

Memorandum



Date: June 18, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Supplement
Agenda Item No. 3(B)

Subject: Supplemental Information on January 2025 Cycle Application No. CDMP20250004
to Amend the Comprehensive Development Master Plan

The following supplemental information is provided to the Board of County Commissioners regarding January 2025 Cycle Application No. CDMP20250004 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. CDMP20250004 received by the Department of Regulatory and Economic Resources.

Roy Coley

Roy Coley
Deputy Mayor

Staff recommends to **ADOPT WITH ACCEPTANCE OF THE PROFFERED DELCARATION OF RESTRICTIONS** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map to redesignate the ±0.30-net-acre property 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 a land use change to enable redevelopment on the application site at a density higher than currently allowed, generally consistent with the Comprehensive Development Master Plan (CDMP) Land Use Element Objectives LU-1, LU-2, and LU-12, and Policies LU-1C, LU-2A, LU-2B. These Objectives and policies together require the County to prioritize infill development on and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development, where urban services and facilities can accommodate additional demand. The application outlines the applicant’s intent to develop the site with a 14-unit multi-family residential project under the “Mixed Use Development” provisions of the CDMP, which would allow a density up to 36 units per acre on the site subject to compatible of the proposed development with the existing adjacent developments. As discussed in Principal Reason No. 2(ii) below, existing public facilities have adequate capacity to accommodate the impacts that would be generated by the proposed development on the application site.

The ±0.3-acre application site may be developed with a maximum of up to three (3) single-family residential units under its current land use designation of “Low Density Residential” 2.5 to 6 dwelling units per gross acre with the addition of density bonuses for the provision of workforce housing. The requested redesignation to “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre) would allow the site to be developed with up to six (6) residential units with the addition of density bonuses, but also would make the site eligible for mixed-use development under the “Mixed Use Development” provisions of the CDMP (see Land Use Plan Map Designation/Request on page 10 herein). Therefore, under the Mixed Use Development provisions of the CDMP, the application site could be developed at a density up to 36 units per acre or with up to 18 multifamily units, subject to compatibility of the proposed development with the existing adjacent 1-story single-family, duplex, and triplex residences.

2. Approval of the application would be generally consistent with the criteria for evaluating Land Use Plan amendment applications pursuant to Policy LU-8E of the CDMP Land Use Element. Policy LU-8E requires Land Use Plan (LUP) map amendment applications to be evaluated according to factors such as (i) the ability of the proposed amendment to satisfy a deficiency in the LUP map to accommodate projected population or economic growth of the County, (ii) impacts to County facilities and services, (iii) compatibility with abutting and nearby land uses, (iv) impacts to environmental and historical resources, (v) impacts to systems important to the County and facilities of countywide significance and (vi) the extent to which the proposed land use 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 this application will add to the residential land capacity and could be of benefit to the area. The analysis area where the application site is located, Minor Statistical Area (MSA) 2.1 is currently projected to deplete its residential land capacity after the year 2040 for multi-family and to in 2026 for single-family. The depletion year for both types combined is beyond 2040. If the application is approved, it would not have a significant impact on the supply

(reduction of one unit) or depletion year for both single family and multi-family units. (see “Supply and Demand Analysis” on page 12)

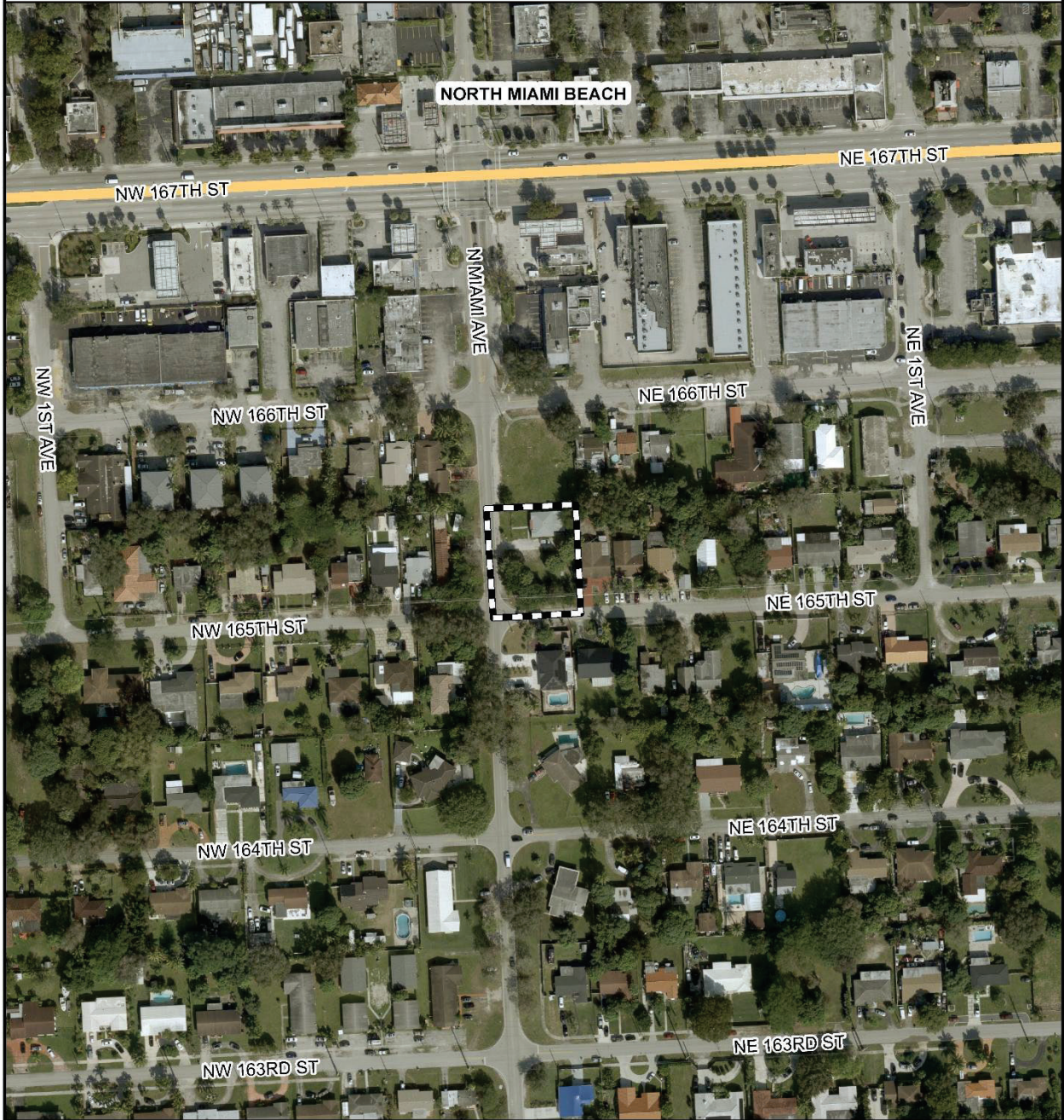
- ii. Public Facilities and Service: Approval of the application would be generally consistent with the CDMP Capital Improvements Element Objective CIE-3. This objective requires that CDMP Land Use Plan map amendment decisions do not violate the established level of service standards for public facilities and services. The impacts that would be generated from the maximum development on the application site, if the application is approved, would not cause a violation in the adopted level of service (LOS) standards for public facilities and services. With the exception of roadways as discussed below, all public facilities and services have adequate capacity to serve the proposed development.


It should be noted that the traffic impact analysis of roadways serving the application site provided by the Applicant shows that all of the roadways in the vicinity of the site are projected to operate within their adopted level of service (LOS) standards in the short term (2027). However, two roadway segments, NE 6 Avenue from Miami Gardens Drive to NE 157 Street and NW 167 Street from NW 2 Avenue to NE 6 Avenue, are projected to operate in violation of the LOS standard in year 2045, both with and without the traffic impacts that would be generated by development of the site if the application is approved. These roadway segments are not deemed to be significantly impacted by the proposed project traffic since the projected traffic impacts are less than five percent of the maximum service volume capacity of the roadways. Mitigation or roadway improvements are not required for CDMP amendment applications projected to have traffic impacts of less than five percent (see “Roadways” on Page 26).

- iii. Compatibility: If the application is approved with acceptance of the applicant’s proffered covenant, the proposed development of the application site would be required to be compatible with the adjacent single-family residential and non-residential development in the area. To ensure compatibility of the proposed development with surrounding uses, the Applicant has proffered a Declaration of Restrictions (covenant) that includes a commitment to incorporate sound urban design principles into the design of the proposed development and to restrict the use of the property to residential use only (see the Proffered Declaration of Restrictions in Appendices Page 17). The proffered covenant commitments would ensure greater compatibility of the proposed development with the “Low Density Residential” designated residences to the west, south and east of the site.
- iv. Environmental and Historic Resources: The application, if approved, would not impact any historic or archaeological resources. With respect to environmental resources, the property contains tree resources. Specimen trees are protected by Section 24-49.2(II) of the Code. Future site plan development of the property must be consistent with Code requirements to preserve specimen trees in cases where DERM has determined that a specimen tree cannot be preserved pursuant to Section 24-49(II)(2) of the Code.
- v. Enhance or Degrade County Systems: The application, if approved, would not impact Countywide Systems such as regional drainage, transit service, or have a significant impact to roadways.
- vi. Transit Ridership and Pedestrianism: The application, if approved, could support transit ridership or pedestrianism. The subject property is served by Metrobus Routes 75 and 401 with the nearest bus stop located along NE 167 Street at North Miami Avenue, approximately 0.20 miles away (a 5-minute walk). This route has AM /PM peak hour headway of 60 minutes. The Miami-Dade County Department of Transportation and Public Works (DTPW) encourages the applicant to, where feasible, enhance pedestrian

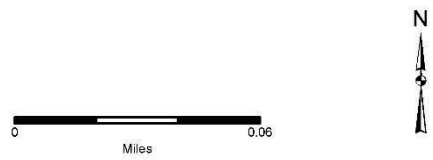
and bicyclist connections to nearby bus stops, incorporate complete street design principles in the design of the NE 167th Street section, and provide adequate bicycle and pedestrian facilities along NE 167th Street to improve access to local transit stops.

