

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

PH: Z25-130

June 18, 2026

Item No. 8A2

Recommendation Summary	
Commission District	9
Applicants	John P. & Sosamma Thomas
Summary of Request	The applicant seeks to permit a rezoning from EU-1 (Minimum 1 acre lots) to RU-3M (12.9 units per net acre) which would allow the property to be developed with more residential units than currently allowed.
Location	19850 SW 124 Court, Miami-Dade County, Florida
Property Size	±2-66-gross (±2.37-net) Acres
Existing Zoning	EU-1, Single-Family One Acre District
Existing Land Use	Single-Family Residence
2030-2040 CDMP Land Use Designation	Low-Medium Density Residential (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250013) * <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval, subject to the Board's acceptance of the proffered covenant. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250013 and it becoming effective) *

* This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20250013 to amend the CDMP, which the Board of County Commissioners (the Board) will hear, pursuant to section 2-116.1 of the County Code, prior to and on the same day as the hearing on this concurrent zoning application.

PROCEDURAL HISTORY:

This item was deferred from the April 23, 2026, meeting of the Board of County Commissioners (BCC), to the June 18, 2026, meeting of the BCC.

The public hearing on this item was not held.

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

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

REQUEST:

DISTRICT BOUNDARY CHANGE from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District.

PROJECT HISTORY AND DESCRIPTION:

Staff notes that the applicant has concurrently filed a small-scale amendment application (CDMP20250013) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the ±2-66 gross (±2.37-net) Acres subject parcel 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). The CDMP amendment would be subject to the Board’s acceptance of a proffered Declaration of Restrictions (CDMP covenant) limiting the development to a maximum 33 residential dwelling units, prohibiting the development of the property with multifamily apartments and committing 20% of the dwelling units to for-sale workforce housing. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20250013 and it becoming effective.

The applicant seeks to rezone the ±2-66 gross (±2.37-net) acre subject parcel that is currently zoned EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District, which would allow the property to be developed with more residential units than currently allowed. According to the applicant’s letter of intent the goal is to develop the subject property as a townhouse development in accordance with the RU-TH zoning district standards. Although staff notes that there were no plans submitted for this subject application, the applicant has voluntarily proffered a zoning Declaration of Restrictions, which, among other provisions, limits that: (1) that the development on the property shall be limited to a maximum of 33 residential dwelling units; (2) prohibits any multi-family residential apartments on the property, and provides that the parcel shall only be developed with single-family dwelling units, including townhouses; and (3) that 20% of the dwelling units shall be deed restricted as for-sale affordable housing units for a period of 20 years to households whose annual income is up to 140% of the Area Median Income (AMI) of Miami Dade County, in accordance with the provisions of Chapter 33, Article XIA of the County Code.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	EU-1; single-family residence	Low-Medium Density (6 to 13 dua) (Subject to approval of the concurrent CDMP amendment) *
North	RU-1Z; single-family residences	Low Density Residential (2.5 to 6 dua)
South	RU-1Z; single-family residences	Low Density Residential (2.5 to 6 dua)
East	RU-1; single-family residence	Low Density Residential (2.5 to 6 dua)
West	EU-M; educational facility	Low Density Residential (2.5 to 6 dua)
* Land subject to CDMP Amendment Application No. CDMP20250013, filed concurrently by the applicant, which, if approved by the Board, would change the land use designation to “Low-Medium Density Residential” (6 to 13 Dwelling dua).”		

NEIGHBORHOOD COMPATIBILITY:

The ±2-66 gross (±2.37-net) Acres subject parcel is comprised of one parcel located at 19850 SW 124 Court. The surrounding area is characterized by existing residential uses, and commercial use. The property abutting the site to the south and north are zoned RU-1Z and currently developed with single-family residences. The property to the east is zoned RU-1 and also developed with single-family residences. The property to the west is zoned EU-M and currently developed with an educational facility (Charter School Kinder through 12 grade). The subject property itself is a double frontage property, fronting on SW 124 Court (east) and with access from SW 125 Avenue (west) as well. Additionally, the subject property is inside the Urban Development Boundary (UDB).

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the property in order to provide additional housing in this area of the County. Based on memoranda from the departments reviewing this application, any additional impacts will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate 60 PM peak hour vehicle trips. Staff notes that the application may add to the population in the area and may bring additional noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

As previously mentioned, the subject property is the subject of a small-scale CDMP amendment application (CDMP20250033) being processed concurrently with this zoning application, pursuant to Section 2-116.1(5)(d)(e) of the Code of Miami-Dade County. The concurrent CDMP application is stated to be heard by the Board of County Commissioners, prior to the zoning hearing application. The CDMP application seeks to re-designate the ±2-66 gross (±2.37-net) Acres subject parcel from "Low Density Residential" (2.5 to 6 Dwelling Units/Acre), to "Low-Medium Density Residential". The **Low-Medium Density Residential** category allows a range in density from a minimum of 6 to a maximum of 13 dwelling units per gross acre. *The types of housing found in the areas designated low-medium density residential are characterized by single family housing, e.g., single-family detached, cluster, zero lot line and townhouses and low-rise apartments, provided that the maximum gross density is not exceeded.* As such, subject to the approval of the concurrent CDMP amendment, this would allow the applicant to develop the ±2.66-gross acre subject site with a maximum total of 34 dwelling units as the maximum density allowed under the CDMP Low-Medium Density Residential threshold on the LUP map. The applicant seeks a district boundary change from EU-1 to RU-3M. Staff notes that the RU-3M zoning district allows development at a maximum of 12.9 units per net acre, which does not exceed and is within the maximum density threshold of 13 dwelling units allowed under the aforementioned CDMP Low-Medium Density Residential threshold on the LUP map. Although no plans were submitted for this subject application, the submitted letter of intent indicates that the applicant intends to develop the site as a townhouse development in accordance with the RU-TH zoning district standards, and staff notes that the RU-TH zoning district allows development at a maximum of 8.5 units per net acre, which would also be within the aforementioned maximum density threshold. It is important to mention that the RU-3M zoning district allows multifamily apartments and all the uses permitted in the RU-1, RU-1M(a), RU-1M(b), RU-2, RU-3, RU-TH and RU-RH Districts subject only to the requirements, limitations and restrictions applicable in said districts, including, but not

limited to, lot width, area, yard areas, height and coverage. Notwithstanding, staff notes that the applicant has voluntarily proffered a Zoning Declaration of Restrictions, which, among other things, restricts the development of the property to a maximum of 33 dwelling units. The covenant also prohibits any multi-family residential apartments on the property, and provides that the parcel shall only be developed with single-family dwelling units, including townhouses. Based on the foregoing, staff opines that the density for the proposed zoning district under this application would be **consistent** and as demonstrated, within the maximum numerical residential density allowed under the CDMP Density threshold, as well as within the maximum unit count that may be approved under the concurrent CDMP application.

The criteria for determining compatibility is outlined in CDMP Land Use Element, **Policy LU-4A**, among which are *noise, lighting, height, bulk, scale of architectural elements, landscaping and buffering as applicable*. Additionally, **Policy LU-4C**, states that residential neighborhoods shall be protected from intrusion by uses that *would disrupt or degrade the health, safety, tranquility, character and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic*. Staff notes that the subject property is located within an urbanizing area that is currently comprised of single-family residences including estate and large lot residences and groves. The subject site is inside the Urban Development Boundary (UDB) and runs along SW 125 Avenue and SW 124 Court. Furthermore, CDMP **Objective LU-4** calls for the County to *reduce the number of land uses which are inconsistent with the character of the surrounding community*. The applicant has voluntarily proffered a zoning covenant in support of this application and intends to develop the ±2-66 gross (±2.37-net) Acres subject site with 33 residential dwelling units, which is an approximate density of 5 dwelling units to the gross acres, and as staff notes, within the maximum density threshold of 13 dwelling units to the gross acres allowed under the LUP map. Based on the foregoing, staff opines that the proposed rezoning and allowable densities for residential development on the subject site would be **compatible** with the development trend within the surrounding area and with the County's policies to appropriately increasing residential densities and intensities of development within the UDB, and the rezoned property will act as a reasonable transition between the development on the parcel immediately to the south and north that are zoned RU-1Z developed with single-family detached residences (ranging between ±5,000 sq. ft. and 9,342 sq. ft. lots) and the parcel immediately to the east which is zoned RU-1 developed with single-family detached residences (ranging between ±6,616 sq. ft. and 9,257 sq.).

