore Lindor-Latortue who moved its adoption and was seconded by Board Member Curtis Lawrence and upon being put to a vote, the vote was as follows:

Alicia Arellano	Absent	Marie Flore Lindor-Latortue, Ph.D. MHSA	Yes
Wilbur Bell	Absent	Ralph Troutmaan	Yes
Curtis Lawrence	Yes	Stanley Thomkins, Chair	Yes

Board Chairman Thompkins hereupon declared the resolution duly passed and adopted this 19<sup>th</sup> day of November 2025.

I hereby certify that the above information reflects the action of the Redland Community Council.

  
 \_\_\_\_\_  
 Rosa Davis, Executive Secretary

**MINUTES**

The Redland Community Council 14  
Public Hearing on CDMP Cycle Application No. CDMP20250013  
To Amend the Comprehensive Development Master Plan  
In Person

**November 19, 2025, 6:30 PM**

**Department of Regulatory and Economic Resources (RER) Staff Present**

Staff Attendance

Rosa Davis, Section Supervisor, Metropolitan Planning Section  
James McCall, Strategic Metro Planner, Metropolitan Planning Section  
Thomas Gomez, Agenda Clerk, Development Services Division  
Felix Acosta, Agenda Clerk, Development Services Division

**I. CALL TO ORDER AND OPENING REMARKS**

Chair Stanley Tompkins called the Redland Community Council 14 meeting to order and following the Pledge of Allegiance, asked Staff to conduct the roll call.

Roll Call

Mr. James McCall, Strategic Metro Planner, conducted the roll call and determined that there was quorum with four Redland Community Council 14 members present as follows:

Alicia Arellano	Absent	Marie Flore Lindor-Latortue Ph.D. MHA	Present
Wilbur Bell	Absent	Ralph Troutman	Present
Curtis Lawrence	Present	Stanley Tompkins, Chair	Present

Chair Stanley Tompkins welcomed everyone to the public hearing on the May 2025 Cycle Small-scale Application No. CDMP20250013.

After the roll call, the Chair welcomed the public and made a brief introduction. He then asked Mr. McCall to make the staff presentation.

**I. AGENDA ITEM**

**May 2025 Cycle Application No. CDMP20250013**

Mr. James McCall, Strategic Metro Planner in the Long Range and Neighborhood Planning section, provided an overview of Application No. CDMP20250013. He explained that the application was filed by Bluenest Development, LLC, and that the application site was located 200 feet north of SW 200 Street/Quail Roost Drive, between SW 125 Avenue and SW 124 Court in unincorporated Miami-Dade County. He added that the property is a ±2.66 gross acres parcel, partially developed with a residential single-family home with the remainder of site having mature mango trees. Mr. McCall noted that the properties surrounding the application site are characterized by low-density single-family homes and a school. He stated that the applicant seeks to redesignate the application site from “Low Density Residential”, which allows a range in

residential density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre, to "Low-Medium Density Residential", which allows a range in residential density from a minimum of 6 to a maximum of 13 dwelling units per gross acre. Mr. McCall explained that the current designation would allow a maximum development on the site of 16 dwelling units. He mentioned that the site is zoned EU-1 (Single-family One-Acre Estate Use) and that application CDMP20250013 is being concurrently processed with zoning application Z2025000130.

Mr. McCall added that the applicant proffered a Declaration of Restrictions (covenant) limiting development on the application site to 33 townhome units, 20% of which will be provided as workforce housing. He stated that the applicant committed to connect to the public water and sewer system, and to ensure accessible water connection for Miami-Dade Fire Rescue so that water flow on the site is in accordance with the Comprehensive Development Master Plan (CDMP) Level of Service standards. He added that the applicant committed to conduct a wildlife survey prior to the issuance of a tree removal permit for the property.

Mr. McCall stated that the application seeks to increase the density of residential development allowable on the site, which is consistent with CDMP land use policies for infill development, and that approval of the application would not cause a violation in the adopted level of service (LOS) standards for public facilities and services. The proposed development would also be compatible with the single-family home communities surrounding the site. Mr. McCall stated that the staff recommendation is to Adopt with Acceptance of the Proffered Declaration of Restrictions the proposed small-scale amendment to the CDMP. He added that the applicant is working to address a condition requested by the RER Department of Environmental Resources Management (DERM) related to the site plan review, incorporating any practices to protect endangered species, if it is determined these are needed.

