

Date: April 29, 2025

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Supplement
Agenda Item No. 3(A)

Subject: Supplemental Information on October 2023 Cycle Application
No. CDMP20230026 to Amend the Comprehensive Development Master Plan

The following supplemental information is provided to the Board of County Commissioners regarding October 2023 Cycle Application No. CDMP20230026 to amend the Comprehensive Development Master Plan (CDMP). The information includes: (Exhibit 1) the Initial Recommendation report and update; and (Exhibit 2) Additional Items addressing Application No. CDMP20230026 received by the Department of Regulatory and Economic Resources not included in the Initial Recommendation report.



Roy Coley
Chief Utilities and Regulatory Services Officer

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
ADDRESS OF THE APPLICANT'S CHANGES TO
COMPREHENSIVE PLAN AMENDMENT APPLICATION NO. CDMP20230026

April 10, 2025

This report provides an update on changes to Application No. CDMP20230026 (Lennar Homes, LLC) since the publication of the Initial Recommendation report in May 2024. The changes include an increase of three (3) units in the number of proposed residential units, updated traffic analysis results indicating that traffic impact mitigation for the Turnpike is no longer required, and a commitment to establish pedestrian connectivity to the adjacent Debbie Curtin Park.

As previously detailed in the Initial Recommendation Report, the ±30.71-gross-acre application site is currently designated as “Business and Office” and “Low Density Residential” (2.5 to 6 dwelling units per acre) on the Land Use Plan map of the CDMP Land Use Element. The application seeks to re-designate approximately ±19.19 gross acres (hereinafter referred to as the “Residential Parcel”) as “Low-Medium Density Residential with One Density Increase (DI-1)”, which would allow 13 to 25 dwelling units per acre with urban design. Additionally, ±11.52 gross acres would be redesignated as “Business and Office” (referred to as the “Commercial Parcel”). Although the proposed amendment would allow 479 multifamily units on the Residential Parcel and up to 174,384 square feet of retail space on the Commercial Parcel, the applicant proffered a Declaration of Restrictions (covenant) limiting development on the Residential Parcel to 254 residential units and prohibiting residential development on the Commercial Parcel. However, the applicant’s latest revised covenant dated April 9, 2025, changes the maximum number of dwelling units allowed on the residential parcel from 254 to 257 (see Additional Items, page A-26). The addition of three dwelling units is not projected to generate any additional impact on County services and facilities, as it falls within the maximum impact evaluated by County agencies.

In addition to increasing the number of residential units allowed on the site, the applicant submitted updated traffic data demonstrating that the Turnpike is no longer projected to operate in violation of its adopted level of service (LOS) standard. In the Initial Recommendation report, the roadway analyses indicated that the Florida Turnpike east of SW 248 Street would be operating in violation of its LOS standard both with and without the impacts of the proposed development. Since the Turnpike is a designated Evacuation Route, proportionate fair share mitigation was required to address the traffic impacts from the proposed development of the site. However, in March 2025, the applicant submitted more recent traffic count data in updates to the *Traffic Analysis* for review. Utilizing the more current data, the analysis in the updated traffic study shows the Florida Turnpike will operate within its adopted LOS standard. Thus, the prior commitment for proportionate fair share mitigation is no longer required.

Another change with the application that should be noted is the commitment in the proffered covenant to reasonably accommodate a pedestrian access point to improve connectivity to the adjacent Debbie Curtin Park. The connection would be along the northern boundary of the residential parcel and would be subject to the approval of the Parks, Recreation and Open Space Department.

Having reviewed the changes discussed above, Staff continues to recommend that the application be adopted with acceptance of the proffered Declaration of Restrictions.

Application No. CDMP20230026
Lennar Homes, LLC (a.k.a. Canals)
Commission District 8 (Cohen-Higgins) Community Council 15

APPLICATION SUMMARY

| | | | | | |
|---|--|-------|---|----|--|
| Applicant/Representative: | Lennar Homes, LLC. /Hugo P. Arza, Esq., Luis Figueredo, Esq., and Amanda M. Naldjieff, Esq., Holland & Knight LLP | | | | |
| Location: | Northeast corner of the intersection of SW 232 Street and SW 112 Avenue. | | | | |
| Total Acreage: | ±30.71 gross acres /± 28.52 net acres | | | | |
| Current Land Use Plan Map Designation: | "Low Density Residential" (2.5 to 6 dwelling units per acre) and "Business and Office" | | | | |
| Requested Land Use Plan Map Designation and other CDMP Changes: | <ol style="list-style-type: none"> 1. Redesignate the application site on the Land Use Plan map: <table border="0" style="margin-left: 20px;"> <tr> <td style="vertical-align: top;">From:</td> <td>"Low Density Residential" ±20.70 gross acres/ ±19.77 net acres and "Business and Office" ±10.1 gross acres/ ±8.75 net acres</td> </tr> <tr> <td style="vertical-align: top;">To</td> <td>"Low-Medium Density Residential with One Density Increase (DI-1)" (13 to 25 dwelling units per gross acre with urban design) ±19.19 gross acres/ ±18.51 net acres and "Business and Office" ±11.52 gross acres/ ±10.01 net acres</td> </tr> </table> 2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners | From: | "Low Density Residential" ±20.70 gross acres/ ±19.77 net acres and "Business and Office" ±10.1 gross acres/ ±8.75 net acres | To | "Low-Medium Density Residential with One Density Increase (DI-1)" (13 to 25 dwelling units per gross acre with urban design) ±19.19 gross acres/ ±18.51 net acres and "Business and Office" ±11.52 gross acres/ ±10.01 net acres |
| From: | "Low Density Residential" ±20.70 gross acres/ ±19.77 net acres and "Business and Office" ±10.1 gross acres/ ±8.75 net acres | | | | |
| To | "Low-Medium Density Residential with One Density Increase (DI-1)" (13 to 25 dwelling units per gross acre with urban design) ±19.19 gross acres/ ±18.51 net acres and "Business and Office" ±11.52 gross acres/ ±10.01 net acres | | | | |
| Amendment Type: | Small Scale (Being processed concurrently with Zoning Application Z2023000447) | | | | |
| Existing Zoning District/Site Condition: | AU (Agricultural) / Row Cropland | | | | |

RECOMMENDATIONS

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|--------|--|
| Staff: | ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (May 2024) |
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| | |
|---------------------------------|---------------------------------|
| South Bay Community Council 15: | NO QUORUM (May 14, 2024) |
|---------------------------------|---------------------------------|

Planning Advisory Board
Acting as the Local Planning Agency:

**ADOPT WITH ACCEPTANCE OF THE
PROFFERED DECLARATION OF
RESTRICTIONS (June 3, 2024)**

Final Action by the Board of County
Commissioners

TO BE DETERMINED (April 29, 2025)

Staff recommends to **ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map to re-designate the ± 30.71 gross acres/±28.52 net acres application site from "Low Density Residential" (2.5 to 6 dwelling units per gross acre) and "Business and Office" (±10.1 gross acres/±8.75 net acres) to "Low-Medium Density Residential with One Density Increase (DI-1)" (13 to 25 dwelling units per gross acre with Urban Design) ±19.19 gross acres/ ±18.51 net acres and "Business and Office" ±11.52 gross acres/ ±10.01 net acres for the following reasons:

Principal Reasons for Recommendation:

1. The requested redesignation of the application site would allow infill commercial and residential development at a higher density than currently allowed on the site consistent with Objective LU-1, Policies LU-1C, and LU-10A of the CDMP Land Use Element. These policies and objective require the County to give priority to infill development of vacant land and redevelopment of substandard or underdeveloped environmentally suitable urban areas where urban services and facilities have the capacities to accommodate additional demand. The application proposes up to 254 residential units and commercial development (up to 174,384 square feet), and as discussed in Principal Reason No. 2(ii) below, existing public facilities and services have adequate capacities to accommodate the impacts that would be generated by development on the site if the application is approved.

The ±30.71-acre application site is currently designated "Business and Office" and "Low Density Residential" (2.5 to 6 dwelling units per gross acre) and could be developed with 152,500 square feet of retail space and 124 single-family detached residential units or a total of 254 residential units if developed entirely as residential. The requested redesignation to "Business and Office" and "Low-Medium Density Residential (6 to 13 dwelling units per gross acre) with the One Density Increase (DI-1)" overlay designation would allow the application site to be developed at 13 to 25 dwelling units per gross acre if sound urban design principles are incorporated into the design of the proposed project. This would allow the site to be developed with a maximum of 174,384 square feet of retail space on the "Business and Office" portion of the site and 479 residential units on the residential portion, or 1,170 residential units if the entire site were to be developed as residential. However, the applicant has proffered a Declaration of Restrictions (covenant) that would, among others, limit residential development on the site to a maximum of 254 residential units (see "Declaration of Restrictions" section on page 13 and Appendix G: Applicant's Proffered Declaration of Restrictions on page 41 of the Appendices).

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

- i. *Need to Accommodate Population or Economic Growth:* The vacant land for single-family and multi-family residential development in the analysis area Minor Statistical Area 7.1 (MSA 7.1), in 2023 was estimated to have a capacity for about 9,011 dwelling units, with about 88 percent of these units intended as multi-family. The annual average residential demand in MSA 7.1 is projected to decrease from 311 units per year in the 2020-2025 period to 270 units per year for the 2035-2040 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family type units occurring in 2027 and for multi-family beyond 2040. The supply of residential land for both single-family and multi-family units is projected to be depleted beyond 2040. The proposed amendment, if approved with acceptance of the proffered covenant, would cap the overall capacity for residential units on the site to 254 single-family units, which would extend the depletion year for multi-family type units by approximately seven years, beyond 2040 (see "Supply and Demand Analysis" on Page 14).

The analysis of the commercial capacity shows that MSA 7.1 contained 297.60 acres of in-use commercial uses in 2023, and an additional 55.46 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2023-2040 period is 0.09 acres per year. At the projected rate of absorption, the study area will deplete its supply of commercially zoned land beyond the year 2040. If this application is approved, it will not have a significant impact on the MSA's commercial land supply or its projected depletion year. (see "Supply and Demand Analysis" on page 14).

- ii. *Public Facilities and Services:* Approval of the application would be consistent with CDMP Capital Improvements Element Objective CIE-3 that requires CDMP land use decisions to not cause a violation in adopted level of standards for public facilities and services. The applicant's short-term and long-term roadway analyses indicate that the Florida Turnpike east of SW 248 Street will be operating in violation of its adopted level of service (LOS) standard both with and without the impacts of the proposed development. The Turnpike is a designated hurricane evacuation route and thereby would require mitigation of the traffic impacts from the proposed development of the site. The applicant may provide for the mitigation of the traffic impacts through including a commitment in the proffered covenant to entering into a proportionate fair share mitigation agreement with the County at the time of plat or other development order approval. It is also be noted that SW 112 Avenue from SW 216 Street to SW 200 Street and SW 216 Street from SW 112 Avenue to SW 127 Avenue are projected to operate in violation of their adopted level of service standards in the long term 2045 analysis. However, the traffic impacts to these roadway segments are less than 5% of their maximum service capacity volume, are thereby not considered a significant impact and do not require mitigation (see "Roadways" section on page 32 and "Applicant's Transportation Analysis (Executive Summary)" on Appendices page 61).

The Miami-Dade County Water and Sewer Department's (WASD) notes the sewage flows from the proposed development will be transmitted to Pump Station No. 30-1097 and ultimately to the South District Wastewater Treatment Plant for treatment and disposal. While the treatment plant has adequate capacity to serve the site and maintain the operation within the LOS standard, pump station 1097 is currently in Conditional Moratorium (CM) status and will need to be upgraded or otherwise remediated. The deadline to certify a Remedial Action Plan (RAP) of Pump Station 1097 with the Environmental Protection Agency (US EPA) is December 31, 2027. The applicant is working with WASD to identify possible alternative solutions to this issue, including construction of a new public pump station on the application site or connection to other available pump stations. The applicant has executed a separate

Declaration of Restrictions with DERM in favor of Miami-Dade County requiring that development of the application site be connected to public water and sewer infrastructure, given it is within "Feasible Distance". The applicant's proffered covenant acknowledges the requirement to connect to public water and sewer infrastructure as a condition of obtaining any building permit for the site.

- iii. *Compatibility:* Development of the application site with 479 residential units and up to 174,384 square feet of retail would be generally compatible with the existing uses and land use designations of the abutting and adjacent properties. The "Business and Office" designated portion of the site is within a CDMP designated commercial node at the intersection of SW 112 Avenue and SW 232 Street. The southwest and southeast quadrants of the commercial node are developed with commercial uses and some two-story townhomes while the northeast quadrant is developed entirely with two-story townhomes. Areas surrounding the commercial node are designated "Low Density Residential" and developed with two-story townhomes abutting the node on the south side of SW 232 Street and single-family residences. The Debbie Curtin Park abuts to the north of the application site and to its east, beyond SW 109 Avenue, are single family residences.

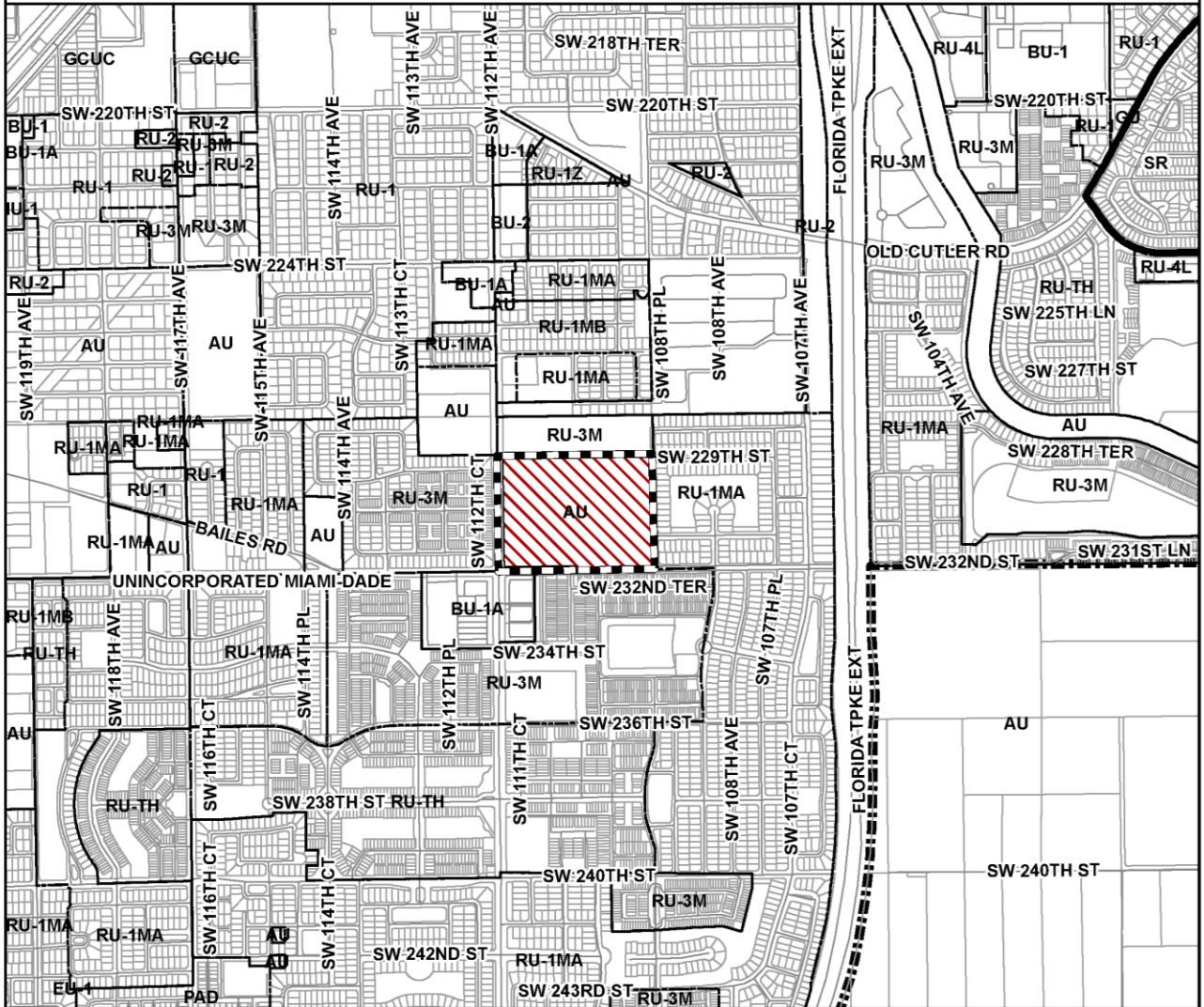
The requested "Low-Medium Density Residential with One Density Increase" designation would require that sound urban design principles be incorporated into residential development on the site if such development exceeds 13 units per acre. The required sound urban design measures would ensure greater compatibility of the proposed increased density development with the existing adjacent single family and townhouse residential developments. The applicant has provided a covenant which advises it will utilize the Miami-Dade County's Urban Design Manual, endorsed by Resolution R-1360-98 of the Board of County Commissioners.

- iv. *Environmental and Historic Resources:* The subject application, if approved, would not impact any historic or archaeological resources, but may impact environmental resources on the application site. This Department's Division of Environmental Resources Management (DERM) notes the application site contains tree resources and may include specimen trees (trees with a trunk diameter at breast height of 18 inches or greater). Specimen trees are to be protected pursuant to Section 24-49.2(II) of the Code and Policy CON-8A of the CDMP Conservation Element. DERM also notes that while they have no records of contamination on the site there could be contamination based on its agricultural use, and notes that all construction plans and dewatering plans shall require the review and approval its Environmental Monitoring and Restoration Division as it relates to environmental contamination issues.
- v. *Enhance or Degrade Countywide Systems:* The application, if approved, would not impact Countywide systems except the Florida Turnpike which is a designated hurricane evacuation route, as discussed in Principal Reason 2(ii) above.
- vi. *Transit Ridership and Pedestrianism:* Approval of the application, as proposed by the applicant, would support transit ridership and pedestrianism. The subject property is served by Metrobus Routes 35 and 70 with the closest bus stop located at the southwest corner of the application site, at SW 112 Avenue and SW 232 Street. Route 35 provides service at 20-minute headways during the weekday peak periods and 60-minute off-peak service while Route 70 provides 60 minute headway service.























Metrobus Route 52 also provides 30-minute headway service in the vicinity with the closest bus stop ± 0.6 miles from the site (a 13-minute walk), at Old Cutler Road and SW 109 Avenue. (See "Transit" section on page 43.)

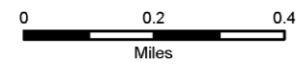
LENNAR HOMES, LLC. - APP. NO. CDMP20230026

ZONING MAP



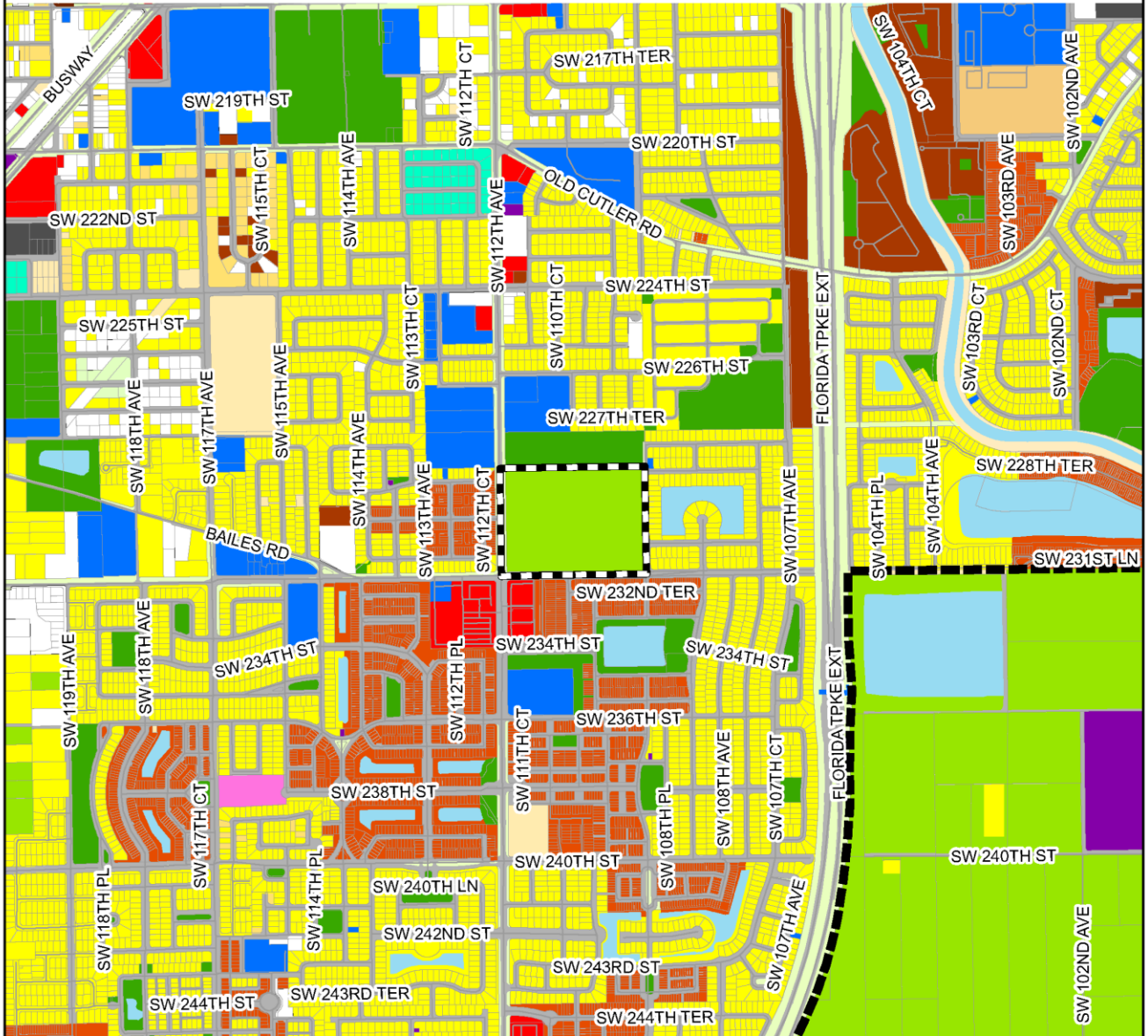
Source: Department of Regulatory and Economic Resources
January 2024

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|---|---|---|--|
|  | APPLICATION AREA |  | GU INTERIM DISTRICT |
|  | CONCURRENT ZONING APPLICATION: Z2023000447 |  | IU-1 INDUSTRIAL DISTRICTS, LIGHT MANUFACTURING |
|  | MUNICIPAL BOUNDARY |  | PAD PLANNED AREA DEVELOPMENT, 20 ACRES MINIMUM |
| MUNICIPALITIES ZONING DISTRICTS | |  | RU-1 SINGLE-FAMILY RESIDENTIAL DISTRICT 7,500 FT2 NET |
|  | SR SINGLE FAMILY RESIDENTIAL |  | RU-1MA MODIFIED SINGLE-FAMILY RESIDENTIAL DISTRICT 5,000 FT2 NET |
| MIAMI-DADE COUNTY ZONING DISTRICTS | |  | RU-1MB MODIFIED SINGLE-FAMILY RESIDENTIAL DISTRICT 6,000 FT2 NET |
|  | AU AGRICULTURAL / RESIDENTIAL 5 ACRES GROSS |  | RU-1Z SINGLE-FAMILY RESIDENTIAL, ZERO LOT LINE 4,500 FT2 NET |
|  | BU-1 BUSINESS DISTRICTS, NEIGHBORHOOD |  | RU-2 TWO-FAMILY RESIDENTIAL DISTRICT, 7,500 FT2 NET |
|  | BU-1A BUSINESS DISTRICTS, LIMITED |  | RU-3M MINIMUM APARTMENT HOUSE 12.9 UNITS/NET ACRE |
|  | BU-2 BUSINESS DISTRICTS, SPECIAL |  | RU-4L LIMITED APARTMENT HOUSE DISTRICT, 23 UNITS / NET ACRE |
|  | EU-1 ESTATES, SINGLE-FAMILY, 1 ACRE OR MORE IN AREA |  | RU-TH TOWNHOUSE DISTRICT, 8.5 UNITS/NET ACRE |
|  | GCUC GOULDS COMMUNITY URBAN CENTER |  | 2030 URBAN DEVELOPMENT BOUNDARY |