Therefore, subject to the Board's approval of the CDMP small-scale amendment to allow the redesignation of the subject parcel to Low Medium Density Residential on the CDMP LUP map, and subject to the acceptance of the proffered zoning covenant, staff opines that the proposed rezoning to RU-3M, would be **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical density threshold permitted for the **Low-Medium Density Residential** use on the CDMP Land Use Plan (LUP) map. Staff further opines that approval of the application will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District, on the subject property. For the reasons stated above and below, staff opines that when the request to rezone the (±2.37-net) Acres subject parcel to RU-3M, is analyzed under Section 33-311, District Boundary Change, the approval of the request would be **compatible** with the surrounding area when considering the

necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses. Staff supports the district boundary change and opines that contingent on the approval of the CDMP land use map amendment to redesignate the subject parcel to Low-Medium Density Residential, and for the reasons explained in the Comprehensive Development Master Plan Analysis section, the request for a zone change on the subject property to RU-3M would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map, and would be **compatible** with the natural transition of residential zoning trend of development in the surrounding area.

The ±2-66 gross (±2.37-net) Acres currently developed with a single-family residence is located immediately between SW 125 Ave and SW 124 Court and inside the Urban Development Boundary (UDB). Staff notes that the property to the south and north are zoned RU-1Z and are developed with single-family residential properties, the property to the east is also zoned RU-1 and is developed with existing single-family residences, whereas the properties to the west is zoned EU-M and is developed with an educational facility. Staff opines that the proposed RU-3M zoning district, which, per the letter of intent the applicant intends to develop under RU-TH zoning district standards, will create a harmonious transition between the single-family homes residences to the south, north and east, and the educational facility to the west, and would not alter the residential development trend within the surrounding community. Staff also notes that the applicant has voluntarily proffered a zoning covenant which, among other things, restricts the property to a maximum of 33 residential dwelling units, and prohibits any multifamily apartments on the property. The covenant also provides that 20% of the dwelling units shall be restricted as for-sale affordable housing units to households whose annual income is up to 140% of the AMI. Although no site plans were submitted for this application, staff notes that at the time of permitting, any future residential development on the property would need to be compatible with the surrounding area through the implementation of adequate buffering, site planning, and/or design features in a manner that maintains the development in the area as well as complying with the requirements within the zoning covenant. Therefore, staff opines that approval of this request would be **compatible** with the area concerned, when considering the necessity and reasonableness of the district boundary change in relation to the present and future development of the area concerned.

Staff notes that the applicant has proffered a declaration of restrictions that among other things restricts the development to a maximum density of 33 residential dwelling units, prohibits multifamily apartments, provides a for sale workforce housing limitation, assures that the development will connect to public water and sanitary sewer services, has a provision about endangered species. On the same declaration of restriction, the applicant has expressed an intent to provide a contribution of twenty-five thousand dollars (\$25,000.00) to Florida Memorial University in support of its community enriching activities.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the request will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application meets the traffic concurrency criteria, does not exceed the acceptable Level of Service (LOS) on the neighboring roadways and will generate 60 PM peak hour vehicle trips. Further, the Code Coordination and Public Hearings Section of the Department of Regulatory and Economic

Resources (RER) indicate in their memorandum that the application meets all applicable LOS standards for an initial development order for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Miami-Dade Fire Rescue Department and the Water and Sewer Department, do not object to the application. Based on the aforementioned department memoranda, staff opines that the request for rezoning will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the request to rezone the subject parcel to RU-3M, would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the rezoning in relation to the present and future development of the area. **Therefore, staff recommends approval, subject to the Board's acceptance of the proffered covenant, of the request for a district boundary change to RU-3M, Minimum Apartment House District, under Section 33-311, District Boundary Change. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250013 and it becoming effective)**

ACCESS, CIRCULATION AND PARKING: N/A

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250013 and it becoming effective)

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:PM



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

ZONING RECOMMENDATION ADDENDUM

John P. & Sosamma Thomas
PH: Z25-130

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Code Coordination and Public Hearings Section (RER)	<i>No objection*</i>
Platting and Traffic Review Section (RER)	<i>No objection</i>
Department of Transportation and Public Works (DTPW)	<i>No objection*</i>
Fire Rescue Department	<i>No objection</i>
Water and Sewer Department (WASD)	<i>No objection*</i>
Miami-Dade County Public Schools	<i>No objection</i>
Building and Neighborhood Compliance (BNC)	<i>No objection</i>
Miami-Dade County Office of Historic Preservation (OHP)	<i>No objection</i>
Parks, Recreation and Open Spaces Departments (PROS)	<i>No objection</i>
<i>*Subject to conditions in their memorandum.</i>	

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

Low-Medium Density (Page I-31)	<p><i>This 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.</i></p> <p>(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20250013)</p>
Policy LU-4A (Page I-9)	<p><i>When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.</i></p>

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<p>(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i></p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <p>(1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i></p> <p>(2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade</i></p>
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ZONING RECOMMENDATION ADDENDUM

John P. & Sosamma Thomas
PH: Z25-130

	<p><i>County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i></p> <p>(3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i></p> <p>(4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i></p> <p>(5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i></p>
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Memorandum



Date: January 5, 2026

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

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

Subject: Z2025000130-3rd Review
Bluenest at Quail Roost
19850 SW 124th Court
DBC from EU-1 to RU-3M using RU-TH development standards to
develop townhomes.
(EU-1) (2.66 acres)
01-56-39

Miami-Dade County is currently completing an environmental review of concurrent application No. CDMP202500013. If the CDMP application is denied, then RER recommends that this concurrent zoning application be denied, as it would be inconsistent with the unamended CDMP. Accordingly, RER's analysis and recommendations consider whether this concurrent zoning application is consistent with the CDMP amendment as requested by the applicant and with the applicable zoning and other land development regulations.

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

Miami-Dade County has completed an environmental review of the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service, wastewater disposal and wellfield protection. Based on the information provided, this zoning application is approved pursuant to sections 24-43.1 and 24-43(5) of the Code related to potable water service and wastewater disposal, and wellfield protection area, respectively, contingent upon the CDMP application CDMP202500013 being approved and remaining in effect.

Wellfield Protection

The subject property is located within the Outer Wellfield Protection Area for the South Miami Wellfield. Since the subject land use is for a residential development, a covenant prohibiting hazardous materials and hazardous waste is not required; however, all development shall comply with the requirements of section 24-43 of the Code.

Conditions of Approval: None

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the requested district boundary change, the future development is within feasible distance to connect to public water and public sanitary sewers. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. Please note that this development will need to obtain water and sanitary sewer extension permits prior to RER approval of future development orders. To the extent that connection to the public sanitary sewer system

is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

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

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

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by the County for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits RER-Environmental Plan Review will evaluate and may reserve sanitary sewer capacity, through the sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Please be advised, RER-Environmental Plan Review, review and approval is required for any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

Conditions of Approval: None

Water Control Review

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

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

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

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

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject property indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater). Section 24-49 of the Code provides for the preservation and protection of specimen tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in section 24-49.2 of the Code; however, no information regarding these tree resources was submitted with this application. It is noted that the applicant has not submitted a site plan for consideration with the application. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process.