MIKHAIL CHABANOV - APP. NO. CDMP20250004 AERIAL PHOTO

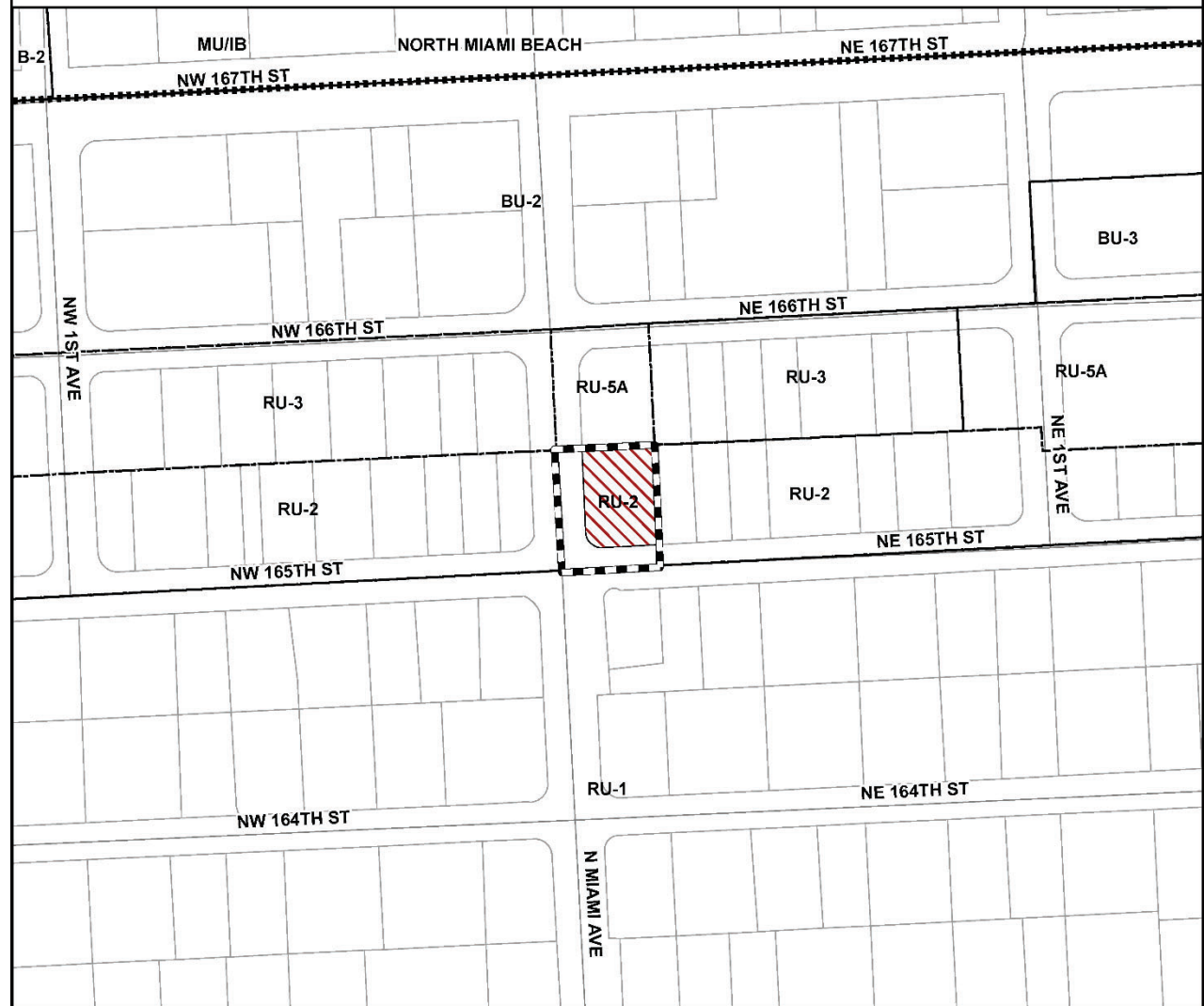


-  APPLICATION AREA
-  MUNICIPAL BOUNDARY












Source: Department of Regulatory and Economic Resources
March 2025

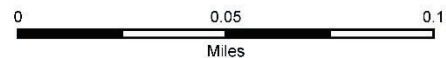


MIKHAIL CHABANOV - APP. NO. CDMP20250004 ZONING MAP

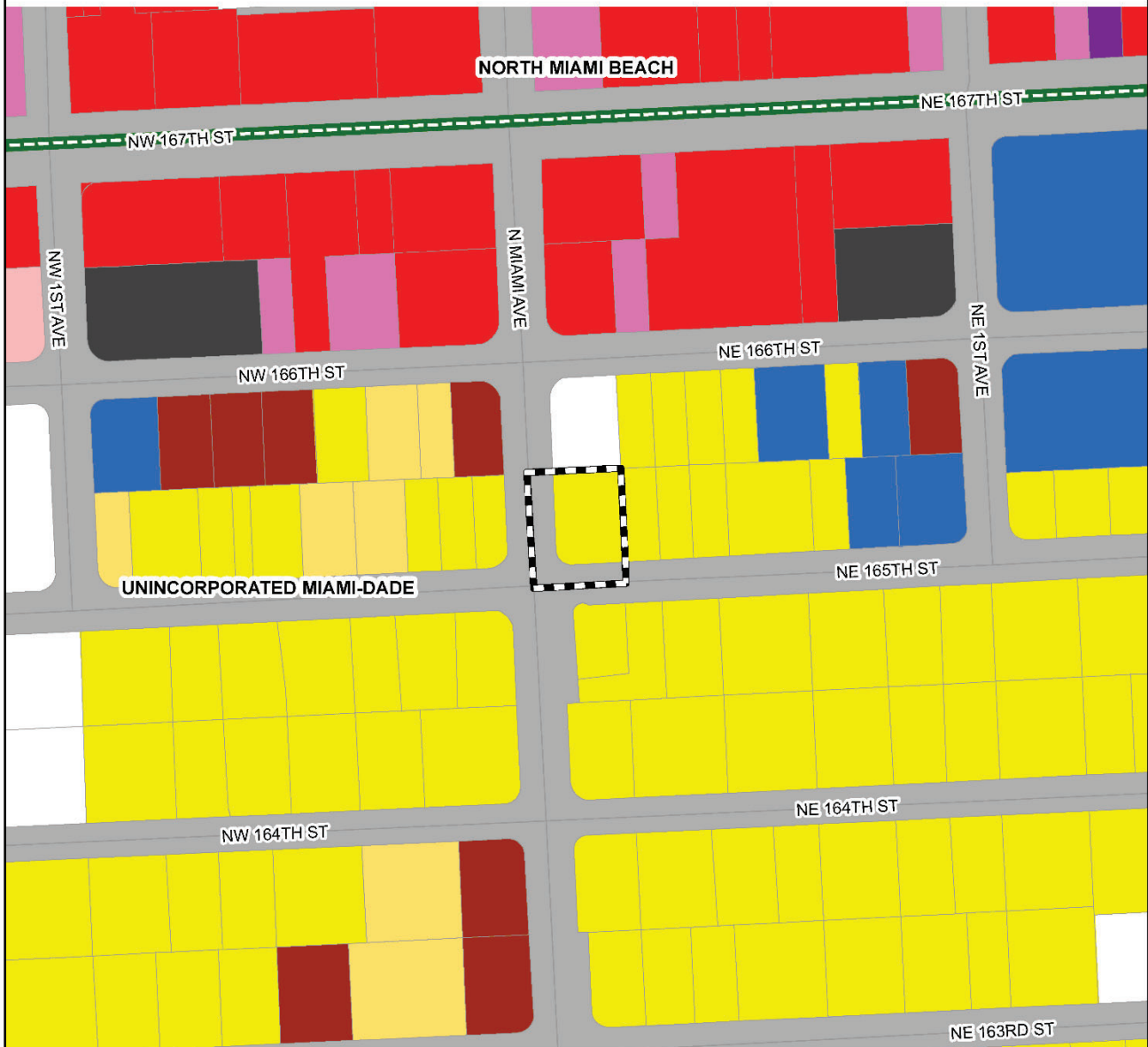


Source: Department of Regulatory and Economic Resources
March 2025














-  APPLICATION AREA
-  CONCURRENT ZONING APPLICATION: Z2025000019
- MUNICIPALITIES ZONING DISTRICTS**
-  B-2 GENERAL BUSINESS 1000 SF
-  MU/IB INTERNATIONAL BOULEVARD DISTRICT
- MIAMI-DADE COUNTY ZONING DISTRICTS**
-  BU-2 BUSINESS DISTRICTS, SPECIAL
-  BU-3 BUSINESS DISTRICTS, LIBERAL
-  RU-1 SINGLE-FAMILY RESIDENTIAL DISTRICT 7,500 FT2 NET
-  RU-2 TWO-FAMILY RESIDENTIAL DISTRICT, 7,500 FT2 NET
-  RU-3 FOUR-UNIT APARTMENT DISTRICT, 7,500 FT2 NET
-  RU-5A SEMI-PROFESSIONAL OFFICE DISTRICT, 10,000 FT2 NET
-  MUNICIPAL BOUNDARY



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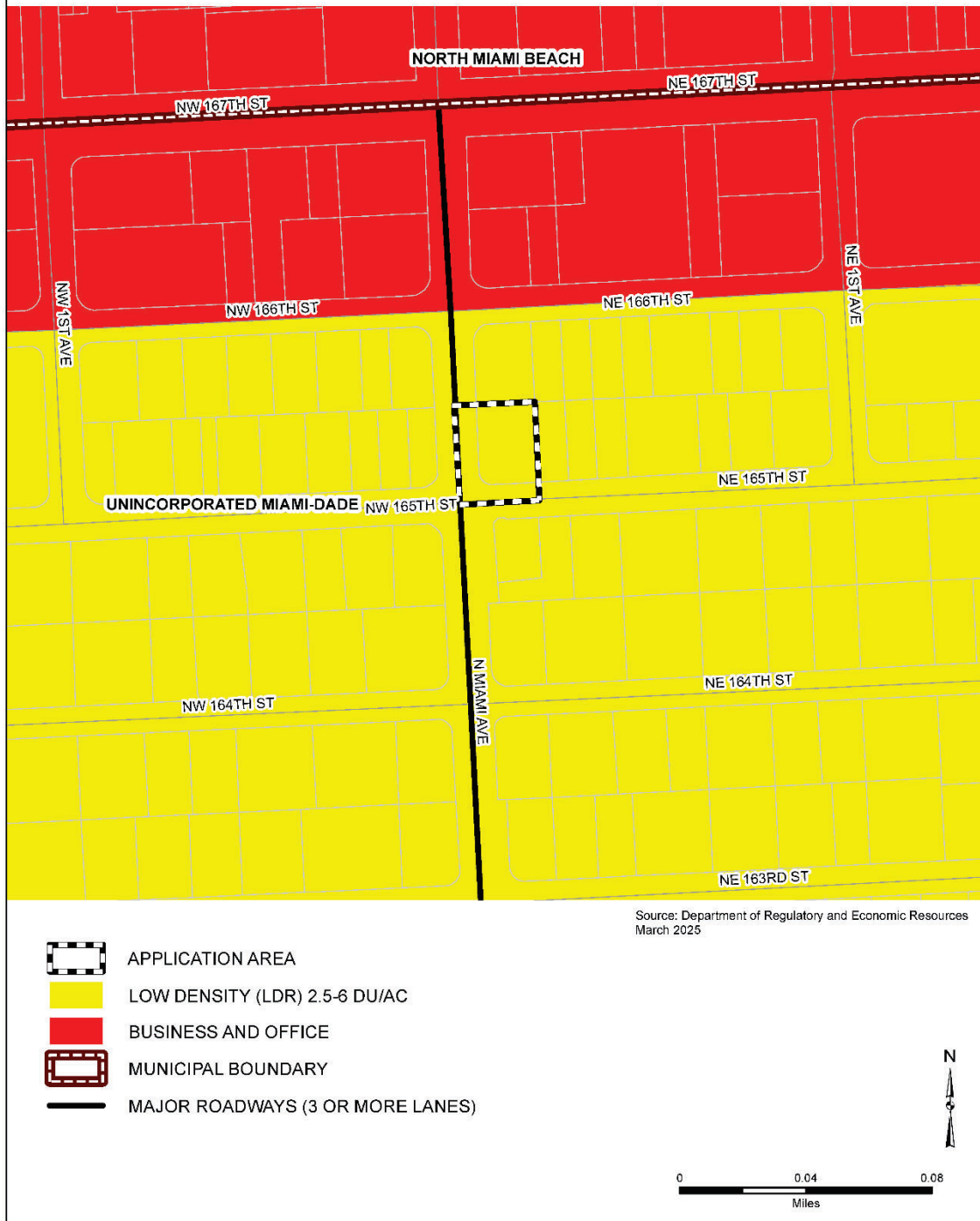


Source: Department of Regulatory and Economic Resources
March 2025

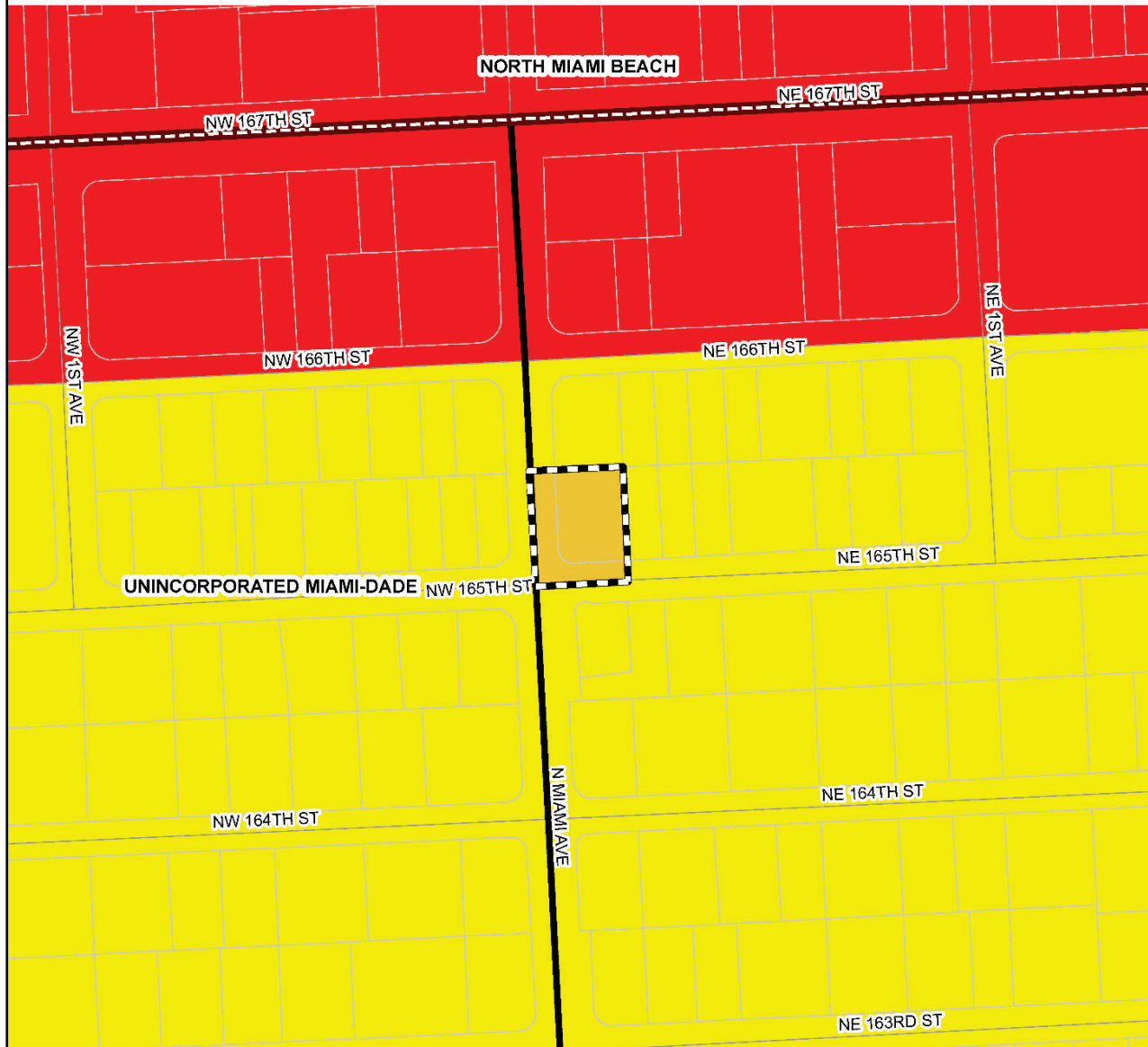
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|--|--|
|  Application Area |  Commercial, Shopping Centers, Stadiums |
|  Municipal Boundary |  Office |
|  Single-Family |  Institutional |
|  Two-Family Duplexes |  Industrial |
|  Low-Density Multi-Family |  Communications, Utilities, Terminals |
|  Transient-Residential (Hotels, Motels) |  Streets, Roads, Expressways, Ramps |
| |  Vacant Privately Owned, Unprotected |









MIKHAIL CHABANOV - APP. NO. CDMP20250004 CDMP LAND USE

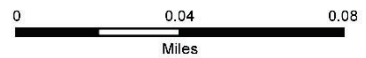


MIKHAIL CHABANOV - APP. NO. CDMP20250004 PROPOSED CDMP LAND USE



Source: Department of Regulatory and Economic Resources
March 2025

-  APPLICATION AREA
-  LOW DENSITY (LDR) 2.5-6 DU/AC
-  LOW-MEDIUM DENSITY (LMDR) 6-13 DU/AC
-  BUSINESS AND OFFICE
-  MUNICIPAL BOUNDARY
-  MAJOR ROADWAYS (3 OR MORE LANES)



STAFF ANALYSIS

Application Site

Location

The ±0.30-net acre application site is located on the northeast corner of the intersection of North Miami Avenue and NE 165 Street, in unincorporated Miami-Dade County (see “Aerial Photo” map on page 5). The application site is approximately 1.3 miles from the Golden Glades Multimodal Center.

Existing Land Use

The application site is currently improved with a single-family home (see “Existing Land Use” map on page 7).

Land Use Plan Map Designation/Request

The ±0.30-net-acre application site, is designated “Low Density Residential” on the CDMP Adopted 2030 and 2040 Land use Plan (LUP) map. The residential densities allowed in this CDMP land use category range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. Areas designated “Low Density Residential” are typically characterized by single-family detached housing, townhouses, and low-rise apartments with extensive surrounding open space or a mixture of these housing types. The ±0.3acre application site may be developed with one (1) single-family residence under its current land use designation of “Low Density Residential” but could be developed with up to three (3) residential units, if workforce housing is provided, through the 25% density bonus allowance under the CDMP’s Density Bonus Programs for Affordable/Workforce Housing (Land Use Element page I-32). The 25% Density Bonus for Workforce Housing allows previously dedicated road rights-of-way to be counted as part of a site’s gross acreage, thereby this application site’s gross acreage for the purpose of calculating number of units under the CDMP’s Density Bonus Programs for Affordable/Workforce Housing allowances is ±0.5 gross acres.

The Applicant seeks to redesignate the site from “Low Density Residential” to “Low-Medium Density Residential” that allows residential densities between 6 to 13 dwelling units per gross acre. Areas designated “Low-Medium Density Residential” are characterized by single-family homes, townhouses, low-rise apartments, and zero-lot-line single family developments. The requested redesignation to “Low-Medium Density Residential” would allow the site to be developed with up to 6 residential units through applying the 25% density bonus for the provision of workforce housing.

Furthermore, with the requested land use change, the application site would become eligible for higher density and intensity of development under the “Mixed Use Development” provisions of the CDMP Land Use Element. These provisions allow, among other things, properties within 660 feet of “Major Roadways”, such as the application site, to be developed as a mixed-use project or as a single-use project, if the area a ¼-mile of the property in question contains a mix of uses, at a maximum density of 36 dwelling units per acre and a 1.0 to 1.5 Floor Area Ratio (FAR) where such development is compatible with the adjacent development and land uses. Single-use development within a mixed-use area may be allowed if it is demonstrated that the proposed single use does not currently or would not be caused to exceed 70% of the total building square footage within ¼-mile of the subject property. The application site is located within 660 feet of two “Major Roadways” (3 or more lanes), North Miami Avenue and NW 167 Street, as designated on the CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map (see “CDMP Land Use” map on page 8). An analysis of the building square footages for the various types of development (saturation analysis) within ¼-mile of the application site revealed that 47.48% of the building

square footage is residential (see CDMP Letter of Interpretation CL2024000039, Appendix G). Therefore, the site may be developed as a single-use project within a mixed-use area under the “Mixed Use Development” provisions of the CDMP with up to 18 multi-family units, at a density of 36 units per gross acre provided that the development is compatible with adjacent uses.

Staff recognizes merit in the request to leverage the proximity of Major Corridors (Miami Avenue and NE 167 Street) to increase density for the area’s growing population, the intensity of the proposed development on such a small parcel raises concerns regarding compatibility with the surrounding uses. Single-family detached homes immediately abuts the property, and surround the site to the east, west and south. There are also one- and two-story commercial uses one block to the north, approaching NE 167 Street. In addition, the redesignation of the proposed site would create an isolated ±0.30-acre site of land designated “Low-Medium Density Residential” in a 3,480.65-acre district of “Low-Density Residential” on the Land Use Plan map. To balance concerns about compatibility with the need to accommodate growth, the applicant’s proffered Declaration of Restrictions includes a commitment to apply sound urban design principles to ensure the development is well integrated with the surrounding community.