LENNAR HOMES, LLC. - APP. NO. CDMP20230026

EXISTING LAND USE

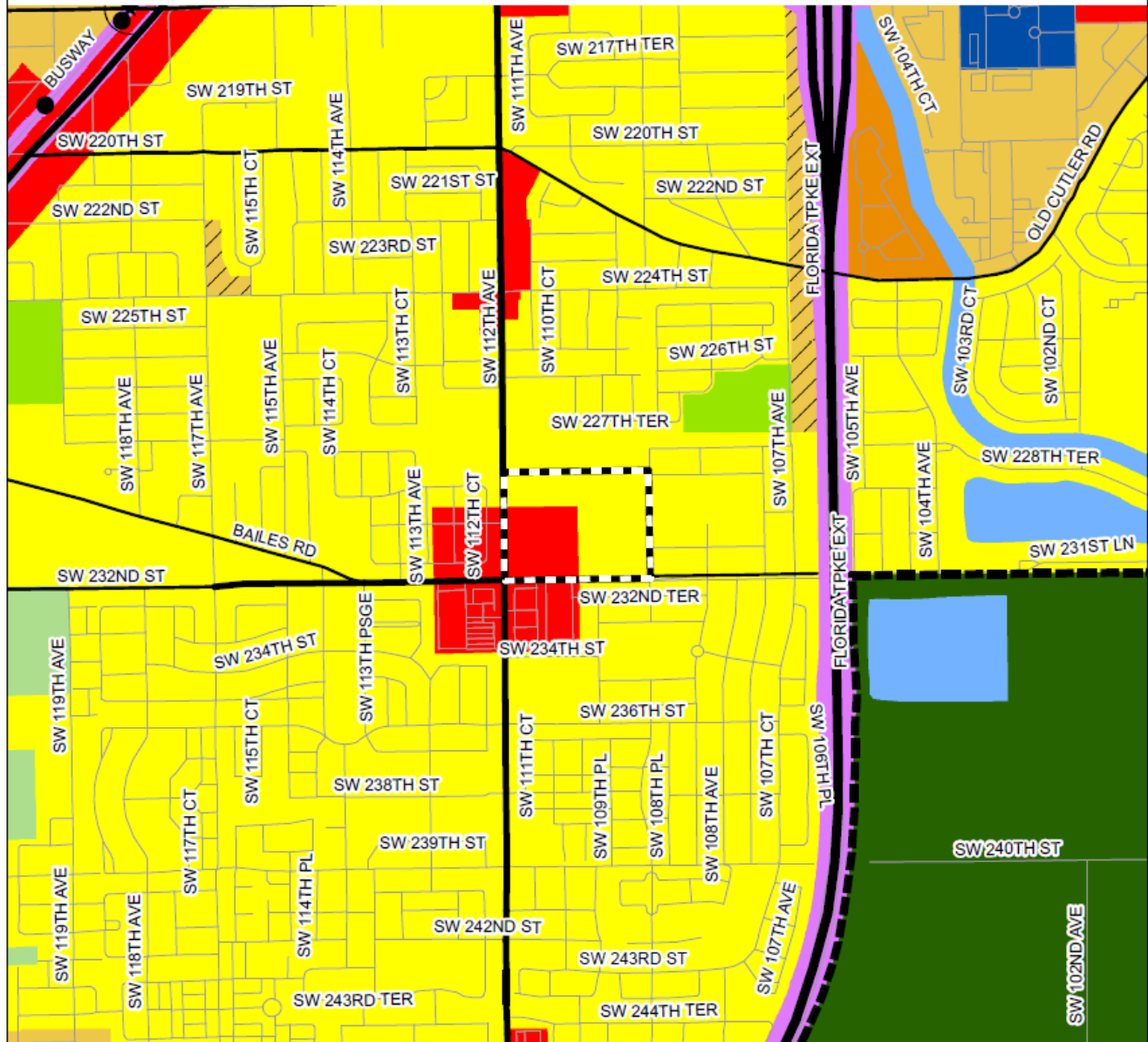


Source: Department of Regulatory and Economic Resources
December 2023



















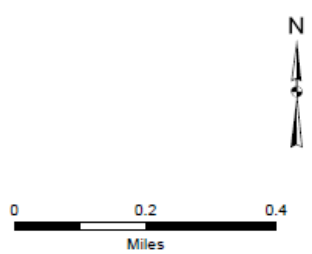
LENNAR HOMES, LLC. - APP. NO. CDMP20230026

CDMP LAND USE



Source: Department of Regulatory and Economic Resources
December 2023

- | | | | |
|---|---|---|---|
|  | APPLICATION AREA |  | WATER |
|  | ESTATE DENSITY (EDR) 1-2.5 DU/AC |  | TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.) |
|  | LOW DENSITY (LDR) 2.5-8 DU/AC |  | 2030 URBAN DEVELOPMENT BOUNDARY |
|  | LOW-MEDIUM DENSITY (LMDR) 6-13 DU/AC |  | EXISTING RAPID TRANSIT |
|  | LOW-MEDIUM DENSITY W/ DENSITY INCREASE 1 |  | COMMUNITY URBAN CENTER |
|  | BUSINESS AND OFFICE |  | EXPRESSWAYS |
|  | INSTITUTIONS, UTILITIES AND COMMUNICATION |  | MAJOR ROADWAYS (3 OR MORE LANES) |
|  | AGRICULTURE |  | MINOR ROADWAYS (2 LANES) |
|  | ENVIRONMENTALLY PROTECTED PARKS | | |



STAFF ANALYSIS

Application Site

Location

The application site totals ± 30.71 gross acres/ ± 28.52 net acres and is generally located on the northeast corner of the intersection of SW 232 Street and SW 112 Avenue in unincorporated Miami-Dade County (see “Aerial Photo” on page 7).

Existing Land Use

The application site is currently in agricultural use with a U-Pick farming operation on the western portion of the site facing SW 112 Avenue and underdeveloped land towards the eastern portion of the site. (see “Aerial Photo” on page 7; and Appendix H: Photos of Site and Surroundings in Appendices page 73).

Land Use Plan Map Designation

The CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map designates the eastern ± 20.71 acres of the application site as “Low Density Residential” that allows residential densities between 2.5 and 6 dwelling units per acre and the westernmost ± 10 acres are designated as “Business and Office” (see “CDMP Land Use” map on page 8). “Low Density Residential” designation is typically characterized by single-family housing, cluster housing, townhouses, and low-rise apartments. The “Low Density Residential” portion of the site encompasses ± 20.70 gross acres. Under the current designation the maximum development potential is 124 single-family detached residential units. The “Business and Office” category accommodates the full range of sales and service activities including retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements, and commercial recreation establishments such as private commercial marinas. Residential uses are also allowed in the “Business and Office” area at one density category higher than the adjacent residential land use designation, and in the case of this application, at a density of 13 units per acre equivalent to the “Low Medium Density Residential” (6 to 13 dwelling units per gross acre) land use category. Thus “Business and Office” portion of the site may be developed with 152,500 square feet of retail, or, if developed with residential uses, it may be developed with 124 single family attached units at a density of 13 units per acre. If the site were to be developed entirely as residential, the property may be developed with a total of 254 single family units (124 single family detached units on the “Low Density Residential” portion of the property and 130 single family attached on the “Business and Office” designated area). The two maximum development scenarios are shown below.

- 152,500 square feet of retail space and 124 single family units, or
- 254 multifamily units

The proposed land use amendment seeks to redesignate the application site to “Low-Medium Density Residential with One Density Increase” and “Business and Office” designation. As part of the proposed land use change, the applicant also seeks to re-orient the “Business and Office” area on the LUP map so that it extends the length of the western boundary. This would allow the commercial portion of the property to increase its frontage along SW 112 Avenue, which is the principal roadway that abuts the site. This re-orientation would cause the acreage to shift slightly (by ± 1.52 acres) between the land use designations. The acreage of the “Low-Medium Density Residential with One Density Increase” portion of the site would decrease to ± 19.19 gross acres and the “Business and Office” portion of the site would increase to ± 11.52 gross acres; however, the total size of the property would remain at ± 30.71 gross acres.

Under the proposed “Low-Medium Density Residential with One Density Increase (DI-1),” a density of 13 to 25 dwelling units per acre can be achieved if sound urban design principles are incorporated into the design of the proposed development. Properties having the DI-1 overlay designation are eligible for a one density category increase above the density of the underlying land use designation only if the proposed development utilizes sound urban design principles such as are adopted by County ordinance, incorporated in the County’s Urban Design Manual endorsed by Resolution R-1360-98; otherwise, the site would be required to develop at the underlying land use.

If the proposed land use designations are approved and the land uses are re-oriented on the LUP map as explained above, the ±19.19-acre portion of the property designated “Low-Medium Density Residential with DI-1” could be developed at a maximum density of 25 dwelling units per acre, or 479 attached single-family residential units. However, if the development does not incorporate sound urban design principles into its design, then it would be limited to the underlying density of 13 units per acre of the “Low Medium Density Residential” designation or 249 units. On the “Business and Office” portion of the site, the area could be developed with 174,384 square feet of retail space, or with a maximum of 288 residential units at a density of 25 units per acre. As noted above, this is due to the fact that the “Business and Office” category allows the site to be developed one density higher than the adjoining portion of the site. Should the entire application site be developed as residential, a total of 1,170 multifamily units would be allowed.

It should be noted that as part of the proposed land use redesignation, the applicant is also seeking to expand and re-orient the “Business and Office” designated portion of the site to increase its frontage along SW 112 Avenue, the principal roadway that abuts the site. This re-orientation would increase the size of the “Business and Office” portion of the site (by ±1.52 acres) to ±11.52 gross acres and reduce the residentially designated portion of the site to ±19.19 gross acres, a difference of ±1.52 acres.

Though the applicant proffered a Declaration of Restrictions (covenant) restricting development to a maximum density of 254 residential units, the covenant also allows 10 net acres of the site to be developed with the uses permitted under the “Business and Office” land use category. The application’s impact was analyzed taking into account the two maximum development scenarios shown below since the covenant did not restrict residential uses for the “Business and Office” designation. The two maximum development scenarios for the proposed land use change are as follows:

- 174,384 square feet of retail space and 479 detached and attached single family units, or
- 1,170 multifamily units

Declaration of Restrictions

In addition to restricting the site to 254 single family attached residential units on the “Low Medium Density with DI-1” designated portion and allowing 10 net acres of the property to be developed with the uses allowed under the “Business and Office” land use category, the proffered covenant also requires the residential portions of the site to utilize the Miami-Dade County Urban Design Manual as a guideline for the residential development. The covenant further provides specific urban design principles that must be incorporated into the development, consistent with the DI-1 density increase requirement. These urban design principles include buffers, the incorporation of architectural features, and other design elements intended to make the project more compatible with surrounding uses and pedestrian friendly, such as building proximity to sidewalks for a pedestrian-oriented street corridor, incorporation of primary entrances facing the street, and fences and walls that do not impede visibility. Furthermore, the applicant commits to connecting any habitable structures in the development to the public water and sewer system in accordance with the requirements of Chapter 24 of the County Code.

Zoning

The application site is currently zoned AU (Agricultural) (See “Zoning” map on page 8).

The proposed CDMP application was filed for concurrent processing with a separate, but related, Zoning application (Z2023000447) that seeks to change the zoning to Planned Area Development District (“PAD”) and BU-1A.

Zoning History

Miami-Dade County zoning regulations were first created in 1938, and the County’s first zoning records indicate that the application site was originally zoned AU. The Zoning remains AU to this day.

Adjacent Land Use and Zoning

Adjacent Existing Land Uses

The property abutting to the north is Debbie Curtin Park. The area adjacent to the south, across SW 232 Street, is developed with single-family townhomes and commercial properties, including a Walgreens. The property abutting to the east is developed with one- and two-story single-family residences. The parcel abutting the site to the west, across SW 112 Avenue is the Silver Palms development, with both single-family homes and townhomes. (See “Existing Land Use” map on page 9 and Appendix H: Photos of Site and Surroundings on Appendices page 73).

Adjacent Land Use Plan Map Designations

The areas adjacent to the application site to the north and east are designated “Low Density Residential”. To the south and west, the properties adjacent to the site are designated “Business and Office” and “Low Density Residential”. The “Low Density Residential” properties include the Silver Palms property to the west. (see “CDMP Land Use” map on page 10).

Adjacent Zoning

The properties abutting and adjacent to the application site, including Debbie Curtin Park to the north, and properties to the south across SW 232 Street are zoned RU-3M (Minimum Apartment House 12.9 units/net acre). The property abutting to the east is zoned RU-1MA (Modified Single-Family Residential District). The parcel abutting the site to the west, across SW 112 Avenue is the Silver Palms development, is zoned RU-3M (Minimum Apartment House 12.9 units/net acre). The commercial property to the southwest, across SW 232 Street which includes Walgreens, is zoned BU-1A (Limited Business Use District). (See “Zoning” map on page 8).

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 CDMP amendment application, land capacity is analyzed at the localized or Minor Statistical Area (MSA) level. For this application, the analysis area is MSA 7.1.

Residential

The combined vacant land for single-family and multi-family residential development in the analysis area (MSA 7.1) in 2023 was estimated to have a capacity for about 9,011 dwelling units, with about 88 percent of these units intended as multi-family. The annual average residential demand in this analysis area is projected to decrease from 311 units per year in the 2020-2025 period to 270 units 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 in 2027 and for multi-family

beyond 2040 (see table below). The supply of residential land for both single-family and multi-family units is projected to be depleted beyond 2040.

Residential Land Supply/Demand Analysis
2023 to 2040: **Application CDMP20220026 (MSA 7.1)**

| 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 2023 | 1,068 | 7,943 | 9,011 |
| DEMAND 2020-2025 | 241 | 70 | 311 |
| CAPACITY IN 2025 | 586 | 7,803 | 8,389 |
| DEMAND 2025-2030 | 216 | 63 | 279 |
| CAPACITY IN 2030 | 0 | 7,488 | 6,994 |
| DEMAND 2030-2035 | 220 | 64 | 284 |
| CAPACITY IN 2035 | 0 | 7,168 | 5,574 |
| DEMAND 2035-2040 | 209 | 61 | 270 |
| CAPACITY IN 2040 | 0 | 6,863 | 4,224 |
| DEPLETION YEAR | 2027 | 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, October 2023.

The table above addresses the residential land supply and demand in the analysis area without the effect of this CDMP amendment. Application CDMP20230026 is requesting a change from “Low Density Residential” and “Business and Office” to “Low-Medium Density Residential with One Density Increase” and “Business and Office.” Further, the applicant has proffered a covenant limiting the site to a maximum residential development of 254 units, and b) if the entire acreage in application is developed for residential uses. The proposed amendment, if approved with acceptance of the proffered covenant, the overall capacity for residential units on the site will be 254 single-family units, which would extend the depletion year for multi-family type units by approximately seven years, beyond 2040.

Commercial

The analysis area for this Application CDMP20230026 (MSA 7.1) contained 297.60 acres of in-use commercial uses in 2023 and an additional 55.46 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2023-2040 period is 0.09 acres per year. At the projected rate of absorption, the study area will deplete its supply of commercially zoned land beyond the year 2040 (see Projected Absorption of Land for Commercial Uses below). If this application is approved, it will not have a significant impact on the MSA’s commercial depletion year.

Projected Absorption of Land for Commercial Uses
Indicated Year of Depletion and Related Data
CDMP20230026 Analysis Area

| Analysis Area | Vacant Commercial Land 2023 (Acres) | Commercial Acres in Use 2023 | Annual Absorption Rate 2023-2040 (Acres) | Projected Year of Depletion | Total Commercial Acres per Thousand Persons | |
|----------------|-------------------------------------|------------------------------|--|-----------------------------|---|------------|
| | | | | | 2030 | 2040 |
| MSA 7.1 | 55.46 | 297.60 | 0.09 | 2040+ | 4.2 | 3.8 |

Source: Miami-Dade County, Regulatory and Economic Resources Department, Planning Division, Planning Research and Economic Analysis Section, October 2023.

Housing Affordability Assessment

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

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

The Department of Housing and Urban Development estimates HUD Area Median Family Income (AMI) for all counties. The 2023 AMI for Miami-Dade County is \$74,700. This number is derived from the median family income reported in the American Community Survey 2021 1-year Estimates for Miami-Dade County and adjusted for inflation and family size. The table below shows the income limits at various percentages of AMI.

The table below shows the breakdown of households in the market area which, for the purposes of this analysis, is comprised of MSAs 7.1, 7.2, and 7.4, that fall within the income limit categories and the corresponding housing-cost burden. The income values reported here are for a typical family of three. This data comes from the 2022 American Community Survey 5-year Estimates and from the most recently available HUD Comprehensive Housing Affordability Strategy (CHAS) data for the period 2016-2020. The table shows that 43 percent of all households (including renters and owners) earn less than 60 percent of AMI (\$55,740). An additional 12.8 percent of households earn between 60 and 80 percent of AMI (\$74,300).

2023 Market Area All-Households by Workforce Housing & AMI Income Limits

| Income Range; Upper Limit (Family of 3) | MSAs 7.1, 7.2, and 7.4 | | | |
|---|------------------------|-------------|---|-------|
| | Households | % of Total | Percent Cost Burdened (All Households) | |
| Low/Very Low (Less than 60%; \$55,740) | 30,980 | 43.0% | Less than 80% of AMI: Cost Burdened | 30.9% |
| Low (60% to 80%; \$74,300) | 9,216 | 12.8% | Severely Cost Burdened | 38.1% |
| Moderate (80% to 110%; \$102,190) | 10,740 | 14.9% | 80% to 120% of AMI: Cost Burdened | 17.4% |
| Moderate (110% to 120%; \$111,480) | 2,426 | 3.4% | Severely Cost Burdened | 1.1% |
| Workforce (120% to 140%; \$130,060) | 4,853 | 6.7% | Greater than 120% of AMI: Cost Burdened | 4.2% |
| Greater than 140% | 13,809 | 19.2% | Severely Cost Burdened | 0.3% |
| | 72,024 | 100% | | |

Data Source: 2022 American Community Survey 5-year Estimates, 2016-2020 HUD CHAS Data.

Combined, these very low and low-income households are cost burdened at a rate of 30.9 percent, and 38.1 percent of the households are severely cost burdened. In total, over two-thirds

of all households in the three MSAs are cost burdened or severely cost burdened. A household is considered cost burdened if they pay more than 30 percent of their income for housing costs, and severely cost burdened if they spend 50% or more of their income on housing costs.

The following table shows households by income range and the incidence of cost burden for renter-households only. Seventy-five-point one percent of all renter-households in these MSAs earn less than 80 percent of AMI and are considered low-income or very-low income. Three-quarters of these owners, 75.3 percent, are either cost burdened or severely cost burdened. Severely cost-burdened households accounted for 43.9 percent of the total number of renter households. Just 10.9 percent of moderate-income households earning between 80 and 120 percent of AMI were cost burdened, with 0.7 percent severely cost burdened in this range. For those households earning more than 120 percent of AMI, 0.2 percent were cost burdened and there were no reported severely cost-burdened households in that range. The data illustrates the financial housing crisis in which low-income renter and homeowner families in Miami-Dade County find themselves, where three-quarters are cost burdened, and over two-fifths of low-income and extremely-low-income renter households are severely cost burdened.

2022 Market Area Renter Households by Workforce Housing & AMI Income Limits

| Income Range; Upper Limit (Family of 3) | MSAs 7.1, 7.2, and 7.4 | | |
|---|------------------------|-------------|---|
| | Households | % of Total | Percent Cost Burdened (Renter Households) |
| Low/Very Low (Less than 60%; \$55,740) | 18,393 | 61.9% | Less than 80% of AMI: Cost Burden 31.4% |
| Low (60% to 80%; \$74,300) | 3,921 | 13.2% | Severely Cost Burdened 43.9% |
| Moderate (80% to 120%; \$111,480) | 5,252 | 17.7% | 80% to 120% of AMI: Cost Burden 10.2% Severely Cost Burdened 0.7% |
| Greater than 120% | 2,158 | 7.3% | Greater than 120% of AMI: Cost Burden 0.2% Severely Cost Burdened 0.0% |
| | 29,723 | 100% | |

Data Source: 2022 American Community Survey, 5-year Estimates, 2016-2020 HUD CHAS Data, Table 12.

Additionally, the table below shows the breakdown of all renter households in the market area of the application. The location is at the intersection of 3 Minor Statistical Areas, MSA 7.1, 7.2 and 7.4 so all three were included. Also shown are the maximum rent limits for each of the corresponding income ranges. The income values and rent limits reported here are for a typical family of three up to 140 percent of AMI. Finally, the table shows the prevailing asking rent from Costar analytical data within a five-mile radius of the application site.

2023 Renter-Household Incomes & Affordable Rents by HAMFI Income Limits (Family of 3)

| Income Limit Category as a Share of AMI (74,700) | 2023 Upper-Limit Income Thresholds | Application Market Area MSAs 7.1, 7.2, and 7.4 | | | |
|--|------------------------------------|--|---------------------|-------------------------|--------------------------|
| | | Households | % of All Households | Rent Limit (2-bedrooms) | Market Rent (2-bedrooms) |
| Less than 60% of AMI | \$55,740 | 18,393 | 61.9% | \$1,394 | \$1,598 |
| 60% to 80% of AMI | \$74,300 | 3,921 | 13.2% | \$1,857 | |
| 80% to 120% of AMI | \$111,480 | 5,252 | 17.7% | \$2,787 | |
| 120% to 140% of AMI | \$130,060 | 2,158 | 7.3% | \$3,251 | |
| Greater than 140% of AMI | > \$130,060 | | | | |
| | | 29,723 | 100% | | |

Data Sources: 2023 HUD Income Limits: Households by income range: 2022 American Community Survey 5-year estimates (Households by tenure and income is not available beyond 120% of AMI); Rent Limits: Florida Housing Finance Corporation; Market Rent: Costar Property Analytics, Accessed February 13, 2024. (Criteria: Within 5 miles of the application site, Multifamily Apartments, Market Rate Asking Rent, Garden, Low-rise, Mid-rise and Hi-rise Apartments, Exclude Condos and Coops.)

In this market area, as noted above, 61.9 percent of all 3-person renter households earned less than 60 percent of AMI. The current market-asking rent of \$1,584 per month, is nearly 14 percent higher than the rent limit for these very-low-income families. The proposed re-designation will allow the Application Area to be developed with 479 multi-family rental units. Additional units, up to a maximum of 1,170 units, could be developed in the business-office area of the application site. All units would be market-rate units. The applicant has made no offer of any units that will be affordable or workforce. Further, there has been no indication of the rent levels that would be charged if the application is approved and completed. The market rent shown above is only the prevailing market rent of existing units and has no bearing on what might be charged in this case.

Occupations and Incomes in Miami-Dade County

The table below provides some examples of occupations and annual wages in Miami-Dade County for 2022, the most recent data available. The list focuses primarily on working-class occupations across the entire economy. The occupations are color-coded based on two incomes to match the income and rent limits from above. The median or typical annual wage for maids and housekeepers, essential for the hotel industry, is \$29,470. School bus drivers have a median annual wage of \$35,340. Bank tellers show up at \$38,200 and auto mechanics at \$49,8700 per year. Even the trades, like plumbers and electricians require a second income to get out of the very-low-income band. Plumbers have a median income of \$51,250 and electricians at \$52,730. All of these earn less than the 60 percent of AMI threshold discussed above and could not afford market-rate asking rents around this application site without a second income.

| Income Limits for a Family of Three as a Share of AMI (\$74,700) | 2023 Upper-Limit Income Thresholds |
|--|------------------------------------|
| Less than 60% of AMI | \$55,740 |
| 60% to 80% of AMI | \$74,300 |
| 80% to 120% of AMI | \$111,480 |
| 120% to 140% of AMI | \$130,060 |
| Greater than 140% of AMI | > \$130,060 |

Occupations, Average Annual Incomes and Housing Affordability

| Occupation | Total Employment | Annual Avg Income | Income x 2 (2-income Household) | Monthly 30% Available for Rent (1 Income) | Monthly 30% Available for Rent (2 Incomes) | FHFC Rent Limit for a 2-income Household) |
|--|------------------|-------------------|---------------------------------|---|--|---|
| Fast Food and Counter Workers | 43,370 | \$26,890 | \$53,780 | \$672 | \$1,345 | \$1,394 |
| Cashiers | 58,450 | \$27,110 | \$54,220 | \$678 | \$1,356 | |
| Maids and Housekeeping Cleaners | 16,660 | \$29,470 | \$58,940 | \$737 | \$1,474 | |
| Hotel, Motel, and Resort Desk Clerks | 5,360 | \$31,890 | \$63,780 | \$797 | \$1,595 | |
| Bakers | 3,470 | \$33,020 | \$66,040 | \$826 | \$1,651 | \$1,857 |
| Waiters and Waitresses | 47,740 | \$33,550 | \$67,100 | \$839 | \$1,678 | |
| Bus Drivers, School | 2,810 | \$35,340 | \$70,680 | \$884 | \$1,767 | |
| Tellers | 3,810 | \$38,200 | \$76,400 | \$955 | \$1,910 | |
| Bus Drivers, Transit and Intercity | 2,150 | \$43,710 | \$87,420 | \$1,093 | \$2,186 | |
| Carpenters | 11,130 | \$48,310 | \$96,620 | \$1,208 | \$2,416 | \$2,787 |
| Automotive Service Technicians and Mechanics | 12,220 | \$49,870 | \$99,740 | \$1,247 | \$2,494 | |
| Plumbers, Pipefitters, and Steamfitters | 6,340 | \$51,250 | \$102,500 | \$1,281 | \$2,563 | |
| Electricians | 10,980 | \$52,730 | \$105,460 | \$1,318 | \$2,637 | |
| Postal Service Mail Carriers | 6,180 | \$56,350 | \$112,700 | \$1,409 | \$2,818 | \$3,251 |
| Paramedics | 730 | \$58,230 | \$116,460 | \$1,456 | \$2,912 | |
| Dental Hygienists | 3,670 | \$74,080 | \$148,160 | \$1,852 | \$3,704 | |
| Firefighters | 5,590 | \$74,890 | \$149,780 | \$1,872 | \$3,745 | |
| Education Teachers, Postsecondary | 450 | \$75,860 | \$151,720 | \$1,897 | \$3,793 | |
| Registered Nurses | 55,200 | \$81,810 | \$163,620 | \$2,045 | \$4,091 | n/a |
| Accountants and Auditors | 29,930 | \$83,640 | \$167,280 | \$2,091 | \$4,182 | |
| Police and Sheriff's Patrol Officers | 19,340 | \$91,250 | \$182,500 | \$2,281 | \$4,563 | |
| Computer Programmers | 1,150 | \$119,650 | \$239,300 | \$2,991 | \$5,983 | |
| Lawyers | 26,680 | \$144,960 | \$289,920 | \$3,624 | \$7,248 | |

Data Source: US Bureau of Labor Statistics - Occupation, Employment and Wage Statistics; Regulatory and Economic Resources Department, Planning Research and Economic Analysis.