Further, the requests for a district boundary change from EU-1 to RU-3M could result in tree removal/relocation activity to trees. The specimen tree standards of section 24.49.2(II)(1) of the Code require the preservation of the specimen trees whenever reasonably possible, unless a tree removal permit is obtained which authorizes the removal of specimen trees. **Any RER recommendation or approval of the district boundary change shall not be interpreted as approval for the removal or relocation of any tree resources on site.**

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

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

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: January 15, 2026

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

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

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

Subject: (UPDATED) Zoning Application Comments - John P. & Sosamma Thomas (Bluenest at Quail Roost) - Application No. Z2025000130

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

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

Application Name: John P. & Sosamma Thomas (Bluenest at Quail Roost)

Location: The proposed project is located at 19850 SW 124th Court, in approximately 2.66 gross acres with Folio No.30-6901-004-0020, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is proposing to rezone the property from EU-1 (Single -Family One acre Estate District) to RU-3M (Apt. Townhomes 13 units per acre) and develop 33 Townhomes units under the RU-TH development standards. The applicant intends to designate 20% of the units as for-sale as workforce units. A site plan was not submitted with this application. The subject project has a concurrent CMDP application No. CDMP20250013 that seeks to modify the subject property's land use designation on the Land Use Plan map from "Low Density Residential" (2.5 to 6 dwelling units per acre) to "Low-Medium Density Residential" (6 to 13 dwelling units per acre).

The estimated total water demand for the proposed project will be 5,445 gallons per day (gpd).

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

The Developer may connect to any of the following water mains to provide water service to the proposed development:

1. There is an existing 8-inch water main (E934-13) along SW 124th Court, abutting the eastern boundary of the property.
2. There is an existing 8-inch water main (E12918-13) along SW 125th 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 applicant requests connection to the water infrastructure.

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the applicant requests connection to the water system. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC required is consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

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

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

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

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

The developer may connect to any of the following sanitary gravity sewer systems to provide sewer service to the proposed development:

1. There is an existing 8-inch gravity sewer main (ES4999-5 along SW 124th Court, abutting the eastern boundary of the property.
2. There is an existing 8-inch gravity sewer main (ES7171-1) along SW 125th Avenue, abutting the western boundary of the property.

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

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 551 and PS No. 522. PS No. 551 is currently in OH (OK-HAMA Limited) Moratorium Code Status and unconditional allocation is allowed. PS No. 522 is 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: 6.86 hrs.

Proposed Development: 5,445 gpd.
Proposed Projected NAPOT: 7.16 hrs.

P.S. 522

Existing NAPOT: 4.50 hrs.
Proposed Development: 5,445 gpd.
Proposed Projected NAPOT: 4.51hrs.

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

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

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

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

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

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

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

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

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

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavalad@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Suyapa Carbajal at (786) 552-8124 or suyapa.carbajal@miamidade.gov

Memorandum



Date: June 8, 2026

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

From: *Leandro Rodriguez*
For: Raul A. Pino, PLS, Division Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2025000130
Name: Bluenest at Quail Roost
Location: 19850 SW 124 Court
Section 01 Township 56 South Range 39 East

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

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

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate approximately **17 PM** peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveals that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

STA.#	LOCATION	LOS PRESENT	LOS W/PROJECT
9788	SW 127 Avenue south of SW 184 Street	C	C
9890	SW 200 Street northwest of US 1/ SR 5	D	D
9790	SW 127 Avenue south of SW 216 Street	D	D
F-0054	Quail Roost Drive north of SW 193 Street	C	C
F-1116(*)	Quail Roost Drive west of SW 127 Avenue	D	D

(*) Station F-1116 is within 5% of reaching the roadway capacity limit.

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

Notes: PM =Post Meridiem

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

Standard Conditions:

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

Memorandum



Date: March 18, 2026

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000130

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to "EnerGov" on 06/24/2025. Any future site plan will need a separate approval.

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

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

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

Memorandum



Date: Tuesday, December 30, 2025

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

From: Miguel Soria, P.E.
Assistant Director Highway Engineering
Department of Transportation and Public Works

Subject: Review Type: Z2025000130
Applicant Name: 19850 SW 124th Court

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, contingent upon the conditions/recommendations in Sections I and II being addressed during the Administrative Site Plan Review (ASPR) process.

PROJECT LOCATION:

The property is located at 19850 NW 124th Court in unincorporated Miami-Dade County, Florida.

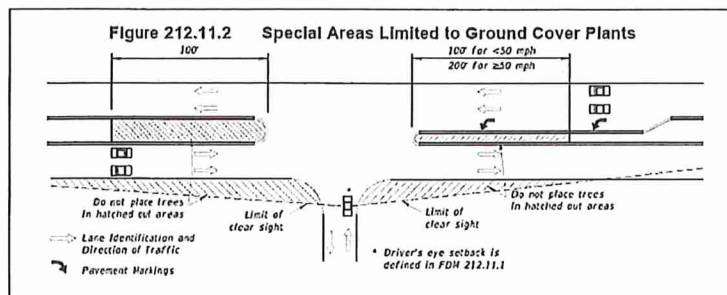
COMMENTS/RECOMMENDATION:

I. Traffic Study Review Comments

1. Please include the proposed land use and size of the project in the LOI. Please verify that the development details in the LOI are consistent with those in the traffic study.
2. The development must include a schematic of a pedestrian trip generation based on its development and surrounding pedestrian generators (this must include transit facilities). Also, the study needs to evaluate the need to upgrade or install pedestrian infrastructure to improve safety and operations within the area of influence.

II. Site plan Review Comments

1. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the site and landscape plans to demonstrate compliance with these requirements. Please ensure to clearly illustrate both (pedestrian and vehicular) sight triangles following the MDC Traffic Operations Manual and FDOT Standards. Also, please note that all trees within the sight triangles must comply with the FDOT Standards.



2. The site plan must show all necessary roadways to complete the roadway network, including required right-of-way dedications, and public/private designations.
3. A minimum of 6 feet sidewalk must be kept within public right-of-way. For clear representation, please make sure to include the dimensions of the sidewalk on the plans.
4. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance). Please show throat length dimensions on the site plan. Also, please ensure that conflict points are located at a minimum of 25' from the right-of-way line.
5. Show the trash collection truck maneuvering wheel path around the site. Note that no backing in/out is allowed within public right-of-way.
6. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from the property line to the driveway.

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

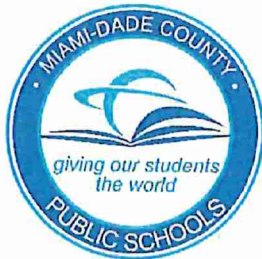
From: [HERRERA, ANA I](#)
To: "Mischael.Cetoute@hklaw.com"
Cc: [Simon, Nathaly](#); [Garcia, Jeannette C.](#); [RODRIGUEZ, IVAN M](#); [Concurrency Management](#); [Stillings, Noel \(RER\)](#); [Connally, Ronald \(RER\)](#); [Campos, Isaac \(RER\)](#)
Subject: Preliminary School Concurrency Analysis for John P. & Sosamma Thomas (Z2025000130) (PH3026011300012)
Date: Monday, February 9, 2026 2:59:00 PM
Attachments: [John P. & Sosamma Thomas \(Z2025000130\) \(PH3026011300012\).pdf](#)

Dear Applicant,

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

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 33 units, which generate 13 students (6 at the elementary, 3 at the middle, and 4 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval. Should you have any questions, please feel free to contact our office at 305-995-7285.