Ms. Alessandria San Roman with Holland and Knight, the legal representative of the applicant, reviewed the key components of the concurrent CDMP and zoning applications. She noted the applicant is committing to develop a maximum of 33 townhomes and is setting aside 20% of the total development, rounded up to 7 units, for workforce housing. She added that the site is within walking distance to schools, grocery and neighborhood retail stores. She mentioned the zoning application request for a district boundary change to RU-3M (Minimum Apartment House) zoning district to allow the development of townhomes under the RU-TH standards. The RU-TH zoning district allows for a maximum of 8.5 units per net acre.

Ms. San Roman addressed recent increases in the cost of rental and homeownership housing units in Miami-Dade County. She added that there is a low inventory of housing in the county and because of that, the residents are cost burdened since they are paying over 30% of their salaries to cover housing. She stated that workforce housing inventory is at a critical shortage, and cited a need to provide up to 90,000 units to keep up with housing demand. She mentioned it is difficult to find a home priced under \$500,000 and that over 40,000 people have moved out of Miami-Dade County due to high housing prices. Ms. San Roman closed with a statement that the application provides a thoughtful placement of housing within the Quail Roost neighborhood that extends the American Dream to families.

The Chair opened the public hearing. There being no members of the public wishing to speak on the item, the Chair closed the public hearing and proceeded to open Board discussion. Community Council members inquired about the type and style of fencing proposed. A legal representative for the applicant stated that the fencing details will be provided at the time of site plan submittal during the zoning process. Council members also asked what measures would be taken to preserve the ecosystem on the site. The applicant's representative responded that a wildlife survey will be conducted to determine the presence of wildlife, followed by coordination

with the Department of Environmental Resources Management to determine what measures need to be incorporated to mitigate impact on wildlife.

A motion to Adopt with Acceptance of the Proffered Declaration of Restrictions was made by Board Member Lindor-Latortue. Board Member Lawrence seconded the motion. The motion passed unanimously as follows:

Alicia Arellano	Absent	Marie Flore Lindor-Latortue Ph.D. MHSA	Yes
Wilbur Bell	Absent	Ralph Troutman	Yes
Curtis Lawrence	Yes	Stanley Tompkins, Chair	Yes

**Adjournment**

Chair Thompkins adjourned the hearing at 7:20 pm.

Respectfully submitted,



\_\_\_\_\_  
Rosa Davis, Secretary

RESOLUTION NO. 25-14

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD ACTING AS THE LOCAL PLANNING AGENCY ISSUING RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS REGARDING FINAL DISPOSITION OF SMALL-SCALE MAY 2025 CYCLE APPLICATION NO. CDMP20250013 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

**WHEREAS**, pursuant to chapter 163, Part II, Florida Statutes, the Miami-Dade Board of County Commissioners (“Commission”) adopted the Miami-Dade County Comprehensive Development Master Plan (“CDMP”) in 1988; and

**WHEREAS**, the Commission has provided procedures, codified as section 2-116.1 of the Code of Miami-Dade County, Florida, to amend, modify, add to, or change the CDMP; and

**WHEREAS**, Miami-Dade County's procedures reflect and comply with the procedures for adopting or amending local comprehensive plans as set forth in chapter 163, Part II, Florida Statutes, including the process for adoption of small-scale comprehensive plan amendments (“small-scale amendments”) set forth in section 163.3187, Florida Statutes; and

**WHEREAS**, applications to amend the CDMP may be filed with the Planning Division of the Department of Regulatory and Economic Resources (“Department”) by private parties or by the County; and

**WHEREAS**, Miami-Dade County's procedures classify applications as either standard or small-scale amendment applications, set forth the processes for adoption of small scale and standard amendments, and require any application seeking adoption as a small-scale amendment to clearly state such request in the application; and

**WHEREAS**, Miami-Dade County's procedures provide that applications may be filed for processing in the January, May, or October CDMP amendment cycles or filed at any time for out-of-cycle processing; and

**WHEREAS**, small-scale Application No. CDMP20250013 was filed by a private party in the May 2025 Cycle of Applications to amend the CDMP and is contained in the document titled "May 2025 Cycle of Applications to Amend the Comprehensive Development Master Plan," dated June 2025, and kept on file with and available upon request from the Department; and

**WHEREAS**, May 2025 Cycle Application No. CDMP20250013 requested adoption, if eligible, to be processed as a small-scale CDMP amendment; and

**WHEREAS**, as required by section 2-116.1, Code of Miami-Dade County, the Department has published its initial recommendation in a report titled "Initial Recommendation to Amend the Comprehensive Development Master Plan" for Application No. CDMP20250013 dated November 2025, which is kept on file and available for inspection upon request from the Department; and