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 | AH & AE |
| Stormwater Management Permit | DERM |
| County Flood Criterion (National Geodetic Vertical Datum) | 8.5 feet NGVD |

Biological Conditions

| | |
|----------------------------|------------|
| Wetlands Permit Required | No |
| Native Wetland Communities | No |
| Specimen Trees | No |
| Endangered Species Habitat | No records |
| Natural Forest Community | No |

Other Considerations

| | |
|----------------------------------|---|
| Within Wellfield Protection Area | No |
| Contaminated Site | No records. Might be contaminated based on previous agricultural use. |

Potable Water Supply

The subject properties are located within the Miami Dade Water and Sewer Department (MDWASD) 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 Alexander Orr Water 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

The subject property is located within the MDWASD franchised sewers service area. Pursuant to Chapter 24 of the Code, development shall connect to the public sewer system in accordance with Code requirements.

The sewer flow in the application area is directed to sewer pump station 30-1097 and then to the South District Wastewater Treatment Plant. These structures are owned and operated by MDWASD. Pump station 30-1097 is currently under Conditional Moratorium status (CM). DERM Water and Wastewater Management Division has received a Remedial Action Plan for this pump station which consists of reduction of infiltration and inflow in the pump station basin. The work is expected to be completed on December 31, 2027. DERM can issue conditional sewer capacity certification for this project subject to the certification of completion of the pump station. In accordance with the new USEPA/FDEP Consent Decree (Case: NO. 1:12-cv-24400-FAM) DERM

cannot issue Certificates of Occupancy/Certificates of Completion for any associated building permits until pump station 30-0197 has been certified complete and operating in compliance.

The South District Wastewater Treatment Plant is currently working within the criteria of the mandated criteria set forth in the New Consent Decree Case: N0. 1:12-cv-24400-FAM, effective Dec 6, 2013, and 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.

Proposed development: multi-family 479 units and retail 174,240 sq. Ft., 82,089 GPD

| Pump Station Downstream | Pump Station Owner | Pump Station Number | Moratorium Code | Projected NAPOT | Proposed Hrs (Δt) | Proposed Projected Hrs |
|-------------------------|--------------------|---------------------|-----------------|-----------------|-------------------|------------------------|
| Receiving PS | 30 | 1097 | CM | 8.73 | 2.40 | 11.13 |
| ↓ | 30 | SD | -- | -- | -- | -- |

All wastewater collection and/or transmission systems serving more than one parcel shall be public. Private systems will be limited to one building on one parcel connecting directly to a public system without traversing other parcels.

Relevant Chapter 24 Provisions regarding connection to public water and sanitary sewer
Provisions shall be made to provide public water and sewer services for the development within the new area. The water main shall be evaluated and upsized if required based on the proposed development and existing domestic and fire water flow demands. If a private sanitary sewer pump station is required, the station shall be designed pursuant to section 24-42.2 of the Code and Chapter 62-604 of the 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.

Drainage and Flood Protection

It should be noted to the applicant that any amendment to the Land Use Element that allows the increase in density, or the reduction of permeable areas, may impact the Stormwater Management Level of Service and shall be evaluated due to possible impacts.

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. The road drainage systems shall provide service that complies with the minimum requirements outlined in the applicable code.

The improvements/development will be subject to review and approval by DERM and will also include applications for necessary permits and completing/certifying the improvements after completion.

The developer, and/or subsequent owner(s) shall be responsible for maintaining and operating the stormwater retention system associated with any future proposed development once approved and built. If any adjacent property is negatively impacted and/or any adverse impacts caused by the completed surface water management system, the developer, and/or subsequent owner(s) shall be responsible for implementing and providing the appropriate mitigation measures. DERM will require the permittee/developer or subsequent owner(s) to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.

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 stormwater management

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

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

Any new development or redevelopment involving 2 acres or more of impervious area or 10 acres of 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.

Natural Resources

The application area associated with the subject amendment contains tree resources and may include specimen trees (trees with a trunk diameter at breast height of 18 inches or greater). Specimen trees are protected by section 24-49.2(II) of the Code. DERM advises the applicants of the following requirements:

1. 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.
2. Future site plan development of the application area must be consistent with the requirements to preserve specimen trees except in cases where DERM has determined that a specimen tree cannot be preserved pursuant to section 24-49.2(4)(II)(2) of the Code. The approval of the subject land use re-designation amendment shall not be construed as an approval to remove specimen trees due to a determination of unreasonable loss of usable space pursuant to section 24-49.2(4)(II)(2)(b) of the Code.
3. All prohibited species listed in section 24-49.9 that exist within the areas associated with the subject land use re-designation amendment 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.

Environmental Monitoring and Restoration

All construction plans (inclusive of drainage) and dewatering plans shall require 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. DERM may require that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards be conducted at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents shall be required.

Any contaminated portion of the site that is proposed to be sold, transferred, or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred, or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after a public hearing.

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

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 “Business and Office” and "Low Density Residential" is estimated to be 41, 290 gallons per day (gpd), as shown under Scenario 1 if developed with retail and single family detached units. Under the requested CDMP Land Use designations of “Business and Office” and "Low Medium Density Residential with One Density Increase” the maximum development potential of retail and multi-family would generate an estimated 82,089 gpd as shown in Scenario 3, which represents a potential increase of 40,799 gpd for water and sewer service over the estimated water demand attributable to the current land use designation.

If constructed entirely as a residential development with single family attached and detached units, under the current designation the project is estimated to generate a gpd of 47,490 as shown in Scenario 2. If the site is developed entirely with multi-family residential units, under the requested designation, the project would generate 157,950 gpd as shown in Scenario 4, which represents a potential increase of 110,460 gpd for water and sewer service over the estimated water demand attributable to the requested land use designation.

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

| Scenario | Use (Maximum Allowed) | Quantity (Units or Square Feet) | Water Demand Multiplier (Section 24- 43.1 Miami-Dade Code) | Projected Water Demand (gpd) |
|---|------------------------------|------------------------------------|--|---------------------------------------|
| Current CDMP Potential – “Business and Office” and "Low Density Residential" | | | | |
| 1 | Retail | 152,500 sq. ft. | 10 gpd/100 sq. ft. | 15,250 |
| | Single family detached units | 124 Units | 210 gpd/unit | 26,040 |
| OR | | | | |
| 2 | Single Family attached units | 130 Units | 165 gpd/unit | 21,450 |
| | Single Family detached units | 124 Units | 210 gpd/unit | 26,040 |
| Requested CDMP Designations – “Business and Office” and “Low-Medium Density Residential w/ One Density Increase” | | | | |
| 3 | Retail | 174,240 sq. sq. ft. | 10 gpd/100 sq. ft. | 17,424 |

| | | | | |
|----|--------------------|-------------|--------------|---------|
| | Multi-Family units | 479 Units | 135 gpd/unit | 64,665 |
| OR | | | | |
| 4 | Multi-Family units | 1,170 Units | 135 gpd/unit | 157,950 |

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

Water:

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

Per WASD Letter of Availability (L.O.A.) No. 2023-1683 issued on August 9, 2023, the developer shall connect to any of the following:

Residential Area:

1. An existing 16-inch water main (E13624-2 & E15381-10) along SW 232nd Street, abutting the southern boundary of the property.
2. An existing 12-inch water main (E12326-3-5) along SW 112th Avenue, abutting the western boundary of the property.
3. An existing 8-inch water main (E11672-5) along SW 109th Avenue, abutting the eastern boundary of the property.

For the residential area, any public water main extension within the property shall be 8-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections.

Commercial Area:

1. An existing 16-inch water main (E13624-2 & E15381-10) along SW 232nd Street, abutting the southern boundary of the property.
2. An existing 12-inch water main (E12326-3-5) along SW 112th Avenue, abutting the western boundary of the property.

For the commercial area, any public water main extension within the property shall be 12-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections.

Final points of connection and capacity approval to connect to the water system will be provided at the time the WASD Agreement is offered.

Sewer:

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

Per WASD's L.O.A., the developer shall connect to an existing 8-inch gravity sewer (ES8062-3) along SW 109th Avenue, abutting the eastern boundary of the property to provide service.

However, the receiving WASD sanitary pump station for the gravity sewer system in this area, Pump Station (PS) No. 30-1097, is currently in Conditional Moratorium (CM) status and the deadline to certify the Remedial Action Plan (RAP) of Pump Station 1097 with the USEPA is December 31, 2027. New allocations can be given on the condition that no certificates of occupancy or completion for the new construction are issued until the proposed plan of corrective actions is completed and certified to USEPA.

Since the RAP is expected to be certified four years from now, another temporary alternative for the Engineer of Record (E.O.R.) to evaluate is the connection with a proposed private pump station, as long as all legal requirements are met and until the RAP for PS 30-1097 is certified.

The developer shall connect to an existing 12-inch force main (ES8472-10) located in SW 232nd Street and SW 112th Avenue and extend a minimum 8-inch force main northerly/easterly in public Right-of-Way (R/W) to a point as required to provide service to the property.

Final points of connections and capacity approval for connection to the sewer system will be provided at the time the WASD Agreement is offered.

Solid Waste

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

Level of Service Standard

The adopted level of service standard (LOS) for the County Waste Management System is as follows: to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five (5) years. As of FY 2023-24 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.

Application Impacts

The application proposes to change the land use designation from "Low Density Residential" and "Business and Office" to "Low Medium Density with One Density Increase (DI-1)" and "Business and Office". Adoption of this amendment will likely result in the development of either 174,240 square feet of retail space with 479 multi-family units or 1170 multi-family units (without Retail). The proposed amendment will have no impacts or associated costs relative to the Department of Solid Waste Management (DSWM) collection services, disposal services or solid waste facilities.

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 3 (PBD-3), which generally encompasses the area east of SW 112th Court and North of SW 232nd Terrace.

Level of Service Standard

CDMP Policy ROS-2A establishes the adopted minimum Level of Service (LOS) standard for the provision of recreation open space in the 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. Currently, PBD-3 has a surplus capacity of 220.39 acres of parkland, when measured by the County's concurrency LOS standard of 2.75 acres of local recreation open space per 1,000 permanent residents.

The "County Local Parks" table below lists the parks within a 3-mile radius of the application site:

| County Local Parks Within a 3-Mile Radius of Application Site | | |
|--|---------|------------------------|
| Park Name | Acreage | Classification |
| JL (JOE) & ENID W. DEMPS PARK | 30 | Community Park |
| WILLIAM RANDOLPH COMMUNITY PARK | 10 | Neighborhood Park |
| KEVIN BROILS PARK | 5.24 | Neighborhood Park |
| LOSNER PARK | 5 | Mini-Park |
| JOE AND COLLEEN GRIFFIN PARK | 1 | Neighborhood Park |
| CHARLES BURR PARK | 4 | Neighborhood Park |
| SILVER PALMS PARK 6 | 1.93 | Neighborhood Park |
| CARIBBEAN PARK | 5.23 | Neighborhood Park |
| SHARMAN PARK | 2.06 | Community Park |
| SILVER PALMS PARK 4 | 1.09 | NEIGHBORHOOD PARK |
| LAKES BY THE BAY PARK | 47.4 | COMMUNITY PARK |
| LINCOLN CITY PARK #1 | 1 | MINI-PARK |
| PINE ISLAND LAKE PARK | 17.98 | NEIGHBORHOOD PARK |
| SOUTH MIAMI HEIGHTS PARK | 5.67 | NEIGHBORHOOD PARK |
| SILVER PALMS PARK 2 | 1.3 | NEIGHBORHOOD PARK |
| SILVER PALMS PARK 5 | 0.83 | NEIGHBORHOOD PARK |
| GOULDS WAYSIDE PARK | 2.9 | NEIGHBORHOOD PARK |
| SILVER PALMS PARK 3 | 0.81 | NEIGHBORHOOD PARK |
| CUTLER RIDGE SKATE PARK | 3.6 | SINGLE PURPOSE PARK |

| | | |
|----------------------|------|-------------------|
| SILVER PALMS PARK 7 | 6.2 | NEIGHBORHOOD PARK |
| TAMARIND PARK | 1.56 | NEIGHBORHOOD PARK |
| ROBERTA HUNTER PARK | 15 | NEIGHBORHOOD PARK |
| DEBBIE CURTIN PARK | 9.78 | NEIGHBORHOOD PARK |
| PRINCETONIAN PARK | 6.5 | NEIGHBORHOOD PARK |
| PINE FOREST PARK | 6.63 | NEIGHBORHOOD PARK |
| QUAIL ROOST PARK | 3.13 | NEIGHBORHOOD PARK |
| LINCOLN ESTATES PARK | 0.8 | MINI-PARK |
| SILVER PALMS PARK 1 | 1.05 | NEIGHBORHOOD PARK |

Source: Miami-Dade County Parks, Recreation and Open Space Department, January 2023.

Application Impacts

The existing “Low Density Residential” and “Business and Office” CDMP Land Use Designations would allow as many as 254 single-family residential units and an anticipated population of 790. The concurrency analyses result in an impact of 2.17 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.

The proposed “Low Density Residential with One Density Increase” and “Business and Office” CDMP Land Use Designations would allow as many as 1,170 multi-family residential units and an anticipated population of 2,843. The concurrency analyses result in an impact of 7.82 acres, based on the minimum Level of Service of the CDMP. Should the proposed CDMP Amendment’s Declaration of Restrictions limit the residential development to 479 multi-family residential units, it would result in an anticipated population of 1,164. The concurrency analyses result in an impact of 3.20 acres, based on the minimum Level of Service of the CDMP.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County’s minimum Level of Service standard for the provision of local recreation open space. As shown in Table A, there are several Miami-Dade County provided local recreation open space sites consisting of 5 acres or larger within a 3-mile radius from Page 3 of 4 the application area. This application is located in Park Benefit District 3 (PBD 3) which has a surplus capacity of 220.39 acres when measured by the County concurrency level-of-services standard for the unincorporated area of 2.75 acres of local recreation open space for 1,000 permanent residents in Unincorporated Municipal Service Area. Therefore, this application meets PBD concurrency.

Given the potential impact of as much as 7.82 acres of local parkland, PROS recommends that the applicant provide a full or partial public parkland conveyance, in-lieu of park impact fee payment. PROS requests that the applicant coordinate a meeting with the Department to explore this option further. PROS recommends adding shade trees along walking paths and private and public sidewalks to provide a more shaded and walkable area per our Great Streets Vision laid out in the Miami- Dade County Open Spaces Master Plan (OSMP). PROS recommends the

development reduce heat island effects in parking lots by integrating as many landscaping islands and shade trees as possible, as suggested in Miami-Dade County's Urban Design Manual, Volume I, page 26. PROS requests incorporation of design elements such as interconnected, dedicated pedestrian pathways between the different buildings and amenities at the project site and around the perimeter of the site, connecting to existing pedestrian pathways. PROS requests the applicant include design elements that encourage non-motorized connectivity, including bicycle storage rooms, bicycle racks, and bicycle repair stations in highly visible areas. These recommendations are based on the following Recreation and Open Space policies and objectives in the CDMP:

Objective ROS-1:

Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population, through 2017.

Policy ROS-3E:

The Parks, Recreation and Open Spaces Department shall seek to increase public awareness of available recreation opportunities through education and information programs and signage on roadways, at park entrances, and within large parks.

Objective ROS-8:

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

Policy ROS-8C:

Miami-Dade County shall utilize the Parks and Open Space Design Criteria or "Pattern Book", to guide the development of the public realm. The public realm includes new and existing parks, public spaces, natural and cultural areas, greenways, trails, street corridors, and private spaces that are open to the public. The criteria shall promote beauty, community character and connectivity and include standards to assure compatibility with adjoining uses, conservation and include standards to assure compatibility with adjoining uses, conservation and energy efficiency, as well as signage and wayfinding requirements.

Fire and Rescue Service

The Property is served by Station No. 34 (Cutler Ridge) located at 10850 SW 211th St., Miami, FL, 33189. The station is equipped with one (1) Platform and one (1) Rescue with seven (7) firefighters/paramedics, 24 hours a day, seven (7) days a week. Average travel time to incidents in the vicinity of the Property is approximately 6:08 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 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 "Business and Office" and "Low Density Residential" allows for potential development of a total of 254 residential units or 152,500 sq. ft Retail that generate 84 annual alarms. The proposed CDMP designation "Low-Medium Density Residential" with one density increase and "Business and Office" will allow a potential development of 1170 multifamily units or 174,240 sq. ft Retail and 479 multifamily units. If developed at 1170 units, the development will generate approximately 386 annual alarms. If developed at 479 units, the development will generate 174 units. The 386 annual alarms will result in a high impact to existing fire rescue services.

While the proposed development will result in a high 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. 34 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. 70 (Coconut Palm), located at 11451 SW 248th St., Miami, FL 33032, and Station No. 5 (Goulds), located at 13150 SW 238th St., Miami, Florida 33032.

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.

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 in part within the same Geographic Area, as defined in CDMP Policy EDU-2C.

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

Application Impact

This application, if approved, may increase the student population of the schools serving the application site by an additional 231 students. This number includes a reduction of 33.18% to account for charter and magnet schools (schools of choice). Of the 231 students, 119 are expected to attend elementary schools, 49 are expected to attend middle schools, and 63 are expected to attend senior high schools. The students will be assigned to those schools identified in the “Concurrency Service Area (CSA) Schools” table below. Currently, all schools have sufficient capacity to serve the application. A final determination of public school concurrency and capacity reservation will be made at the time of approval of final plat, site plan or functional equivalent.

Concurrency Service Area (CSA) Schools

| Facility Name | Net Available Capacity | Seats Required | Seats Taken | LOS Met | Source Type |
|-------------------------------|------------------------|----------------|-------------|---------|-----------------------------|
| Goulds Elementary | 197 | 119 | 119 | YES | Current CSA |
| Cutler Bay Middle | -55 | 49 | 0 | NO | Current CSA |
| Cutler Bay Middle | 0 | 49 | 0 | NO | Current CSA Five Year Plan |
| Miami Southridge Senior | -108 | 63 | 0 | NO | Current CSA |
| Miami Southridge Senior | 0 | 63 | 0 | NO | Current CSA Five Year Plan |
| Adjacent Service Area Schools | | | | | |
| Southwood Middle | 447 | 49 | 49 | YES | Adjacent CSA |
| Miami Killian Senior | 1969 | 63 | 63 | YES | Adjacent CSA Five Year Plan |

Source: Miami-Dade County Public Schools, March 2024

Miami-Dade County Department of Regulatory and Economic Resources, March 2024

Note: CSA means Concurrency Service Area

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

Aviation

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

Roadways

The application site is ±30.71-acre property located on the northeast corner of SW 112 Avenue and SW 232 Street in unincorporated Miami-Dade County. The site has two accesses from SW 112 Avenue and SW 232 Street. The major roadways surrounding this property that would cater to the mobility needs of this project are shown below:

1. SW 268 Street/Moody Drive from South Dixie Highway to Florida's Turnpike is a four-lane undivided roadway with posted speed limit of 40 mph.
2. SW 248 Street/Coconut Palm Drive from South Dixie Highway to SW 112 Avenue is a two-lane undivided roadway and from SW 112 Avenue to SW 103 Avenue it is a separated four-lane divided roadway with posted speed limit of 40 mph.
3. SW 232 Street/Silver Palm Drive from SW 124 Court to SW 117 Avenue is a two-lane undivided roadway; from SW 117 Avenue to SW 113 Place, it is a four-lane divided roadway; and from SW 113 Place to SW 112 Avenue, it is a three-lane undivided roadway with posted speed limit of 30 mph.
4. SW 127 Avenue from South Dixie Highway to SW 248 Street is a two-lane undivided roadway with posted speed limit of 30 mph.
5. SW 124 Avenue from US-1 to SW 248 Street is a two-lane undivided roadway with posted speed limit of 30 mph.
6. SW 112 Avenue from SW 227 Street to SW 256 Street is a five-lane divided roadway with posted speed limit of 40/45 mph. It has an interchange with Florida's Turnpike.
7. South Dixie Highway from SW 248 Street to SW 222 Street is a four-lane divided roadway with posted speed limit of 45 mph.
8. Florida's Turnpike from SW 232 Street to SW 128 Court is a four-lane expressway with posted speed limit of 60 mph.

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

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

Existing 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 2022) and the County (Year 2022), are operating at acceptable levels of service. See "Traffic Impact Analysis on Roadways Serving the Amendment Site" table below.

Trip Generation

The maximum development potential scenarios under each the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of "Low Density Residential (2.5 - 6 du/ac)" and "Business and Office" the application site is assumed to be developed with 124 single-family detached units and 152,500 sq. ft. retail uses. Under the requested CDMP land use designation of "Low Medium Density Residential with one density increase (13 - 25 du/ac)" and "Business and Office" the application site is assumed to be developed with 479 multi-family units and 174,240 sq. ft. retail uses. The potential development of 124 single-family detached units and 152,500 sq. ft. retail uses under the current CDMP land use designation is expected to generate approximately 573 PM peak hour trips and the potential development of 479 multi-family units and 174,240 sq. ft. retail uses under the requested CDMP land use designation is expected to generate approximately 652 PM peak hour

trips or approximately 79 more PM peak hour trips than 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 No. 20230026 | 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 |
|---------------------------------------|--|--|---|
| Land Use | “Low Density Residential (2.5 - 6 du/ac)” and “Business and Office” | “Low Medium Density Residential (13 - 25 du/ac)” and “Business and Office” | |
| Maximum Development Potential | 124 Single-Family Detached Units ¹ and 152,500 sq.ft. Retail | 479 Multi-Family Units ² and 174,240 sq.ft. Retail ³ | |
| Total Trips Generated | 887 | 1069 | |
| Internal Trip Capture ⁴ | 108 | 202 | |
| Pass-by Trips ⁵ | 206 | 215 | |
| Net Trips Generated | 573 | 652 | +79 |

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 is 210.

² – ITE Land Use Code used for Multi-Family is 220-Multifamily Housing (Low Rise).

³– ITE Land Use Code used for Retail is 820-Shopping Center.

⁴ – Percentage of Internal Trip Capture is 12% per ITE Trip Generation Handbook 3rd Edition.

⁵ – Percentage of Pass-By Trips for Retail is 29% and for Restaurant per ITE Trip Generation Handbook 3rd Edition.