Regards,



Ana Herrera

**District Coordinator
Growth Management**

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



Concurrency Management System (CMS)

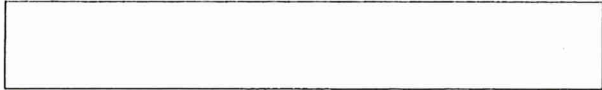
Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number: **PH3026011300012** Local Government (LG): **Miami-Dade**
 Date Application Received: **1/13/2026 3:03:19 PM** LG Application Number: **Z2025000130**
 Type of Application: **Public Hearing** Sub Type: **Zoning**
 Applicant's Name: **John P. & Sosamma Thomas**
 Address/Location: **19850 SW 124 CT**
 Master Folio Number: **3069010040020**
 Additional Folio Number(s):

PROPOSED # OF UNITS **33**
 SINGLE-FAMILY DETACHED UNITS: **0**
 SINGLE-FAMILY ATTACHED UNITS: **33**
 MULTIFAMILY UNITS: **0**



CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5281	SOUTH MIAMI HEIGHTS ELEMENTARY	193	6	6	YES	Current CSA
6111	CUTLER BAY MIDDLE	84	3	3	YES	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR HIGH	4	4	4	YES	Current CSA

ADJACENT SERVICE AREA SCHOOLS
 *An Impact reduction of **35.54%** included for charter and magnet schools (Schools of Choice).

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

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

Memorandum



Date: April 7, 2026

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

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

Subject: Z2025000130 – Bluenest at Quail Roost (Pre-App Z2025P00113)

FOR
Alissa Turtletaub

Applicant Name: Pedro Gassant, Esq. on behalf of Bluenest Development, LLC and John P. & Sosamma Thomas.

Project Location: The applicant site is located on ±2.66 acres located at 19850 SW 124th Court, in unincorporated Miami-Dade County (Folio: 30-6901-004-0020).

Proposed Development: The applicant seeks a district boundary change from EU-1 (Single-Family One-Acre Estate Use District) to RU-3M (Minimum Apartment House District), using RU-TH development standards to permit a single-family housing project in the future. This application is accompanied by a concurrent CDMP amendment that seeks to change the subject property's land use designation from "Low Density Residential" to "Low-Medium Density Residential."

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

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

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
BEN SHAVIS PARK	17829 SW 104TH AVE	MINI PARK	0.86	LOCAL
CAMP CHOEE	11300 SW 160 ST	COMMUNITY PARK	20.31	LOCAL
CARIBBEAN PARK	11900 SW 200TH ST	NEIGHBORHOOD PARK	5.48	LOCAL
CHARLES BURR PARK	20150 SW 127TH AV	NEIGHBORHOOD PARK	3.7	LOCAL
CUTLER RIDGE SKATE PARK	SW 211 ST AND HEFT	SINGLE PURPOSE PARK	3.44	LOCAL
DEBBIE CURTIN PARK	22821 SW 112TH AVE	NEIGHBORHOOD PARK	9.78	LOCAL
EUREKA PARK	11951 SW 184TH ST	COMMUNITY PARK	4.62	LOCAL
EUREKA VILLAS PARK	14301 SW 180TH ST	COMMUNITY PARK	5.98	LOCAL
FAIRWOOD PARK	16651 SW 107TH AVE	NEIGHBORHOOD PARK	7.93	LOCAL
GOULDS WAYSIDE PARK	22686 SW 123RD RD	NEIGHBORHOOD PARK	2.72	LOCAL
JL (JOE) & ENID W. DEMPS PARK	11350 SW 216TH ST	COMMUNITY PARK	30.55	LOCAL
JOE AND COLLEEN GRIFFIN PARK	12821 SW 232ND ST	NEIGHBORHOOD PARK	4.33	LOCAL
LINCOLN ESTATES PARK	22210 SW 108TH AVE	MINI PARK	0.82	LOCAL
LINCOLN PARK	22011 SW 102ND AVE	MINI PARK	0.5	LOCAL

LOSNER PARK	11865 SW 188TH ST	MINI PARK	0.56	LOCAL
MIAMI HEIGHTS PARK	17303 SW 117TH AVE	NEIGHBORHOOD PARK	38.13	LOCAL
PINE FOREST PARK	12875 SW 208TH ST	NEIGHBORHOOD PARK	6.62	LOCAL
QUAIL ROOST PARK	11336 SW 186 ST	NEIGHBORHOOD PARK	2.63	LOCAL
ROBERTA HUNTER LEGACY PARK	SW 117 AVE AND 200 ST	NEIGHBORHOOD PARK	20.39	LOCAL
SERENA LAKES PARK	13953 SW 180TH ST	NEIGHBORHOOD PARK	5.05	LOCAL
SHARMAN PARK	12370 SW 218TH ST	COMMUNITY PARK	6.84	LOCAL
SILVER PALMS PARK 1	11344 SW 234TH LN	NEIGHBORHOOD PARK	1.05	LOCAL
SILVER PALMS PARK 2	11300 SW 240TH LN	NEIGHBORHOOD PARK	1.3	LOCAL
SILVER PALMS PARK 3	11306 SW 242ND ST	NEIGHBORHOOD PARK	0.81	LOCAL
SILVER PALMS PARK 4	24150 SW 114TH CT	NEIGHBORHOOD PARK	1.09	LOCAL
SILVER PALMS PARK 5	11741 SW 233RD LN	NEIGHBORHOOD PARK	0.83	LOCAL
SILVER PALMS PARK 6	23380 SW 118TH AVE	NEIGHBORHOOD PARK	1.93	LOCAL
SILVER PALMS PARK 7	23800 SW 118TH PL	NEIGHBORHOOD PARK	6.2	LOCAL
SOUTH MIAMI HEIGHTS PARK	20800 SW 117TH AVE	NEIGHBORHOOD PARK	5.9	LOCAL
TAMARIND PARK	23437 SW 107TH AVE	NEIGHBORHOOD PARK	1.56	LOCAL
WEST PERRINE SENIOR CENTER	17753 HOMESTEAD AVE	SINGLE PURPOSE PARK	2.59	LOCAL
WILBUR B BELL PARK	17121 SW 104TH AVE	COMMUNITY PARK	10.3	LOCAL
WILLIAM RANDOLPH COMMUNITY PARK	11951 BAILES RD	NEIGHBORHOOD PARK	10.46	LOCAL

Impact and Demand: The proposed district boundary change would permit as many as 33 single-family dwelling units and would generate a population of 105 and an impact of 0.29 acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The applicant site is in PBD 3 which currently meets park concurrency requirements.

Recommendation: PROS offers the following recommendations:

- Provide a detailed site plan that includes open space requirements diagram and open space calculations detailing proposed and required open space.
- Provide a detailed internal circulation plan that provide a network of seamless, direct, safe, and clearly marked pedestrian connectivity that minimize conflicts among automobiles, pedestrians, and bicycles.
- Provide a detailed landscape plan and include enhanced natural shade canopy, and tree-lined streets and pedestrian walkways per the Great Streets vision identified in the Miami-Dade County Open Space Master Plan (OSMP).
- 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 more shaded and walkable areas by integrating as many landscaped parking islands and including tree-lined streets and pedestrian pathways per the Great Streets Vision identified in the Miami-Dade County OSMP and the Miami-Dade County Urban Design Manual, Volume I, page 26.

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

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

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

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

Policy LU-7B It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to pedestrian, bicycle and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians or bicyclists, pedestrian and bicycle accommodations shall include, as appropriate, continuous sidewalks to the transit station, cross walks and pedestrian signals, bicycle lanes/paths, bicycle parking facilities, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian/bicycle paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians and bicyclists.

Objective CHD-1 Miami-Dade County shall apply design standards to the public domain to encourage physical activity across generations.