Proffered Declaration of Restrictions (covenant)

The Applicant has submitted a Declaration of Restrictions with conditions to limit the site to residential uses only and to incorporate sound urban design principles, including, but not limited to, Multifamily development sections in the County’s Urban Design manual, as adopted by Resolution R-1360-98. Note that this commitment is exclusively a commitment for sound urban design principles to ensure development of the application site is compatible with the surrounding area.

Zoning

The application site is currently zoned RU-2 (Two-Family Residential Zoning District). (See “Zoning” map on page 5). The RU-2 zoning district permits every use allowed in the RU-1, RU-1M(a) and RU1M(b) Districts. Workforce housing, family day care, group homes, home occupation, and accessory dwelling units are also permitted. Duplex units or two-family residences including two private garages are permitted. These uses are specified by the zoning code in Section 33-201.

The applicant has filed a separate non-concurrent request for a change to the zoning district for this property, Zoning Application No. Z2025000019 requesting a zoning district boundary change on the subject property from the existing RU-2 zoning district to the RU-3 district (“Four-Unit Apartment”). The Letter of Intent submitted for Zoning Application No. Z2025000019 outlines the zone change request is to allow the development of a 14-unit, Workforce Housing focused multi-family project on the site. The requested RU-3 zoning district permits all uses permitted in the RU-1, RU-1M(a), RU-1M(b), and RU-2 zoning districts and permits a maximum density of 23 dwelling units per net acre.

Zoning History

Miami-Dade County zoning regulations were first created in 1938. There have not been any significant zoning changes on the site.

Adjacent Land Use and Zoning

Adjacent Existing Land Uses

The existing land uses surrounding the application site are generally characterized by low density residential and vacant properties. North of the property, beyond NE and NW 166 Street, uses increase in intensity, and include gas stations, retail, institutional uses and educational uses, only one block away. To the west and east of the property are institutional uses, some low-density

multi-family uses, and duplex uses; and the remaining parcels are all single-family uses. South of the property beyond NE and NW 165 Street, uses are all single family residential. (See “Existing Land Use” map on page 7 and “Appendix F: Photos of Site and Surroundings” on Appendices pages A-32 to 34).

Adjacent Land Use Plan Map Designations

North of the property, beyond NE and NW 166 Street, properties are designated “Business and Office”. The properties surrounding the subject site to the north, east, west and south are designated “Low Density Residential”.

Adjacent Zoning

North of NE and NW 166 Street, properties are zoned BU-2 (Special Business Use), which allows for large scale commercial developments such and office parks. The property abutting the site to the north is zoned “RU-5A” (Residential Semi-Professional Office), which allows after school care facilities, uses permitted in RU-2 and RU-3 zoning districts, and semi-professional offices such as accounting offices or doctor’s offices. The properties to the east and west are zoned RU-2 (Two-Family Residential). The RU-2 zoning district allows two-family duplex buildings or two separate buildings. The parcel to the south is zoned “RU-1” (Single-Family Residential), which allows single-family residences

Supply and Demand Analysis

The capacity of the LUP 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 application, land capacity is analyzed at the localized or Minor Statistical Area (MSA) level.

Residential

The combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 2.1) in 2025 was estimated to have a capacity for about 24,993 dwelling units, with 98.3 percent of these units intended as multi-family. The annual average residential demand in this Analysis Area is projected to go from 751 units per year in the 2025-2030 period to 461 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 2026. 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 below).

**Residential Land Supply/Demand Analysis
2025 to 2040: Application CDMP20250004 (MSA 2.1)**

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	437	24,556	24,993
DEMAND 2025-2030	289	462	751
CAPACITY IN 2030	0	22,246	21,238
DEMAND 2030-2035	209	334	543
CAPACITY IN 2035	0	20,576	18,523
DEMAND 2035-2040	177	284	461
CAPACITY IN 2040	0	19,156	16,218
DEPLETION YEAR	2026	2040+	2040+

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, January 2025.

The applicant is requesting a change from “Low Density Residential” to “Low Medium Density Residential” for a total of approximately ±0.30 gross acres. Consequently, if the proposed application is approved, it will create a net addition of 18 multi-family units. This will result in a negligible impact of the supply and depletion year for both single family and multi-family units.

Housing Affordability Assessment

The following market analysis evaluates the extent to which the current application supports or furthers Goal 1 of the Housing Element of the Comprehensive Development Master Plan, which 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 located on the northeast corner of the intersection of North Miami Avenue and northwest 165th Street. This places the proposed site in MSA 2.1 which will constitute the primary housing market area in the analysis that follows. The proposal is for 14 multifamily rental housing units to “provide reasonable rents to the local hospital workforce (JMH North). The analysis below evaluates this claim and provides essential context particularly for whom there may be a housing crisis and the market characteristics in the area of the application site.

The Department of Housing and Urban Development (HUD) estimates HUD Area Median Family Income (AMI) at the countywide level. The 2025 AMI for Miami-Dade County is \$87,200. Based on this AMI, the “2025 Market Area All-Households by Workforce Housing & AMI Income Limits” table below shows the breakdown 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 HUD Comprehensive Housing Affordability Strategy (CHAS) data for the period 2017-2021, the recent published.

The results below demonstrate a mismatch between the incomes of the area families and the costs of area housing. The result is very high rates of housing cost burden for low- and very-low-income families and which fall off dramatically as incomes rise into the moderate- and upper-income levels.

A majority, 60.2 percent of all families (including renters and owners), earn less than 80 percent of AMI (\$99,120). These very low and low-income families are cost burdened at a rate of 30.3 percent, and an additional 44 percent are severely cost burdened. Combined, three-quarters of all low- or very-low-income families in MSA 2.1 are either cost burdened or severely cost burdened. A family is considered cost burdened if they pay between 30 and 50 percent of their income for housing costs and severely cost burdened if they spend 50 percent or more of their income on housing costs.

In comparison, for moderate-income owner and renter families (\$99,121 - \$148,680), just 19.1 percent were cost burdened, and 4.2 percent were severely cost burdened. For families earning more than 120 percent of AMI (greater than \$148,680), including the top workforce-housing range (140 percent of AMI), only 8.1 percent were cost burdened, and 1.5 percent were severely cost burdened. The data for the market area of the application demonstrates that, with fewer than one-quarter of families above the low-income threshold are either cost burdened or severely cost burdened, the county's affordability challenges fall primarily on low-income households.

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

Income Range; Upper Limit (Family of 4)	MSA 2.1			Total: Cost Burdened & Severely Cost Burdened
	Households	% of Total	Percent Cost Burdened (All Households)	
Low/Very Low (Less than 60%; \$74,340)	29,196	45.6%	Less than 80% of AMI: Cost Burdened	74.4%
Low (60% to 80%; \$99,120)	9,319	14.6%	Severely Cost Burdened	
Moderate (80% to 110%; \$136,290)	8,742	13.7%	80% to 120% of AMI: Cost Burdened	23.2%
Moderate (110% to 120%; \$148,680)	2,257	3.5%	Severely Cost Burdened	
Workforce (120% to 140%; \$173,460)	3,035	4.7%	Greater than 120% of AMI: Cost Burdened	9.7%
Greater than 140% (\$173,460)	11,415	17.8%	Severely Cost Burdened	
	63,964	100%		

Data Source: 2017-2021 HUD CHAS Data, Florida Housing Finance Corp. Income Limits.

The following table highlights the situation specifically for current renter households. For these families, over three-quarters fell into the low-income category (less than \$99,120 for a family of 4). Nearly half of these families paid more than 50 percent of their income toward gross rent, while overall, 83.1 percent were either cost burdened or severely cost burdened. Twenty-seven percent of moderate-income families were either cost burdened or severely cost burdened, and 5.5 percent of workforce-income or higher families were either cost burdened or severely cost burdened.

2025 Market Area Renter Families by Workforce Housing & AMI Income Limits

Income Range; Upper Limit (Family of 4)	MSA 2.1			Total: Cost Burdened & Severely Cost Burdened
	Households	% of Total	Percent Cost Burdened (Renter Households)	
Low/Very Low (Less than 60%; \$74,340)	16,594	61.1%	Less than 80% of AMI: Cost Burdened	83.1%
Low (60% to 80%; \$99,120)	4,272	15.7%	Severely Cost Burdened	
Moderate (80% to 110%; \$136,290)	3,510	12.9%	80% to 120% of AMI: Cost Burdened	27.3%
Moderate (110% to 120%; \$148,680)	787	2.9%	Severely Cost Burdened	
Workforce (120% to 140%; \$173,460)	1,018	3.7%	Greater than 120% of AMI: Cost Burdened	5.5%
Greater than 140% (\$173,460)	979	3.6%	Severely Cost Burdened	
	27,160	100%		

Data Source: 2017-2021 HUD CHAS Data, Florida Housing Finance Corp. Income Limits.

The following table summarizes the market characteristics including the Florida Housing Finance Corporation (FHFC) monthly rent limits facing renter families in MSA 2.1. As noted above, three-quarters of all families in MSA 2.1 fall into the low-income category. The FHFC rent limits for households at the upper limit of this category are \$2,230 per month for a two-bedroom unit and \$2,578 per month for a three-bedroom unit. Both limits are higher than the monthly market asking rents within three miles of the application site, \$2,009 and \$2,148 for a two- and three-bedroom unit, respectively.

2025 Renter-Family Incomes & Affordable Rents by AMI Income Limits (Family of 4)

Income Limit Category as a Share of AMI (87,200)	2025 Upper-Limit Income Thresholds	Application Market Area MSA 2.1				
		Households	% of Households	Rent Limit (2-bedrooms)	Rent Limit (3-bedrooms)	Market Rent
Less than 60% of AMI	\$74,340	16,594	61.1%	\$1,672	\$1,933	2-Bedrooms: \$2,009
60% to 80% of AMI	\$99,120	4,272	15.7%	\$2,230	\$2,578	
80% to 120% of AMI	\$148,680	4,297	15.8%	\$3,345	\$3,867	3-Bedrooms: \$2,148
120% to 140% of AMI	\$173,460	1,018	3.7%	\$3,902	\$4,511	
Greater than 140% of AMI	N/A	979	3.6%	N/A	N/A	
		27,160	100%			

Data Sources: 2025 HUD Income Limits: 2017-2021 HUD CHAS Data; Households by income range: Rent Limits: Florida Housing Finance Corporation; Market Rent: Costar Property Analytics, Accessed May 14, 2025. (Criteria: Multifamily Apartments, Market Rate Asking Rent, Garden, Low-rise, Mid-rise and Hi-rise Apartments, Exclude Condos and Coops.)

The applicant, in the application, though no covenant was available at the time of this writing, has committed to 5 of the 14 proposed units as workforce housing units at 120 percent of AMI. While this would be beneficial in preserving affordability well into the future if rent continue to grow as they have in the recent past, the rent limits at 120% of AMI would be \$3,345 per month and \$3,867 per month for a two- and three-bedroom unit, respectively. These greatly exceed the market rents in the three-mile radius, by 67 percent for two-bedroom unit, and 80 percent for a three-bedroom unit.

Finally, one additional concern is about the size of the proposed units, specifically in terms of bedrooms. The applicant has not indicated, again, as of this writing, anything about the proposed unit count by bedroom. However, in the three-mile radius around the application site, just nine percent of the multifamily rental units have three-or-more bedrooms. As the supply of single-family housing being built continues to decline, particularly in this area of the county, and the

typical apartment having fewer bedrooms than the typical single-family homes, the need for apartments with more bedrooms will continue to grow.

Occupations and Incomes in Miami-Dade County

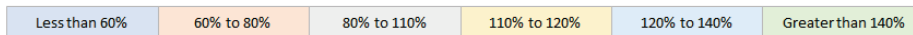
The “Selected Occupations, Annual Median Incomes, and Housing Affordability by Income As a Share of AMI” table below provides some examples of occupations and annual wages in the Miami-Fort Lauderdale-West Palm Metropolitan Statistical Area for 2023, the most recent data available, to help understand the needs of current residents. The list focuses primarily on “workforce”-class occupations across the entire Metropolitan Statistical Area. The occupations are color-coded based on incomes to match the income limits from the Housing Affordability Assessment section above. The median or typical annual wage for maids and housekeepers, essential for the hotel industry, is \$31,210. School bus drivers have a median annual wage of \$36,770. Bank tellers show up at \$42,570 and auto mechanics at \$47,680 per year. Even trades, like plumbers and electricians, require a second income to get out of the very-low-income band. Plumbers have a median income of \$54,370 and electricians at \$51,660. All of these earn less than the 60 percent of the AMI threshold discussed above and could not afford market-rate housing around this application without additional income.

The “Selected Occupations, Annual Median Incomes, and Housing Affordability by Income As a Share of AMI” table below shows the incomes of these occupations doubled, and the extent to which they remain below the median income level. The complete dataset shows that 50 percent of all workers in the Metropolitan Statistical Area, even with their incomes assuming a home with two similar earners, earn less than 80 percent of AMI for a family of four. Based on the annual wages, if they were for a one-income household, 88 percent of households would earn less than 80 percent of AMI.

Selected Occupations, Annual Median Incomes, and Housing Affordability by Income as a Share of AMI

Occupation	Employment	Annual Median Wage	Median Wage x 2 (2-Income Family)	25% Monthly For Purchase (2-Income Family)	Purchase Limit At Threshold (2-Income, 4-person Family)
Cooks, Fast Food	7,790	26,530	53,060	1,105	\$158,448
Cashiers	56,110	28,320	56,640	1,180	
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	38,840	29,400	58,800	1,225	
Bartenders	14,410	29,980	59,960	1,249	
Waiters and Waitresses	54,080	30,160	60,320	1,257	
Maids and Housekeeping Cleaners	18,100	31,210	62,420	1,300	\$211,264
Bakers	4,290	31,220	62,440	1,301	
Cooks, Short Order	3,420	31,940	63,880	1,331	
Food Preparation Workers	19,810	31,950	63,900	1,331	
Hotel, Motel, and Resort Desk Clerks	5,580	32,340	64,680	1,348	
Automotive and Watercraft Service Attendants	1,160	33,760	67,520	1,407	
Cooks, Institution and Cafeteria	5,260	34,530	69,060	1,439	
Receptionists and Information Clerks	23,320	35,060	70,120	1,461	
Cooks, Restaurant	35,210	35,600	71,200	1,483	
Bus Drivers, School	2,710	36,770	73,540	1,532	
Helpers--Carpenters	810	38,260	76,520	1,594	
Helpers--Pipefitters, Plumbers, Pipefitters, and Steamfitters	860	38,330	76,660	1,597	
Helpers--Electricians	1,800	38,460	76,920	1,603	
Emergency Medical Technicians	1,300	39,150	78,300	1,631	
File Clerks	2,050	39,270	78,540	1,636	
Bus Drivers, Transit and Intercity	2,250	40,060	80,120	1,669	
Office Clerks, General	56,200	40,500	81,000	1,688	
Pharmacy Technicians	11,190	40,910	81,820	1,705	
Library Technicians	1,110	42,270	84,540	1,761	
Tellers	3,120	42,570	85,140	1,774	
Automotive Body and Related Repairers	2,040	47,680	95,360	1,987	
Dental Assistants	8,830	47,970	95,940	1,999	
Carpenters	12,520	48,490	96,980	2,020	
Audio and Video Technicians	1,550	49,790	99,580	2,075	
Paramedics	930	50,480	100,960	2,103	
Electricians	12,400	51,660	103,320	2,153	
Middle School Teachers, Except Special and Career/Technical Education	9,670	51,740	103,480	2,156	
Elementary School Teachers, Except Special Education	19,790	51,980	103,960	2,166	
Motorboat Mechanics and Service Technicians	1,350	52,240	104,480	2,177	
Plumbers, Pipefitters, and Steamfitters	5,990	54,370	108,740	2,265	
Computer User Support Specialists	12,680	54,950	109,900	2,290	
Secondary School Teachers, Except Special and Career/Technical Education	11,490	57,190	114,380	2,383	
Licensed Practical and Licensed Vocational Nurses	8,640	58,270	116,540	2,428	
Postal Service Mail Carriers	5,880	58,390	116,780	2,433	
Career/Technical Education Teachers, Middle School	270	58,610	117,220	2,442	
Chefs and Head Cooks	5,600	58,700	117,400	2,446	
Bus and Truck Mechanics and Diesel Engine Specialists	2,720	58,970	117,940	2,457	
Career/Technical Education Teachers, Secondary School	1,780	60,360	120,720	2,515	
Health Information Technologists and Medical Registrars	890	62,240	124,480	2,593	
Paralegals and Legal Assistants	12,420	62,810	125,620	2,617	
Electrical and Electronic Engineering Technologists and Technicians	750	64,090	128,180	2,670	
Broadcast Technicians	430	64,340	128,680	2,681	
Aircraft Mechanics and Service Technicians	6,020	64,680	129,360	2,695	
Clinical Laboratory Technologists and Technicians	6,960	65,580	131,160	2,733	
Radiologic Technologists and Technicians	4,230	65,720	131,440	2,738	
Forensic Science Technicians	510	68,400	136,800	2,850	
Firefighters	5,640	73,250	146,500	3,052	
Dental Hygienists	3,100	78,500	157,000	3,271	
Accountants and Auditors	28,910	79,730	159,460	3,322	
Magnetic Resonance Imaging Technologists	750	81,840	163,680	3,410	
Registered Nurses	56,660	83,590	167,180	3,483	
Police and Sheriff's Patrol Officers	19,870	89,570	179,140	3,732	
Network and Computer Systems Administrators	6,030	94,390	188,780	3,933	
Computer Systems Analysts	7,260	100,940	201,880	4,206	
Computer Programmers	1,010	101,800	203,600	4,242	
Computer Hardware Engineers	310	107,030	214,060	4,460	
Computer Network Architects	1,590	126,160	252,320	5,257	
Lawyers	28,220	129,770	259,540	5,407	
Computer and Information Systems Managers	7,310	159,620	319,240	6,651	
	693,780	57,413	114,826	2,392	