**WHEREAS**, Miami-Dade County's procedures provide for the processing of CDMP amendment applications concurrently with zoning applications, pursuant to section 2-116.1 of the Code of Miami-Dade County; and

**WHEREAS**, Application No. CDMP20250013 requested to be processed concurrently with Zoning Application No. Z2025000130; and

**WHEREAS**, in accordance with the applicable County procedures, the affected Community Council has conducted an optional public hearing pursuant to section 2-1116.1(3)(e) to address the referenced Application that would directly impact its council area and issued recommendation on the referenced application to the Planning Advisory Board and the Commission; and

**WHEREAS**, section 2-116.1(3)(h), requires the Board of County Commissioners to hold a public hearing within 180 calendar days after the Application filing period unless a greater time is deemed necessary by the Board of County Commissioners, or the Department Director extends the time at the applicant's request prior to the earliest deadline for the publication of required public hearing notices; and

**WHEREAS**, the applicant for Application No. CDMP20250013 requested extension of time, which was approved by the Director and are included in supplement report to the Application entitled "Additional Items"; and

**WHEREAS**, the Planning Advisory Board, acting as the Local Planning Agency, has acted in accord with the referenced State and County procedures, and has conducted a duly noticed public hearing and issued a recommendation for the disposition of each of the referenced Application; and

**NOW, THEREFORE, BE IT RESOLVED BY THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD ACTING AS THE LOCAL PLANNING AGENCY:**

This Agency hereby makes the following recommendation to the Commission regarding the adoption of small-scale Land Use Plan map Application No. CDMP20250013.

Application Number	Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP	• Recommended Action on Small-Scale Amendment
CDMP20250013	<p>Bluenest Development LLC / Pedro Gassant, Esq., Alessandria San Roman, Esq. &amp; Mischaël Cetoute, Esq., Holland &amp; Knight LLP / ±200 feet north of Quail Roost Drive (SR-994/SW 200 Street) between SW 125 Avenue and SW 124 Court / ±2.66 gross acres / ±2.37 net acres</p> <p><u>Requested Amendment to the CDMP</u></p> <ol style="list-style-type: none"> <li>Redesignate the application site: From: “Low Density Residential” (2.5 to 6 dwelling units per gross acre) To: “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre)</li> <li>Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.</li> </ol> <p>Small-Scale Amendment</p>	<p>Adopt with Acceptance of the Proffered Declaration of Restrictions, as per Staff Recommendation</p>

The motion to Adopt with acceptance of the proffered Declaration of Restrictions, as per Staff Recommendation, was moved by Board Member Thomas. Board Member Diaz-Padron seconded the motion. The motion passed 7 to 0 as follows:

Lynette Cardoch	Yes	Max Losner	Yes
Alisa Cepeda	Yes	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Absent
Eric Fresco	Absent	Daniel Rogers	Absent
Horacio C. Huembes	Absent	Ernie Thomas	Yes

William McRea, Vice Chair, Yes  
Frank Lago, Chair, Yes

The above action was taken by the Planning Advisory Board, acting as the Local Planning Agency, at its public hearing on December 1, 2025, and are certified correct by Lourdes Gomez, Executive Secretary to the Planning Advisory Board.

*Jerry Bell*

for

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Lourdes Gomez, AICP, Director  
Department of Regulatory and Economic  
Resources

**MINUTES**

Miami-Dade County Planning Advisory Board  
Acting As the Local Planning Agency  
Public Hearing on May 2025 Cycle Application No. CDMP20250013  
To Amend the Comprehensive Development Master Plan

**December 1, 2025, 2:00 PM**

**Planning Advisory Board Members**

Lynette Cardoch	Present	Max Losner	Present
Alisa Cepeda	Present	Michael Montiel	Absent
Carlos Diaz-Padron	Present	J. Wil Morris	Absent
Eric Fresco	Absent	Daniel Rogers	Absent
Horacio C. Huembes	Absent	Ernie Thomas	Present

William McRea, Vice Chair, Present  
Frank Lago, Chair, Present

Nathaly Simon, Miami-Dade Public Schools (non-voting), Absent  
Larry Ventura, Homestead Air Reserve Base (non-voting), Absent