Short Term Traffic Evaluation

An evaluation of peak-period traffic concurrency conditions was conducted as of January 2024, 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 2024 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. This evaluation determined that all roadways monitored for concurrency adjacent to and in the vicinity of the application site are currently operating at acceptable Level of Service (LOS) standards. The “Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation” table below shows that all roadways analyzed are projected to operate at acceptable levels of service.

| Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation Roadway Lanes, Existing and Concurrency PM Peak Period Operating Level of Service (LOS) | | | | | | | | | | | | | | |
|---|---------------|------------------------|------------|------------------|----------------|----------------|--------------|----------------------|------------------------------|----------------------|---------------------------|----------|-------------------------|-----------------------------|
| Sta. Num. | Roadway | Location/Link | Num. Lanes | Adopted LOS Std. | Peak Hour Cap. | Peak Hour Vol. | Existing LOS | Approved D.O's Trips | Total Trips With D.O's Trips | Conc. LOS w/o Amend. | Amendment Peak Hour Trips | % Impact | Total Trips With Amend. | Concurrency LOS with Amend. |
| Requested CDMP Designation: 479 Multi Family Units and 174,240 sq.ft. Retail. Trip generation is 652 PM peak hour trips. | | | | | | | | | | | | | | |
| 9898 | SW 216 Street | west of US 1 | 2 UD | D | 1,440 | 619 | C | 504 | 1,123 | C | 46 | 3.19% | 1,169 | C |
| 9103 | SW 232 Street | east of US 1 | 2 UD | D | 1,197 | 81 | C | 111 | 192 | C | 46 | 3.84% | 238 | C |
| F-0050 | SW 112 Avenue | north of SR 821/ HEFT | 4 DV | D | 3,580 | 2,338 | C | 437 | 2,775 | C | 33 | 0.92% | 2,808 | C |
| F-1095 | SW 112 Avenue | north of SW 216 Street | 4 DV | D | 3,580 | 2,677 | C | 189 | 2,866 | C | 156 | 4.36% | 3,022 | C |
| 9896 | SW 216 Street | east of SR 821/HEFT | 4 DV | D | 2,628 | 2,134 | D | 54 | 2,188 | D | 46 | 1.75% | 2,234 | D |
| 9736 ⁽¹⁾ | SW 112 Avenue | north of SW 232 Street | 4 DV | D | 3,580 | 2,475 | C | 709 | 3,184 | C | 274 | 7.65% | 3,458 | D |
| 9914 | SW 248 Street | east of SW 127 Avenue | 2UD | E | 1,440 | 885 | C | 349 | 1,234 | C | 46 | 3.19% | 1,280 | C |
| 9904 | SW 220 Street | east of US 1 | 2UD | D | 1,197 | 535 | C | 136 | 671 | D | 33 | 2.76% | 704 | D |
| Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, December 2022. | | | | | | | | | | | | | | |
| 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) | | | | | | | | | | | | | | |

Application Impact

The maximum development potential scenarios under each the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of “Low Density Residential (2.5 - 6 du/ac)” and “Business and Office” the application site is assumed to be developed with 124 single-family detached units and 152,500 sq. ft. retail uses which would generate approximately 573 PM peak hour trips. Under the requested CDMP land use designation of “Low Medium Density Residential with one density increase (13 - 25 du/ac)” and “Business and Office” the application site is assumed to be developed with 479 multi-family units and 174,240 sq. ft. retail uses which would generate approximately 652 PM peak hour trips. The requested change in CDMP land use designation is expected to generate approximately 79 more PM peak hour trips than the current CDMP designation. The concurrency analysis determined that all roadways, adjacent to and in the vicinity of the application site that were analyzed for short term impacts have sufficient capacity to handle the additional traffic impacts that would be generated by the application.

Applicant’s Traffic Study

The applicant’s transportation consultant, Bowman Consulting Group, Ltd., prepared the *CDMP Traffic Analysis* dated March 2024. A copy of the Traffic Study’s Executive Summary is included in Appendix. The complete Traffic Study is available online at the Department’s website at <https://energov.miamidade.gov/>. The Traffic Study analyzes the existing, short term and long-term traffic impacts that the proposed project will have on the roadways adjacent to and in the vicinity of the application site.

The trip generation analysis for the existing and proposed land use is shown in Table 2 of the traffic study. The PM Peak Hour trip generation for the existing development potential of 124 single-family detached units and 152,500 sq. ft. retail uses would be 665 trips. The trip generation from the proposed development potential of 479 multi-family units and 174,384 sq. ft. retail uses would be 825 PM Peak Hour trips or approximately 160 more PM peak hour trips than the current CDMP designation. See applicant’s Table 2 below for trip generation analysis.

Table 2 PM Peak Hour Trip Generation Analysis

| DAILY | | | | | | | | | | | | | | | | |
|-----------------------------|--------------------------------|----------|------------|-------------------------------------|-----|-----|--|------|--------|---------------|-------|-------|-----------|--------------|-------|-------|
| FUTURE LAND USE DESIGNATION | LAND USE | ITE CODE | INTENSITY | TRIP GENERATION RATE ⁽¹⁾ | IN | OUT | TOTAL TRIPS | | | PASS-BY TRIPS | | | NEW TRIPS | | | |
| | | | | | | | IN | OUT | TOTAL | IN | OUT | TOTAL | IN | OUT | TOTAL | |
| Current | Shopping Center (>150K) | 820 | 152,500 SF | $T = 26.11 (X) + 5,864$ | 50% | 50% | 4922 | 4924 | 9,846 | 1,428 | 1,427 | 2,855 | 29% | 3,494 | 3,497 | 6,991 |
| | Single Family Housing | 210 | 124 Units | $Ln(T) = 0.92 Ln(X) + 2.68$ | 50% | 50% | 615 | 615 | 1,230 | 0 | 0 | 0 | 0% | 615 | 615 | 1,230 |
| | | | | | | | Sub-Total | | | | | | | | | |
| Proposed | Shopping Center (>150K) | 820 | 174,384 SF | $T = 26.11 (X) + 5,864$ | 50% | 50% | 5208 | 5209 | 10,417 | 1,511 | 1,510 | 3,021 | 29% | 3,697 | 3,699 | 7,396 |
| | Multifamily Housing (Low-Rise) | 220 | 479 Units | $T = 6.41 (X) + 75.31$ | 50% | 50% | 1572 | 1574 | 3,146 | 0 | 0 | 0 | 0% | 1,572 | 1,574 | 3,146 |
| | | | | | | | (Used for 2026 Analysis) Sub-Total | | | | | | | | | |
| | | | | | | | Proposed less Current Used for 2045 Analysis | | | | | | | | | |
| | | | | | | | | | | | | | | 1,160 | | |
| | | | | | | | | | | | | | | 1161 | | |
| | | | | | | | | | | | | | | 2,321 | | |

AM PEAK HOUR

| FUTURE LAND USE DESIGNATION | LAND USE | ITE CODE | INTENSITY | TRIP GENERATION RATE ⁽¹⁾ | IN | OUT | TOTAL TRIPS | | | PASS-BY TRIPS | | | NEW TRIPS | | | |
|-----------------------------|--------------------------------|----------|------------|-------------------------------------|-----|-----|--|-----|-------|---------------|-----|-------|-----------|-----------|-------|-----|
| | | | | | | | IN | OUT | TOTAL | IN | OUT | TOTAL | IN | OUT | TOTAL | |
| Current | Shopping Center (>150K) | 820 | 152,500 SF | $T = 0.59 (X) + 133.55$ | 62% | 38% | 139 | 85 | 224 | 33 | 32 | 65 | 29% | 106 | 53 | 159 |
| | Single Family Housing | 210 | 124 Units | $Ln(T) = 0.91 Ln(X) + 0.12$ | 26% | 74% | 24 | 67 | 91 | 0 | 0 | 0 | 0% | 24 | 67 | 91 |
| | | | | | | | Sub-Total | | | | | | | | | |
| Proposed | Shopping Center (>150K) | 820 | 174,384 SF | $T = 0.59 (X) + 133.55$ | 62% | 38% | 146 | 90 | 236 | 34 | 34 | 68 | 29% | 112 | 56 | 168 |
| | Multifamily Housing (Low-Rise) | 220 | 479 Units | $T = 0.31 (X) + 22.85$ | 24% | 76% | 41 | 130 | 171 | 0 | 0 | 0 | 0% | 41 | 130 | 171 |
| | | | | | | | (Used for 2026 Analysis) Sub-Total | | | | | | | | | |
| | | | | | | | Proposed less Current Used for 2045 Analysis | | | | | | | | | |
| | | | | | | | | | | | | | | 23 | | |
| | | | | | | | | | | | | | | 66 | | |
| | | | | | | | | | | | | | | 89 | | |

PM PEAK HOUR

| FUTURE LAND USE DESIGNATION | LAND USE | ITE CODE | INTENSITY | TRIP GENERATION RATE ⁽¹⁾ | IN | OUT | TOTAL TRIPS | | | PASS-BY TRIPS | | | NEW TRIPS | | | |
|-----------------------------|--------------------------------|----------|------------|-------------------------------------|-----|-----|--|-----|-------|---------------|-----|-------|-----------|------------|-------|-----|
| | | | | | | | IN | OUT | TOTAL | IN | OUT | TOTAL | IN | OUT | TOTAL | |
| Current | Shopping Center (>150K) | 820 | 152,500 SF | $Ln(T) = 0.72 Ln(X) + 3.02$ | 48% | 52% | 367 | 398 | 765 | 111 | 111 | 222 | 29% | 256 | 287 | 543 |
| | Single Family Housing | 210 | 124 Units | $Ln(T) = 0.94 Ln(X) + 0.27$ | 63% | 37% | 77 | 45 | 122 | 0 | 0 | 0 | 0% | 77 | 45 | 122 |
| | | | | | | | Sub-Total | | | | | | | | | |
| Proposed | Shopping Center (>150K) | 820 | 174,384 SF | $Ln(T) = 0.72 Ln(X) + 3.02$ | 48% | 52% | 404 | 438 | 842 | 122 | 122 | 244 | 29% | 282 | 316 | 598 |
| | Multifamily Housing (Low-Rise) | 220 | 479 Units | $T = 0.43 (X) + 20.55$ | 63% | 37% | 143 | 84 | 227 | 0 | 0 | 0 | 0% | 143 | 84 | 227 |
| | | | | | | | (Used for 2026 Analysis) Sub-Total | | | | | | | | | |
| | | | | | | | Proposed less Current Used for 2045 Analysis | | | | | | | | | |
| | | | | | | | | | | | | | | 92 | | |
| | | | | | | | | | | | | | | 68 | | |
| | | | | | | | | | | | | | | 160 | | |

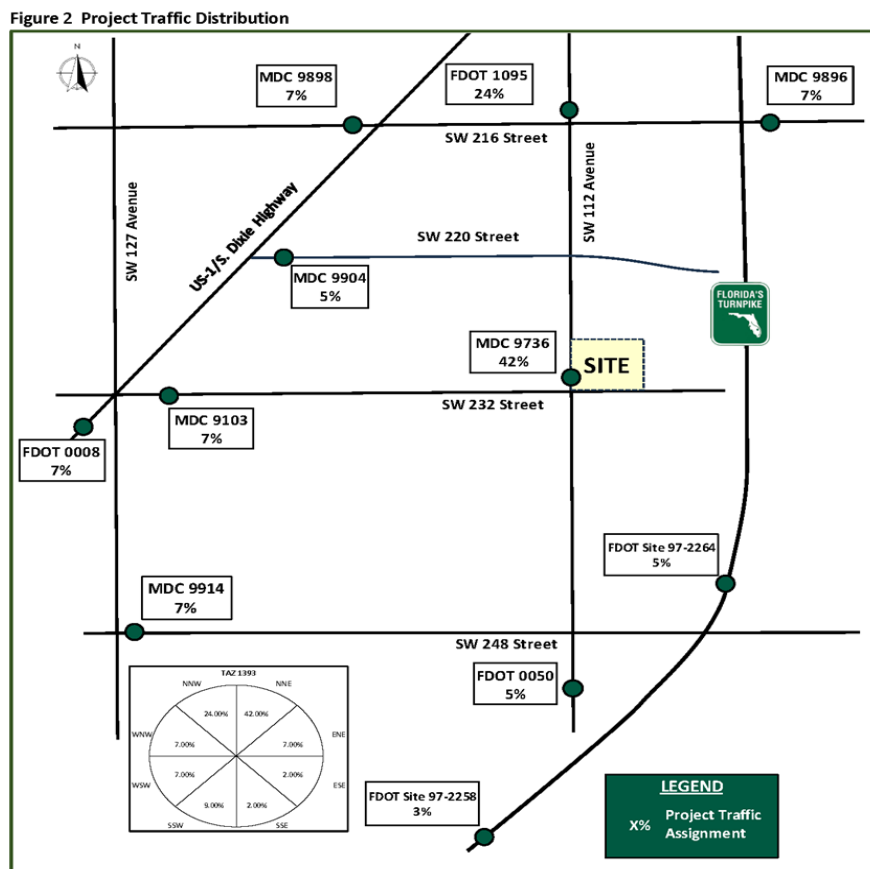
(1) ITE Trip Generation Manual, 11th Edition.

The site is located on Traffic Analysis Zone (TAZ) 1393, 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 2026 trip distribution for the short term traffic conditions and concurrency analysis. Using the cardinal distribution, the project traffic was distributed on the surrounding roadway network. See applicant’s Table 3 below for trip distribution analysis.

Table 3 Project Traffic Distribution Summary

| YEAR | NNE | ENE | ESE | SSE | SSW | WSW | WNW | NNW |
|------|--------|-------|-------|-------|-------|-------|-------|--------|
| 2015 | 41.20% | 7.30% | 1.90% | 2.30% | 8.80% | 7.20% | 7.50% | 23.70% |
| 2045 | 43.30% | 5.00% | 0.70% | 2.30% | 9.40% | 7.70% | 5.70% | 25.90% |
| 2026 | 41.97% | 6.46% | 1.46% | 2.30% | 9.02% | 7.38% | 6.84% | 24.51% |

The trip distribution percentages shown above were applied to the trip generated by the proposed development and assigned to the surrounding roadway network. The trip assignment on the roadway network is shown in Figure 2 below.



The applicant’s traffic study reviewed the existing traffic conditions on the surrounding roadway network using the County’s and FDOT’s 2022 traffic count data. Eleven surrounding roadway segments were analyzed for afternoon peak hour capacity conditions, and it was determined that all roadways except Florida’s Turnpike east of SW 248 Street, are functioning at an acceptable level of service. See the applicant’s Table 1 below for the existing roadway condition analysis.

Table 1 2023 PM Peak Hour Existing Roadway Capacity Analysis Summary

| COUNT STATION | LOCATION | ROADWAY | FROM | TO | FACILITY TYPE | ADOPTED LOS | LOS CAPACITY | TRAFFIC COUNT | DO TRIPS | VOLUME | VOLUME TO CAPACITY RATIO (V/C) | LOS |
|---------------|--------------------------------------|--------------------|---------------|---------------|---------------|-------------|--------------|---------------|----------|--------|--------------------------------|-----|
| MDC-9898 2 | SW 216 St. w/o US-1 | SW 216 Street | SW 112 Avenue | SW 127 Avenue | 2L | D | 1,440 | 619 | 513 | 1,132 | 0.79 | C |
| MDC-9103 2 | SW 232 St. e/o US-1 | SW 232 Street | SW 112 Avenue | SW 127 Avenue | 2L | D | 1,197 | 81 | 111 | 192 | 0.16 | C |
| FDOT-0050 2 | SW 112 Ave. n/o HEFT | SW 112 Avenue | SW 248 Street | SW 264 Street | 4LD | E | 3,580 | 1,710 | 437 | 2,147 | 0.60 | C |
| FDOT-1095 2 | SW 112 Ave. n/o SW 216 St. | SW 112 Avenue | SW 200 Street | SW 216 Street | 4LD | E | 3,580 | 2,677 | 190 | 2,867 | 0.80 | C |
| MDC-9896 2 | SW 216 St. e/o HEFT | SW 216 Street | SW 107 Avenue | SW 112 Avenue | 4LD | D | 2,628 | 2,134 | 57 | 2,191 | 0.83 | D |
| MDC-9736 2 | SW 112 Ave. n/o SW 232 St. | SW 112 Avenue | SW 216 Street | SW 248 Street | 4LD | D | 3,580 | 790 | 710 | 1,500 | 0.42 | C |
| MDC-9914 2 | SW 248 Street e/o SW 127 Avenue | SW 248 Street | SW 112 Avenue | SW 127 Avenue | 2L | E | 1440 | 885 | 349 | 1234 | 0.86 | C |
| MDC-9904 2 | SW 220 Street e/o US-1 | SW 220 Street | US-1 | SW 216 Street | 2L | D | 1197 | 535 | 136 | 671 | 0.56 | C |
| FDOT-0008 2 | US-1 s/o SW 232 Street | US-1 | SW 216 Street | SW 232 Street | 4LD | E+ 20% | 4296 | 1804 | 638 | 2442 | 0.57 | C |
| FDOT-2258 1 | Florida's Turnpike n/o SW 248 Street | Florida's Turnpike | SW 248 Street | SW 268 Street | 6LD | D | 10220 | 9567 | 0 | 9567 | 0.94 | D |
| FDOT-2264 1 | Florida's Turnpike n/o SW 248 Street | Florida's Turnpike | SW 248 Street | SW 232 Street | 6LD | D | 10220 | 11097 | 0 | 11097 | 1.09 | F |

Notes: 1. Based on FDOT AADT data with applied 0.09 K-factor.

2. Based on MDC Traffic Concurrence Database.

The applicant's traffic study included a 2026 short term roadway impact analysis, which included reserved trips from approved development not yet constructed, a 2.08 percent annual growth-rate factor based on FDOT historical traffic volumes to account for future background volumes, programmed roadway capacity improvements listed in the first three years of the County's adopted 2024 Transportation Improvement Program (TIP), and the PM peak hour trips estimated to be generated by the proposed development. The concurrency analysis determined that all roadways except Florida's Turnpike east of SW 248 Street, impacted by the proposed development will have sufficient capacity to handle the additional traffic impacts that would be generated by this project. Even though the project traffic impact is not significant Florida's Turnpike is an evacuation route hence the roadway must be improved by the applicant by entering into a proportionate fair share agreement with the County. See the applicant's Table 5 below for the short-term roadway impact analysis.

Table 5 2026 Short Term PM Peak Hour Roadway Capacity Analysis Summary

| COUNT STATION | ROADWAY | FROM | TO | FACILITY TYPE | ADOPTED LOS | LOS CAPACITY | TRAFFIC COUNT | DO TRIPS | 2026 VOLUME* | PROJECT TRAFFIC | PROJECT TRIPS | TOTAL TRAFFIC | VOLUME TO CAPACITY RATIO (V/C) | LOS WITH PROJECT | MEETS CAPACITY |
|---------------|--------------------|---------------|---------------|---------------|-------------|--------------|---------------|----------|--------------|-----------------|---------------|---------------|--------------------------------|------------------|----------------|
| MDC-9898 | SW 216 Street | SW 112 Avenue | SW 127 Avenue | 2L | D | 1,440 | 619 | 513 | 1,171 | 7% | 58 | 1,229 | 0.85 | C | YES |
| MDC-9103 | SW 232 Street | SW 112 Avenue | SW 127 Avenue | 2L | D | 1,197 | 81 | 111 | 197 | 7% | 58 | 255 | 0.21 | C | YES |
| FDOT-0050 | SW 112 Avenue | SW 248 Street | SW 264 Street | 4LD | E | 3,580 | 1,710 | 437 | 2,256 | 5% | 41 | 2,297 | 0.64 | C | YES |
| FDOT-1095 | SW 112 Avenue | SW 200 Street | SW 216 Street | 4LD | E | 3,580 | 2,677 | 190 | 3,037 | 24% | 198 | 3,235 | 0.90 | D | YES |
| MDC-9896 | SW 216 Street | SW 107 Avenue | SW 112 Avenue | 4LD | D | 2,628 | 2,134 | 57 | 2,327 | 7% | 58 | 2,385 | 0.91 | D | YES |
| MDC-9736 | SW 112 Avenue | SW 216 Street | SW 248 Street | 4LD | D | 3,580 | 790 | 710 | 1,550 | 42% | 347 | 1,897 | 0.53 | C | YES |
| MDC-9914 | SW 248 Street | SW 112 Avenue | SW 127 Avenue | 2L | E | 1,440 | 885 | 349 | 1,290 | 7% | 58 | 1,348 | 0.94 | D | YES |
| MDC-9904 | SW 220 Street | US-1 | SW 216 Street | 2L | D | 1,197 | 535 | 136 | 705 | 5% | 41 | 746 | 0.62 | C | YES |
| FDOT-0008 | US-1 | SW 216 Street | SW 232 Street | 4LD | E+ 20% | 4,296 | 1,804 | 638 | 2,557 | 7% | 58 | 2,615 | 0.61 | C | YES |
| FDOT-2258 | Florida's Turnpike | SW 248 Street | SW 268 Street | 6LD | D | 10,220 | 9,567 | 0 | 10,176 | 3% | 25 | 10,201 | 1.00 | D | YES |
| FDOT-2264 | Florida's Turnpike | SW 248 Street | SW 232 Street | 6LD | D | 10,220 | 11,097 | 0 | 11,803 | 5% | 41 | 11,844 | 1.16 | F | NO |

* 2026 Volumes derived by applying growth rate and adding Development Order Traffic.

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

| COUNT STATION | ROADWAY | FROM | TO | FACILITY TYPE | ADOPTED LOS | LOS CAPACITY | 2045 DAILY VOLUME | 2045 PEAK HOUR VOLUME* | PROJECT TRAFFIC | PROJECT TRIPS | TOTAL TRAFFIC | VOLUME TO CAPACITY RATIO (V/C) | LOS WITH PROJECT | MEETS CAPACITY |
|---------------|--------------------|---------------|---------------|---------------|-------------|--------------|-------------------|------------------------|-----------------|---------------|---------------|--------------------------------|------------------|----------------|
| MDC-9898 | SW 216 Street | SW 112 Avenue | SW 127 Avenue | 2L | D | 1,440 | 21,030 | 1,893 | 7% | 11 | 1,904 | 1.32 | F | NO |
| MDC-9103 | SW 232 Street | SW 112 Avenue | SW 127 Avenue | 2L | D | 1,197 | 4,794 | 431 | 7% | 11 | 442 | 0.37 | C | YES |
| FDOT-0050 | SW 112 Avenue | SW 248 Street | SW 264 Street | 4LD | E | 3,580 | 18,009 | 1,621 | 5% | 8 | 1,629 | 0.46 | C | YES |
| FDOT-1095 | SW 112 Avenue | SW 200 Street | SW 216 Street | 4LD | E | 3,580 | 42,505 | 3,825 | 24% | 38 | 3,863 | 1.08 | F | NO |
| MDC-9896 | SW 216 Street | SW 107 Avenue | SW 112 Avenue | 4LD | D | 2,628 | 18,082 | 1,627 | 7% | 11 | 1,638 | 0.62 | C | YES |
| MDC-9736 | SW 112 Avenue | SW 216 Street | SW 248 Street | 4LD | D | 3,580 | 28,291 | 2,546 | 42% | 67 | 2,613 | 0.73 | C | YES |
| MDC-9914 | SW 248 Street | SW 112 Avenue | SW 127 Avenue | 2L | E | 1,440 | 15,432 | 1,389 | 7% | 11 | 1,400 | 0.97 | E | YES |
| MDC-9904 | SW 220 Street | US-1 | SW 216 Street | 2L | D | 1,197 | 4,671 | 420 | 5% | 8 | 428 | 0.36 | D | YES |
| FDOT-0008 | US-1 | SW 216 Street | SW 232 Street | 4LD | E+ 20% | 4,296 | 41,829 | 3,765 | 7% | 11 | 3,776 | 0.88 | D | YES |
| FDOT-2258 | Florida's Turnpike | SW 248 Street | SW 268 Street | 6LD | D | 10,220 | 41,029 | 3,693 | 3% | 5 | 3,698 | 0.36 | C | YES |
| FDOT-2264 | Florida's Turnpike | SW 248 Street | SW 232 Street | 6LD | D | 10,220 | 45,092 | 4,058 | 5% | 8 | 4,066 | 0.40 | C | YES |

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

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 the County’s adopted level of service standards.

1. SW 112 Avenue from SW 216 Street to SW 200 Street would operate at LOS ‘F’ but the adopted LOS is ‘E’.
2. SW 216 Street from SW 112 Avenue to SW 127 Avenue would operate at LOS ‘F’ but the adopted LOS is ‘D’.

The two roadway segments that are projected to fail in 2045, are projected to fail even without impacts from this project. Also, the traffic impact from this project on the roadway segments are not significant as the percentage impact is less than five percent of the roadway’s maximum service capacity volume. See the applicant’s Table 6 above for the 2045 Long Term analysis.

The applicant’s traffic study assessed the impacts of the proposed CDMP amendment on the roadway segments surrounding the application site. The traffic analysis was prepared for existing traffic conditions, short-term concurrency (year 2026) and long-term (year 2045) traffic impacts. The results indicate that except for Florida’s Turnpike east of SW 248 Street the other impacted roadway segments are expected to operate at adopted levels of service or better for existing and for short-term traffic conditions. Even though the project impact is not significant, Turnpike is an evacuation route hence the traffic impacts mitigation for this roadway must be provided for by the applicant through entering into a proportionate fair share agreement with the County. Also, the two roadways identified above are projected to operate below the County’s adopted level of service standards for long term traffic conditions, but the project traffic impact would not be significant and thereby not require mitigation. Hence, staff finds that for this project to be consistent with the traffic requirements of the CDMP, it would require mitigation for its impact to Florida’s Turnpike east of SW 248 Street, which is projected to operate in violation of its adopted LOS in both the short term and long term.