Policy CHD-1A Miami-Dade County shall create a network of sidewalks, trails, accessible parks and recreation facilities that establishes a pedestrian-friendly and bicyclist-friendly environment, which encourages physical activity and links destinations, such as restaurants, shops, workplaces and neighborhood-based retail to each other and residential areas.

Policy CHD-1C Design and develop neighborhoods that provide a comfortable and safe environment conducive for programs that integrate physical activity in the daily lives of children and adults.

Policy CHD-1F Adopt and implement by 2014 high-quality streetscape design standards and façade treatments to reflect the character of the community to attract pedestrian activity.

Objective CHD-2 Miami-Dade County shall apply design standards to private development projects to encourage physical activity across generations.

Policy CHD-2A Miami-Dade County will encourage land development to incorporate community design principles that encourage physical activity through the promotion of strategies, when appropriate, but not limited to:

1. Utilization of non-motorized transportation modes;
2. Location of public facilities accessible by multiple transportation modes;

3. Availability and maintenance of quality pedestrian paths or sidewalks;
4. Provision of street furniture and lighting enhancements;
5. Provision of civic and recreational facilities;
6. Establishment of interconnectivity between similar development projects through vehicular and/or pedestrian/bicycle cross access; and
7. Provision of pedestrian and bicycle linkages between existing residential and non-residential land uses.

Policy 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.

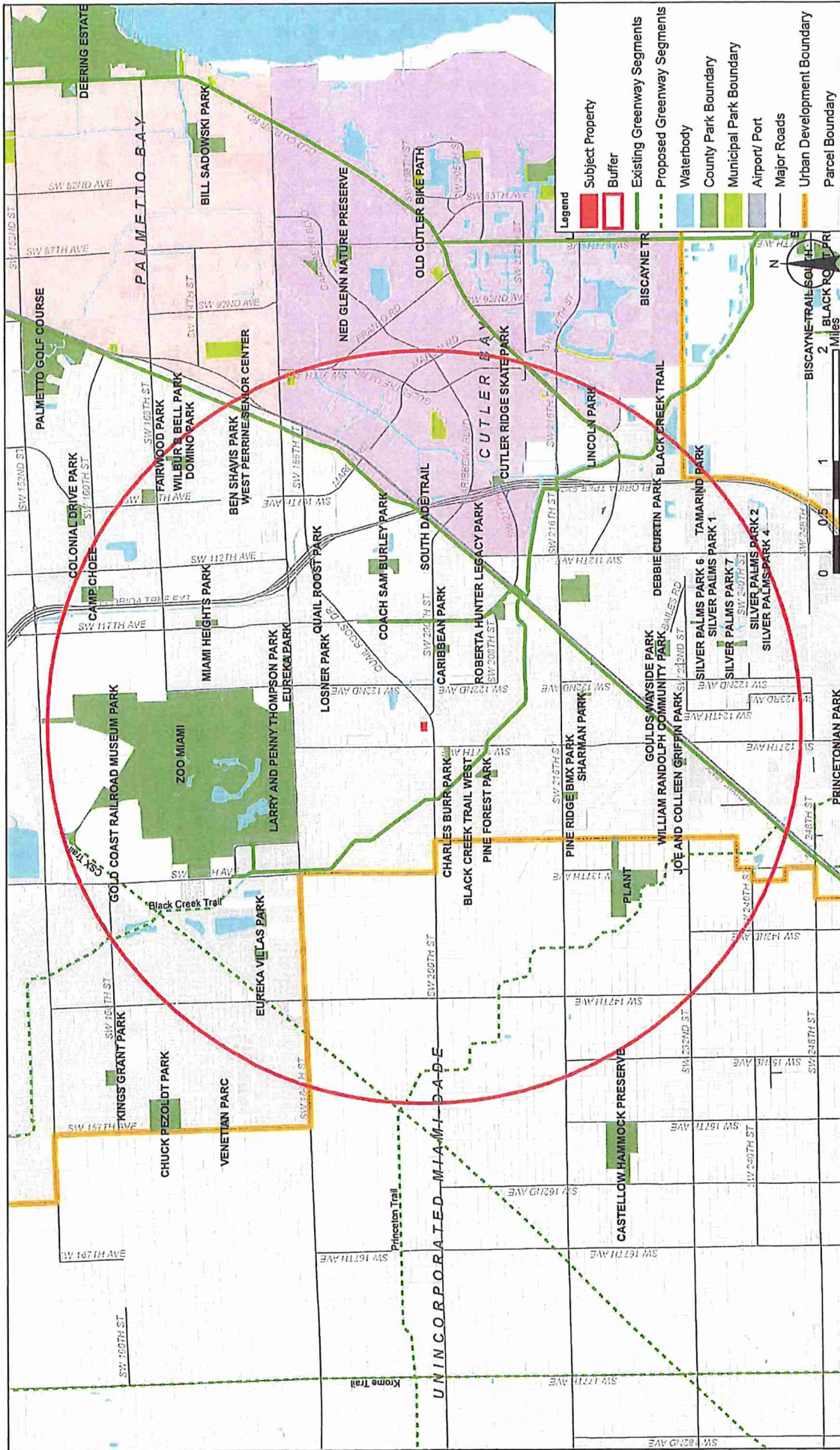
Policy CHD-3A Design and develop neighborhoods that can facilitate children walking safely to Miami-Dade County Schools.

Based on our findings described herein, **PROS has no objections to this application.** Should you need additional information or clarification on this matter, please contact Carlos Lopez, Park Planner 2, at carlos.lopez6@miamidade.gov.

AZ: rk cl
Attachment



**FIGURE 1: Z2025000130 - BLUENEST AT QUAIL ROOST
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS**



Memorandum



Date: January 13, 2026
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources
From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources
Subject: Zoning Review Z2025-000130 John P. And Sosamma Thomas

The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

The Office of Historic Preservation (OHP) has identified one structure, built in 1970 and associated with folio number 30-6901-004-0020, that meets the 50-year benchmark for historic resource eligibility.

Condition for Approval:

The applicant shall complete and submit a Florida Master Site File Historical Structure form prior demolition of the 1970 historic structure located within the application area. The applicant must also notify the Office of Historic Preservation upon receiving confirmation from the Florida Master Site File (FMSF).

Visit the Florida Division of Historical Resources Florida Master Site File website for instructions, forms, and FAQs. <https://dos.fl.gov/historical/preservation/master-site-file/>

For questions regarding historic resources, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov

Memorandum



Date: March 19, 2026

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

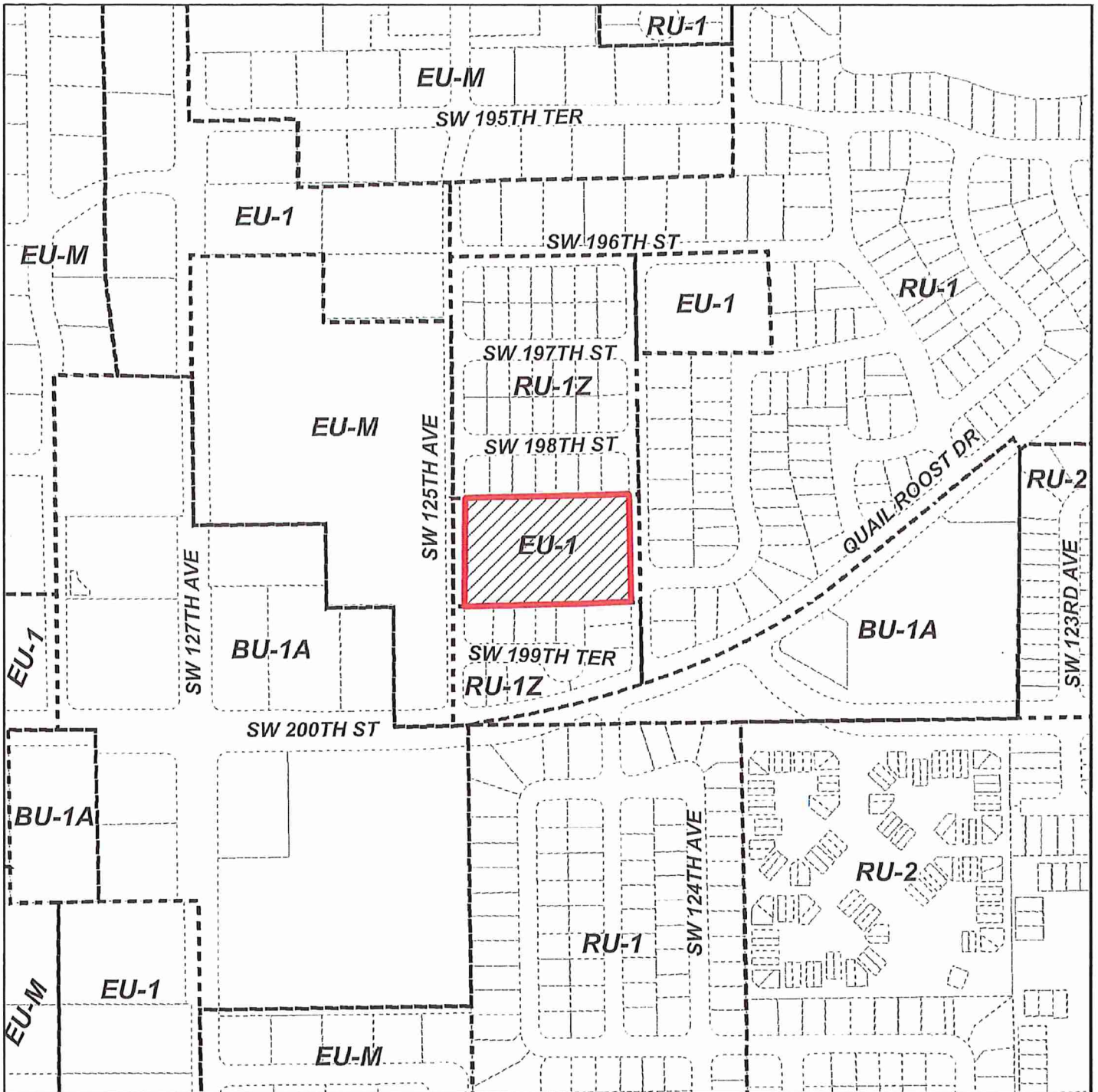
From: Christina Salinas Cotter, Assistant Director, Program Excellence *Christina Salinas Cotter*
Housing & Community Development (HCD)

Subject: Zoning Application Comments
Application No.: Z2025000130
Applicant: John P. & Sosamma Thomas
Location: 19850 SW 124 Ct
Folio No(s): 30-6901-004-0020

Housing and Community Development (HCD) has completed its review of the proposed development associated with the subject zoning application.

For questions or assistance related to HCD programs, please contact the appropriate staff:

- **Workforce Housing Agreements, Rental Regulatory Agreements, Compliance, and Impact Fee Waiver Requests:**
A'kari Johnson – (786) 469-4234 | A'kari.Johnson@miamidade.gov or
Phyllis Tynes Saunders – (786) 469-4167 | Phyllis.TynesSaunders@miamidade.gov
- **Infill Housing Program Inquiries:**
Oscar Barco – (786) 469-4226 | Oscar.Barco@miamidade.gov





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000130



Section: 01 Township: 56 Range: 39
 Applicant: John P. & Sosamma Thomas
 Zoning Board: Board of County Commissioners
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

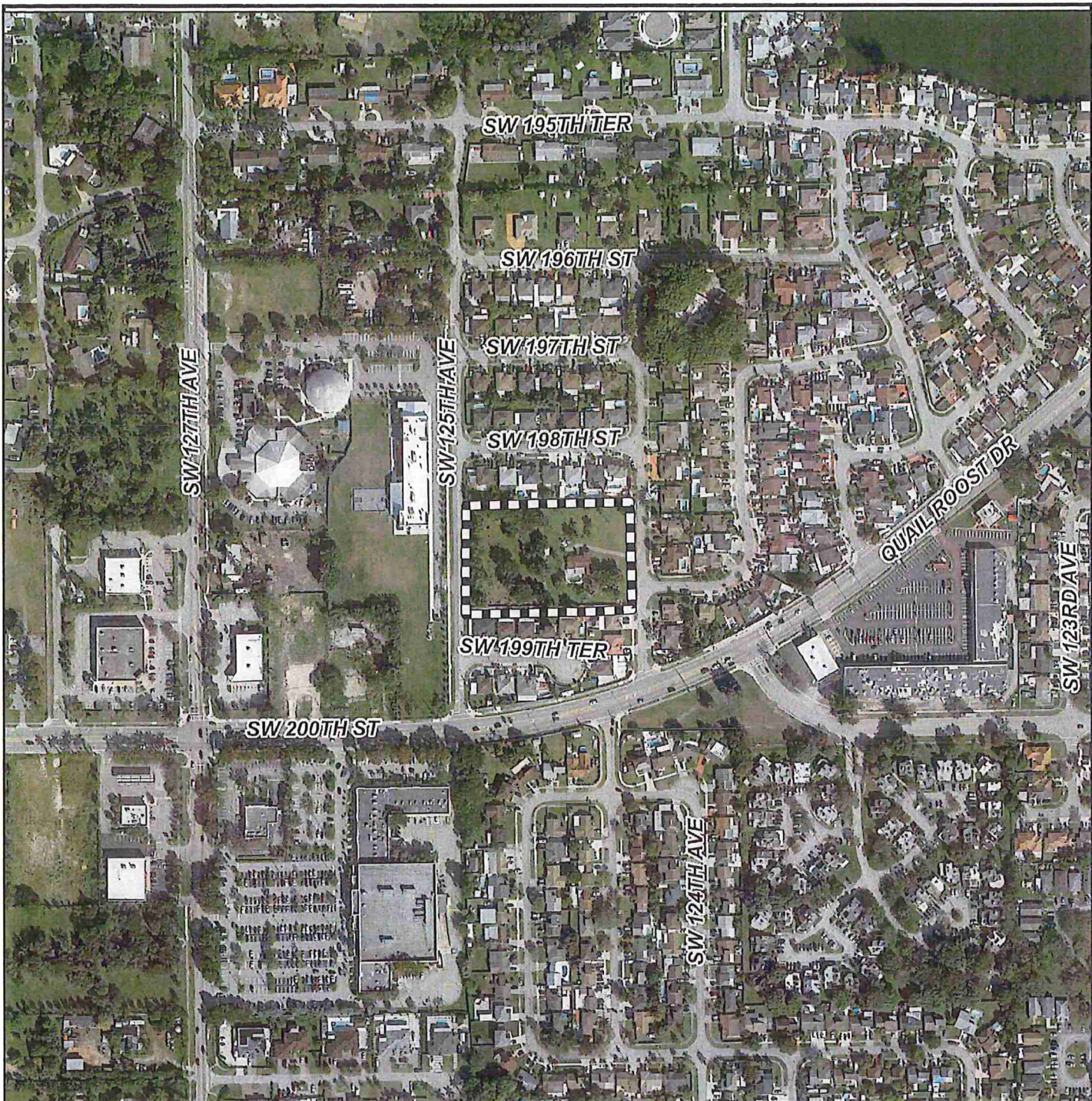
Legend

-  Subject Property Case
-  Zoning




SKETCH CREATED ON: Tuesday, July 1, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000130