**Department of Regulatory and Economic Resources (RER) Staff Present**

Planning Division

Jerry Bell, Assistant Director, Planning Division  
Garett Rowe, Chief, Metropolitan Planning Section, Planning Division  
Robert Hesler, Planning Section Supervisor, Planning Research Section, Planning Division  
Rosa Davis, Planning Section Supervisor, CDMP Administration, Metropolitan Planning  
Vinod Sandasamy, Transportation Section Supervisor, Metropolitan Planning  
Alex Dambach, Planning Development Manager, Metropolitan Planning  
James McCall, Strategic Metro Planner, Long Range and Neighborhood Planning  
Noel Stillings, Principal Planner, Metropolitan Planning  
Rommel Vargas, Senior Planner, Metropolitan Planning  
Lorenzo Vieito, Senior Planner, Metropolitan Planning  
George da Guia, Principal Planner, Metropolitan Planning  
Cristal Reyes, Special Project Administrator 1, Metropolitan Planning

**Other County Staff Present**

Lauren Morse, Assistant County Attorney, County Attorney's Office  
Christine Velazquez, Division Chief II, Code Coordination & Environmental Initiatives Division, Department of Environmental Resources Management  
Ninfa Rincon, Chief, Code Coordination & Environmental Initiatives Division, Department of Environmental Resources Management  
James Ferguson, Assistant Director, Planning & Regulatory Compliance, Miami-Dade Water and Sewer Department  
Charles LaPradd, Agricultural Manager  
Alejandro Cuello, Principal Planner, Miami-Dade Fire Rescue

Carlos Lopez, Park Planner II, Miami-Dade County Parks, Recreation and Open Spaces Department  
Francisco Arbelaez, Principal Planner, Miami-Dade Transit Division, Department of Transportation and Public Works

## **CALL TO ORDER AND OPENING STATEMENTS**

The Planning Advisory Board (PAB) public hearing was called to order at 2:12 p.m. by PAB Chair Lago. Chair Lago introduced himself and, after leading the Pledge of Allegiance, requested that Staff conduct a roll call. Ms. Noel Stillings, Principal Planner, conducted a roll call and determined quorum was met, with seven members present.

## **PAB CHAIR'S INTRODUCTORY REMARKS, CHAIR'S REPORT AND PAB AGENDA ITEMS**

PAB Chair Lago reviewed the procedures and objectives of the public hearing and formally welcomed the public. Chair Lago noted the resignation of Board member Gadinsky and that the elections for PAB Chair and Vice Chair would be held at the end of the meeting. Chair Lago called upon Mr. Garrett Rowe to introduce the first agenda item.

## **OPENING STATEMENT BY COUNTY STAFF**

Mr. Garrett Rowe, Chief of Metropolitan Planning, introduced himself and acknowledged the presence of County Staff representing various departments. He noted that due to scheduling conflicts, the presentation by the County's Office of Historic Preservation will be heard at a future PAB meeting. Mr. Rowe requested Mr. James McCall to present CDMP application No. CDMP20230013.

## **MAY 2025 CYCLE APPLICATION**

### **Application No. CDMP20250013 - Bluenest Development, LLC**

Mr. James McCall, Strategic Metro Planner in the Long Range and Neighborhood Planning section, provided an overview of Application No. CDMP20250013. He explained that the application was filed by Bluenest Development, LLC, and that the application site is located 200 feet north of SW 200 Street/Quail Roost Drive, between SW 125 Avenue and SW 124 Court in unincorporated Miami-Dade County. He added that the property is a ±2.66 gross acres parcel, partially developed with a ±2,300 square foot residential single-family home built in 1970 and the remainder of site has mature mango and palm trees. Mr. McCall noted that properties surrounding the application site are characterized by low-density single-family homes and a school. He stated that the applicant seeks to redesignate the application site from "Low Density Residential", which allows a range in residential density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre, to "Low-Medium Density Residential", which allows a range in residential density from a minimum of 6 to a maximum of 13 dwelling units per gross acre. Mr. McCall explained that the current designation would allow a maximum development on the site of 16 dwelling units. The proposed designation of "Low-Medium Density Residential" would allow a maximum of 34 dwelling units. He mentioned that the site is zoned EU-1 (Single-family One-Acre Estate Use) that that Application CDMP20250013 is being concurrently processed with zoning application Z2025000130.

Mr. McCall added that the applicant proffered a Declaration of Restrictions (covenant) limiting development on the application site to 33 residential units, 20% of which will be provided as

workforce housing. He stated that the applicant committed to connect to the public water and sewer system, and to ensure accessible water connection for Miami-Dade Fire Rescue so that water flow on the site is in accordance with the Comprehensive Development Master Plan (CDMP) Level of Service standards. He also added that the applicant committed to conduct a wildlife survey prior to the issuance of a tree removal permit for the property.