Data Sources: US Bureau of Labor Statistics May 2023 Occupation and Employment Statistics; 2024 HUD Income Limits: Households by income range: 2022 American Community Survey 5-year estimates; Planning Research and Economic Analysis. Maximum Affordable Sales Price: Bankrate.com, Accessed April, 2024, Rate - 7.1%, 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.



Environmental Conditions

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

Flood Protection

Federal Flood Zone	X
Stormwater Management Permit	DERM
County Flood Criteria, National Geodetic Vertical Datum (NGVD)	8.00 feet

Biological Conditions

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

Other Considerations

Within Wellfield Protection Area	No
Contaminated Site	No

Proposed Water and Wastewater Demand

Potential Development	Flow (GPD)	% of CDMP Water Treatment Available Capacity	% of CDMP Sewer Treatment Available Capacity
Single-family attached, 6 units	990	0.0002	0.0006
OR			
Multi-family, 18 units	2,430	0.0004	0.0016

Potable Water Supply

Application CDMP20250004 is located within the City of North Miami Beach franchised water service area. Pursuant Chapter 24 of the Code, development shall connect to public water system in accordance with Code requirements.

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

Wastewater Facilities

Application CDMP20250004 is located within the City of North Miami franchised sewers service area. Pursuant to Chapter 24 of the Code, proposed development located within feasible distance to public sewer lines shall connect to the public sewer system in accordance with Code requirements.

The sewer flow in the area is directed to sewer pump station 06-Parkway Grove, which is owned and operated by the City of North Miami and is currently in "OH" status. The flow is then directed to MDWASD sewer pump station 30-0346 and then to the North District Wastewater Treatment Plant. The last two structures are owned and are operated by MDWASD and are currently working within the mandated criteria set forth in the New Consent Decree Case: NO. 1:12-cv-

24400-FAM. Currently, the North District Wastewater Treatment Plant has sufficient capacity to treat proposed sewer flow.

The following Nominal Average Pump Operating Time (NAPOT) information for the pump station is based on the potential development and current conditions of the sanitary pump station. Please note at the time of final development orders, sewer capacity certification will be required.

Single-family attached, 6 units, 990 GPD

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	06	PWY-GRV	OH	3.72	0.03	3.75
↓	30	0346	OK	4.27	0.00	4.27
↓↓	30	ND	--	--	--	--

18 multifamily residential units based on ±0.5 gross acreage, 2,430 GPD

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	06	PWY-GRV	OH	3.72	0.08	3.80
↓	30	0346	OK	4.27	0.00	4.27
↓↓	30	ND	--	--	--	--

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

Relevant Chapter 24 Provisions regarding connection to public water and sanitary

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

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

DERM 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 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 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: N0. 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 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, 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-feet + 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 property associated with the proposed request contains tree resources. The applicant is advised that this approval 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, all prohibited species listed in section 24-49.9 that exist within the subject property shall be removed prior to development or redevelopment and any developed parcels shall be maintained to prevent the growth or accumulation of prohibited species in accordance with section 24-49.9 of the Code.

Endangered Species

CDMP policy CON-9B states that “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”.

Although this application lies within the United States Fish and Wildlife Service (USFWS) designated consultation area for the Federally endangered Florida bonneted bat, this Division finds the proposed development associated with the subject application is not reasonably anticipated to result in adverse or cumulative adverse environmental impacts to habitat that is critical to Federal or State designated endangered or threatened species.

Drainage and Flood Protection

Any future proposed development shall not negatively impact adjacent properties. Stormwater shall 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 any parcels, will require a review and approval, 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.

At a minimum, 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. Most current and stringent groundwater level data available at the time of the 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)(j) 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.

Any new development or redevelopment involving 2 acres or more of impervious area or 10 acres to the total area shall require a DERM 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 DERM. 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.

Environmental Monitoring and Restoration

All construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence

of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant. Please note that nothing stated herein may be interpreted to limit or restrict an engineer’s or other professional’s responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

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 to be 1,260 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” under the Mixed-Use Provisions would be 2,430 gpd, as shown under Scenario 2, which represents a potential increase of approximately 1,170 gpd for water and sewer service.

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

Scenario	Use (Maximum Allowed)	Quantity (Units or Square Feet)	Water Demand Multiplier*	Projected Water Demand (gpd)
Current CDMP Potential – “Low Density Residential”				
1	Single Family Detached on ±0.5 gross acres	6	210 gpd/unit	1,260 gpd
Requested CDMP Designation – “Low-Medium Density Residential”				
2	Multi Family on ±0.5 gross acres	18	135 gpd/unit	2,430 gpd

Source: Miami-Dade Water and Sewer Department; Department of Regulatory and Economic Resources, Planning Division; March 2024

*Water Demand Multipliers can be found at Section 24-43.1 Miami-Dade Code.

Water

The proposed development is located within the City of North Miami Beach’s water service area. A Water Supply Certification (WSC) is not required from WASD as the project is located entirely within the City of North Miami Beach’s water service area and the water supply will be provided by the North Miami Beach Utility.

At this time, there are no projects in the vicinity of the subject site.

Sewer

The proposed development is located within the City of North Miami’s sewer service area.

North Miami is a Volume Sewer Customer of WASD. At the time of development, an Ordinance letter will be required from WASD. WASD will be the Utility providing sewer services for treatment

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

Solid Waste

The Miami-Dade County Department of Solid Waste Management (DSWM) oversees the collection and disposal of solid waste generated in the County through direct operations, contractual arrangements, and enforcement of regulations. In addition, the DSWM directs the countywide effort to comply with the 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.

Parks

The Miami-Dade County Parks, Recreation and Open Space Department has three Park Benefit Districts (PBDs). The subject application site is located inside Park Benefit District 1 (PBD-1).

Level of Service Standard

CDMP Recreation and Open Space Element Policy ROS-2A establishes the adopted minimum Level of Service (LOS) standard for the provision of recreation 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.

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

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

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
OAK GROVE PARK	15560 NE 7 TH AVE	COMMUNITY PARK	22.27	LOCAL
SABAL PALM PARK	17262 NE 8 TH AVE	NEIGHBORHOOD PARK	3.13	LOCAL
DOLPHIN LINEAR PARK	1901 NW 195 TH ST	NEIGHBORHOOD PARK	26.68	LOCAL
BISCAYNE GARDENS PARK	15902 NW 2 ND AVE	NEIGHBORHOOD PARK	5.52	LOCAL
CHITTOHATCHEE PARK AT HONEY HILL	1880 NW 199 TH ST	NATURAL AREA PRESERVE PARK	2.44	LOCAL

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
JEB ESTATES PARK	14530 NW 16 TH CT	MINI PARK	1.61	LOCAL
IVES ESTATES TOT LOT	19598 NE 12 TH AVE	MINI PARK	0.22	LOCAL
SIERRA PARK	190 SIERRA DR	NEIGHBORHOOD PARK	1.97	LOCAL

Existing CDMP Land Use

The existing “Low Density Residential” CDMP land use designation would allow 3 single-family residential units and an anticipated population of 10. The concurrency analyses result in an impact of 0.03 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 would allow as many as 18 multi-family residential units and an anticipated population of 30. The concurrency analyses result in an impact of 0.08 acres, based on the minimum Level of Service of the CDMP.

Impact Analysis

The CDMP Recreation and Open Space Element Policy 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 Park Benefit District 1 (PBD 1), which currently meets park concurrency requirements and would continue to meet the LOS standard with the impacts from the development proposed in this application.

Fire and Rescue Service

The Property is served by Station No. 32 (Uleta), located at 358th NE 168th Street, North Miami Beach, FL. 33162. The station is equipped with one (1) Engine, one (1) Rescue (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 6:07 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 subject’s application 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

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 County Ordinances, the current adopted edition of the Florida Fire Preventions Code, and the current adopted edition of the Miami- Dade Water & Serwer’s D8 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 Ordinances and the current adopted edition of the Florida Fire Preventions Code.

CDMP Policy establishes the County’s minimum Level of Service standard for potable water. This CDMP policy requires the County to deliver water at a pressure no less than 20 pounds per square inch (psi), unless otherwise approved by the Miami-Dade Fire Rescue Department. The minimum fire flow, measured in gallons per minutes (GPM) for fire hydrants depending on the zoning classification is the following: Residential 500 (GPM), Duplex 750 (GPM), Multifamily 1000 (GPM) Offices/Hospitals/Schools 2000 (GPM) and Industrial 3000 (GPM).

The current CDMP designation “Low Density Residential” allows for potential development of a total of 3 single family units that generate 1 annual alarm. The proposed CDMP designation “Low-Medium Density Residential” will allow a potential development of 6 single family units or 18 multifamily units under the Mixed-Use Development provisions of the CDMP. The proposed development will generate approximately 3 annual alarms. The 3 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 service in the vicinity of the Property is adequate. Based on the current call volume for Station No. 32 and existing stations within proximity of the subject property, all stations combined are capable of mitigating the additional number of alarms. Additional stations include Station No. 11 (Carol City) located at 18705 NW 27 Ave., Miami Gardens, FL. 33056, and Station No. 38 (Golden Glades), located at 575 NW 199th St., Miami Gardens, Florida 33169.

As part of the rezoning process, MDFR is requesting that at time of permitting (or prior, under a separate ASPR 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 (FFPC), National Fire Protection Association (NFPA) 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.

Police Services

The proposed development would be serviced by the Intracoastal District, located at 15665 Biscayne Boulevard, Miami, Florida. 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 service demands. Should the need for police services rise 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

Under the planning level review, this application was analyzed for the impacts to public schools. Miami-Dade County Public Schools analysis determined that the applicable level of Service (LOS) standards to 100% Florida Inventory of School Housing (FISH) have not been impacted by the proposed development. 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.

Roadways

The application site is ± 0.30-net-acre property located on the northeast corner of North Miami Avenue and NE 165 Street in unincorporated Miami-Dade County. The subject application site is inside the County's Urban Infill Area (UIA), the County's designated Transportation Concurrency Exception Area (TCEA). The Concurrency Management Program in the Capital Improvement Element (CIE) of the CDMP states that "A proposed development located within the Urban Infill Area will not be denied a concurrency approval for transportation facilities provided that the development is otherwise consistent with the adopted Comprehensive Development Master plan..." (CIE page IX-17). The access to the application site would be from North Miami Avenue to the west and NE 165 Street to the south. The major roadways that would cater to the mobility needs of this project are shown below:

1. Florida's Turnpike north of Golden Glades to Miami Gardens Drive is a six-lane expressway with a posted speed limit of 65 mph.
2. Interstate 95 from NW 151 Street to NW 173 Street is a ten-lane expressway of which eight are general purpose lanes and two are express lanes, it's posted speed limit is 55 mph.
3. SR 826/Palmetto Expressway from NW 10 Avenue to Florida's Turnpike is an eight-lane expressway with a posted speed limit of 55 mph.
4. NW 2 Avenue from NW 159 Street to NW 169 Street is a two-lane undivided roadway with posted speed limit of 35 mph. It has interchanges with I-95 and SR 826/Palmetto Expressway.
5. NW 6 Avenue from NW 151 Street to NW 161 Street is a four-lane undivided roadway with posted speed limit of 40 mph.
6. North Miami Avenue from Memorial Highway to North 167 Street is a two-lane divided roadway with posted speed limit of 30 mph. It has a bridge across Biscayne Canal thereby providing mobility connections to the south.
7. NE 2 Avenue from NE 167 Street to NE 151 Street is a two-lane undivided roadway with posted speed limit of 30 mph.
8. North 167 Street which is the eastern extension of Palmetto Expressway, from NW 2 Avenue to NE 6 Avenue is a six-lane divided roadway with posted speed limit of 35 mph. It has interchanges with I-95 and SR 826/Palmetto Expressway.
9. North 162 Street from NW 2 Avenue to NE 5 Avenue is a two-lane divided roadway with posted speed limit of 30 mph.
10. North 159 Street from NW 2 Avenue to NE 6 Avenue is a two-lane undivided roadway with posted speed limit of 35 mph.
11. Memorial Highway which is an extension of NW 2 Avenue, from North Miami Avenue to NE 142 Street is a two-lane undivided roadway with posted speed limit of 30 mph.

The project site is located near three major expressways, Florida Turnpike, Interstate 95, and SR 826 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 2023) and the County (Year 2023), are operating at acceptable levels of service. Seven roadway segments surrounding the application site were analyzed and all of them were operating at acceptable LOS. See “Traffic Impact Analysis on Roadways Serving the Amendment Site” table below.

Trip Generation

The maximum development potential scenarios under each of 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 to 6 dwelling per acre [DU/Acre]), the application site is assumed to be developed with three single family detached units. Under the requested land use designation of the application site to “Low-Medium Density Residential” the site is developable at up to 13 units per acre, but also becomes eligible for development under the Mixed Use Development provisions of the CDMP Land Use Element that would allow up to 36 units per acre, the application site could be developed with up to eighteen (18) multifamily units subject to compatibility with the adjacent developments. The potential development under the current CDMP land use designation of “Low Density Residential” (2.5 to 6 DU/Acre) is expected to generate approximately 3 PM peak hour trips and under the requested CDMP land use designation of “Low-Medium Density Residential” and the then applicable Mixed Use Development provisions of the CDMP that would allow 36 units per acre, it is expected to generate approximately 9 PM peak hour trips or approximately 6 more PM peak hour trips compared to the current CDMP designation. See “Estimated PM Peak Hour Trip Generation” table below.

Estimated PM Peak Hour Trip Generation By Current and Requested CDMP Land Use Designations			
Application CDMP20250004	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 per gross acres)	
Maximum Development Potential	3 Single-Family Detached Units ¹	18 Multifamily Units ²	
Trips Generated	3	9	+6

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

Notes: ¹ – ITE Land Use Code used for Single Family Detached Housing is 210.
² – ITE Land Use Code used for Multifamily Housing is 220.