Transit

Existing Service

The subject property is served by Metrobus Routes 35 and 70 at a bus stop directly on the site at SW 112 Avenue and SW 232 Street. This subject property is also served by Metrobus route 52 at a nearby bus stop on Old Cutler Rd and SW 109th Avenue approximately 0.6 miles away (13-minute walk).

| Metrobus Route Service Summary | | | | | | | |
|--------------------------------|-------------------------------|--------------------|-----------------------|-----------|----------|--------|-----------------|
| Routes | Service Headways (in minutes) | | | | | | Type of Service |
| | Peak (AM/PM) | Off-Peak (middays) | Evenings (after 8 pm) | Overnight | Saturday | Sunday | |
| 35 | 20 | 60 | n/a | n/a | 20 | 20 | L/F |
| 52 | 30 | 30 | n/a | n/a | 30 | 30 | L/F |
| 70 | 60 | 60 | n/a | n/a | 60 | 60 | L/F |

Source: 2024-2033 Transit Development Plan, Miami Dade Department of Transportation and Public Works, November 2023 Line Up, February 2024.
 Notes: F means Metrobus feeder service to Metrorail or Tri Rail, and L means Metrobus local route service.

Recent Service Adjustments

The Better Bus Network was implemented in November 2023, and since then there have been no recent service changes.

DTPW Comments/Recommendations

The Miami-Dade Transit Division, Department of Transportation and Public Works (DTPW) encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops; and to incorporate pedestrian accessibility into residential neighborhood design to enable safe pedestrian access to neighboring properties, adjacent transit stops, and planned future rapid transit stations. According to the traffic impact study, the proposed change to the CDMP Future Land Use Map will create $\pm 3,120$ additional vehicular trips, and $\pm 95-156$ new transit trips, which can be absorbed by the nearby Metrobus routes.

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

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

- LU-1. The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.
- LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.
- LU-1G. Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.
- LU-4A. When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
- LU-4D. Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.

- LU-7I. Miami-Dade County will continue to review development incentives to encourage higher density, mixed use and transit-oriented development at or near existing and future transit stations and corridors and continue to update its land development regulations to remove impediments and promote transit-oriented development.
- 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:
- i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
 - ii) Enhance or impede provision of services at or above adopted LOS Standards;
 - iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and
 - iv) Enhance or degrade environmental or historical resources; and
 - v) 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
 - vi) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stops, 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 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.
- CIE-3. CDMP land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.
- CHD-2B. Encourage well-designed infill and redevelopment to reduce vehicle miles traveled, improve air quality, and support an outdoor environment that is suitable for safe physical activity.
- CON-8A. Specimen trees and Natural Forest Communities in Miami-Dade County shall be protected through the maintenance and enforcement of the County's Tree and Forest Protection and Landscape Code, as may be amended from time to time. The County's Natural Forest Inventory shall be revised periodically to reflect current Natural Forest Community conditions. A Natural Forest Community shall not be removed from the inventory unless its quality and resource values have been degraded to the point where it cannot be restored.

APPENDICES

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| Appendix A: Amendment Application | A-3 |
| Appendix B: Concurrent Zoning Application No. Z2022000447 Letter of Intent (December 14, 2021) | A-29 |
| Appendix C: Applicant's Proffered Declaration of Restrictions (May 9, 2024) | A-41 |
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| Appendix G: Photos of Site and Surroundings | A-73 |

Documents related to the application, including third party correspondence, are available online at:

- <https://www.miamidade.gov/planning/cdmp-amendment-cycles.asp>, or
- https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/2060e6c6-a777-454f-b071-d7f95bb5ef49

*Excerpted pages are enclosed herein. The complete report is accessible at the links listed above.

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APPENDIX A

Amendment Application

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**SMALL SCALE APPLICATION
AMENDMENT REQUEST TO THE LAND USE PLAN MAP
MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN
CONCURRENT ZONING APPLICATION FOR DISTRICT BOUNDARY
CHANGES**

1. APPLICANT

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Date

By: 

Amanda M. Naldjieff

10/30/2023
Date

3. DESCRIPTION OF REQUESTED CHANGES

A. The Applicant respectfully requests the following changes:

1. Amendment to the Land Use Element's Land Use Plan (LUP) Map of the Comprehensive Development Master Plan ("CDMP") for the Residential Parcel, as described in Exhibit A-1, from "*Low Density Residential*" and "*Business and Office*" to "*Low Medium Density with One Density Increase (DI-1)*."
2. Amendment to the Land Use Element's Land Use Plan (LUP) Map of the Comprehensive Development Master Plan ("CDMP") for the Commercial Parcel, as described in Exhibit A-2, from "*Business and Office*" and "*Low Density Residential*" to "*Business and Office*."

B. Description of the Subject Area.

The subject property contains approximately ± 30.71 gross acres (± 28.52 net acres) of land in Section 18, Township 56 South, Range 40 East, located on the northeast corner of the intersection of SW 232nd Street and SW 112th Avenue, Miami-Dade County, Florida, and is further identified by the Property Appraiser's Office under Folio No. 30-6018-000-0691 (the "Property; or Application Area").

C. Acreage. Application Area: ± 30.71 gross acres (± 28.52 net acres). The proposed Residential Parcel will consist of 19.19 gross acres (18.51 net acres). The proposed Commercial Parcel will consist of 11.52 gross acres (10.01 net acres).

D. Requested Changes.

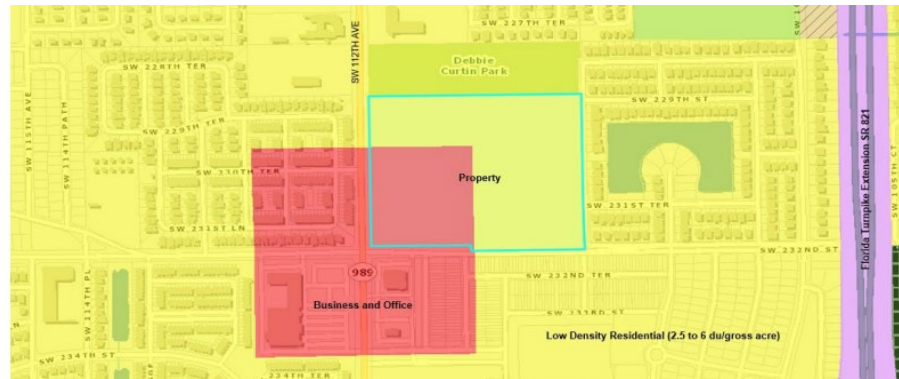
1. The Applicant requests that this Application be processed as a Small Scale Amendment under the expedited procedures.
2. The Applicant requests that the Residential Parcel be re-designated on the LUP Map from "*Low Density Residential*" and "*Business and Office*" to "*Low Medium Density with One Density Increase (DI-1)*."
3. The Applicant requests that the Commercial Parcel be re-designated on the LUP Map from "*Business and Office*" and "*Low Density Residential*" to "*Business and Office*."
3. The Applicant requests that this Application be processed concurrently with a zoning application for District Boundary Changes from "*Agriculture*" (AU) to BU-1A on the Commercial Parcel and Planned Area Development (PAD) on the Residential Parcel, which zoning application is pending under Application No. Z20230000.
4. The Applicant requests acceptance of a proffered Declaration of Restrictions providing for a density limitation of 255 dwelling units on the Residential Parcel shall not exceed 255 dwelling units, requiring the Applicant to incorporate the County's Urban Design Manual,

endorsed by Resolution No. R-1360-98 of the Board of County Commissioners, as a guideline for the Residential Parcel's development, and requiring that the future development of the Property be connected to the public water and sanitary sewer infrastructure.

4. REASONS FOR AMENDMENT

The Property consists of approximately \pm 30.71 gross acres of land generally located on the northeast corner of the intersection of SW 232nd Street and SW 112th Avenue, in unincorporated Miami-Dade County (the "County"). The southwesterly \pm 10.00 acres of the Property are designated for "Business and Office" development, while the remaining \pm 20.71 acres of the Property are designated for "Low Density" residential development on the Land Use Plan (LUP) map of the Adopted Components of the County's Comprehensive Development Master Plan (the "CDMP"). The Property is currently zoned "AU," Agricultural District on the County's official zoning map.

A partial view of the LUP map, as it affects the Property, which is outlined in blue, is shown below.



The Applicant proposes to develop a horizontal mixed use project, consisting of 255 dwelling units on approximately 19.19 gross acres, and business and office uses on approximately 11.52 gross acres. Currently, as noted, the southwesterly 10 gross acres of the Property are designated for Business and Office development on the LUP map. The balance is designated for Low Density residential development. The Application seeks to reconfigure and to reorient the Commercial Parcel by increasing its frontage on SW 112 Avenue, the main commercial corridor, and reducing its frontage on SW 232 Street. The reorientation of the Commercial Parcel would provide better access to the main access roadway (S.W. 112 Avenue), traffic circulation, and the ability to have a direct pedestrian link to the adjacent County-owned Park (Debbie Curtin Park). As reconfigured, the Commercial Parcel would provide patrons at the park with direct access to retail shops, restaurants and other services. Even as reoriented, the Commercial Parcel will not exceed 10 net acres.

The availability of retail and other services next to the existing park will enhance the public space and create a neighborhood that is convenient, vibrant, and sustainable. Extending the retail frontage along S.W. 112 Avenue will promote healthier and more active lifestyles, as people can easily access shops, services and recreational spaces without

having to rely heavily on cars. The reconfiguration of the space will also foster a greater sense of community by providing park serving retail options in close proximity to the park and surrounding neighborhood and help to promote pedestrianism within the immediate area.

Although the proposed re-designation of the Residential Parcel to Low-Medium Density with One Density Increase (DI-1) will potentially allow a density of up to 25 units per gross acre, the Applicant's proposed development of the Residential Parcel will not exceed a total of 255 dwelling units (for an average density of approximately 13.28) and will consist of single-family attached homes and multi-family homes.

B. Need for Single Family Residential Housing

The County is facing a dire need for more single family residential housing inventory. According to the Urban Expansion Area Report published by the County's Planning Division on May 7, 2021 (the "Report"), the supply of single family residential units in the County will be depleted by 2024.¹ As a result, the County anticipates that by 2024 – in less than one year's time—the County's supply of land suitable for new single family housing development will be totally depleted. To address the impending exhaustion in the supply for single-family occupancy units, the Report recommends that the County should strategically increase the diversity of housing options, while focusing primarily within the UDB. The Report also concluded that:

*A closer look at the current residential land uses in the County shows that townhome development is underrepresented within the single-family category, comprising only six percent. **With its lower land costs, townhome-type development provides an important housing option for moderate income families.** The County should aim to strategically increase the diversity of housing options, focusing primarily within the UDB, while maintaining the character of established neighborhoods.*

(Emphasis added).

See Final Urban Expansion Area Report, May 7, 2021, at 4.

¹ On May 11, 2021, the County Mayor transmitted to the Board the Final Urban Expansion Area Report.

The failure to utilize land within the UDB to provide more single family housing inventory will only exacerbate the affordability crisis currently plaguing the County. A copy of the Report's Residential Land Supply and Demand Analysis for the County is provided below.

Table 2.1
Residential Land Supply/Demand Analysis
Miami-Dade County, 2019 to 2040

| Analysis Done Separately for Each Type, i.e. No Shifting of Demand between Single & Multifamily Type | Structure Type | | |
|--|----------------|--------------|------------|
| | Single Family | Multi-Family | Both Types |
| Capacity in 2019 | 28,581 | 233,655 | 262,236 |
| Annual Demand in 2015-2020 | 4,728 | 8,391 | 13,119 |
| Capacity in 2020 | 23,853 | 225,264 | 249,117 |
| Annual Demand in 2020-2025 | 5,478 | 5,263 | 10,741 |
| Capacity in 2025 | 0 | 198,949 | 195,412 |
| Annual Demand in 2025-2030 | 5,482 | 5,007 | 10,489 |
| Capacity in 2030 | 0 | 173,914 | 142,967 |
| Annual Demand in 2030-2035 | 5,405 | 4,806 | 10,211 |
| Capacity in 2035 | 0 | 149,884 | 91,912 |
| Annual Demand in 2035-2040 | 5,292 | 4,587 | 9,879 |
| Capacity in 2040 | 0 | 126,949 | 42,517 |
| Depletion Year | 2024 | 2040+ | 2040+ |

Source: Miami-Dade County, Department of Regulatory and Economic Resources, Research and Economic Analysis Section, November 2019.

As shown in the Land Supply/Demand analysis above, although the inventory of single family housing will be depleted by 2024, the rate of demand for single family housing in 2020-2025 exceeds its annual demand between 2015 and 2020 – by nearly a thousand units annually—and will exacerbate the County’s affordability crisis. The increase in demand and reduction of inventory axiomatically creates an environment where single family housing prices will continue to rise. Today, the County is the least affordable housing market in the U.S.² Miami-Dade County single-family home median prices increased 10.8% year-over-year in July 2023, increasing from \$570,000 to \$631,670. Miami single-family median prices have risen for 140 consecutive months (11.7 years), the longest running-streak on record. As a result, homeowners in the Miami market can expect to spend 79.92% of their monthly income on the cost of homeownership.³

² See <https://www.realtyhop.com/blog/affordability-index-may-2023/-Miami-ranked-least-affordable-us-housing-market> (July 22, 2023).

³ See <https://www.miamirealtors.com/2023/08/22/miami-home-prices-household-income-continue-to-rise-with-wealth-migration-more-inventory-needed-for-high-demand-market/>

This growing lack of inventory for single family housing has substantially reduced the rate of homeownership. Based on the Comprehensive Housing Market Analysis for Miami-Miami Beach-Kendall, Florida by the U.S. Department of Housing and Urban Development, over the course of the last twenty (20) years, the homeownership rate has declined to approximately 57.8% due to a decrease in housing affordability, which makes homeownership less conducive.⁴ The same study predicts that additional households are expected to be renter households, which will result in a further decline in the homeownership rate due to the lack of inventory and unaffordability component of the current housing market.

This recognized depletion adversely impacts the County's ability to adequately provide for the rapidly growing population of Miami-Dade County, which continues to increase by approximately 36,000 people a year. Furthermore, the depletion status referenced above negatively impacts the County's ability to adequately provide for a 15 year supply of housing as required by Policy LU-8F of County's Adopted Components of the Comprehensive Plan, Future Land Use Element. The proposed re-designation will allow the Residential Parcel to contribute to the growing demand for single-family residential uses in the County as a whole and in Minor Statistical Area ("MSA") 7.1 specifically. Furthermore, the proposed re-designation follows the zoning and development trends in the immediate area, which make the Application Area an ideal site to increase housing inventory and diversity.

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

i) *Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County.*

As previously stated, the County is running out of available land for single family occupancy homes. Approval of the proposed re-designation would increase the County's and the area's residential land supply. In order to accommodate the rapidly growing population and help ameliorate the increasing affordability crisis that is plaguing the County, density inside the Urban Development Boundary ("UDB") must be increased. The proposed re-designation will accommodate the need for additional housing options in the surrounding community. Moreover, Miami-Dade County's retail market continues to maintain historically low vacancy rates, highlighting its stability and attractiveness to retailers. The Analysis Area for this Application (MSA 7.1) contained 321 acres of in-use commercial uses in July 2023 and an additional 55.46 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2023-2040 period is 0.12 per year.

⁴See Comprehensive Housing Market Analysis for Miami-Miami Beach-Kendall, Florida, March 1, 2019, at 9. <https://www.huduser.gov/portal/publications/pdf/MiamiFL-CHMA-19.pdf>

The positive net absorption reflected below is propelled by robust household growth and the continued strength of retail sales which reflects a continued demand for retail space and fully support the negligible increase in the size of the Commercial Parcel, as reconfigured .⁵

Projected Absorption of Land for Commercial Uses
Indicated Year of Depletion and Related Data

| Analysis Area | Vacant Commercial Land 2023 (Acres) | Commercial Acres in Use 2023 | Annual Absorption Rate 2023-2040 (Acres) | Projected Year of Depletion | Total Commercial Acres per Thousand Persons | |
|---------------|-------------------------------------|------------------------------|--|-----------------------------|---|------|
| | | | | | 2030 | 2040 |
| MSA 7.1 | 55.46 | 321.90 | 0.12 | 2040+ | 4.5 | 4.1 |

Source: Miami-Dade County, Regulatory and Economic Resources Department, Planning Division, Planning Research and Economic Analysis Section, July 2023.

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

Approval of the application would be generally consistent with Objective CIE-3 of the CDMP Capital Improvements Element, which requires CDMP Land Use Plan map decisions not to cause a violation in the adopted level of service standards for public facilities and services. The increase in roadway impacts due to the re-designation to Low-Medium Density with a DI-1 Density Increase category can be accommodated by existing roadways and will not result in a deterioration in the levels of service for the affected roadway segments. Any project-specific impacts, such as impacts at ingress and egress points, can be addressed at the time of a development order by requiring additional mitigation measures, if necessary. See: attached CDMP Traffic Impact Study prepared by Bowman Consulting Group dated October 2023 attached as Exhibit “F”. Additionally, all required utilities are available to the Property or can be made available at the Applicant’s expense. The area is also served by several public schools, including Goulds Elementary, which is located within walking distance of the Property.

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

The proposed residential development on the Property would be generally compatible with the existing development, land uses and vested development rights in the surrounding the Application Area. Existing residential uses such as townhome communities exist, have been approved or are under development within the vicinity of the Application Area. Notably, Silver Palms

⁵ See Retail Market Report – South Florida <https://www.matthews.com/retail-market-report-south-florida/#>

West located on the northeast corner of SW 248th Street and SW 120th Avenue, has been approved for 1632 residential units. The southern boundary of the property abuts a parcel approved for 148 townhouse units on ± 12.9 net acres. The implementation of the design guidelines outlined in the proposed Declaration of Restrictions will ensure a proper transition between the development of the Property and existing development to the east and south of the Property. The development will complement the existing County park just north of the Property.

iv) *Enhance or degrade environmental or historical resources, features or systems of County significance.*

The proposed development of the Property would not degrade environmental or historical resources, features or systems of County significance. A review of the County records for the Property did not reveal the presence of any environmental or historical resources that would be impacted by the development of the Property. Additionally, the future development of the Property will be subject to environmental reviews that will ensure that any impacts on environmental resources are evaluated.

v) *Enhance or degrade systems important to the County as a whole including regional drainage, emergency management, transit service, roadways, facilities of countywide significant, and water quality.*

The impacts that would be generated from the development of the Property would not cause a violation in the level of service standards for public services and facilities. The increase of impacts that may be caused as a result of the re-designation will not result in significant impacts to the levels of service for those systems important to the County. All countywide systems have sufficient capacity to absorb the impacts that would be generated by development of the Property. Any project-specific impacts can be addressed at the time of a development order by requiring mitigation measures. Additionally, all required utilities and County systems are available to the Application Area or can be made available at the Applicant's expense.

vi) *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.*

The proposed development would support transit ridership and pedestrianism. Adjacent to the Application Area on SW 112 Ave and SW 232 Street is a northbound and southbound bus stop for Bus Route 35/35A and Bus Route 248 which provide local and express service, including Metrorail feeder service. Bus Route 35 travels from Miami Dade College Kendall

Campus to Washington Ave in Florida City, Florida. The first stop of the 248 bus route is SW 112 Av @ SW 211 St and the last stop is SW 264 Street & SW 143 Avenue. 248 (248 - SW 264 St / US1). There is a Busway on SW 220 Street approximately 1.4 miles from the Property. These conveniently located bus stops provide an opportunity to allow for more transit ridership. The Applicant would work with the County's Transit Development to accommodate the future extension of the routes to include the Property. Additionally, a Park-and-Ride Facility is located about 1.6 miles from the Property at 11300 SW 208th Drive (Busway/SW 112 Ave).

The Park-and-Ride facility provides approximately 450 parking spots.⁶ This facility has become an essential hub to residents in the surrounding community and will undoubtedly serve as a key facility for future residents of the Property.

There are also two new express bus routes being created to serve the area. The first planned express bus route known as the "South Miami Dade Express" will provide express bus service from the Park-and Ride facility along the Transitway to the Dadeland North Metrorail Station, as well as from the SW 288 Street/ HEFT to the Dadeland North Metrorail Station. The second planned express bus route known as the "Florida's Turnpike Express (South)" will provide express bus service from the Park-and-Ride facility along the Florida Turnpike to FIU/Panther and Dolphin Stations Park-and-Ride facilities.⁷ Therefore, the application, if approved, would support transit ridership and pedestrianism.

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

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

LAND USE POLICY LU-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.

⁶ See <https://miamidadetpo.org/library/studies/consolidated-park-and-ride-facilities-plan-final-2010-10.pdf>

⁷ See <https://www.miamidade.gov/global/transportation/smart-plan-south-dade-transit-way-corridor.page>.

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

LAND USE OBJECTIVE LU-4: Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.

LAND USE OBJECTIVE LU-8: Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan map consistent with the adopted Goals, Objectives and Policies of this plan, which will provide that the Land Use Plan map accommodates projected countywide growth.

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

LAND USE POLICY LU-8F: The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report (EAR) plus a 5-year surplus (a total 15-year Countywide supply beyond the date of EAR adoption). The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

LAND USE POLICY LU-9D: Miami-Dade County shall continue to investigate, maintain and enhance methods, standards and regulatory approaches which facilitate sound, compatible mixing of uses in projects and communities.

LAND USE POLICY 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 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.

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

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

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

TRANSPORTATION POLICY TC-5C: The County shall discourage through traffic in neighborhoods by adequately accommodating through traffic demands on arterial roadways.

5. LOCATION MAP Please see Exhibit "A".

6. COMPLETED DISCLOSURE OF INTEREST FORMS Please see Exhibit "B".

7. PLANNED AREA DEVELOPMENT AGREEMENT Please see Exhibit "C".

8. DECLARATION OF RESTRICTIONS Please see Exhibit "D".

9. ADDITIONAL MATERIALS SUBMITTED Legal Description (See Exhibit " ") Aerial (See Exhibit "E")

Traffic Study (See Exhibit "F")

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

EXHIBIT A
LEGAL DESCRIPTION

ORIGINAL RESIDENTIAL PARCEL:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 56 S, RANGE 40E, FOR A DISTANCE OF LYING IN MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE N89°09'43"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF SAID SECTION 18, FOR A DISTANCE OF 660.00 FEET TO A POINT OF NON-TANGENCY, ALONG SAID SOUTH LINE; THENCE N00°48'05"W, FOR A DISTANCE OF 35.00 FEET TO A POINT OF NON-TANGENCY, ALONG THE NORTH LINE OF THE SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE N00°48'05"W, ALONG A LINE THAT IS 660.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, FOR A DISTANCE OF 625.00 FEET TO A POINT OF NON-TANGENCY, ALONG A LINE THAT IS 660.00 FEET NORTH OF AND PARALLEL SAID SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE S89°09'43"W, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 610.00 FEET TO A POINT OF NON-TANGENCY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE N00°48'05"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 339.56 FEET TO A POINT OF NON-TANGENCY, ALONG THE NORTH LINE OF THE SOUTH 3/4 OF SAID SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF SAID SECTION 18; THENCE N89°10'21"E, ALONG SAID NORTH LINE, FOR A DISTANCE OF 1,286.92 FEET TO A POINT OF NON-TANGENCY, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE S00°48'05"E, ALONG SAID EAST LINE, FOR A DISTANCE OF 964.32 FEET TO A POINT OF NON-TANGENCY, ALONG SAID NORTH LINE OF SAID SOUTH 35.00 FEET; THENCE S89°09'43"W, ALONG SAID NORTH LINE, FOR A DISTANCE OF 679.50 FEET TO THE POINT OF BEGINNING.

ALL SAID LANDS LYING AND SITUATE IN THE MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING A NET AREA OF 861,146 SQUARE FEET AND/OR 19.77 ACRES, MORE OR LESS, AND A GROSS AREA OF 901,908 SQUARE FEET AND/OR 20.70 ACRES, MORE OR LESS.

ORIGINAL COMMERCIAL PARCEL:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 56 S, RANGE 40E, FOR A DISTANCE OF LYING IN MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE N89°09'43"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, FOR A DISTANCE OF 50.00 FEET TO A POINT OF NON-TANGENCY, ALONG SAID SOUTH LINE; THENCE N00°48'05"W, FOR A DISTANCE OF 35.00 FEET TO A POINT ALONG THE NORTH LINE OF THE SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE N00°48'05"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 112th AVENUE (S.R. 989) (SOUTH ALLAPATTAH ROAD), FOR A DISTANCE OF 625.00 FEET TO A POINT OF NON-TANGENCY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE N89°09'43"E, ALONG A LINE THAT IS 660.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SAID SOUTHWEST 1/4, FOR A DISTANCE OF 610.00 FEET TO A POINT OF NON-TANGENCY, ALONG A LINE THAT IS 660.00 FEET EAST OF AND PARALLEL THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE S00°48'05"E, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 625.00 FEET TO A POINT OF NON-TANGENCY, ALONG SAID NORTH LINE OF SAID SOUTH 35.00 FEET; THENCE S89°09'43"W, ALONG SAID NORTH LINE, FOR A DISTANCE OF 610.00 FEET TO THE POINT OF BEGINNING;

ALL SAID LANDS LYING AND SITUATE IN THE MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING A NET AREA OF 381,250 SQUARE FEET AND/OR 8.75 ACRES, MORE OR LESS, AND A GROSS AREA OF 435,600 SQUARE FEET AND/OR 10.00 ACRES, MORE OR LESS.