Mr. McCall stated that the application seeks to increase the density of residential development allowable on the site, which is consistent with CDMP land use policies for infill development, that approval of the application would not cause a violation in the adopted level of service (LOS) standards for public facilities and services, that the proposed development would be compatible with the single-family home communities surrounding the site, and that countywide systems have sufficient capacity to absorb the impacts that would be generated by redevelopment of the site. Mr. McCall stated that the staff recommendation is to Adopt with Acceptance of the Proffered Declaration of Restrictions the proposed small-scale amendment to the CDMP. He added that the applicant is working to address a condition requested by the Department of Environmental Resources Management related to the site plan review and incorporating any requirements to protect endangered species.

Ms. Alessandria San Roman with Holland and Knight, the legal representative of the applicant, reviewed the key components of the concurrent CDMP and zoning applications. She explained that the applicant is committing to develop a maximum of 33 residential and is setting aside 20% of the total development, rounded up to 7 units, for housing for households with incomes up to 140% of the Area Median Income (AMI). She added that the site is within walking distance to schools, grocery and neighborhood retail stores. She mentioned the zoning application request for a district boundary change to RU-3M (Minimum Apartment House) zoning district to allow the development of townhomes under the RU-TH standards. The RU-TH zoning district allows for a maximum of 8.5 units per net acre, which can be increased through workforce housing programs.

Ms. San Roman addressed recent increases in the cost of rental and homeownership housing units in Miami-Dade County. She added that there is a low inventory of housing in the county and because of that, the residents are cost burdened since they are paying over 30% of their salaries to cover housing. She stated that workforce housing inventory is at a critical shortage. The overall purpose is to redevelop an underutilized lot that is strategically located within walking distance to a school and neighborhood serving commercial uses to accomplish the County's goal of providing more workforce housing. She showed a rendering and stated the applicant's intent to have a distinct modern-style feel in the community with townhomes and lush landscaping.

No residents spoke at the hearing.

The Board proceeded to discuss the proposed Application. Board members raised questions about the location of the entry and exit roads and emphasized the importance of walkability within the project. One member specifically recommended the inclusion of a safe crosswalk on SW 125 Avenue to connect the development to the nearby school. In response to questions about homeownership opportunities, the applicant's representative explained that the units would be subject to a 20-year covenant requiring them to remain at workforce income levels. If a homeowner were to sell within that period, the unit would need to be resold at the County's workforce income level. After the 20-year period, the unit could be sold at market rate. The applicant's representative also noted that a site plan has not yet been prepared but will be submitted during the Administrative Site Plan Review process; therefore, the location of the entry and exit roads have not yet been determined.

The motion to Adopt with Acceptance of the Proffered Declaration of Restrictions, as per Staff Recommendation, was moved by Board Member Thomas. Board Member Diaz-Padron seconded the motion. The motion passed 7 to 0 as follows:

Lynette Cardoch	Yes	Max Losner	Yes
Alisa Cepeda	Yes	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Absent
Eric Fresco	Absent	Daniel Rogers	Absent
Horacio C. Huembes	Absent	Ernie Thomas	Yes

William McRea, Vice Chair, Yes

Frank Lago, Chair, Yes

## **ELECTIONS FOR PAB CHAIR AND PAB VICE CHAIR**

Mr. Rowe provided an overview of the requirements governing the election of the PAB Chair and Vice Chair. He clarified that, in accordance with the County Code, the current Chair and Vice Chair are not eligible to serve consecutive terms. Board member Losner nominated Mr. William McRea for PAB Chair. Board member Thomas seconded the nomination, and the motion passed unanimously. Board member McRea then nominated Mr. Ernie Thomas for PAB Vice Chair. Board member Diaz-Padron seconded the nomination, and the motion passed unanimously.

## **NEW/OLD BUSINESS**

Chair Lago expressed his appreciation in working with his fellow Board members and thanked Staff for their assistance as well. Mr. Rowe gave thanks to the outgoing and incoming PAB Chairs and Vice Chairs. Board member Diaz-Padron inquired about the need to require a wildlife study on the small application sites, similar to the CDMP Application site discussed earlier. Mr. Rowe acknowledged the concern and indicated that it would be noted as a question to work through going forward.

## **ADJOURNMENT**

Having no further business before the PAB, Chair Lago adjourned the meeting at 2:39 pm.

Respectfully submitted,

 for

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Lourdes Gomez, AICP, Director  
Department of Regulatory and  
Economic Resources