Short Term Traffic Evaluation (Concurrency)

An evaluation of peak-period traffic concurrency conditions as of January 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 *2025 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 the seven 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. Also, the subject application site is inside the County's Urban Infill Area (UIA), the County's designated Transportation Concurrency Exception Area (TCEA), hence it is exempt from traffic concurrency. The "Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation" table below shows that all seven 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.
Proposed Development: 18 Multifamily Housing Units. Net Trips: 9 PM peak hour trips														
9316	North Miami Avenue	north of NE 159 Street	2 UD	E+20%	1,522	541	C	32	573	C	4	0.26%	577	C
F-0366	NE 167 Street	east of N Miami Avenue	6 DV	E+20%	5,508	3,687	D	21	3,708	D	3	0.05%	3,711	D
9326	NW 2 Avenue	south of NW 167 Street	4 DV	E+20%	3,283	2,158	D	90	2,248	D	2	0.06%	2,250	D
F-0168	NE 6 Avenue	south of NE 170 Street	4 DV	E+20%	4,296	1,652	C	53	1,705	C	1	0.02%	1,706	C
9249	Memorial Hwy	north of NE 135 Street	2 UD	E+20%	1,522	673	D	84	757	D	2	0.13%	759	D
F-1025	NW 135 Street	west of N Miami Avenue	4 DV	E	3,580	2,486	C	39	2,525	C	2	0.06%	2,527	C
87-2137 ⁽¹⁾	SR 9A/I-95	north of Golden Glades Interchange	8 DV	E+20%	17,820	9,470	C	0	9,470	C	2	0.01%	9,472	C
Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, 2023. Notes: DV= Divided Roadway; UD=Undivided Roadway. * 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)														

MDC030

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 the application site can be developed with 3 single family detached units. Under the requested CDMP land use designation and with the Mixed Use Development provisions of the CDMP that would allow 36 units per acre, the application site can be developed with 18 multifamily housing units. The potential development of 3 single family detached units under the current CDMP land use designation is expected to generate approximately 3 peak hour trips and the potential development of 18 multifamily housing units under the requested CDMP land use designation with the Mixed-Use Development provisions of the CDMP, it is expected to generate approximately 9 peak hour trips or approximately 6 more 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 that were analyzed have available capacity to handle the additional traffic impacts that would be generated by the application. Also, the subject application site is inside the County's Urban Infill Area (UIA), the County's designated Transportation Concurrency Exception Area (TCEA), hence it is exempt from traffic concurrency.

Other Roadway Improvements

1. Golden Glades Interchange, an important entry point into Miami-Dade County is currently undergoing major ramp improvements and reconstruction. The project area consists of five major facilities including I-95 Expressway, Florida's Turnpike, Palmetto Expressway, State Road 9 and US 441/NW 7 Avenue. The total capital cost for this project is approximately \$1 billion.
2. Access and Intersection Improvements of NW 2 Avenue from NW 167 Street to NW 165 Street. The project is completed and currently traffic signal installation is ongoing.
3. Widening NE/NW 159 Street from 2 to 4 lanes between NW 6 Avenue and NE 6 Avenue. The total project cost is \$14.38 million, and it is expected to be completed by 2025.
4. Widening NE 159 Street from 3 to 5 lanes between NE 6 Avenue and Harriet Tubman Highway. The project is currently at the design phase and the total project cost is \$24.5 million.
5. Bridge Replacement on Miami Avenue north of NW 146 Street. The project is currently at the design phase and the total project cost is \$5.4 million.

Applicant's Traffic Study

The applicant's transportation consultant, Speath Engineering FL LLC, prepared the *CDMP Amendment Traffic Impact Statement* dated September 27, 2024. 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 project description of the proposed development is shown in page #2 of the Traffic Study. The complete Traffic Study is available online at <https://energov.miamidade.gov/>.

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 Homes	3 units
Proposed Land Use	Multifamily Homes	18 units

The PM Peak Hour trip generation for the existing development potential of 3 Single Family Homes would be 2 trips. The PM Peak Hour trip generation from the proposed development potential of 18 Multifamily units would be 10 trips. See applicant’s Tables 2A and 2B below for trip generation analysis.

Table 2A : ITE Trip Generation (11th Ed)-Trip Rates

Land Use	Weekday A.M. Peak Hour	Weekday P.M. Peak Hours	Total Daily
Multifamily Housing (220)	Trips=0.40 per DU 24% entering, 76% existing	Trips=0.51 per DU 63% entering, 37% exiting	Trips=6.74 per DU

Table 2B: Current vs Proposed Land Use Maximum Development Potential Trip Generation

Use	Size (DU)	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Total Daily (2 way)
		In	Out	Total	In	Out	Total	
Current	3	1	1	2	1	1	2	20
Proposed	18	2	6	8	6	4	10	122
Net new trips for 2045 analysis		1	5	6	5	3	8	102

The site is located on Traffic Analysis Zone (TAZ) 177, the cardinal trip distribution for this TAZ was obtained from the MPO’s 2045 Cost Feasible Plan. The Miami-Dade TPO publishes trip distribution data for the years 2015 and 2045 for each TAZ within Miami-Dade County, this data is interpolated to get the 2027 trip distribution for the concurrency analysis. Using the cardinal distribution, the project traffic was distributed on the surrounding roadway network. See applicant’s Table 3 and Figure 3 below for trip distribution analysis.

Table 3: Project Cardinal Directional Distribution

Year	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2015	13.70%	13.70%	6.10%	12.80%	18.30%	12.00%	8.30%	15.20%
2045	14.30%	13.70%	4.50%	10.20%	19.70%	13.90%	9.80%	13.90%
2027	13.92%	13.70%	5.51%	11.85%	18.81%	12.70%	8.85%	14.72%

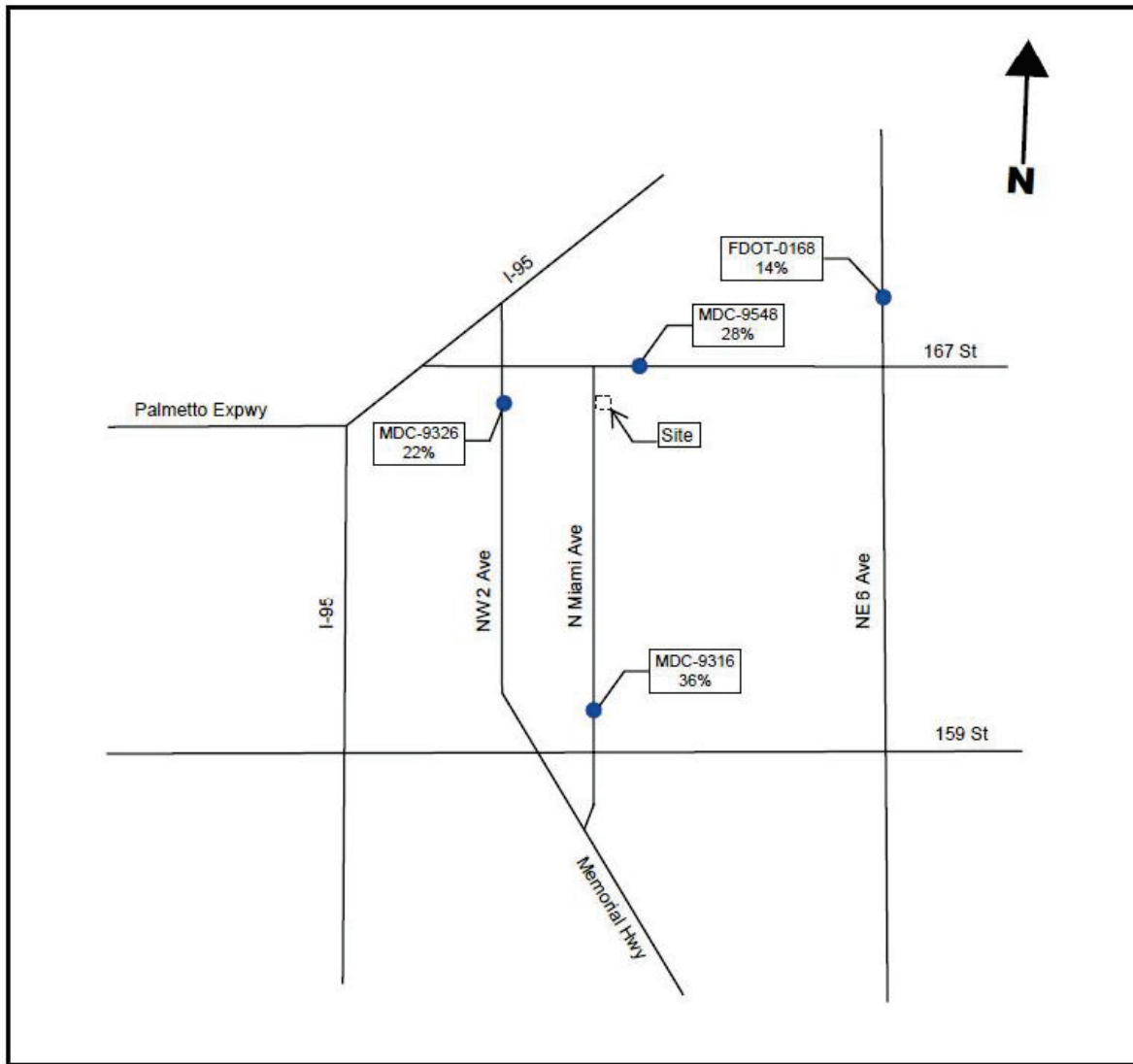


Figure 3: Directional Trip Distribution

The applicant’s traffic study reviewed the existing traffic conditions on the surrounding roadway network using the County’s and FDOT’s 2023 traffic count data. Four roadway segments surrounding the application site that are directly impacted by this amendment were analyzed for afternoon peak hour capacity conditions and it was determined that all the roadways were functioning at acceptable levels of service. See the applicant’s Table 1 below for the existing roadway condition analysis.

Table 1:2024 PM Peak-Hour Roadway LOS Analysis

Count Station	Roadway	From	To	No. of Lanes	Adopted LOS	LOS Capacity	PM Peak-Hour Volume	Existing LOS
MDC-9316	N Miami Ave	NE 167 St	Biscayne River Dr	2L	E+20	1,522	541	C
FDOT-0366	NW 167 St	NW 2 nd Ave	NE 6 th Ave	6LD	E+20	5,508	3,687	D
MDC-9326	NW 2 nd Ave	NW 167 St	NW 151 St	4L	E+20	3,283	2,158	D
FDOT-0168	SR-915/NE 6 Ave	SR-860/Miami Gardens Dr	NE 157 St	4L	E+20	4,296	1,652	C

The applicant's traffic study included a 2027 short term concurrency analysis, which included reserved trips from approved development not yet constructed, programmed roadway capacity improvements listed in the County's adopted 2025 *Transportation Improvement Program (TIP)*, the PM peak hour trips estimated to be generated by the proposed development and no annual growth-rate factor was included since the FDOT historical traffic volumes to account for future background volumes showed a negative growth. The concurrency 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. See the applicant's Table 5 below for the short-term concurrency analysis.

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 long-term analysis determined that two roadway segments shown below are projected to operate below or in violation of their adopted level of service (LOS) standards.

1. NE 6 Avenue from Miami Gardens Drive to NE 157 Street would operate at LOS 'F' but the adopted LOS is 'E+20%'.
2. NW 167 Street from NW 2 Avenue to NE 6 Avenue would operate at LOS 'F' but the adopted LOS is 'E+20%'.

The two roadways that are projected to fail in 2045, fails with and without the impacts from the proposed project. Also, the traffic impact from this project on the two roadway segments are not significant as the percentage impact is less than five percent of the maximum service volume capacity for each of the impacted roadways. See the applicant's Table 6 below for the 2045 Long Term analysis.

In conclusion, the applicant's traffic study assessed the impacts of the proposed CDMP amendment on the four roadway segments surrounding the application site. The traffic analysis was prepared for existing traffic conditions, short-term (year 2027) and long-term (year 2045)

traffic impacts. The results indicate that the impacted roadway segments are expected to operate at adopted levels of service or better for the existing and short-term traffic conditions. Two roadway segments are projected to operate below their adopted level of service standards for the long-term (year 2045) traffic conditions, but the project traffic impact from the proposed development would not be significant on these roadways. Also, the subject application site is inside the County's Urban Infill Area (UIA), the County's designated Transportation Concurrency Exception Area (TCEA), hence it is exempt from traffic concurrency. Based on the results of the above analysis staff is in agreement with the conclusions of this traffic study.

Table 5: 2027 Short-Term PM Peak Hour Roadway Capacity Analysis Summary

Count Station	Location	No. of Lanes	Adopted LOS	LOS Capacity	PM Peak-Hour Volume	DO Trips	2026 Volume	Proposed Development		Total Volume	LOS with Project	Meets Capacity
								Project Distribution	Project Trips			
MDC-9316	N Miami Ave n/o NW 159 St	2L	E+20	1,522	541	30	571	36%	5	576	C	YES
FDOT-0366	NW 167 St e/o N Miami Ave	6LD	E+20	5,508	3,687	21	3,708	28%	4	3,712	D	YES
MDC-9326	NW 2 Ave s/o NW 167 St	4L	E+20	3,283	2,158	91	2,249	22%	3	2,252	D	YES
FDOT-0168	SR-915/N E 6 Ave s/o NE 170 St	4L	E+20	4,296	1,652	53	1,705	14%	1	1,706	C	YES

Table 6: 2045 Long-Term PM Peak-Hour Roadway Capacity Analysis Summary

Count Station	Location	From	To	No. of Lanes	Adopted LOS	LOS Capacity	2045 PM Peak-Hour Volume	LOS without Project	Proposed Development		Total Volume	LOS with Project	Meets Capacity
									Project Distribution	Project Trips			
MDC-9316	N Miami Ave	NE 167 St	Biscayne River Dr	2L	E+20	1,522	1,458	E+15	36%	4	1,462	E+15	YES
FDOT 0366	NW 167 St	NW 2 Ave	NE 6 Ave	6LD	E+20	5,508	7,191	F	28%	3	7,194	F	NO
MDC-9326	NW 2 Ave	Nw 167 St	NW 151 St	4L	E+20	3,283	2,457	E	22%	3	2,460	E	YES
FDOT-0168	SR-915/NE 6 Ave	SR-860/Miami Gardens Dr	NW 157 St	4L	E+20	4,296	4,437	F	14%	1	4,438	F	NO

Transit

This application site is served by Metrobus Routes 75 and 401 at a bus stop located along NE 167th Ave at N Miami Ave approximately 0.2 miles away (5-minute walk). Headways for the services mentioned above are listed in the table below.

Route	Metrobus Route Service Summary Service Headways (in minutes)						Type of Service
	Weekday Peak (AM/PM)	Off-Peak (midday)	Evenings (after 8pm)	Overnight	Saturday	Sunday	
75	60	60	60	N/A	60	60	L
401	60	60	60	N/A	60	60	F

Notes: *L means Metrobus local route service*
F means Metrobus feeder service to Metrorail or Tri-Rail

Future Transportation / Transit Needs and Planned Improvements

There are no projects identified in TDP within ½ mile of the station area.

DTPW Conditions

DTPW’s review for mass transit concurrency for this application includes the analysis of CDMP Policies MT-1A. The existing total combined resident and work force population is below 10,000 persons. However, additional residents and employees will be provided with transit service having 60-minute headways. According to the traffic impact study, the proposed change to the CDMP Future Land Use Map will create approximately 102 daily trips above the current level, increasing from 20 trips to 122 total. Additionally, the maximum potential could account for 3 to 5 new transit trips, which can be absorbed by the nearby Metrobus routes. Upon DTPW’s review for mass transit concurrency, the application CDMP20250004 is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard as stated in CDMP Policy MT-1A. DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. Upon DTPW’s review for mass transit concurrency, the application is found to meet the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A.