EXHIBIT B

LOCATION MAP FOR APPLICATION

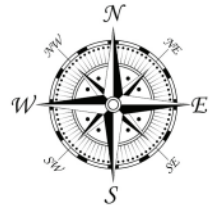
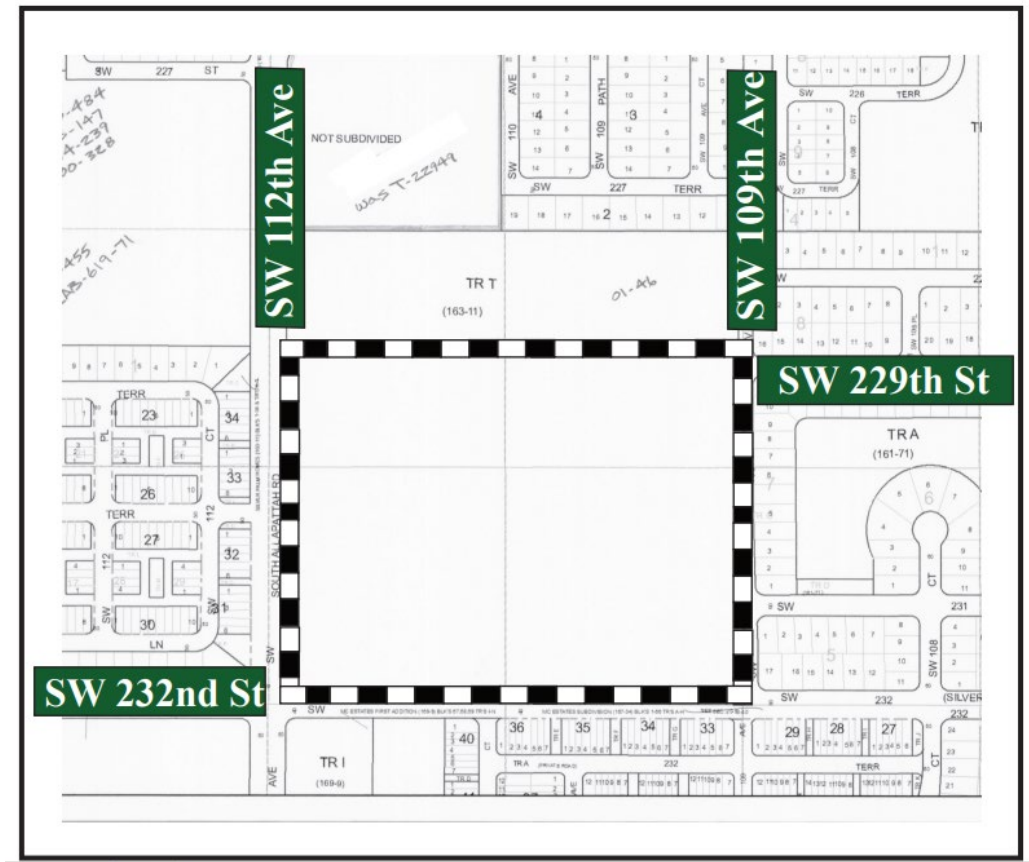
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN


APPLICANTS/REPRESENTATIVE

Lennar Homes, LLC /Hugo P. Arza Esq., Juan J. Mayol Esq., Luis Figueredo, Esq., and Amanda M. Naldjieff Esq.

DESCRIPTION OF THE SUBJECT AREA

The subject property contains approximately ± 30.71 gross acres (± 28.52 net acres) of land located in Section 18, Township 56 South, Range 40 East, located on the northeast corner of the intersection of SW 232nd Street and SW 112th Avenue, Miami-Dade County, Florida, and identified under Tax Folio No. 30-6018-000-0691.



LEGEND  Application Area owned by Non-Applicant

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: Lennar Homes, LLC - 5505 Blue Lagoon Drive, Miami, FL 33126

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 Lennar Homes, LLC | UL 112, LLC | 30-6018-000-0691 (Net) | 28.52+/- |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

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 | | | ✓ | |
| | | | | |
| | | | | |

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> |
|--------------------------------------|-------------------------------|
| N/A | |
| | |
| | |

- 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: Lennar Homes, LLC

| <u>NAME, ADDRESS, AND OFFICE (if applicable)</u> | <u>PERCENTAGE OF STOCK</u> |
|--|----------------------------|
| Lennar Corporation (NYSE: LEN - a publicly traded entity)* | 99% |
| U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation)* | 1% |
| | |

- 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: N/A

| <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: N/A

| <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> |
|-------------------------|-------------------------------|
| Lennar Homes, LLC | 100% |
| 5505 Blue Lagoon Drive | |
| Miami, FL 33126 | |
| Date of Contract: _____ | |

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

N/A

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> |
|--------------------------------------|-------------------------------|
| N/A | |
| | |
| | |

- 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: UL 112, LLC

| <u>NAME, ADDRESS, AND OFFICE (if applicable)</u> | <u>PERCENTAGE OF STOCK</u> |
|--|----------------------------|
| Please see attached. | |
| | |
| | |
| | |

- 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: N/A

| <u>BENEFICIARY'S NAME AND ADDRESS</u> | <u>PERCENTAGE OF INTEREST</u> |
|---------------------------------------|-------------------------------|
| N/A | |
| | |
| | |
| | |

- 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.]

UL 112, LLC, a Florida limited liability company

PERCENTAGE OF STOCK

| <u>NAME:</u> | <u>PERCENTAGE OF STOCK</u> |
|--------------------------|----------------------------|
| Matilde Milagros Canals: | 1% |
| Jorge Ignacio Canals: | 33% |
| Matilde Maria Canals: | 33% |
| Pablo E. Canals: | 33% |

PARTNERSHIP NAME: N/A

| <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> |
|--|-------------------------------|
| N/A | |
| | |
| | |
| | |
| | |

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 _____

Lennar Homes, LLC

State of Florida

County of Miami-Dade

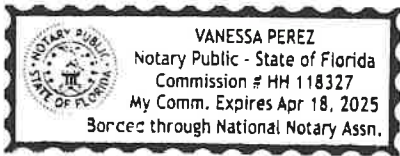
Sworn to (or affirmed) and subscribed before me by means of (how the individual appeared check one): (how the individual appeared check one):

physical presence online notarization this 24 day of October, 2023.
(date) (month)(year)

by Greg McPherson
(name of individual swearing or affirming)

as VP for Lennar Homes
(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]
(Signature of Notary Public)

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

My Commission Expires: April 18, 2025

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

Matilde M. Canals

Printed Name

Matilde M. Canals

UL 112, LLC, a Florida limited liability company

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 24 day of October, 2023.
(date) (month)(year)

by Matilde M. Canals
(name of individual swearing or affirming)

as Manager for UL 112, LLC, a Florida limited liability company
(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)

| | |
|--|--|
|  <p>(affix Florida Notary Seal above)</p> | <p><i>Jennory Zuluaga</i></p> <p>(Signature of Notary Public)</p> <p>Jennory Zuluaga</p> <p>(typed, printed, or stamped name of Notary Public)</p> |
|--|--|

My Commission Expires:

APPENDIX B

**Concurrent Zoning Application No. Z2022000447 Letter of Intent (Received
November 27, 2023)**

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RECEIVED

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799

Holland & Knight LLP | www.hklaw.com

MIAMI-DADE COUNTY
PROCESS NO.: Z23-447
DATE: NOV 27 2023
BY: GONGOL

Hugo P. Arza
305.789.7783
Hugo.Arza@hklaw.com

VIA ENERGOV PORTAL

October 24, 2023

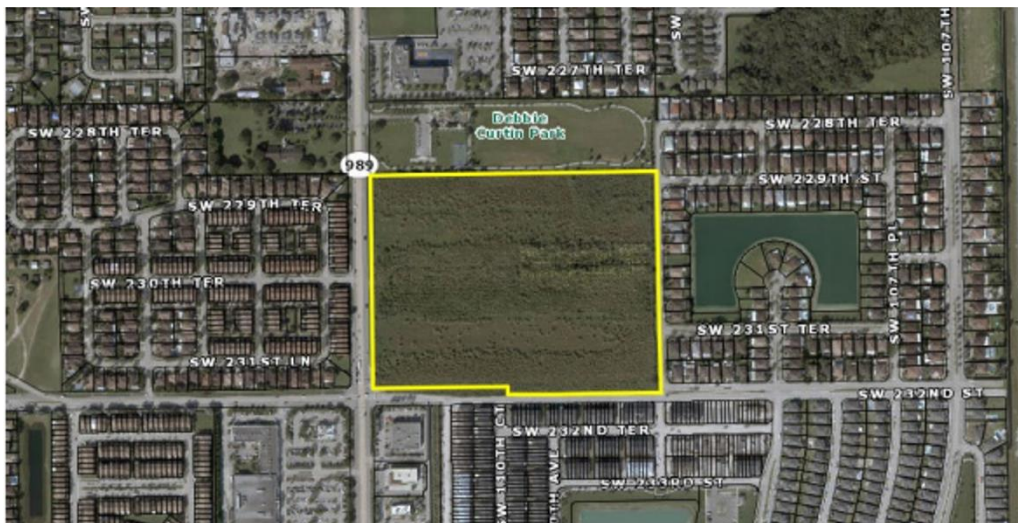
Mr. Nathan Kogon, AICP
Assistant Director
Department of Regulatory and Economic Resources
111 NW First Street, 11th Floor
Miami, Florida 33131

Re: UL 112, LLC – Letter of Intent for Zoning Hearing Application

Dear Mr. Kogon:

This letter shall constitute our letter of intent on behalf of UL 112, LLC, a Florida limited liability company (the “Owner”), in connection with a zoning hearing application for that certain parcel of land consisting of ± 30.71 gross acres located on the northeast corner of the intersection of S.W. 232 Street and S.W. 112 Avenue, in unincorporated Miami-Dade County, Florida (the “County”), which is further identified by the Property Appraiser’s Office under Tax Folios No. 30-6018-000-0691 (the “Property”), all as legally described in **Exhibit A** to this letter.

The boundaries of the Property are depicted in yellow on the aerial below:



Mr. Nathan Kogon, AICP
 October 24, 2023
 Page 2

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MIAMI-DADE COUNTY
 PROCESS NO.: Z23-447

DATE: NOV 27 2023

BY: GONGOL

Concurrent Comprehensive Development Master Plan Amendment Application

This zoning application accompanies the submittal of a Comprehensive Development Master Plan (“CDMP”) Amendment to the Land Use Element’s Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (“CDMP”) for the Residential Parcel, as legally described in **Exhibit B** to this letter, from “*Low Density Residential*” and “*Business and Office*” to “*Low Medium Density with One Density Increase (DI-1)*” and an Amendment to the Land Use Element’s Land Use Plan (LUP) Map of the Comprehensive Development Master Plan (“CDMP”) for the Commercial Parcel, as legally described in **Exhibit C** to this letter, from “*Business and Office*” and “*Low Density Residential*” to “*Business and Office*.”

The “*Low Medium Density Residential with One Density Increase (DI-1)*” category allows up to 25.0 dwelling units per gross acre to be developed where the development utilizes sound urban design principles, as adopted by County ordinance or incorporated in the Urban Design Manual endorsed by Resolution R1360-98, as may be amended from time to time, or addresses the urban design concerns contained in another binding instrument approved by action of the Board of County Commissioners. Assuming the proposed redesignation of the Property is approved by the Miami Dade County Board of County Commissioners, the new land use designation would allow the development of 479 dwelling units on the Residential Parcel. However, the Owner will proffer a Declaration of Restrictions in connection with the CDMP application to limit the density on the Property to a maximum of 255 dwelling units.

Request

Concurrently with the re-designation of the Property on the LUP map of the County’s CDMP, the Owner seeks the rezoning of the Property from “Agriculture” (AU) to Planned Area Development District (“PAD”) and BU-1A to develop a horizontal mixed use project, consisting of a residential community of 254 attached, single-occupancy family homes and multi-family homes, at a density of ±13.28 units per gross, on the portions of the Residential Parcel, and a 10 acre neighborhood retail center on the Commercial Parcel.

Proposed Development.

As depicted in the proposed site plan, the Residential Parcel will be developed with townhomes and multi-family residences. The Residential Parcel will be developed in accordance with the parking, common open space, lot area, private patio area, grouping length, and all setback requirements and conditions outlined in the required planned area development agreement. The homes will be served by an internal network of private roadways and driveways that will provide vehicular access to SW 109 Avenue, SW 112 Avenue, and SW 232 Street.

The Commercial Parcel will face SW 112 Avenue but will enjoy vehicular access to S.W. 232 Street and S.W. 112 Avenue. Moreover, the proposed Commercial Parcel will enjoy a direct pedestrian link to the adjacent County-owned Park (Debbie Curtin Park).

Mr. Nathan Kogon, AICP
October 24, 2023
Page 3

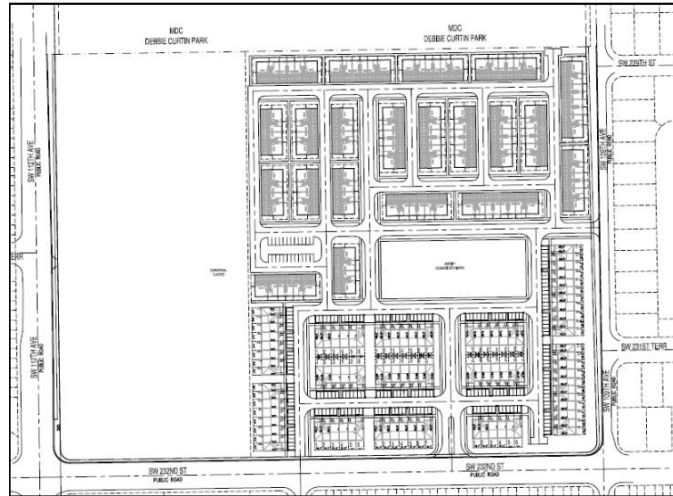
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MIAMI-DADE COUNTY
PROCESS NO.: Z23-447

DATE: NOV 27 2023

BY: GONGOL

Below is a sketch depicting the Commercial Parcel, fronting along S.W. 232 Street and S.W. 112 Avenue, in relationship to the Residential Parcel.



The development of the Commercial Parcel will serve the needs of the future residents of the Property, as well as the needs of the members of the surrounding community, for retail and personal services.

Need for Single Family Residential Housing and Commercial Uses

The County is facing a dire need for more single-family residential housing inventory. According to the Urban Expansion Area Report published by the County's Planning Division on May 7, 2021 (the "Report"), the supply of single-family residential units in the County will be depleted by 2024. As a result, the County anticipates that by 2024 – in less than one year's time— the County will not have land available for new single family housing development. To address this issue, the Report recommends that the County should aim to strategically increase the diversity of housing options, while focusing primarily within the UDB. The Report also concluded that:

A closer look at the current residential land uses in the County shows that townhome development is underrepresented within the single-family category, comprising only six percent. **With its lower land costs, townhome-type development provides an important housing option for moderate income families.** The County should aim to strategically increase the diversity of housing options, focusing primarily within the UDB, while maintaining the character of established neighborhoods.

(Emphases added).

See Draft Urban Expansion Area Report, May 7, 2021, at 4.

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MIAMI-DADE COUNTY
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DATE: NOV 27 2023

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The County is running out of available land for single family occupancy homes. Approval of the application would increase the County’s and the area’s residential land supply. In order to accommodate the rapidly growing population and help ameliorate the increasing affordability crisis that is plaguing the County, density inside the Urban Development Boundary ("UDB") must be increased. The proposed rezoning will help accommodate the need for additional housing options in the surrounding community.

Miami-Dade County’s retail market continues to maintain historically low vacancy rates, highlighting its stability and attractiveness to retailers. The Analysis Area for this Application (MSA 7.1) contained 321.90 acres of in-use commercial uses in July 2023 and an additional 55.46 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2023-2040 period is 0.12 per year.

Projected Absorption of Land for Commercial Uses
 Indicated Year of Depletion and Related Data

| Analysis Area | Vacant Commercial Land 2023 (Acres) | Commercial Acres in Use 2023 | Annual Absorption Rate 2023-2040 (Acres) | Projected Year of Depletion | Total Commercial Acres per Thousand Persons | |
|----------------|-------------------------------------|------------------------------|--|-----------------------------|---|------------|
| | | | | | 2030 | 2040 |
| MSA 7.1 | 55.46 | 321.90 | 0.12 | 2040+ | 4.5 | 4.1 |

Source: Miami-Dade County, Regulatory and Economic Resources Department, Planning Division, Planning Research and Economic Analysis Section, July 2023.

The positive net absorption reflected above is propelled by robust household growth and the continued strength of retail sales which reflects a high demand for retail space.¹

Compatibility with Surroundings.

The proposed residential and commercial development of the Property would be compatible with the existing development and land uses in the surrounding area. Existing residential uses such as townhome communities exist, have been approved or are under development within the vicinity of the Property. Immediately south of the Property on SW 232nd street and SW 112th Ave is an existing townhouse development. The community of Silver Palms West, located on the northeast corner of SW 248th Street and SW 120th Avenue, has been approved for residential development and a small commercial parcel. The southern boundary of the Property abuts a parcel developed with a townhome community.

The implementation of the design guidelines outlined in the Declaration of Restrictions proffered with the CDMP application will ensure a proper transition between the development of the Property and existing development to the east and south of the Property. The Commercial

¹ See Retail Market Report – South Florida <https://www.matthews.com/retail-market-report-south-florida/#>

Mr. Nathan Kogon, AICP

October 24, 2023

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MIAMI-DADE COUNTY

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BY: GONGOL

Parcel will be directly across SW 232 Street on the south from existing commercial development and will abut the existing County Park just north of the Property.

The availability of retail shops across from the park will enhance the public space and create a neighborhood that is convenient, vibrant, and sustainable. The availability of commercial uses within walking distance from residents will promote healthier and more active lifestyles, as people can easily access shops, services and recreational spaces without having to rely heavily on cars.

Approval of the rezoning request will allow for the development of the Property with uses that are compatible and complimentary to the existing and future uses in the area. Moreover, the proposed rezoning will create jobs and stimulate economic activity within the local community and our County's overall economy.

Based on the foregoing, we respectfully request your favorable review and consideration of this application. Please let me know if you have any questions or require additional information.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Hugo P. Arza, Esq.
Partner

HPA:sf

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MIAMI-DADE COUNTY
 PROCESS NO.: Z23-447
 DATE: NOV 27 2023
 BY: GONGOL

EXHIBIT "A"**LEGAL DESCRIPTION FOR THE PROPERTY**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 56 S, RANGE 40E, FOR A DISTANCE OF LYING IN MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE N89°09'43"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF SAID SECTION 18, FOR A DISTANCE OF 660.00 FEET TO A POINT OF NON-TANGENCY, ALONG SAID SOUTH LINE; THENCE N00°48'05"W, FOR A DISTANCE OF 35.00 FEET TO A POINT OF NON-TANGENCY, ALONG THE NORTH LINE OF THE SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE N00°48'05"W, ALONG A LINE THAT IS 660.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, FOR A DISTANCE OF 625.00 FEET TO A POINT OF NON-TANGENCY, ALONG A LINE THAT IS 660.00 FEET NORTH OF AND PARALLEL SAID SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE S89°09'43"W, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 610.00 FEET TO A POINT OF NON-TANGENCY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE N00°48'05"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 339.56 FEET TO A POINT OF NON-TANGENCY, ALONG THE NORTH LINE OF THE SOUTH 3/4 OF SAID SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF SAID SECTION 18; THENCE N89°10'21"E, ALONG SAID NORTH LINE, FOR A DISTANCE OF 1,286.92 FEET TO A POINT OF NON-TANGENCY, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE S00°48'05"E, ALONG SAID EAST LINE, FOR A DISTANCE OF 964.32 FEET TO A POINT OF NON-TANGENCY, ALONG SAID NORTH LINE OF SAID SOUTH 35.00 FEET; THENCE S89°09'43"W, ALONG SAID NORTH LINE, FOR A DISTANCE OF 679.50 FEET TO THE POINT OF BEGINNING.

ALL SAID LANDS LYING AND SITUATE IN THE MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING A NET AREA OF 861,146 SQUARE FEET AND/OR 19.77 ACRES, MORE OR LESS, AND A GROSS AREA OF 901,908 SQUARE FEET AND/OR 20.70 ACRES, MORE OR LESS.

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MIAMI-DADE COUNTY
PROCESS NO.: Z23-447

DATE: NOV 27 2023

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 56 S, RANGE 40E, FOR A DISTANCE OF LYING IN MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE N89°09'43"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, FOR A DISTANCE OF 50.00 FEET TO A POINT OF NON-TANGENCY, ALONG SAID SOUTH LINE; THENCE N00°48'05"W, FOR A DISTANCE OF 35.00 FEET TO A POINT ALONG THE NORTH LINE OF THE SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE N00°48'05"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 112th AVENUE (S.R. 989) (SOUTH ALLAPATTAH ROAD), FOR A DISTANCE OF 625.00 FEET TO A POINT OF NON-TANGENCY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE N89°09'43"E, ALONG A LINE THAT IS 660.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SAID SOUTHWEST 1/4, FOR A DISTANCE OF 610.00 FEET TO A POINT OF NON-TANGENCY, ALONG A LINE THAT IS 660.00 FEET EAST OF AND PARALLEL THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE S00°48'05"E, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 625.00 FEET TO A POINT OF NON-TANGENCY, ALONG SAID NORTH LINE OF SAID SOUTH 35.00 FEET; THENCE S89°09'43"W, ALONG SAID NORTH LINE, FOR A DISTANCE OF 610.00 FEET TO THE POINT OF BEGINNING;

ALL SAID LANDS LYING AND SITUATE IN THE MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING A NET AREA OF 381,250 SQUARE FEET AND/OR 8.75 ACRES, MORE OR LESS, AND A GROSS AREA OF 435,600 SQUARE FEET AND/OR 10.00 ACRES, MORE OR LESS.

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MIAMI-DADE COUNTY
PROCESS NO.: Z23-447
DATE: NOV 27 2023
BY: GONGOL

EXHIBIT "B"

LEGAL DESCRIPTION FOR THE RESIDENTIAL PARCEL

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE N89°09'43"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, FOR A DISTANCE OF 502.00 FEET TO A POINT OF NON-TANGENCY ALONG SAID SOUTH LINE; THENCE N00°48'05"W, FOR A DISTANCE OF 35.00 FEET TO A POINT ALONG THE NORTH LINE OF THE SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE N00°48'05"W ALONG A LINE THAT IS 502.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, FOR A DISTANCE OF 964.47 FEET TO A POINT OF NON-TANGENCY ALONG THE NORTH LINE OF THE SOUTH 3/4 OF SAID SOUTHWEST 1/4; THENCE N89°10'21"E ALONG SAID NORTH LINE, FOR A DISTANCE OF 834.92 FEET TO A POINT OF NON-TANGENCY ALONG THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE S00°57'16"E ALONG SAID EAST LINE, FOR A DISTANCE OF 964.32 FEET TO A POINT OF NON-TANGENCY ALONG SAID NORTH LINE OF SAID SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4; THENCE S 89°09'43"W ALONG SAID NORTH LINE, FOR A DISTANCE OF 837.50 FEET TO THE POINT OF BEGINNING;

ALL SAID LANDS LYING AND SITUATE IN THE MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING A NET AREA OF 806,435 SQUARE FEET AND/OR 18.51 ACRES, MORE OR LESS AND A GROSS AREA OF 835,749 SQUARE FEET AND/OR 19.19 ACRES, MORE OR LESS.

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MIAMI-DADE COUNTY
PROCESS NO.: Z23-447
DATE: NOV 27 2023
BY: GONGOL

EXHIBIT "C"

LEGAL DESCRIPTION FOR THE COMMERCIAL PARCEL

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 56 S, RANGE 40E, FOR A DISTANCE OF LYING IN MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE N89°09'43"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, FOR A DISTANCE OF 50.00 FEET TO A POINT OF NON-TANGENCY ALONG SAID SOUTH LINE; THENCE N00°48'05"W, FOR A DISTANCE OF 35.00 FEET TO A POINT ALONG THE NORTH LINE OF THE SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE N89°09'43"E ALONG SAID NORTH LINE, FOR A DISTANCE OF FOR A DISTANCE OF 452.00 FEET TO A POINT OF NON-TANGENCY ALONG SAID NORTH LINE; THENCE N00°48'05"W ALONG A LINE THAT IS 502.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, FOR A DISTANCE OF 964.47 FEET TO A POINT OF NON-TANGENCY ALONG THE NORTH LINE OF THE SOUTH 3/4 OF SAID SOUTHWEST 1/4; THENCE S89°10'21"W ALONG SAID NORTH LINE, FOR A DISTANCE OF 452.00 FEET TO A POINT OF NON-TANGENCY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SW 112th /AVENUE (S.R. 989)(SOUTH ALLAPATTAH ROAD); THENCE S00°48'05"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 964.56 FEET TO THE POINT OF BEGINNING;

ALL SAID LANDS LYING AND SITUATE IN THE MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING A NET AREA OF 435,961 SQUARE FEET AND/OR 10.01 ACRES, MORE OR LESS, AND A GROSS AREA OF 501,759 SQUARE FEET AND/OR 11.52 ACRES, MORE OR LESS.