Legend
 Subject Property

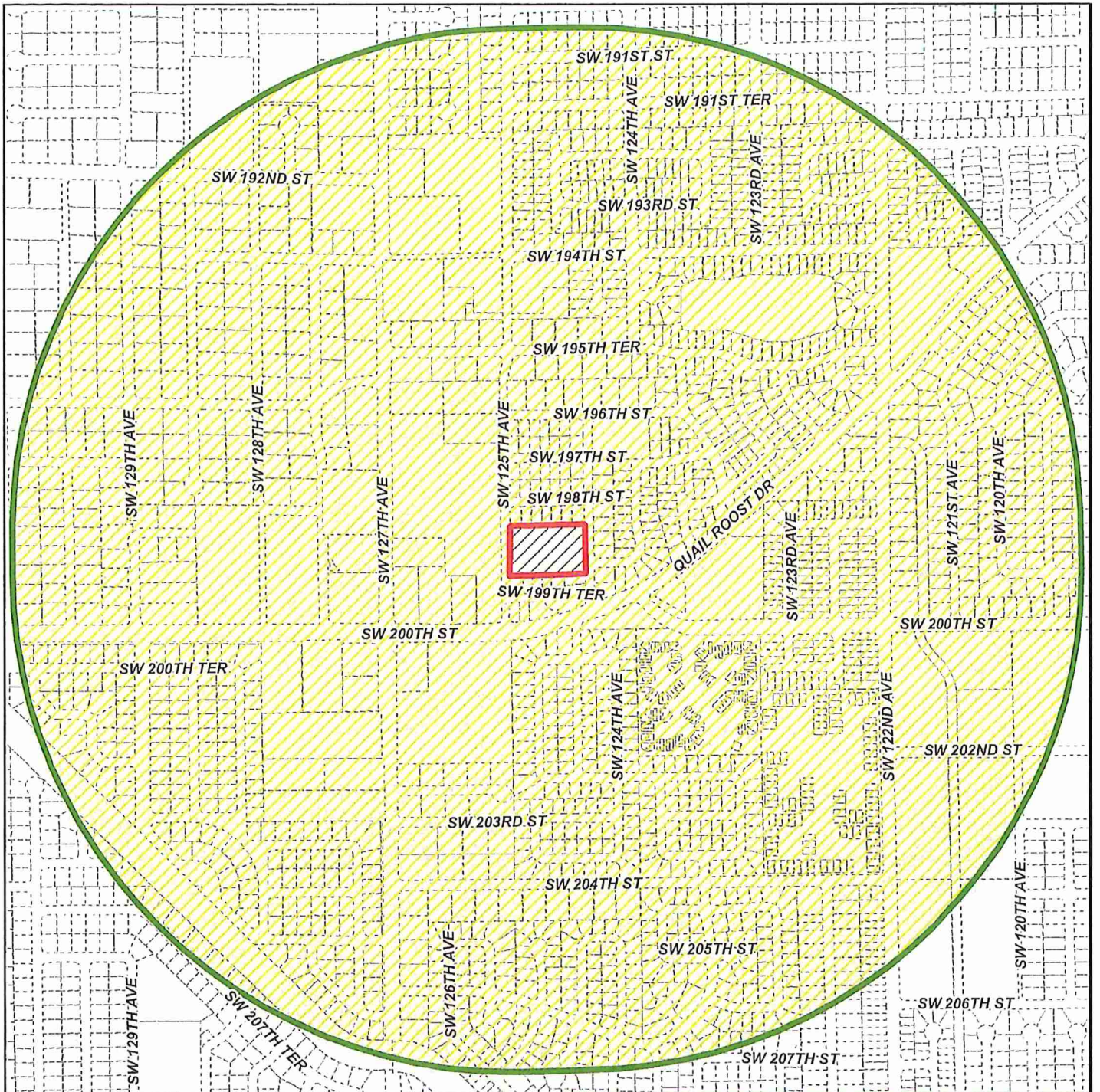


Section: 01 Township: 56 Range: 39
 Applicant: John P. & Sosamma Thomas
 Zoning Board: Board of County Commissioners
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS



SKETCH CREATED ON: Tuesday, July 1, 2025

REVISION	DATE	BY






MIAMI-DADE COUNTY
RADIUS MAP

Process Number
Z2025000130
 RADIUS: 2640

Section: 01 Township: 56 Range: 39
 Applicant: John P. & Sosamma Thomas
 Zoning Board: Board of County Commissioners
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

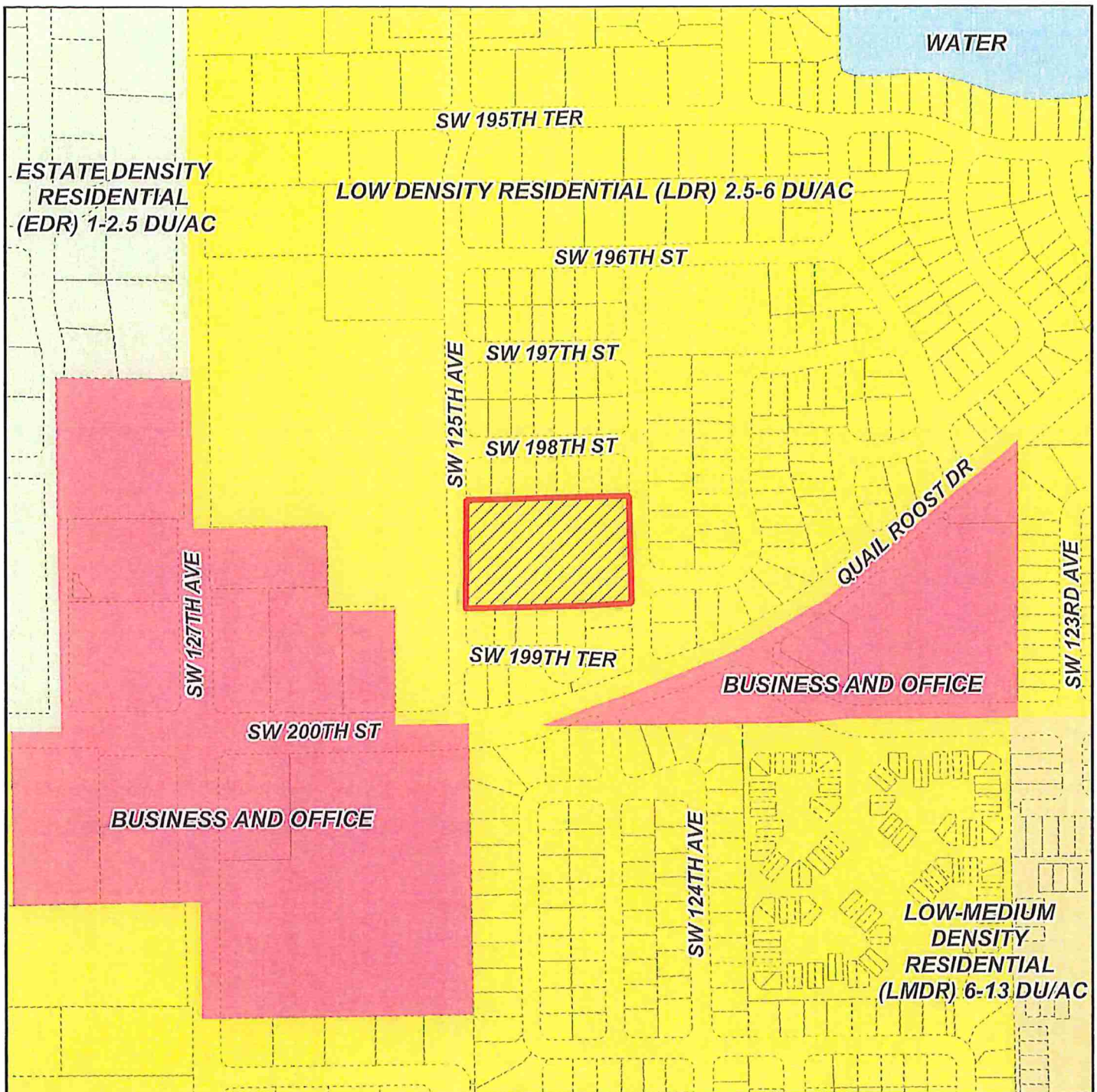
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Tuesday, July 1, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000130