1. The Applicant should consider complete street design principles when designing the NE 167th Street section.
2. The Applicant should design NE 167th Street to have proper bicycle and pedestrian connections to have access to local bus stops.

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-1A. High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.
- 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-2A. All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE), except as otherwise provided in the "Concurrency Management Program" section of the CIE.
- LU-3A. Development orders in Miami-Dade County shall be consistent with the goals, objectives and policies contained in the Conservation, Aquifer Recharge and Drainage and Coastal Management Elements of this Plan, and with all applicable environmental regulations, as well as all other elements of the CDMP.
- LU-5B. All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Regulatory and Economic Resources shall be the principal administrative interpreter of the CDMP.
- 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-8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would: Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County; Enhance or impede provision of services at or above adopted LOS Standards; Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and Enhance or degrade environmental or historical resources; and Enhance or degrade systems important

to the County as a whole including regional drainage, emergency management, transit service, roadways, facilities of countywide significance, and water quality; and If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or 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.

LU-10A. Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to reduce emissions and promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.

LU-12 Miami-Dade County shall take specific measures to promote infill development that are located in the Urban Infill Area (UIA) as defined in Policy TC-1B or in an built-up area with urban services that is situated in a Community Development Block Grant (CDBG)-eligible area, a Targeted Urban Area identified in the Urban Economic Revitalization Plan for Targeted Urban Areas, an Enterprise Zone established pursuant to state law.

MT-1A. The minimum peak-hour mass transit level-of-service shall be that all areas within the Urban Development Boundary (UDB) of the Land Use Plan (LUP) which have a combined resident and work force population of more than 10,000 persons per square mile shall be provided with public transit service having 30-minute headways and an average route spacing of one mile provided that: The average combined population and employment density along the corridor between the existing transit network and the area of expansion exceeds 4,000 per square mile, and the corridor is 0.5 miles on either side of any necessary new routes or route extensions to the area of expansion; It is estimated that there is sufficient demand to warrant the service; The service is economically feasible; and The expansion of transit service into new areas is not provided at the detriment of existing or planned services in higher density areas with greater need.

MT-1B. Issuance of all development orders for new development or significant expansions of existing development shall be contingent upon compliance with the Level of Service standard contained in Policy MT-1A.

APPENDICES

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Appendix A: Amendment Application

**APPLICATION TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANTS

Mikhail Chabanov
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MIAMI, FL 33169
(551) 221-4268
Mikhail.Chabanov@gmail.com

2. APPLICANTS' REPRESENTATIVE

Daniel Andres Lopez P.A.
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Miami Beach FL, 33140
(786) 205-4597
dlope168@gmail.com

By:	<i>Daniel Andres Lopez PA</i> <small>dotloop verified 02/13/2025 10:38 AM EST 1984-EGG-VPLD-JUT</small>	02/13/2025
(Signature of Applicant's Representative)		Date

3. DESCRIPTION OF REQUESTED CHANGE

A. A change to the Land Use Element, Land Use map (item A.1 in the fee schedule) is requested.

Redesignate the application site:

From: Low Density Residential (2.5-6
DU/ac) To: Low-Medium Density
Residential

B. 1. Description of the Subject Property

Lot(s) 45, 46, 47 and 48, Block 18, Oleta Terrace, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 117, of the Public Records of Miami-Dade County, Florida. Parcel Identification Number: 30-2113-007-4220

5. LOCATION MAP FOR APPLICATION

See Appendix A.

6. ADDITIONAL MATERIALS SUBMITTED

SEE ATTACHED – Opinion of Title
SEE ATTACHED – CDMP Letter of Interpretation

7. LEGAL DESCRIPTION & CERTIFIED SURVEY

SEE ATTACHED- Legal Description
ONLINE SUBMISSION- Certified Survey

8. DISCLOSURE OF INTEREST FORM

SEE ATTACHED

9. PROPOSED MODIFICATION TO OR RELEASE OF AN EXISTING CDMP
DECLARATION OF RESTRICTIONS

N/A

10. TRAFFIC IMPACT STUDY

ONLINE SUBMISSION

11. NOTIFICATION TO PROPERTY OWNERS OTHER THAN THE APPLICANT,
WHOSE PROPERTIES ARE INCLUDED WITHIN AN APPLICATION AREA
BOUNDARY

N/A

Appendix A

Location map for Application to Amend the Comprehensive Development Master Plan

APPLICANT / OWNER
Mikhail Chabanov

DESCRIPTION OF SUBJECT AREA

Subject property consists of 0.50 gross acres (0.30 net acres) of Lot(s) 45, 46, 47 and 48, Block 18, Oleta Terrace, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 117, of the Public Records of Miami-Dade County, Florida.



Disclosure of Interest

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: Mikhail Chabanov, 16525 N Miami Ave Miami FL 33169

APPLICANT B:

APPLICANT C:

APPLICANT D:

APPLICANT E:

APPLICANT F:

APPLICANT G:

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area and indicate those properties in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A Mikhail Chabanov,	Mikhail Chabanov	3021130074220	0.30

3. For each applicant, check the appropriate column to indicate the NATURE OF THE APPLICANT'S INTEREST in the property identified in Section 2 above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A	Mikhail Chabanov			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

- a. If the applicant is an **INDIVIDUAL** (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
Mikhail Chabanov, 16525 N Miami Ave Miami FL 33169	100%

- b. If the applicant is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: _____

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>

3. For each applicant, check the appropriate column to indicate the **NATURE OF THE APPLICANT'S INTEREST** in the property identified in Section 2 above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A	Mikhail Chabanov			

4. **DISCLOSURE OF APPLICANT'S INTEREST:** Complete all appropriate sections and indicate N/A for each section that is not applicable.

- a. If the applicant is an **INDIVIDUAL** (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
Mikhail Chabanov, 16525 N Miami Ave Miami FL 33169	100%

- b. If the applicant is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: _____

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>

- c. If the applicant is a **TRUSTEE**, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES NAME: _____

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
_____	_____
_____	_____
_____	_____

- d. If the applicant is a **PARTNERSHIP** or **LIMITED PARTNERSHIP**, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner (s) consist of another partnership(s), corporation (s) trust (s) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
_____	_____
_____	_____
_____	_____

- e. If the applicant is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
-------------------------	-------------------------------

Date of Contract: _____

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

5. DISCLOSURE OF OWNER'S INTEREST: Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

- a. If the owner is an **INDIVIDUAL** (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
--------------------------------------	-------------------------------

Mikhail Chabanov, 16525 N Miami Ave Miami FL 33169	100%
--	------

--	--

- b. If the owner is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: _____

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
_____	_____
_____	_____
_____	_____
_____	_____

- c. If the owner is a **TRUSTEE**, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

TRUSTEE'S NAME: _____

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
_____	_____
_____	_____
_____	_____
_____	_____

- d. If the owner is a **PARTNERSHIP** or **LIMITED PARTNERSHIP**, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF OWNERSHIP</u>

- e. If the owner is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF INTEREST</u>

Date of Contract: _____

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

ENTITIES REGULARLY TRADED ON AN ESTABLISHED SECURITIES, PENSION FUNDS OR PENSION TRUSTS OF MORE THAN FIVE THOUSAND (5,000) OWNERSHIP INTERESTS

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

dotloop signature verification: <http://us025-9m4k-9khl>

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

Applicant's Signature and Printed Name
(Complete one signature page per applicant)

Signature Mikhail Chabanov

Signed by: Mikhail Chabanov

Printed Name Date & Time: 12 Feb, 2025 22:09:04 MSK

State of Florida

County of Miami-Dade


Sworn to (or affirmed) and subscribed before me by means of (how the individual appeared check one): (how the individual appeared check one):

physical presence online notarization this 12 day of February, 2025
(date) (month)(year)

by Mikhail Chabanov
(name of individual swearing or affirming)

as _____ for _____
(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)



This remote online notarization involved the use of audio/visual communication technology

(affix Florida Notary Seal above)

Svetlana Z. Nemeroff
(Signature of Notary Public)

(typed, printed, or stamped name of Notary Public)

My Commission Expires:

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 Zoning Public Hearing Application No. _____, it is hereby certified that I have examined a *complete Abstract of Title* covering the period from the beginning to the 19th day of September, 2024, at the hour of 11:00 PM, inclusive, of the property described on **Exhibit A** hereto. All title instruments, policies, and documents referenced above are collectively referred to as the "Title Evidence". I know of no reason that this Title Evidence is inaccurate or incomplete.

I am of the opinion that on the last-mentioned date, the fee simple title to the above-described real property was vested in: **MIKHAIL CHABANOV, a single man.**

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

1. RECORDED MORTGAGES:

- A. Mortgage to MERS as Nominee for United Wholesale Mortgage LLC, recorded in O.R. Book 33143 at Page 1998 of the Public Records of Miami-Dade County, Florida.

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

- A. None.

3. GENERAL EXCEPTIONS:

- a. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment.
- b. General or special taxes and assessments required to be paid in the year 2023 and subsequent years.
- c. Rights or claims of parties in possession not recorded in the Public Records.
- d. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.
- e. Easements or claims of easements not recorded in the Public Records.

**Opinion of Title
Page 2 of 4**

- f. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records.

4. SPECIAL EXCEPTIONS

- a. Mortgage to MERS as Nominee for United Wholesale Mortgage LLC, recorded in O.R. Book 33143 at Page 1998 of the Public Records of Miami-Dade County, Florida.
- b. Covenant Running with the Land in Favor of Metropolitan Dade County recorded on June 21, 1988, at Official Records Book 13725 at Page 448, Public Records of Miami Dade County, Florida.
- c. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Oletta Terrace, as recorded in Plat Book 8, Page 117, Public Records of Miami-Dade County, Florida.
- d. Rights of the lessees under unrecorded leases.

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

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

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
MERS as Nominee for United Wholesale Mortgage LLC	Mortgage	4(a)

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

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
	Old Republic National Title		Beginning of time to 9/19/2024

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

[END OF DOCUMENT- SIGNATURES ON FOLLOWING PAGE]

dotloop signature verification: <https://dotloop.com/verify/9v4k9xhi>

Opinion of Title
Page 3 of 4

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

Respectfully submitted this day of October 2024.

VJ'J4 *l.aA*

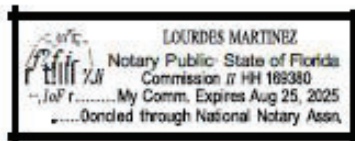
-6" Kumaarr, Esq.
Florida Bar No. 91831
3162 Commodore Plaza, Suite 3E
Miami, Florida 33133

STATE OF FLORIDA }
 } ss:
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me by means of physical presen [1/ or online notarization [] me this 1st day of October, 2024, by Meghhaa Kumaarr, Esq., who is personally known to me or has produced _____, as identification.

Loures Martinez
Notary Public
Li! /rd u Mm r-hVeffe:
Print Name

My Commission Expires:



Opinion of Title
Page 4 of 4

EXHIBIT "A"
(Legal Description)

Lot(s) 45, 46, 47 and 48, Block 18, Oleta Terrace, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 117, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 30-2113-007-4220

Disclosure of Interest

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: Mikhail Chabanov, 16525 N Miami Ave Miami FL 33169

APPLICANT B: _____

APPLICANT C: _____

APPLICANT D: _____

APPLICANT E: _____

APPLICANT F: _____

APPLICANT G: _____

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area and indicate those properties in which the applicant has an interest. Complete information must be provided for each parcel.

	APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A	Mikhail Chabanov	Mikhail Chabanov	3021130074220	0.31 acres

3. For each applicant, check the appropriate column to indicate the NATURE OF THE APPLICANT'S INTEREST in the property identified in Section 2 above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A	Mikhail Chabanov			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

- a. If the applicant is an **INDIVIDUAL** (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
Mikhail Chabanov	100%

- b. If the applicant is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: _____

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>

- c. If the applicant is a **TRUSTEE**, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES NAME: _____

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
_____	_____
_____	_____
_____	_____
_____	_____

- d. If the applicant is a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner (s) consist of another partnership(s), corporation (s) trust (s) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
_____	_____
_____	_____
_____	_____

- e. If the applicant is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>

Date of Contract: _____	

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

5. DISCLOSURE OF OWNER'S INTEREST: Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

- a. If the owner is an **INDIVIDUAL** (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
Mikhail Chabanov	100%

- b. If the owner is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: _____

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
_____	_____
_____	_____
_____	_____
_____	_____

- c. If the owner is a **TRUSTEE**, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

TRUSTEE'S NAME: _____

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
_____	_____
_____	_____
_____	_____
_____	_____

- d. If the owner is a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF OWNERSHIP</u>
_____	_____
_____	_____
_____	_____
_____	_____

- e. If the owner is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF INTEREST</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of Contract: _____

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

ENTITIES REGULARLY TRADED ON AN ESTABLISHED SECURITIES, PENSION FUNDS OR PENSION TRUSTS OF MORE THAN FIVE THOUSAND (5,000) OWNERSHIP INTERESTS

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

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

Applicant's Signature and Printed Name
(Complete one signature page per applicant)

Signature _____

Printed Name Mikhail Chabanov

State of Florida
County of Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of (how the individual appeared check one): (how the individual appeared check one):

physical presence online notarization this 29 day of October, 2024.
(date) (month) (year)

by Mikhail Chabanov
(name of individual swearing or affirming)

as Officer for _____
(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)



(affix Florida Notary Seal above)

(Signature of Notary Public)

Maria Trestman
(typed, printed, or stamped name of Notary Public)

My Commission Expires: July 23, 2028

**Appendix B: Applicant's Proffered Declaration of
Restrictions (11/6/2025)**

RECEIVED 11-6-2025
PLANNING DIVISION

CDMP20250004
MIKHAIL CHABANOV

This instrument was prepared by:
Name: Meghhaa Kumaarr, Esq.
Address: Law Office of Alexis Gonzalez, P.A.
3162 Commodore Plaza, Suite 3E
Coconut Grove, FL 33133

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned MIKHAIL CHABANOV (hereinafter referred to as the "Owner") holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property", which is supported by the Opinion of Title; and

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in the January 2025 Cycle and said amendment is identified as Application No. CDMP20250004 (the "Application"); and

WHEREAS, the Application seeks 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 Application includes this Declaration of Restrictions that has been voluntarily proffered by the Owner; and

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

- (1) **Urban Design Compliance Commitment:** Owner hereby commits that the development will utilize sound urban design principles, including, but not limited to, Multifamily development sections incorporated in the County's Urban Design Manual (the "Manual") endorsed by Miami-Dade County Resolution R-1360-98, as determined in consultation with and approved by the Development Services Division of the Department of Regulatory and Economic Resources, or successor department.

MISCELLANEOUS

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

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 Owner following the approval of the Application by the Board of County Commissioners. This Declaration shall become effective immediately upon recordation.

Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

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

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

[Execution Pages Follow]

Signed, witnessed, executed, and acknowledged on this ___ day of _____, 2025.

IN WITNESS WHEREOF, Mikhail Chabanov has caused these presents to be signed in its name by proper officials.

WITNESSES:

MIKHAIL CHABANOV

Signature of Witness

By: _____

Printed Name of Witness

Name: _____

Signature of Witness

Address: _____

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Mikhail Chabanov, the Owner. He/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

Print Name

My Commission Expires: _____

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:	<u>PH3025022100092</u>	Local Government (LG):	<u>Miami-Dade</u>
Date Application Received:	<u>2/21/2025 10:14:20 AM</u>	LG Application Number:	<u>Z2025000019</u>
Type of Application:	<u>Public Hearing</u>	Sub Type:	<u>Zoning</u>
Applicant's Name:	<u>Mikhail Chabanov</u>		
Address/Location:	<u>16525 N MIAMI AVE</u>		
Master Folio Number:	<u>3021130074220</u>		
Additional Folio Number(s):			

PROPOSED # OF UNITS **14**

SINGLE-FAMILY DETACHED UNITS: **0**

SINGLE-FAMILY ATTACHED UNITS: **0**

MULTIFAMILY UNITS: **14**



CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
ADJACENT SERVICE AREA SCHOOLS						
*An Impact reduction of 33.68% included for charter and magnet schools (Schools of Choice).						