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APPENDIX C

Applicant's Proffered Declaration of Restrictions (May 9, 2024)

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This Instrument was Prepared by:

Name: Amanda M. Naldjieff, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

(Comprehensive Development Master Plan)

WHEREAS, UL 112 LLC (hereinafter, referred to as the “Owner”), holds fee simple title to that certain approximately thirty (+ 30.71) acre parcel of land, located on the northeast corner of the intersection of SW 232nd Street and SW 112th Avenue, Miami-Dade County, Florida, and identified by the Property Appraiser’s Office under Tax Folio No. 30-6018-000-0691, in Section 18, Township 56 South, Range 40 East, which is legally described in Exhibit “A” attached hereto and is hereinafter referred to as the “Property”);

WHEREAS, an application has been filed for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") as a Standard Cycle, small-scale, CDMP application in the October 2023 CDMP Cycle, which amendment is identified as Application No. CDMP20230026 (the "Application"); and

WHEREAS the Application seeks to redesignate the Property (a) from “Low Density” residential and “Business and Office” to “Low Medium Density with One Density Increase (DI-1)” and (b) from “Business and Office” and “Low Density” residential to “Business and Office” on the Land Use Plan (LUP) map of the CDMP to allow for the development of a horizontal mixed use development consisting of retail development and residential units (the “Project”).

IN ORDER TO ASSURE Miami-Dade County, Florida (the “County”) that the representations made during the 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, which shall be binding on the successor owners of the Property:

1. **Density and Use Limitation.** The residential parcel described in Exhibit “B” (the Residential Parcel”) of the Property shall be developed with a maximum density of two-hundred and fifty four (254) residential units.

2. **Pump Station.** A “Feasible Distance” covenant shall be submitted to DERM prior to the approval of concurrent Zoning Application No. Z2023000447 pursuant to Section 24-43.4(2)(b)(iii) of the Code and the same shall be recorded in the public records of Miami-Dade County. These covenants run with the land in favor of Miami-Dade County and acknowledge that the properties shall be required to connect to the applicable public water and sewer infrastructure (not precluding the installation and connection from a private pump station) as a condition of any building permit for development on the properties or a portion thereof.

3. **Traffic Impact Mitigation.** In furtherance of the CDMP, the Owner acknowledges and agrees that because the application has an impact on Florida’s Turnpike east of SW 248 Street, a hurricane evacuation route, mitigation is required. The Owner acknowledges that Policy LU-8E and the Capital Improvements Element of the CDMP provide that applications to amend the CDMP Land Use Map are evaluated for, among other things, whether the proposed application would impact emergency management. At the time of any subsequent development order approval, the proposed development of the Property will be reanalyzed for concurrency in accordance with Chapter 33G of the Code and the Owner must provide the proportionate share mitigation payment for impacts to the hurricane evacuation route along Florida’s Turnpike east of SW 248 Street,

unless it is otherwise demonstrated to the satisfaction of the County that the impact mitigation is no longer required. The proportionate share mitigation payment shall be in accordance with Section 163.3180, Florida Statutes and shall be creditable against road impact fees due as part of the development of the Property.

4. **Connection to Public Water and Sanitary Sewer Service.** The proposed residential development is within feasible distance of both public water and sanitary sewer infrastructure. As such, the Owner hereby acknowledges and agrees that any habitable structures shall be connected to the public water and sewer system in accordance with the requirements of Chapter 24 of the County Code, including the installation and connection to a pump station if the same is determined to be required.

5. **Project Design.** The proposed development of the residential portions of the Project shall utilize the Miami-Dade County's Urban Design Manual, endorsed by Resolution R-1360-98 of the Board of County Commissioners, as a guideline for the residential development, and at a minimum, shall incorporate the following design principles:

a. Buildings shall be compatible with surrounding development or made compatible through the use of, among other methods: landscaping, buffers such as walls and fences, architectural styles that complement surrounding development, and building height transitions

b. Buildings shall be built close to the sidewalk to create a public space in the street corridor that is comfortable, interesting, and safe for pedestrians. The Owner shall seek, if necessary, variances of the County's zoning regulations to accommodate this requirement. If any variances necessary to meet this requirement are not approved by the County, the Owners shall develop buildings as reasonably close as possible to the minimum setback permitted by the

County's zoning standards. Nothing contained in this section 2(b) shall serve to limit or prohibit parking in driveways or garages in front of any buildings.

c. The front of buildings shall provide a door serving as the primary entrance and address the street by incorporating such features as porches, stoops, covered entrances or similar elements. The residential units shall connect to the adjoining (and proposed) street sidewalk network.

d. Fences and walls along street frontages shall have a height that does not impede pedestrian visibility of a building's front elevation from the street.

e. The Owner agrees to install a combination of fence, columns and landscaping, in compliance with Chapter 28 of the County Code, to provide privacy to the residents of the proposed subdivision from the adjacent public street and to screen to the maximum extent practicable any off-street parking areas.

f. Buildings shall have abundant windows and doors at street level and incorporate a variety of architectural features and treatments on all facades such as, but not limited to balconies, porches, enclosed entrances; a variety of materials such as stone, metal, stucco, concrete and brick; modulation and articulation of building surfaces; and changes in roof levels.

g. Uniform street furniture and lighting standards shall be provided throughout the Property.

6. **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, its 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, its heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

7. **Term.** This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the property 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.

8. **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. The modification, amendment or release of this Declaration as it affects the residentially designated areas of the Property shall not require the joinder or consent of the owner(s) of the Business and Office designated areas of the Property. The modification, amendment or release of this Declaration as it affects the Business and Office designated areas of the Property shall not require the joinder or consent of the owner(s) of the residentially designated areas of the Property. 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.

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

10. **County Inspections.** As further part of this Declaration, it is hereby understood and agreed that any official inspector of 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.

11. **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.

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

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

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

15. **Recordation and Effective Date.** This Declaration shall be filed of record in the public records of 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.

16. **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.

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

IN WITNESS WHEREOF, the Owner has executed this Declaration of Restrictions as of this ___ day of _____, 2024.

WITNESSES:

UL 112 LLC

By: _____

MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE N89°09'43"E, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF SAID SECTION 18, FOR A DISTANCE OF 660.00 FEET TO A POINT OF NON-TANGENCY, ALONG SAID SOUTH LINE; THENCE N00°48'05"W, FOR A DISTANCE OF 35.00 FEET TO A POINT OF NON-TANGENCY, ALONG THE NORTH LINE OF THE SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE N00°48'05"W, ALONG A LINE THAT IS 660.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, FOR A DISTANCE OF 625.00 FEET TO A POINT OF NON-TANGENCY, ALONG A LINE THAT IS 660.00 FEET NORTH OF AND PARALLEL SAID SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE S89°09'43"W, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 610.00 FEET TO A POINT OF NON-TANGENCY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE N00°48'05"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 339.56 FEET TO A POINT OF NON-TANGENCY, ALONG THE NORTH LINE OF THE SOUTH 3/4 OF SAID SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF SAID SECTION 18; THENCE N89°10'21"E, ALONG SAID NORTH LINE, FOR A DISTANCE OF 1,286.92 FEET TO A POINT OF NON-TANGENCY, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE S00°48'05"E, ALONG SAID EAST LINE, FOR A DISTANCE OF 964.32 FEET TO A POINT OF NON-TANGENCY, ALONG SAID NORTH LINE OF SAID SOUTH 35.00 FEET; THENCE S89°09'43"W, ALONG SAID NORTH LINE, FOR A DISTANCE OF 679.50 FEET TO THE POINT OF BEGINNING.

ALL SAID LANDS LYING AND SITUATE IN THE MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING A NET AREA OF 861,146 SQUARE FEET AND/OR 19.77 ACRES, MORE OR LESS, AND A GROSS AREA OF 901,908 SQUARE FEET AND/OR 20.70 ACRES, MORE OR LESS.

TOGETHER WITH

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 56 S, RANGE 40E, FOR A DISTANCE OF LYING IN MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE N89°09'43"E, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, FOR A DISTANCE OF 50.00 FEET TO A POINT OF NON-TANGENCY, ALONG SAID SOUTH LINE; THENCE N00°48'05"W, FOR A DISTANCE OF 35.00 FEET TO A POINT ALONG THE NORTH LINE OF THE SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE N00°48'05"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF S.W. 112th AVENUE (S.R. 989) (SOUTH

ALLAPATTAH ROAD), FOR A DISTANCE OF 625.00 FEET TO A POINT OF NON-TANGENCY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE; THENCE N89°09'43"E, ALONG A LINE THAT IS 660.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SAID SOUTHWEST 1/4, FOR A DISTANCE OF 610.00 FEET TO A POINT OF NON-TANGENCY, ALONG A LINE THAT IS 660.00 FEET EAST OF AND PARALLEL THE WEST LINE OF SAID SOUTHWEST 1/4; THENCE S00°48'05"E, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 625.00 FEET TO A POINT OF NON-TANGENCY, ALONG SAID NORTH LINE OF SAID SOUTH 35.00 FEET; THENCE S89°09'43"W, ALONG SAID NORTH LINE, FOR A DISTANCE OF 610.00 FEET TO THE POINT OF BEGINNING;

ALL SAID LANDS LYING AND SITUATE IN THE MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING A NET AREA OF 381,250 SQUARE FEET AND/OR 8.75 ACRES, MORE OR LESS, AND A GROSS AREA OF 435,600 SQUARE FEET AND/OR 10.00 ACRES, MORE OR LESS.

H&K DRAFT 5.9.2014

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 a CDMP Public Hearing No. CDMP20230026 it is hereby certified that I have examined **[Please write in one of the following: a complete Abstract of Title or Title Insurance Policy (identified by company name and policy number)]** covering the period from the beginning to the _____ day of _____, _____, at the hour of _____, inclusive, of the property described on **Exhibit A** hereto. **[if examining Title Insurance Policy, please also include:]** 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, based on my review of the Title Evidence that on the last mentioned date, the fee simple title to the above-described real property was vested in:

Note: For Limited Partnership, Limited Liability Company or Joint Venture indicate parties comprising the Limited Partnership, Limited Liability Company or Joint Venture and identify who is authorized to execute.

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

1. **RECORDED MORTGAGES:**

[if there is an entity listed in this section, a joinder is required of that entity]

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**3. **GENERAL EXCEPTIONS:**4. **SPECIAL EXCEPTIONS:**

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> |
|-------------|-----------------|---------------------------------|

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> |
|---------------|---------------------------|-----------------------|-----------------------|

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

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

Respectfully submitted this _____ day of _____, _____.

Name

Print Name

Florida Bar No. _____

Address:

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

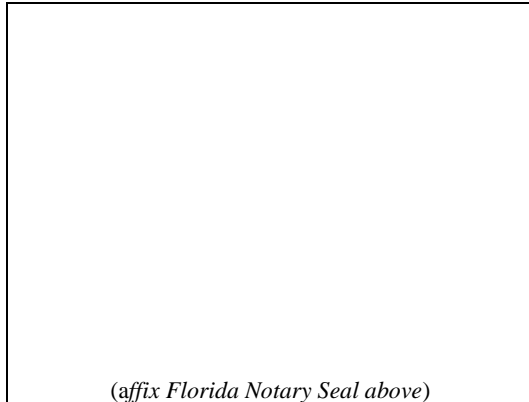
The foregoing instrument was acknowledged before me by means of (*how the individual appeared check one*):

physical presence online notarization this _____ day of _____, 20_____.
(date) (month)(year)

by _____
(name of individual acknowledging)

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)



(affix Florida Notary Seal above)

(Signature of Notary Public)

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

DO NOT WRITE BELOW THIS LINE - GOVERNMENT USE ONLY

(Date)

[insert title of County employee]

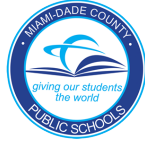
[insert name of County employee]

(Witness Name) (Witness Name)

APPENDIX D

Miami-Dade County Public Schools Analysis

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Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System Preliminary Concurrency Analysis

MDCPS Application Number: **PH3023122100675** Local Government (LG): **Miami-Dade**
 Date Application Received: **12/21/2023 10:53:16 AM** LG Application Number: **CDMP20230026**
 Type of Application: **Public Hearing** Sub Type: **Land Use**
 Applicant's Name: **Lennar - Canals**
 Address/Location: **NE corner, SW 232 St & SW 112 Ave**
 Master Folio Number: **3060180000691**
 Additional Folio Number(s):

PROPOSED # OF UNITS **1170**
 SINGLE-FAMILY DETACHED UNITS: **0**
 SINGLE-FAMILY ATTACHED UNITS: **0**
 MULTIFAMILY UNITS: **1170**

| CONCURRENCY SERVICE AREA SCHOOLS | | | | | | |
|---|-------------------------|------------------------|----------------|-------------|---------|----------------------------|
| CSA Id | Facility Name | Net Available Capacity | Seats Required | Seats Taken | LOS Met | Source Type |
| 311 | GOULDS ELEMENTARY | 197 | 119 | 119 | YES | Current CSA |
| 6111 | CUTLER BAY MIDDLE | -55 | 49 | 0 | NO | Current CSA |
| 6111 | CUTLER BAY MIDDLE | 0 | 49 | 0 | NO | Current CSA Five Year Plan |
| 7731 | MIAMI SOUTHRIDGE SENIOR | -108 | 63 | 0 | NO | Current CSA |
| 7731 | MIAMI SOUTHRIDGE SENIOR | 0 | 63 | 0 | NO | Current CSA Five Year Plan |
| ADJACENT SERVICE AREA SCHOOLS | | | | | | |
| 6861 | SOUTHWOOD MIDDLE | 447 | 49 | 49 | YES | Adjacent CSA |
| 7361 | MIAMI KILLIAN SENIOR | 1969 | 63 | 63 | YES | Adjacent CSA |
| *An Impact reduction of <u>33.18%</u> included for charter and magnet schools (Schools of Choice). | | | | | | |

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

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

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APPENDIX E

Traffic Impact Study, Excerpt*

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Silver Palms Canals CDMP Traffic Analysis

Miami, Florida

Project No. 313638-01-001

Prepared for:

Lennar Corporation, LLC
5505 Blue Lagoon Drive
Miami, Florida 33116

March 2024

bowman.com

Silver Palms Canals CDMP Traffic Analysis

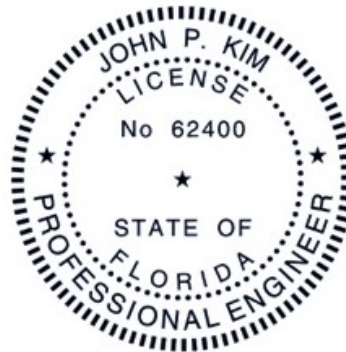
Miami-Dade County, FL

Prepared for:

Lennar Corporation, LLC
5500 Blue Lagoon Drive, 5th Floor
Miami, FL 33126

Prepared by:

Bowman Consulting Group, Ltd.
2090 Palm Beach Lakes Blvd, Suite 400
West Palm Beach, FL 33409
561.840.8650



This item has been digitally signed and sealed by John P. Kim, PE 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.

John P. Kim, P.E.
Professional Engineer
License No. 62400
State of Florida, Board of Professional Engineers
Certificate of Authorization No. 4908

March 2024

Executive Summary

Bowman Consulting Group, Ltd. (Bowman) completed a traffic analysis for the Silver Palms Canals project comprised of 30.71 gross acres (28.52 net acres) located at the northwest corner of SW 232 Street and SW 109 Avenue in unincorporated Miami-Dade County, Florida. The parcel has two (2) future land use designations. The west part of the property has a Business and Office future land-use designation and the east part of the property has a Low Density residential future land-use designation. We analyzed the traffic impacts associated with a proposed Miami-Dade County Comprehensive Development Master Plan (CDMP) amendment to change the future land-use designation of one (1) acre of the east part of the property from Low Density to Business and Office and change the remaining area of the east part of the property from Low Density to Low-Medium Density with DI-1 Increase and found that they will not have significant impacts on any roadways and will not cause any roadway to exceed their adopted Level of Service (LOS). The impacts from the proposed land-use designation change have a significance level of no more than 1.87 percent and are not considered significant.

We analyzed afternoon peak-hour roadway capacities for the 2023 existing conditions, 2026 short-term conditions, and 2045 long-term conditions based on the County's Development Potential Tables prepared for this application. The proposed CDMP amendment will change the maximum development potential for the east part of the property from six (6) residential units per acre for the current designation to 25 residential units per acre for the proposed designation. The west part of the property will maintain its Business and Office future land-use designation.

The maximum development potential of the property under the current future land use designation includes 124 single-family residential units and 152,500 square feet of retail that have the potential to generate 8,221 daily, 250 AM peak hour, and 665 PM peak hour trips. The maximum development potential of the property under the proposed future land use designation includes 479 multi-family residential units and 174,384 square feet of retail that have the potential to generate 10,542 daily, 339 AM peak hour, and 825 PM peak hour trips.

The application includes approximately 30.70 gross acres (28.52 net acres). The number of net-new trips generated by the proposed future land use designation change will be 2,321 daily, 89 AM peak hour, and 160 PM peak hour net-new trips. The analysis was prepared in accordance with the County's January 2022 application instructions.

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APPENDIX F

Fiscal Impact Analysis

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Fiscal Impacts 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. CDMP202300026 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, location, 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 2023-24 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.

Adoption of this amendment will likely result in the development of 174,240 sq.ft. of Retail with 479 multi-family units or 1,170 multi-family units (without Retail). The proposed amendment will have no impacts or associated costs relative to the Department of Solid Waste Management (DSWM) collection services, disposal services or solid waste facilities. Accordingly, the DSWM has no objection to the proposed land use change.

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 2023-24, the DSWM charges a contract disposal rate of \$71.53 per ton while the non-contract disposal rate is \$107.80 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

The Miami-Dade County Water and Sewer Department (WASD) provides for the majority of water and sewer service needs throughout the county. The cost estimates provided herein are preliminary and final project costs will vary from these estimates. The final costs for the project and resulting feasibility will depend on the actual labor and materials costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. The water impact fee was calculated at a rate of \$1.39 per gallon per day (gpd), and the sewer impact fee was calculated at a rate of \$5.60 per gpd. The Annual Operations and Maintenance (O&M) cost was based on \$1.8201 per 1,000 gallons for water and \$2.7827 per 1,000 gallons for sewer.

The applicant requests to redesignate the $\pm 30.70/\pm 28.52$ gross/net acre application site from "Low- Medium Density with One Density Increase (DI-1)" (13 to 25 du/ac with Sound Urban Design [± 20.71 acres]) AND "Business and Office" (13 - 25 dwelling units per gross acres) (± 10 acres) that would allow the application site to potentially be developed with 174,240 sq. ft. retail and 479 multifamily units or 1170 multifamily units. If the site is developed retail and residential, the water connection charge is estimated at \$114,103; the water service line and meter connection fees would cost \$1,300; the sewer connection charges are estimated at \$459,698; and the annual operating and maintenance costs would total \$137,912. If the site is developed with only residential, the water connection charge is estimated at \$219,551; the water service line and meter connection fees would cost \$1,300; the sewer connection charges are estimated at \$884,520; and the annual operating and maintenance costs would total \$265,359.

In addition, the estimated cost of installing the required 45 linear feet of 16-inch water main, 85 linear feet of 12-inch water main, and 20 linear feet of 8-inch water main to connect the proposed development to the County's regional water system is estimated at \$65,012. Furthermore, the estimated cost of installing the required 30 linear feet of 8-inch gravity sewer main is estimated at \$8,471 and 500 linear feet of 8-inch force main is estimated at \$188,040. The total potential cost for connecting the proposed development to the regional water and sewer system including an engineering fee of 13% plus all other WASD add-ons incorporated into the fee is estimated at \$261,523.

Drainage and Flood Protection

The Miami-Dade County Division of Environmental and Resources Management (DERM) is responsible for the enforcement of current stormwater management and disposal regulations. These regulations require that all new development provide full on-site retention of the stormwater runoff generated by the development. The drainage systems serving new developments are not allowed to impact existing or proposed public stormwater disposal systems, or to impact adjacent properties. The County is not responsible for providing flood protection to private properties, although it is the County's responsibility to ensure and verify that said protection has been incorporated in the plans for each proposed development. The above noted determinations are predicated upon the provisions of Chapter 46, Section 4611.1 of the South Florida Building Code; Section 24-58.3(G) of the Code of Miami-Dade County, Florida; Chapter 40E-40 Florida Administrative Code, Basis of Review South Florida Water Management District (SFWMD); and Section D4 Part 2 of the Public Works Manual of Miami-Dade County. All these legal provisions emphasize the requirement for full on-site retention of stormwater as a post development condition for all proposed commercial, industrial, and residential subdivisions.

Additionally, DERM staff notes that new development, within the urbanized area of the County, is assessed a stormwater utility fee. This fee commensurate with the percentage of impervious area of each parcel of land, and is assessed pursuant to the requirements of Section 24-61, Article IV, of the Code of Miami-Dade County. Finally, according to the same Code Section, the proceedings may only be utilized for the maintenance and improvement of public storm drainage systems.

Based upon the above noted considerations, it is the opinion of DERM that Ordinance No. 01-163 will not change, reverse, or affect these factual requirements.

Public Schools

The Planning Level review for the requested CDMP land use designation of “Low Medium Density with One Density Increase (DI-1)” and “Business and Office” would result in a residential scenario (utilizing the student generation multipliers) with an impact of 231 students. Applicable schools have available capacity at this time; however, final determination of 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 the level of service standards at this time.

The average cost for K-12 grade students amounts to \$9,337 per student. Of the 231 students, 119 are expected to attend elementary schools, 49 are expected to attend middle schools, and 63 are expected to attend senior high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$2,156,847.

Fire Rescue

The current “Business and Office” and “Low Density Residential” CDMP designation allows for the potential development of 254 residential units or 174,240 sq.ft. of retail and would generate 84 annual alarms. The proposed “Low-Medium Density Residential with One Density Increase (DI-1)” and “Business and Office” CDMP designation will allow the potential development of 1,170 multi-family units or 174,240 sq.ft. of Retail and 479 multi-family units. If the proposed development is constructed with both retail and residential, the development would generate 174 annual alarms. If the proposed development is to be constructed with residential, the development would generate approximately 386 annual alarms. The 386 annual alarms would result in a high impact to existing fire rescue services. While the proposed development will result in a high impact to MDFR services, presently, fire and rescue service in the vicinity of the Property is adequate.

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APPENDIX G

Photos of Site and Surroundings

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Application site, viewed from the Northwestern boundary of the application site, viewed from SW 112 Avenue



Southwest on the intersection of SW 112 Avenue and SW 232 Street



Eastern boundary of the application site, viewed from SW 109 Avenue showing single family homes



Western boundary of the application site, viewed from SW 112 Avenue showing the existing "U-Pick" farming operation



**ADDITIONAL ITEMS
 OCTOBER 2023 CYCLE APPLICATION NO. CDMP20230026
 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
 (Consisting of materials not included in the Initial Recommendations Report)**

| ITEMS | PAGE NO. |
|---|-----------------|
| Applicant Letter Requesting to Defer Community Council 15 Hearing (April 9, 2024), dated April 4, 2024 | A-1 |
| Community Council 15 (CC15) Resolution of public hearing held on April 9, 2024 | A-3 |
| Community Council 15 (CC15) Minutes from public hearing held on April 9, 2024 | A-4 |
| Applicant Letter Requesting Extension to Board of County Commission Meeting to September 2024, dated May 23, 2024 | A-7 |
| Planning Advisory Board (PAB) Resolution from hearing held on June 3, 2024 | A-9 |
| Planning Advisory Board Minutes from hearing held on June 3, 2024 | A-16 |
| Traffic Impact Analysis, Executive Summary, submitted on March 14, 2025 | A-23 |
| Applicant's Revised Declaration of Restrictions, submitted on April 9, 2025 | A-26 |
| Applicant Letter Requesting Extension to Board of County Commission Meeting to May 2025, dated March 31, 2025 | A-43 |

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Holland & Knight

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Holland & Knight LLP | www.hklaw.com

Amanda M. Naldjieff, Esq.
(305) 789-7462
amanda.naldjieff@hklaw.com

April 4, 2024

VIA ELECTRONIC MAIL

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

**RE: UL 112 LLC / Application No. CDMP20230026 / Request for Deferral of
Community Council 15 Hearing¹ and Extension Letter**

Dear Mr. Bell:

On behalf of UL 112 LLC (the “Applicant”), we hereby request a deferral of the hearing of the above-referenced Comprehensive Development Master Plan (“CDMP”) amendment application. According to Miami-Dade County Code Section 2-116.1(3)(h) (the “Code”), the “Board of County Commissioners shall hold one public hearing within 180 calendar days following the end of the relevant filing period unless a greater time is deemed necessary by the Board of County Commissioners; however, the Director may extend the time if requested by the applicant prior to the earliest deadline for the publication of required notices for the hearing before the Board of County Commissioners.” The Code required its first public hearing in this case by Sunday, April 28, 2024 (the “Timeframe”), which may be extended by the Director.