Section: 01 Township: 56 Range: 39
 Applicant: John P. & Sosamma Thomas
 Zoning Board: Board of County Commissioners
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Tuesday, July 1, 2025

REVISION	DATE	BY

This instrument was prepared by:

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

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned 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”;

WHEREAS, the Owners have concurrently filed an application with the County’s Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2025000130, for purposes of seeking the rezoning of the Property to RU-3M with RU-TH development standards, and certain other approvals to facilitate the future development of the Property, pursuant to section 2-116.1 of the County Code of Ordinances;

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

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the “County”) 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. **Prohibition of Multifamily Apartments.** No multifamily apartments shall be permitted on the Property.
3. **For-Sale Workforce Housing.** Twenty percent (20%) of the dwelling units shall be deed restricted as for-sale affordable housing units for a period of twenty (20) years to households whose annual income is up to one-hundred forty percent (140%) 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 Development Program, pursuant to Chapter 17 and Chapter 33, Article XIIA of the 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 County Code of Ordinances, as may be amended.
4. **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.

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 County's Division of Environmental Resources Management (DERM), or applicable department. In addition, the Owners are advised that wildlife best management practices may need to be incorporated to minimize impacts of any development to listed species. The Owners may be required to revise site plans subject to DERM review and approval, as necessary to comply with applicable requirements of the Chapter 24 of the Code and for conformance with the relevant provisions of the CDMP.
6. **Florida Memorial University.** The Owners intend to provide a \$25,000.00 contribution to Florida Memorial University in support of its community enriching activities. If such contribution is made by the Owners, and accepted by Florida Memorial University, then proof of payment of the contribution will be provided to the Department of Regulatory and Economic Resources within 90 days of such acceptance.

MISCELLANEOUS

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

and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owners shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owners, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owners, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

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

Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the, then, owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not

become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

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

Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County (or successor municipality) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

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

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

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

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

Acceptance of Declaration. Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

Owners. The term Owners shall include the Owners, and its heirs, successors and assigns.

[Signature Pages to Follow]

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.

OPINION OF TITLE

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of Declaration of Restrictions pursuant to Public Hearing No. Z2025000130, it is hereby certified that I have examined Dono AI Abstract of Title, covering the period from the beginning to the 16th day of May, 2026, at the hour of 8:00 AM, inclusive, of the property described on Exhibit A hereto. The title instruments referenced above are collectively referred to as the "Title Evidence." I know of no reason that this Title Evidence is inaccurate or incomplete.

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

JOHN P. THOMAS AND SOSAMMA THOMAS (Folio #30-6901-004-0020)

Subject to the following encumbrances, liens and other exceptions:

1. RECORDED MORTGAGES:

Mortgage dated September 12, 2007 by Sosamma Thomas joined by John P. Thomas, her husband, in favor of JPMorgan Chase Bank, N.A. (and now assigned to FCI Lender Services, Inc.), in the original amount of \$375,000.00, recorded September 18, 2007 in Official Records Book 25932, Page 194, as affected by Loan Modification Agreement recorded in Official Records Book 28010, Page 4002, Florida Assignment of Mortgage in favor of Federal National Mortgage Association recorded in Official Records Book 29529, Page 324, Assignment of Mortgage in favor of Nationstar Mortgage LLC d/b/a Mr. Cooper recorded in Official Records Book 31493, Page 1309, Corporate Assignment of Mortgage in favor of JPMorgan Mortgage Acquisition Corp. recorded in Official Records Book 34566, Page 2852, Assignment of Mortgage in favor of Federal National Mortgage Association recorded in Official Records Book 34604, Page 1920, Assignment of Mortgage in favor of JPMorgan Mortgage Acquisition Corp. recorded in Official Records 34613, Page 3276, and Recission/Vacation of Assignment of Mortgage (as to Assignment in Official Records Book 34566, Page 2852) recorded in Official Records Book 34728, Page 3176, of the Public Records of Miami-Dade County, Florida. FCI Lender Services, Inc., a mortgage loan servicer and mortgagee under that certain mortgage from Sosamma Thomas and John P. Thomas, husband and wife, dated September 12, 2007 and recorded on September 18, 2007 in Official Records Book 25932, Page 194.

2. RECORDED POWER OF ATTORNEY:

Power of Attorney dated February 13, 2026, executed by Darlene Clay Thomas, as principal, in favor of Lori Thomas and Jon Clay Thomas, as attorneys-in-fact, recorded February 13, 2026 as Instrument No. 2026R0104752, in Official Records Book 35162, Page 2032, of the Public Records of Miami-Dade County, Florida.

3. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGEMENTS:

NONE

4. GENERAL EXCEPTIONS:

1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanics' or materialmen's liens.
5. Zoning and other restrictions imposed by governmental authorities.
6. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land and any adverse claim to all or part of the land that is or was previously under water.
7. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the properties.

5. SPECIAL EXCEPTIONS:

1. Taxes and assessments for the year 2026 and subsequent years, which are not yet due or payable.
2. Rights or claims of parties in possession not recorded in the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by any inspection or an accurate and complete land survey of the Land and inspection of the Land.
4. Easements, or claims of easements, not recorded in the Public Records.
5. Any lien, or right to a lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.
6. Any adverse ownership claim by right of sovereignty to any portion of the lands, including submerged, filled and artificially exposed lands, and lands accreted to such lands.

7. All matters set forth on the Plat of QUAIL ROOST ESTATES, as recorded in Plat Book 44, Page 94, of the Public Records of Miami-Dade County, Florida.
8. Rights of the lessees under unrecorded leases.

ALL INSTRUMENTS ABOVE ARE OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the Declaration of Restrictions.

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

<u>Name</u>	<u>Interest</u>
JOHN P. THOMAS AND SOSAMMA THOMAS	Owner
FCI LENDER SERVICES, INC.	Mortgagee

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

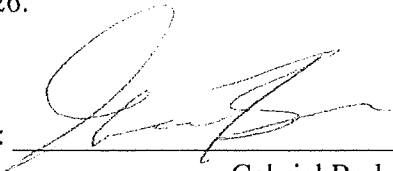
<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
Dono AI Abstract of Title and title updates thereto	<u>2</u>	Beginning to 05/16/2026.

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

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

(Remainder of page intentionally left blank)

Respectfully submitted, this 21 day of May, 2026.

Name: 

Gabriel Bodner, Esq.
Print Name

Florida Bar No. 43340


Address:
11355 SW 72nd Court,
Pinecrest, FL 33156

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of (*how the individual appeared check one*):

physical presence online notarization this 21 day of May, 2026.
(date)

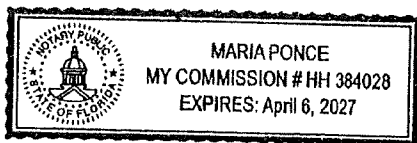
by 

(name of individual acknowledging)

as Attorney for Bodner Law Group

(type of authority, e.g., Officer, Attorney-in-Fact) (Name of party on behalf of whom executed)

Individual identified by: personal knowledge satisfactory evidence _____
(type)





(Signature of Notary Public)
Maria Ponce

EXHIBIT A

(Legal Description)

Property Address: 19850 SW 124th Court, Miami, Florida 33177

Tract 14 of QUAIL ROOST ESTATES, according to the Plat thereof, as recorded in Plat Book 44, Page 94, of the Public Records of Miami-Dade County, Florida.