MCPS has **NOT** conducted a preliminary public school concurrency review of this application.

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

APPENDIX D: APPLICANT'S TRANSPORTATION ANALYSIS (EXECUTIVE SUMMARY)

*Excerpted pages are enclosed here. The complete report is accessible at the link listed below.

https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/769016da-ea9c-4f5d-968d-ad5d44f4fb4c

Traffic Impact Statement

Prepared For:

CDMP Amendment

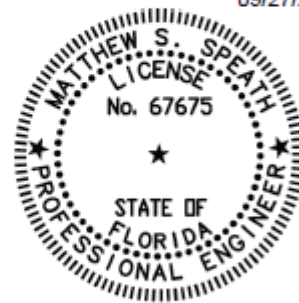
16525 North Miami Ave
Miami, FL

Prepared By:

Matthew S. Speath, P.E.
44 West Flagler St, Suite 1850
Miami, FL 33130
(305) 834-4213

Issued: September 27, 2024

09/27/2024



SPEATH ENGINEERING

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MATTHEW S. SPEATH, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

c=US, o=Speath Engineering FL LLC,
dnQualifier=A01410C0000181A09CE75A00025A62, cn=Matthew Speath
2024.09.27 17:53:55 -0400

Project #F24-42

Executive Summary

Speath Engineering has prepared a traffic impact analysis for the purpose of a proposed amendment to the Miami-Dade County CDMP Land Use Plan for a land parcel located within the Urban Infill Area. The site consists of 0.31 net acres and 0.51 gross acres (when considering half of the adjacent right-of-way areas) and is positioned on the corner of N Miami Ave. and NE 165th Street in zoning district RU-2-Two-Family Residential District, which will be modified to RU-3-Four Unit Apartment House District. The property owner is seeking to amend the future CDMP land use designation from “Low Density Residential” to “Low-Medium Density Residential.” The traffic impact analysis considered four roadways as part of the study area defined as: North Miami Ave, NW 2nd Ave, NE 6th Ave, and NE 167th St.

The short-term analysis for the year 2027 shows that all roadways analyzed will continue to operate within the adopted Level of Service (LOS). The long-term analysis for the year 2045 projected that two roadways, NE 167th Street and NE 6th Avenue, will not operate within their adopted LOS capacities both with or without the impacts of the requested future land use change. The proposed amendment was determined to have a maximum impact of 0.26% among all the roadways analyzed, and therefore, none of the roadway impacts determined in this study are considered significant.

The proposed amendment to the CDMP future land use will change the residential development potential of the site from 3 dwelling units to 14 multifamily low-rise dwelling units. This number of proposed units is under the maximum development potential of 18. The number of trips generated from the site under the current future land use is 20 daily, 2 AM peak-hour, and 2 PM peak-hour trips. The maximum number of trips generated under the proposed amendment to the future land use are 122 daily, 8 morning peak-hour, and 10 afternoon peak-hour trips.

This traffic impact statement has been conducted in accordance with current guidelines as established in the 2024 Instructions for Preparing Applications Requesting Amendments to the Miami-Dade County CDMP and the Miami-Dade County Traffic Impact Study Standard Methodology.

APPENDIX E: FISCAL IMPACT ANALYSIS

On Infrastructure and Services

On October 23, 2001, the Board of County Commissioners adopted ordinance No. 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. CDMP20240004 to amend the CDMP from County departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owner(s) or will require general taxpayer support and includes an estimate of that support.

The agencies use various methodologies for their calculations. The agencies rely on a variety of sources for revenue, such as property taxes, impact fees, connection fees, user fees, gas taxes, taxing districts, general fund contribution, federal and state grants, federal funds, etc. Certain variables, such as property use, local number of dwelling units, and type of units were considered by the service agencies in developing their cost estimates.

Solid Waste Services

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 for Provision of Solid Waste Services - Concurrency

Since the DSWM assesses capacity on a system-wide basis, it is not practical or necessary to make determinations concerning the adequacy of solid waste disposal capacity on a case-by-case basis. Instead, the DSWM issues a periodic assessment of the County's status in terms of 'concurrency,' the ability to maintain the adopted LOS system-wide.

Fiscal Impact Waste Disposal Capacity and Service

The cost of providing disposal capacity for WCSA 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 with the Consumer Price Index, South Region. In addition, the 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.

Water and Sewer

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

At this time, there are no projects in the vicinity of the subject site.

Sewer: The proposed development is located within the City of North Miami's sewer service area. Please consult with the Utility Department of the City of North Miami for any infrastructure they may have in their service area.

North Miami is a Volume Sewer Customer of WASD. At the time of development, an Ordinance letter will be required from WASD. WASD will be the Utility providing sewer services for treatment and disposal of the wastewater at the North District Wastewater Treatment Plant (NDWWTP). The NDWWTP is currently operating under a permit from the Florida Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the NDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

Drainage and Flood Protection

Any future proposed development shall not negatively impact adjacent properties. Stormwater shall 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 any parcels, will require a review and approval, 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.

At a minimum, 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. Most current and stringent groundwater level data available at the time of the review and approval, from the county or other agencies, shall be used.

Public Schools

The Planning Level review for the requested CDMP land use designation of "Low-Medium Density Residential" with Mixed Use provisions would result in a residential scenario (using student generation multipliers) with an impact of 0 students. Final determination of school impact and capacity will be made at the time of the final plat, site plan or functional equivalent. In accordance with Miami-Dade County's Interlocal Agreement for Public Schools Facilities (ILA), the application complies with level of service standards at this time.

Fire Rescue

The Miami-Dade Fire Rescue Department (MDFR) has determined that the current CDMP land use designation of “Low Density Residential” allows a density of 3 single-family units will generate 1 annual alarm. The proposed CDMP designation, “Low-Medium Density Residential” will allow a potential development of 6 SF units or 18 MF units. The proposed development will generate approximately 3 annual alarms. The 3 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 service in the vicinity of the Property is adequate.

Police

Based on current data for police staffing, population, and crime/calls-for-service trends, the projected increase in calls-for-service, existing staffing is expected to handle any minor increase in service demands. Should the need for police services rise beyond projected levels, additional sworn personnel, support staff, and equipment may be necessary.

APPENDIX F: PHOTOS OF SITE AND SURROUNDINGS

Below: Application site, viewed from the southwest corner, at the intersection of NE 165 Street and N Miami Avenue.



Below: The Application Site, viewed from the corner of NE 166 Street and N Miami Avenue—the adjacent lot to the north.



Below: Miami Avenue, as seen from in front of the Application Site, flowing toward NE 167 Street.



Below: NE 165th Street, as viewed from behind the Application Site. The properties on the left are adjacent to the Application Site.



Below: The property at 16461 N Miami Avenue. This property is immediately south of the Application Site on N Miami Avenue.



APPENDIX G: LETTER OF INTERPRETATION



Department of Regulatory and Economic Resources
Planning Division, Metropolitan Planning Section
111 NW 1 Street - 12th Floor
Miami, Florida 33128-1902
Telephone: (305) 375-2835
www.miamidade.gov/planning

November 6, 2024

Daniel Lopez
6061 Collins Avenue, #23A
Miami Beach, FL 33140
DLope168@gmail.com

Subject: CDMP Saturation Analysis Request Ref: Folio No. 30-2113-007-4220 in Unincorporated Miami-Dade County, Florida (Subject Property).

Dear Mr. Lopez:

This letter is in response to your August 5, 2024, letter (CL24-39) in which you requested interpretation of Miami-Dade County's Comprehensive Development Master Plan (CDMP) as it applies to Subject Property comprising a parcel consisting of approximately 13,400 square feet / ±0.307 acres. The Subject Property is located at 16525 North Miami Avenue, in unincorporated Miami-Dade County, Florida, and is identified by the referenced folio number. According to your letter, the intent for the Subject Property is to undergo a CDMP amendment application for redesignation from "Low Density Residential" to "Low Medium Density Residential" along with a concurrent zoning application for rezoning from RU-2 to RU-3, utilizing the horizontal Mixed-Use Corridor District to build a single-use 14-unit residential project.

Your letter requests confirmation that the Subject Property is within ¼ mile of a Major Roadway and is thus eligible to be developed as a horizontal mixed-use project under the Mixed-Use provisions of the CDMP. The Subject Property is located within 660-feet of North Miami Avenue and NE 167 Street, roadways designated in this area as "Major Roadways" on the CDMP Land Use Plan map. The CDMP's Mixed Use Development provisions in the Land Use Element (page I-46) allows for vertical or horizontal mixed-use development at a Floor Area Ratio (FAR) between 1.0 to 1.5 and a residential density up to 36 units per acre on properties in corridors with a maximum depth of 660 feet located along "Major Roadways", with the exception that parcels designated "Estate Density Residential" and "Low Density Residential" are not eligible for this allowance. The CDMP mixed-use provisions require demonstration that a single use does not currently or would not be caused to exceed 70% of the total building area within ¼ mile of the Subject Property, for a property to be rezoned as a horizontal mixed-use development in a Major Roadway corridor. Staff analysis of existing land uses with ¼ mile of the Subject Property (Subject Property Area) indicates that 47.48% of the building area in the Subject Property Area is residential. As such, if the Subject Property is redesignated from "Low Density Residential" to a higher land use residential designation, or to "Business and Office" or "Office/Residential", it would become eligible for single-use residential development in accordance with the horizontal mixed-use development provisions in Major Roadway corridors." However, under the current "Low Density Residential" designation, the Subject Property would not be eligible for the Mixed-Use Development provisions of the CDMP.

Daniel Lopez
November 6, 2024
Page 2

The actual densities or intensities of development approvable on the 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. It should further be noted that this analysis is based on current conditions and may be repeated at the time of zoning approval to account for changing conditions.

This letter is provided in response to your request for interpreting the provisions of the CDMP and does not constitute a departmental recommendation on any pending or future requests for development approval. This interpretation is based upon the policies and provisions of the CDMP currently in effect. If you have any questions regarding this review, please contact me at Jerry.Bell@miamidade.gov or (305) 375-2835.

Sincerely,



Jerry Bell, AICP
Assistant Director for Planning

JB/GR/RD/nms

BCC ADDITIONAL ITEMS*
JANUARY 2025 CYCLE APPLICATION NO. CDMP20250004
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
(Consisting of all materials not included in the Initial Recommendations Report)

ITEMS	PAGE NO.
Applicant's Correspondence and Submittals	
Letters Requesting Extensions and Deferrals	
Extension Request for Board of County Commissioners (BCC) meeting, received June 12, 2025	A-1
Extension Request for BCC meeting, received October 21, 2025	A-2
Extension Request for BCC meeting, received November 4, 2025	A-4
Request to Defer Community Council 8 meeting scheduled for November 17, received November 13, 2025	A-6
Extension Request for BCC meeting, received November 13, 2025	A-7
Extension Request for BCC meeting, received January 15, 2026	A-9
Extension Request for BCC meeting, received March 9, 2026	A-11
Declaration of Restrictions	
Applicant's Proffered Declaration of Restrictions, received May 28, 2026	A-13
Planning Advisory (PAB) Hearing Documents	
PAB Resolution from hearing held on February 9, 2026	A-19
PAB Minutes from hearing held on February 9, 2026	A-24

* Documents related to the application, including third party correspondence, are available online at the link below.
https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/769016da-ea9c-4f5d-968d-ad5d44f4fb4c?tab=attachments

DANIEL ANDRES LOPEZ PA

Additional Items A-1



Daniel Andres Lopez P.A.
(786) 205-4597
dlope168@gmail.com

RECEIVED 6/12/2026
PLANNING DIVISION

June 12, 2025

VIA ELECTRONIC MAIL JERRY.BELL@MIAMIDADE.GOV

Jerry Bell, Assistant Director for Planning
Department of Regulatory and Economic Resources
Planning Division
111 NW First Street, 12th Floor
Miami, Florida 33128-6096

R e : CDMP20250004 -**Mikhail Chabanov**

Dear Mr. Bell,

As you know, the undersigned is Lobbyist, and owner Mikhail Chabanov, the above referenced applicant. Please accept this letter as our formal request for an extension to the CDMP application above. This request is made for purposes of compliance with the 180-day rule.

We appreciate your assistance and look forward to continue working with you on this matter.

Sincerely,

DANIEL ANDRES LOPEZ PA

Daniel A. Lopez

Mikhail Chabanov

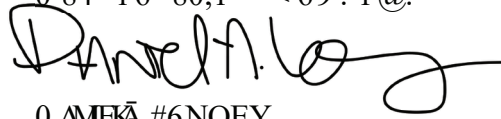
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Mikhail Chabanov

Additional Items A-3

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<i>Mikhail Chabanov</i>	dotloop verified 10/21/25 11:40 PM MSK CVSV-MZQ3-STWW-Q3QT
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Daniel A. Lopez



DANIEL ANDRES LOPEZ PA

Additional Items A-6



Daniel Andres Lopez P.A.
(786) 205-4597
dlope168@gmail.com

November 13, 2025

VIA ELECTRONIC MAIL JERRY.BELL@MIAMIDADE.GOV

Jerry Bell, Assistant Director for Planning
Department of Regulatory and Economic Resources
Planning Division
111 NW First Street, 12th Floor
Miami, Florida 33128-6096

**RECEIVED 11/13/2025
PLANNING DIVISION**

Re: CDMP20250004 -**Mikhail Chabanov**

Dear Mr. Bell,

As you know, the undersigned is Lobbyist, and owner Mikhail Chabanov, the above referenced applicant.

This letter constitutes a formal request for an extension of time, and deferral, for the Community Council 8 public hearing on Comprehensive Development Master Plan (“CDMP”) Amendment Application No. CDMP20250004, scheduled for November 17, 2025.

Sincerely,

DANIEL ANDRES LOPEZ PA

Mikhail Chabanov dotloop verified
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DANIEL ANDRES LOPEZ PA

Additional Items A-7

Daniel Andres Lopez P.A.
(786) 205-4597
dlope168@gmail.com



November 13, 2025

VIA ELECTRONIC MAIL JERRY.BELL@MIAMIDADE.GOV

Jerry Bell, Assistant Director for Planning
Department of Regulatory and Economic Resources
Planning Division
111 NW First Street, 12th Floor
Miami, Florida 33128-6096

Re: CDMP20250004 -**Mikhail Chabanov**

Dear Mr. Bell,

As you know, the undersigned is Lobbyist, and owner Mikhail Chabanov, the above referenced applicant.

This letter constitutes a formal request for an extension of time for the public hearing on Comprehensive Development Master Plan (“CDMP”) Amendment Application No. CDMP20250004.

Pursuant to Section 2-116.1(3)(h) of the Miami-Dade County Code of Ordinances (the “County Code”), the Board of County Commissioners is required to hold one (1) public hearing within 180 calendar days following the close of the relevant filing period, unless the Board determines that additional time is necessary. The County Code further provides that the Director may grant an extension if such a request is submitted by the applicant prior to the earliest deadline for the publication of required notices for the hearing.

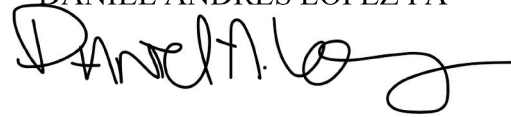
Under the County Code, the first public hearing before the Board of County Commissioners on this matter must be held no later than July 30, 2025 (the “Timeframe”). However, the County Code expressly authorizes the Director to extend this Timeframe upon request by the Applicant.

Accordingly, the Applicant hereby requests an extension of the Timeframe to April 30, 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 staff comments before public hearing.

Additional Items A-8

Sincerely,

DANIEL ANDRES LOPEZ PA



<i>Mikhail Chabanov</i>	dotloop verified 11/13/25 8:28 PM MSK CGXC-F71F-JQKQ-QLEZ
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Daniel A. Lopez



=JNDFRFLY!

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Daniel A. Lopez



05/28/2026

This instrument was prepared by:

Name: Meghhaa Kumaarr, Esq.
Address: Law Office of Alexis Gonzalez, P.A.
3162 Commodore Plaza, Suite 3E
Coconut Grove, FL 33133

Received Planning
5/28/2026

CDMP20250004
Mikhail Chabanov

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned MIKHAIL CHABANOV (hereinafter referred to as the "Owner") holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property", which is supported by the Opinion of Title; and

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in the January Cycle and said amendment is identified as Application No. CDMP20250004 (the "Application"); and

WHEREAS, the Application seeks 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 Application includes this Declaration of Restrictions that has been voluntarily proffered by the Owner; and

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

- (1) **Voluntary Residential Density Commitment:** Owner hereby voluntarily covenants and agrees that the Property shall be limited to a maximum of fourteen (14) residential dwelling units in the aggregate. The fourteen (14) unit maximum shall be inclusive of all residential units approved on the Property, including any workforce housing units or other units that may be permitted pursuant to applicable density bonus or incentive provisions.

(2) **Workforce Housing Commitment:**

The Owner voluntarily agrees to develop the Property with Workforce Housing Units (“WHUs”) in accordance with Article XHIA Workforce Housing Development Program of Chapter 33 of the Code, as may be amended. If the total number of units approved on the Property is fourteen (14), the Owner commits to designate five (5) units as Workforce Housing Units (“WHUs”). However, if the total number of units approved on the Property is less than fourteen (14), then thirty-five percent (35%) of the total number of residential dwelling units approved on the Property shall be designated as WHUs. The resulting number shall be rounded down to the nearest whole unit. By way of example only, if twelve (12) residential dwelling units are approved, five (5) units shall be designated as Workforce Housing Units meeting the affordability requirements set forth herein. If eleven (11) residential units are approved, then four (4) units shall be designated as Workforce Housing Units meeting the affordability requirements set forth herein. The Workforce Housing Units shall be for sale or rental to households whose incomes are between 60% to 140% of the Area Median Income for Miami-Dade County as published annually by the U.S. Department of Housing and Urban Development.

(3) **Urban Design Compliance Commitment:** Owner hereby commits that the Property will be developed utilizing sound urban design principles, including, but not limited to, Multifamily development sections incorporated in the County’s Urban Design Manual (the “Manual”) endorsed by Miami-Dade County Resolution R-1360-98, as determined in consultation with and approved by the Development Services Division of the Department of Regulatory and Economic Resources, or successor department.

(4) **Voluntary Residential Use Restriction:** Owner hereby voluntarily covenants and agrees that the Property shall be limited to residential uses only, in accordance with the plans and approvals granted by Miami-Dade County, and subject to all applicable CDMP policies. By committing to only residential uses, the Owner does not waive, relinquish, or otherwise limit any available bonus or benefit related to intensity, including floor area ratio, height, and lot coverage, that may be applicable to the Property under the CDMP and land development regulations or approval, as may be amended.

MISCELLANEOUS

Covenant Running with the Land. This Declaration on the part of the Owner shall

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

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 Owner following the approval of the Application by the Board of County Commissioners. This Declaration shall become effective

immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

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

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

[Execution Pages Follow]

Signed, witnessed, executed, and acknowledged on this 28th day of May, 2026.

IN WITNESS WHEREOF, Mikhail Chabanov has caused these presents to be signed in its name by proper officials.

WITNESSES:

MIKHAIL CHABANOV

Irene Steinman
Signature of Witness

By: Mikhail Chabanov

Irene Steinman
Printed Name of Witness

Name: Mikhail Chabanov

Nancy M Metallo
Signature of Witness

Address: 16525 N Miami Ave. Miami FL 33169

Nancy M Metallo

Printed Name of Witness

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me [] in person or [X] via online notarization by Mikhail Chabanov, the Owner. He is personally known to me or has produced DRIVER LICENSE, as identification.

Witness my signature and official seal this 28th day of May, 2026, in the County and State aforesaid.

Giovanni Gonzalez

Signature

Giovanni A Gonzalez

Print Name

My Commission Expires: 03/22/2030



Notarized remotely online using communication technology via Proof.

RESOLUTION NO. 26-1

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 JANUARY 2025 CYCLE APPLICATION NO. CDMP20250004 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. CDMP20250004 was filed by a private party in the January 2025 Cycle of Applications to amend the CDMP and is contained in the document titled "January 2025 Cycle of Applications to Amend the Comprehensive Development Master Plan," dated February 2025, and kept on file with and available upon request from the Department; and

WHEREAS, January 2025 Cycle Application No. CDMP20250004 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. CDMP20250004 dated December 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. CDMP20250004 requested to be processed concurrently with Zoning Application No. Z2025000019; and

WHEREAS, in accordance with the applicable County procedures, the affected Community Council was scheduled to conduct its optional public hearing on the referenced application but did not achieve a quorum to conduct the public hearing and therefore did not issue recommendation on the referenced application; 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. CDMP20250004 requested extension of time, which was approved by the Director is 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. CDMP20250004.

Application Number	Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP	• Recommended Action on Small-Scale Amendment
CDMP20250004	<p>Mikhail Chabanov / Daniel Andres Lopez, P.A. / Northeast corner of the intersection of North Miami Avenue and NE 165 Street / ±0.30 gross/net acres</p> <p><u>Requested Amendment to the CDMP</u></p> <ol style="list-style-type: none"> 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) 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. 	<p>Adopt with Acceptance of the Proffered Declaration of Restrictions and with the conditions that: 1) development on the site is limited to a maximum of 14 residential units; 2) five (5) of the 14 residential units are set aside for workforce housing, as represented by the applicant; and 3) commercial development on the site is prohibited.</p>
	Small-Scale Amendment	

The motion to Adopt with Acceptance of the proffered Declaration of Restrictions and with the conditions that: 1) development on the site is limited to a maximum of 14 residential units; 2) five (5) of the 14 residential units are set aside for workforce housing, as represented by the applicant; and 3) commercial development on the site is prohibited, was moved by Board Member Cepeda. Board Member Diaz-Padron seconded the motion. The motion passed 5 to 1 as follows:

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

Ernie Thomas, Vice Chair, No
William McRea, Chair, Yes

The above action was taken by the Planning Advisory Board, acting as the Local Planning Agency, at its public hearing on February 9, 2026, and are certified correct by Lourdes Gomez, Executive Secretary to the Planning Advisory Board.

Jerry Bell for

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 the January 2025 Cycle Application No. CDMP20250004
To Amend the Comprehensive Development Master Plan

February 9, 2026, 2:00 PM

Planning Advisory Board Members

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

Ernie Thomas, Vice Chair, Present
William McRea, Chair, Present

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

* Present after roll call

Department of Regulatory and Economic Resources (RER) Staff Present

Planning Division

Jerry Bell, Assistant Director, Planning Division
Garett Rowe, Chief, Metropolitan Planning Section
Sarah Cody, Chief, Office of Historic Preservation
Manuel Armada, Chief, Planning Research Section
Robert Hesler, Planning Section Supervisor, Planning Research
Rosa Davis, Planning Section Supervisor, Metropolitan Planning
Alex Dambach, Planning Development Manager, Metropolitan Planning
Sue Trone, Strategic Metro Planner, Long Range and Neighborhood Planning
James McCall, Strategic Metro Planner, Long Range and Neighborhood Planning
George da Guia, Principal Planner, Metropolitan Planning
Jennifer Snell, Community Development Municipal Planning Liason, Metropolitan Planning
Mark Dorsey, Principal Planner, Metropolitan Planning
Noel Stillings, Principal Planner, Metropolitan Planning
Lorenzo Vieito, Senior Planner, Metropolitan Planning

Other County Staff Present

Eddie Kirtley, Assistant County Attorney, County Attorney's Office
Alejandro Cuello, Principal Planner, Miami-Dade Fire Rescue
Katrina Mirazo, Real Estate Manager, Miami-Dade Fire Rescue
Brandon Fennell, Senior 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 2:05 p.m. by PAB Chair McRea who 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 six members present.

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

Chair McRea reviewed the procedures and objectives of the public hearing and formally welcomed the public. He noted in addition to the CDMP application, there was also on today's agenda a presentation by the County's Office of Historic Preservation (OHP) and the Staff update on the Evaluation and Appraisal Report (EAR) process. For the Chair's Report, he thanked the previous PAB Chair Frank Lago for his service and the Board for his election and the opportunity to serve as PAB Chair. Chair McRea called upon Mr. Garrett Rowe to introduce the CDMP application.

OPENING STATEMENT BY COUNTY STAFF

Mr. Garrett Rowe, Chief of Metropolitan Planning, introduced himself and acknowledged the presence of County Staff representing various departments. Mr. Rowe referenced the OHP and EAR update presentations on the meeting agenda and explained that the PAB had a previous Staff presentation on the EAR that focused more on the contents of the CDMP evaluation and appraisal while today's will be more on the EAR process and timeline. Mr. Rowe then requested Ms. Sue Trone to present CDMP Application No. CDMP20250004.

JANUARY 2025 CYCLE APPLICATION

Application No. CDMP20250004 – Mikhail Chabanov

Ms. Sue Trone, Strategic Metro Planner, presented an overview of Application CDMP20250004 and explained that it involves a ±0.50 gross acre property located within 660 feet of two Major Roadways (NW 167 Street and N Miami Avenue as depicted on the CDMP Adopted 2030 and 2040 Land Use Plan map). She noted the Application seeks to change the land use designation of the property from "Low Density Residential," which permits 2.5 to 6 dwelling units per gross acre, to "Low-Medium Density Residential" that allows from 6 to 13 dwelling units per gross acre. She further explained that the site's proximity to the Major Roadways would qualify the property for the Mixed Use Development provisions of the CDMP if the application is approved, thus, the property would then qualify for a density of up to 36 dwelling units per gross acre. Ms. Trone noted the density that would be allowed to be developed on the property would be 18 residential dwelling units under the Mixed Use Development provisions of the CDMP.

Ms. Trone showed images from the site visit and explained that, while the site is somewhat compact, the applicant has proffered a Declaration of Restrictions committing to adhere to sound urban design principles in the design of the project and to limit uses to residential uses only. She also noted that the reviewing agencies raised no objections to the application. Ms. Trone explained that while the transportation analysis indicated that two nearby road segments are projected to violate their respective level of service standard by 2045, those conditions would occur regardless of the projected traffic impacts from the proposed development, and the traffic impacts are not significant. Ms. Trone outlined the Staff recommendation is to adopt with the

Applicant’s proffered covenant and that the North Central Community Council (CC-8) did not have quorum at its scheduled CDMP hearing and thereby did not issue a recommendation on the application.

During discussion, Board members asked about potential unit counts and design considerations. Staff clarified that additional units could be achieved through applicable density bonuses, including for the provision of workforce housing at the time of zoning. Staff also clarified that no site plan has been submitted and details such as building height and parking will be addressed during the zoning process. Concerns were raised by Board members about the potential scale of development in a predominantly single-family neighborhood and the need for buffering. Staff emphasized that compatibility will be evaluated at the zoning stage and that the proffered covenant includes a commitment to incorporate sound urban design principles into the design of the proposed development which requires compatibility with the neighborhood.

Mr. Daniel Lopez, the Applicant’s legal representative, outlined in his presentation the Applicant’s intent to develop the site with 18 residential units and include five (5) workforce housing units and asked for the Board’s support of the application.

Chair McRea opened the public hearing for comments and there being no members of the public wishing to speak on the application, closed the public hearing.

Board members asked to clarify the maximum number of units that could be developed on the site, since the CDMP change could allow 18 residential units, but zoning bonuses for Workforce Housing could increase that number further. Mr. Lopez explained Applicant was not present at the hearing and he was thereby unable to make commitments at the hearing to limit the density. Board Member Cepeda made the motion to Adopt with Acceptance of the proffered Declaration of Restrictions and with the conditions that: 1) development on the site is limited to a maximum of 14 residential units; 2) five (5) of the 14 residential units are to be set aside for workforce housing, as represented by the Applicant; and 3) commercial development on the be prohibited. Board Member Diaz-Padron seconded the motion. The motion passed 5 to 1 as follows:

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

Ernie Thomas, Vice Chair, No
William McRea, Chair, Yes

STAFF ANNOUNCEMENTS/PRESENTATIONS

Presentation by The Office of Historic Preservation

Ms. Sarah Cody, Chief of the Office of Historic Preservation (OHP), provided an overview of the County’s Historic Preservation program and processes. She highlighted the Countywide historic preservation ordinance adopted by the Board of County Commissioners in 1981 and codified in Chapter 16-A of the County Code, which established historic preservation as a matter of public policy. She explained the County’s jurisdiction, noting that OHP oversees historic preservation for Unincorporated Miami-Dade County (UMSA) and for 24 municipalities that do not have their own

historic preservation programs. She also noted that OHP holds archaeological jurisdiction over 33 of the 34 municipalities in the County.

Ms. Cody reviewed several recent OHP initiatives, including the Historic Site Vulnerability Assessment, updates to the Resilient Rehab design guidelines, and the From Metropolis to Global City studies. She described the Heritage at Risk Survey as a long-term effort, with 7,780 sites preliminarily identified, 1,200 historic sites documented, and 406 sites identified as potentially eligible for listing on the National Register of Historic Places.

Ms. Cody described how several CDMP elements—including Land Use, Housing, Recreation and Open Space, and Coastal Management—support historic preservation through their goals, objectives, and policies. She also explained OHP’s role in reviewing CDMP applications to ensure consistency with historic preservation policies before they are presented to the PAB. She highlighted recent examples where historic structures were successfully integrated into new development projects and concluded by referring attendees to the OHP website (<https://www.miamidade.gov/global/economy/historic-preservation/home.page>), which includes the projects discussed as well as additional historic preservation resources.

The Board thanked the Office of Historic Preservation (OHP) for the presentation. Questions were raised regarding whether OHP recommends properties for historic designation and whether owner consent is required for listing on the National Register. Ms. Cody clarified that the National Register process is administered by the State of Florida and requires owner consent for private properties, while local designation under Chapter 16-A does not require owner consent, although it is encouraged. A request was made by the Board for a copy of the presentation, and staff confirmed it would be provided.

Update on the Evaluation and Appraisal Report (EAR) Process

Mr. Rowe introduced Mr. Alex Dambach, Planning Development Manager, to make the Staff presentation on the EAR. Mr. Dambach outlined the EAR public participation process. He explained that Staff is working not only on the research, data analysis and collection efforts for the EAR but also on a public outreach process and that the EAR will be presented to the PAB in September. Mr. Dambach described the series of community workshops scheduled throughout the County. He stressed that the next EAR workshop will be on February 17, 2026 at the Naranja Branch Library in the South. Mr. Dambach stated that the meetings have an “art gallery” format where residents can visit various exhibits and speak with Staff on various planning topics, rather than having a formal presentation. He also referenced the Mayor’s EAR Task Force of 24 members representing various industries and professions, all related to the County and its future growth. He noted the next public EAR Task Force meeting is scheduled for February 13, 2026 at the County’s Main Library. He discussed the online EAR survey noting it already had over 94 responses, so far. He concluded with urging the Board members to complete the EAR survey and referenced the EAR website which contains additional information.

Hearing no questions from the Board, PAB Chair McRea thanked Mr. Dambach for the presentation.

ADJOURNMENT

Having no further business before the PAB, Chair McRea adjourned the meeting at 3:12 pm.

Respectfully submitted,



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