This letter requests an approximate three-month extension of the Timeframe for the hearing before the Board of County Commissioners to the July 2024 meeting date. The Applicant is requesting this extension of time in order to continue discussions with Miami-Dade County departments as it relates to comments issued in connection with the concurrent applications and to address any substantive comments in appropriate covenants. The Applicants anticipate that they will have had sufficient opportunity to work with staff and will be ready to present the application to the Board of County Commissioners by July 2024.²

¹ Corresponding deferrals of related Planning Advisory Board and Board of County Commissioner hearings are also requested.

² Exact meeting date to be determined by County staff.

Thank you for your considerate attention to this matter. Should you have any questions, please do not hesitate to contact me at (305) 789-7462 or amanda.naldjieff@hklaw.com regarding the request.

Sincerely,

HOLLAND & KNIGHT LLP



Amanda M. Naldjieff, Esq.

Enclosures

Cc: Ms. Lourdes Gomez, AICP
Mr. Garrett Rowe
Ms. Rosa Davis
Mr. Corion Delaine
Mr. Hugo P. Arza, Esq.

RESOLUTION NO. 15-2-24
 SOUTH BAY COMMUNITY COUNCIL (CC-15)
 ISSUING RECOMMENDATION ON APPLICATION
 NO. CDMP20230026 (LENNAR LLC; A.K.A.
 CANALS) REQUESTING AMENDMENT TO THE
 COMPREHENSIVE DEVELOPMENT MASTER PLAN

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

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

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

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

WHEREAS, at its meeting of April 9, 2024, THE SOUTH BAY COMMUNITY COUNCIL (CC-15) conducted a public hearing as authorized by Section 20-41 of the County Code;

NOW, THEREFORE, BE IT RESOLVED THAT THE SOUTH BAY COMMUNITY COUNCIL (CC-15) recommends that Application No. CDMP20230026 be deferred to next available meeting.

The foregoing resolution was offered by Board Member Murillo who moved its adoption and was seconded by Chair Forbes and upon being put to a vote, the vote was as follows:

| | | | |
|---|-----|----------------------------------|-----|
| Enid Washington Demps | Yes | Christina M. Farias | Yes |
| Paul J. Morrow, Commissioner Appointee | Yes | Marjorie Murillo, Vice- Chair | Yes |
| VACANT | n/a | VACANT | n/a |
| Timothy D. Forbes, Chair Yes | | | |

Chair Forbes hereupon declared the resolution duly passed and adopted this 9th day of April 2024.

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

Glenn Amoruso

 Glenn Amoruso, Executive Secretary

MINUTES

South Bay Community Council 15
 Public Hearing on October 2023 CDMP Cycle Application Nos. CDMP20230022,
 CDMP20230026, and CDMP20230027
 To Amend the Comprehensive Development Master Plan
 In Person/Virtual Hearing

April 9, 2024, 6:30 PM

Department of Regulatory and Economic Resources (RER) Staff Present

Physical Attendance

Glenn Amoruso, Planning Development Manager, Metropolitan Planning Section, Planning Division
 Felix Acosta, Agenda Clerk, Development Services Division
 Cleveland Thompson, Agenda Clerk, Development Services Division

Virtual Attendance

Garett Rowe, Chief, Metropolitan Planning Section, Planning Division
 Alexander Dambach, Planning Development Manager, Metropolitan Planning Section, Planning Division
 Rosa Davis, Section Supervisor, Metropolitan Planning, Planning Division
 Vinod Sandasamy, Transportation Section Supervisor, Metropolitan Planning Division
 Corion DeLaine, Principal Planner, Metropolitan Planning, Planning Division

I. CALL TO ORDER AND OPENING REMARKS

The South Bay Community Council 15 in person/virtual public hearing opened at 6:35 p.m. Chair Forbes called the meeting to order and following the Pledge of Allegiance, asked Staff to conduct a roll call.

Roll Call

Glenn Amoruso, Planning Development Manager, conducted a roll call and determined there was quorum with the following four South Bay Community Council 15 members present as follows:

| | | | |
|-----------------------------------|---------|---------------------------------|---------|
| Enid Washington Demps | Present | Christina M. Farias, Vice Chair | Present |
| Marjorie Murillo | Present | Paul J. Morrow | Present |
| Vacant | | Vacant | |
| Timothy D. Forbes, Chair, Present | | | |

Chair Forbes welcomed the public to the meeting and requested public comments on the applications. Rosa Davis, Section Supervisor, clarified for the Chair that the Board would only be taking action on the deferral requests by the applicants for application Nos. CDMP20230022, CDMP202300026 and CDMP 20230002. The public hearing comments should also be limited to the deferral requests. The applications will be considered at the next Community Council meeting tentatively to be held on May 21, 2024. The Chair then asked for the public to comment on the deferral on first CDMP item.

II. AGENDA ITEM

Deferral Request: October 2023 Cycle Application No. CDMP20230022 (AMC Development Group, LLC)

Ms. Miriam Soler Ramos, B.C.S. of Holland and Knight representing the Applicant stated the Applicant is requesting a deferral of the application to the next available hearing date.

A motion to approve the deferral request to the next available hearing date was made by Board Member Murillo and Chair Forbes seconded the motion. The motion passed unanimously:

| | | | |
|-------------------------------|-----|---------------------------------|-----|
| Enid Washington Demps | Yes | Christina M. Farias, Vice Chair | Yes |
| Marjorie Murillo | Yes | Paul J. Morrow | Yes |
| Vacant | | Vacant | |
| Timothy D. Forbes, Chair, Yes | | | |

Deferral Request: October 2023 Cycle Application No. CDMP20230026 - Lennar Homes, LLC (aka Canals)

Ms. Amanda M. Naldjieff, Esq., of Holland and Knight representing the Applicant stated the Applicant is requesting a deferral of the application to the next available hearing date.

A motion to approve the deferral request to the next available hearing date was made by Board Member Murillo and Chair Forbes seconded the motion. The motion passed unanimously:

| | | | |
|-------------------------------|-----|---------------------------------|-----|
| Enid Washington Demps | Yes | Christina M. Farias, Vice Chair | Yes |
| Marjorie Murillo | Yes | Paul J. Morrow | Yes |
| Vacant | | Vacant | |
| Timothy D. Forbes, Chair, Yes | | | |

Deferral Request: October 2023 Cycle Application No. CDMP20230027 - Lennar Homes, LLC (aka Blue Tango)

A motion to approve the deferral request to the next available hearing date was made by Board Member Murillo and Vice Chair Farinas seconded the motion. The motion passed unanimously:

| | | | |
|-------------------------------|-----|---------------------------------|-----|
| Enid Washington Demps | Yes | Christina M. Farias, Vice Chair | Yes |
| Marjorie Murillo | Yes | Paul J. Morrow | Yes |
| Vacant | | Vacant | |
| Timothy D. Forbes, Chair, Yes | | | |

Adjournment

Upon there being no further business before the Board, Chair Forbes adjourned the hearing at 6:43 pm.

Respectfully submitted

Glenn Amoruso

Glenn Amoruso, Secretary

May 23, 2024

VIA ELECTRONIC MAIL

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

**RE: UL 112 LLC (the “Applicant”) / Application No. CDMP20230026 / Request to
Defer Board of County Commissioner Hearing**

Dear Mr. Bell:

On behalf of UL 112 LLC (the “Applicant”), we hereby request a deferral of the hearing of the above-referenced Comprehensive Development Master Plan ("CDMP") amendment application. According to Miami-Dade County Code Section 2-116.1(3)(h) (the "Code"), the “Board of County Commissioners shall hold one public hearing within 180 calendar days following the end of the relevant filing period unless a greater time is deemed necessary by the Board of County Commissioners; However, the Director may extend the time if requested by the applicant prior to the earliest deadline for the publication of required notices for the hearing before the Board of County Commissioners.” Notices have not yet been published.¹ The Code required its first public hearing in this case by Sunday, April 28, 2024 (the “Timeframe”), which was ultimately extended by the Director as a result of our previous letters requesting the deferral of hearing dated March 27, 2024 and April 4, 2024. Since the Director’s granting of our previous deferral requests, this CDMP Application was scheduled for Community Council 15 on May 14, 2024 and the Planning Advisory Board on June 3, 2024.

By way of this letter we hereby request an additional extension for the hearing before the Board of County Commissioners. In the time since our previous extension request, the Applicant has continued to diligently work on plan revisions to address comments issued in connection with the processing of the pending concurrent Zoning Hearing Application filed under process no. Z2023000447 (the “Zoning Application”).

The Applicant is requesting an additional two (2) month extension of time in order to continue discussions with Miami-Dade County departments as it relates to comments issued in connection with the concurrent applications and to address any substantive comments in

¹ Staff has advised that this application is still under review by applicable County departments.

A-8

appropriate covenants. The Applicants anticipate that they will have had sufficient opportunity to work with staff and will be ready to present the application to the Board of County Commissioners by September 2024.²

Thank you for your considerate attention to this matter. Should you have any questions, please do not hesitate to contact me at (305) 789-7462 or amanda.naldjieff@hklaw.com regarding the request.

Sincerely,

HOLLAND & KNIGHT LLP



Amanda M. Naldjieff, Esq.

Enclosures

Cc: Ms. Lourdes Gomez, AICP
Mr. Garrett Rowe
Ms. Rosa Davis
Mr. Corion DeLaine
Mr. Hugo P. Arza, Esq.

² Exact meeting date to be determined by County staff.

RESOLUTION NO. 24-8

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD ACTING AS THE LOCAL PLANNING AGENCY ISSUING RECOMMENDATIONS TO THE BOARD OF COUNTY COMMISSIONERS REGARDING FINAL DISPOSITION OF OCTOBER 2023 CYCLE SMALL-SCALE APPLICATION NOS. CDMP20230022, CDMP20230026 AND CDMP20230027 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

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

WHEREAS, the Board 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, Application Nos. CDMP20230022, CDMP20230026 and CDMP20230027 were filed by private parties in the October 2023 Cycle of Applications to amend the CDMP (“October 2023 Cycle Applications”) and are contained in a document titled: “October 2023 Cycle Applications to Amend the Comprehensive Development Master Plan”, dated November 2023, and kept on file with and available upon request from the Department; and

WHEREAS, Application Nos. CDMP20230022, CDMP20230026 and CDMP20230027 are eligible and have requested adoption as small-scale amendments; and

WHEREAS, as required by section 2-116.1, Code of Miami-Dade County, the Department issued its initial recommendation addressing Application Nos. CDMP20230022, CDMP20230026 and CDMP20230027 in reports titled: “Initial Recommendation to Amend the Comprehensive Development Master Plan,” dated April 2024 for Application No. CDMP20230027 and May 2024 for Application Nos. CDMP20230022 and CDMP20230026, respectively, and kept on file with and available upon request from the Department; and

WHEREAS, Application Nos. CDMP20230022, CDMP20230026 and CDMP20230027 have requested to be processed concurrently with Zoning Application Nos. Z2023000440, Z2023000447 and Z2023000437, respectively; 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 applicants for Application Nos. CDMP20230022, CDMP20230026 and CDMP20230027 requested extensions of time and the Director approved the requested extensions, which are included in a supplement report to each Application entitled “Additional Items”; and

WHEREAS, the impacted community council for Application Nos. CDMP20230022, CDMP20230026 and CDMP20230027 was scheduled to conduct its optional public hearing on the applications but did not achieve a quorum to conduct the public hearing and therefore did not issue recommendations on the referenced Applications; and

WHEREAS, the Planning Advisory Board has acted in accord with the referenced State and County procedures and has conducted a duly noticed public hearing on June 3, 2024 for Application Nos. CDMP20230022, CDMP20230026 and CDMP20230027 and issued a recommendation for the disposition of the Applications; 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 recommendations to the Commission regarding the adoption of small-scale Land Use Plan map application Nos. CDMP20230022, CDMP20230026 and CDMP20230027 and recommendation regarding subsequent final action by the Commission.

| Application Number | Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP | • Recommended Action on Small-Scale Amendment |
|------------------------------|---|---|
| CDMP 20230022 | <p>AMC Development Group, LLC/Hugo P. Arza, Esq., and Maria Soler Ramos, Esq., Holland & Knight LLP / Northwest corner of SW 236 Street and SW 125 Avenue / ±7.27 gross acres/±6.56 net acres</p> <p><u>Requested Amendment to the CDMP</u></p> <ol style="list-style-type: none"> 1. Redesignate the application site on the LUP map: <p>From: “Low Density Residential” (2.5 to 6 dwelling units per gross acre)</p> <p>To: “Medium-High Density Residential” (25 to 60 dwelling units per gross acre)</p> 2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners | <p>Adopt with Acceptance of the proffered Declaration of Restrictions</p> |
| <p>Small-Scale Amendment</p> | | |

The motion to Adopt with Acceptance of the proffered Declaration of Restrictions was moved by Board Member Lago. Board Member Morris seconded the motion. The motion passed 6 to 2 as follows:

| | | | |
|-----------------------|--------|-----------------|--------|
| Carla Ascencio-Savola | Yes | Max Losner | No |
| Lynette Cardoch | Absent | William McRea | Absent |
| Alisa Cepeda | Yes | Michael Montiel | Absent |
| Carlos Diaz-Padron | Yes | J. Wil Morris | Yes |
| Eric Fresco | Absent | William Riley | No |
| Seth Gadinsky | Absent | Daniel Rogers | Absent |
| Horacio C. Huembes | Absent | | |

Frank Lago, Vice Chair, Yes
Ernie Thomas, Chair, Yes

| Application Number | Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP | • Recommended Action on Small-Scale Amendment | | | |
|--|--|--|--|--|--|
| CDMP 20230026 | <p>Lennar Homes, LLC (aka Canals) / Hugo P. Arza, Esq., Amanda M. Naldjieff, Esq., Holland & Knight LLP / Northeast corner of the intersection of SW 232 Street and SW 112 Avenue / ±30.71 gross acres / ±28.52 net acres</p> <p><u>Requested Amendment to the CDMP</u></p> <ol style="list-style-type: none"> 1. Redesignate the application site on the LUP map: <table border="0" data-bbox="444 680 1122 932"> <tr> <td data-bbox="444 680 1122 785">From: “Low Density Residential” (2.5 to 6 dwelling units per gross acre) and “Business and Office”</td> <td data-bbox="1182 680 1414 856" rowspan="2" style="vertical-align: middle;">Adopt with Acceptance of the proffered Declaration of Restrictions</td> </tr> <tr> <td data-bbox="444 789 1122 932">To: “Low-Medium Density Residential with One Density Increase (DI-1)” (13 to 25 dwelling units per gross acre with sound urban design) and “Business and Office”</td> </tr> </table> 2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners | From: “Low Density Residential” (2.5 to 6 dwelling units per gross acre) and “Business and Office” | Adopt with Acceptance of the proffered Declaration of Restrictions | To: “Low-Medium Density Residential with One Density Increase (DI-1)” (13 to 25 dwelling units per gross acre with sound urban design) and “Business and Office” | |
| From: “Low Density Residential” (2.5 to 6 dwelling units per gross acre) and “Business and Office” | Adopt with Acceptance of the proffered Declaration of Restrictions | | | | |
| To: “Low-Medium Density Residential with One Density Increase (DI-1)” (13 to 25 dwelling units per gross acre with sound urban design) and “Business and Office” | | | | | |
| Small-scale Amendment | | | | | |

The motion to Adopt with Acceptance of the proffered Declaration of Restrictions was moved by Board Member Losner. Board Member Lago seconded the motion. The motion passed 8 to 0 as follows:

| | | | |
|-----------------------|--------|-----------------|--------|
| Carla Ascencio-Savola | Yes | Max Losner | Yes |
| Lynette Cardoch | Absent | William McRea | Absent |
| Alisa Cepeda | Yes | Michael Montiel | Absent |
| Carlos Diaz-Padron | Yes | J. Wil Morris | Yes |
| Eric Fresco | Absent | William Riley | Yes |
| Seth Gadinsky | Absent | Daniel Rogers | Absent |
| Horacio C. Huembes | Absent | | |

Frank Lago, Vice Chair, Yes
Ernie Thomas, Chair, Yes

| Application Number | Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP | • Recommended Action on Small-Scale Amendment |
|---|--|--|
| CDMP 20230027 | Lennar Homes, LLC (aka Blue Tango) /Hugo P. Arza, Esq., & Amanda M. Naldjieff, Esq./ Southwest corner of SW 248 Street and SW 124 Avenue / ±8.81 gross acres / ±8.74 net acres | Adopt with Acceptance of the proffered Declaration of Restrictions |
| <p><u>Requested Amendment to the CDMP</u></p> <p>1. Redesignate the application site on the LUP map:</p> <p style="padding-left: 40px;">From: “Low Density Residential” (2.5 to 6 dwelling units per gross acres)</p> <p style="padding-left: 40px;">To: “Low Density Residential with One Density Increase” (6 to 13 dwelling units per acre with sound urban design)</p> <p>2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners</p> | | |
| Small-Scale Amendment | | |

The motion to Adopt with Acceptance of the proffered Declaration of Restrictions was moved by Board Member Ascencio-Savola. Board Member Diaz-Padron seconded the motion. The motion passed 8 to 0 as follows:

| | | | |
|-----------------------|--------|-----------------|--------|
| Carla Ascencio-Savola | Yes | Max Losner | Yes |
| Lynette Cardoch | Absent | William McRea | Absent |
| Alisa Cepeda | Yes | Michael Montiel | Absent |
| Carlos Diaz-Padron | Yes | J. Wil Morris | Yes |
| Eric Fresco | Absent | William Riley | Yes |
| Seth Gadinsky | Absent | Daniel Rogers | Absent |
| Horacio C. Huembes | Absent | | |

Frank Lago, Vice Chair, Yes
Ernie Thomas, Chair, Yes

The motion to adopt the foregoing resolution was moved by Board Member Losner. Board Member Ascencio-Savola seconded the motion. The motion passed 8 to 0 as follows:

| | | | |
|-----------------------|--------|-----------------|--------|
| Carla Ascencio-Savola | Yes | Max Losner | Yes |
| Lynette Cardoch | Absent | William McRea | Absent |
| Alisa Cepeda | Yes | Michael Montiel | Absent |
| Carlos Diaz-Padron | Yes | J. Wil Morris | Yes |
| Eric Fresco | Absent | William Riley | Yes |
| Seth Gadinsky | Absent | Daniel Rogers | Absent |
| Horacio C. Huembes | Absent | | |

Frank Lago, Vice Chair, Yes
Ernie Thomas, Chair, Yes

The above actions were taken by the Planning Advisory Board, acting as the Local Planning Agency, at its public hearing on June 3, 2024, 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 2023 Out-of-Cycle Application No. CDMP20230028 and
October 2023 Cycle Application Nos. CDMP20230022, CDMP20230025, CDMP20230026
And CDMP20230027 to Amend the Comprehensive Development Master Plan
In-Person Hearing

June 3, 2024, 10:00 AM

Planning Advisory Board Members

| | | | |
|-----------------------|---------|-----------------|----------|
| Carla Ascencio-Savola | Present | Max Losner | Present |
| Lynette Cardoch | Absent | William McRea | Absent |
| Alisa Cepeda | Present | Michael Montiel | Absent |
| Carlos Diaz-Padron | Present | J. Wil Morris | Present* |
| Eric Fresco | Absent | William Riley | Present* |
| Seth Gadinsky | Absent | Daniel Rogers | Absent |
| Horacio C. Huembes | Absent | | |

Frank Lago, Vice Chair, Present
Ernie Thomas, Chair, Present

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

* 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, Planning Division
Robert Hesler, Planning Section Supervisor, Planning Research Section, Planning
Division
Rosa Davis, Planning Section Supervisor, Metropolitan Planning
Vinod Sandasamy, Transportation Section Supervisor, Metropolitan Planning
Glenn Amoruso, Planning Development Manager
Alex Dambach, Planning Development Manager
Noel Stillings, Principal Planner, Metropolitan Planning
Corion DeLaine, Principal Planner, Metropolitan Planning
Noel Stillings, Principal Planner, Metropolitan Planning
Rommel Vargas, Senior Planner, Metropolitan Planning
Abby Diaz, Administrative Secretary, Metropolitan Planning

Other County Staff Present

Eddie Kirtley, Assistant County Attorney, County Attorney's Office
Christine Velazquez, Assistant Division Chief, Code Coordination & Environmental
Initiatives Division, Department of Environmental Resources Management
Ninfa Rincon, Assistant Division Chief, Code Coordination & Environmental Initiatives
Division, Department of Environmental Resources Management

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

CALL TO ORDER AND OPENING STATEMENTS

The Planning Advisory Board (PAB) public hearing was opened at 10:12 am by PAB Chair Thomas, who introduced himself and following the Pledge of Allegiance, asked Staff to conduct a roll call. Ms. Noel Stillings, Principal Planner, conducted a roll call and determined there was a quorum as 6 members were present.

PAB Chair’s Introductory Remarks, Chair’s Report and Deferral of Application Nos. CDMP20230028 and CDMP20230025

PAB Chair Thomas reviewed the procedures and purpose of the public hearing and welcomed the public to the hearing addressing the Out-of-Cycle application No. CDMP20230028 and October 2023 Cycle Application Nos. CDMP20230022, CDMP20230025, CDMP20230026 and CDMP20230027 to Amend the Comprehensive Development Master Plan.

Chair Thomas stated that there were several applications on the PAB agenda requesting deferral to a future PAB meeting. The legal representative for Out-of-Cycle Application No. CDMP20230028, Ms. Tracy Slavens, introduced herself and requested deferral to the next PAB meeting scheduled for July 1, 2024, at 2:00 PM, as did Mr. Daniel Lopez, representative for October 2023 Cycle Application No. CDMP20230025. The Board discussed deferring the applications, including the costs for deferral. Mr. Garrett Rowe, Chief, Metropolitan Planning Section, stated the cost for re-advertisement would be incurred by the Department. Upon an inquiry from the Board, both application representatives, Ms. Slavens and Mr. Lopez, noted that their respective clients would be willing to pay for the re-advertising costs. PAB Chair Thomas opened and closed the public hearing on the deferrals for the applications, as no member of the public spoke on the deferrals.

After concluding the discussion on the deferral of the applications, Board member Losner made a motion to defer both applications, namely Nos. CDMP20230028 and CDMP20230025, to the PAB’s 2:00 PM July 1, 2024 meeting. The motion was seconded by Board member Ascencio-Savola. Upon being put to a vote, the motion passed 7 to 0 as follows:

| | | | |
|-----------------------|--------|-----------------|--------|
| Carla Ascencio-Savola | Yes | Max Losner | Yes |
| Lynette Cardoch | Absent | William McRea | Absent |
| Alisa Cepeda | Yes | Michael Montiel | Absent |
| Carlos Diaz-Padron | Yes | J. Wil Morris | Absent |
| Eric Fresco | Absent | William Riley | Yes |
| Seth Gadinsky | Absent | Daniel Rogers | Absent |
| Horacio C. Huembes | Absent | | |

Frank Lago, Vice Chair, Yes
Ernie Thomas, Chair, Yes

Chairs Report – Update to the Educational Facilities Impact Fees

PAB Chair Thomas stated that the County and Miami-Dade County Public Schools were starting the process to update the school impact fees. Mr. Rowe added that the effort was also a directive

from the Miami-Dade County Commission to work with the School Board to evaluate whether or not the school impact fees should be changed and added that County Staff is working cooperatively with the School Board on this.

Ms. Nicole Reinoso, Executive Director for Intergovernmental and Land Use, Facilities Department of Miami-Dade County Public Schools, introduced herself and delivered an overview on the update to the Educational Facilities Impact Fees (“School Impact Fees”). She stated that the School Board at its April 19, 2023 meeting directed to have a presentation on school impact fees, review and engage the County and other stakeholders to determine whether it is feasible to recommend revising the school impact fees. Ms. Reinoso stressed that school impact fees have not been updated since established in 1995. Ms. Reinoso gave an overview of the Interlocal Agreement between the County and Miami-Dade County Public Schools and its amendments, and provided information on the consultant firm Benesch that is conducting a study of the school impact fees. She added that the study team will engage stakeholders, such as County staff, members of the development industry and the general public, before presenting a final report with a recommendation on whether or not the impact fees should be increased. The School Board will review the results of the study, make a recommendation and then the study will be presented to the County to consider.

Upon inquiry the Board, Ms. Reinoso added that workshops have not yet started and town hall meetings and other meetings will be scheduled for future dates. Upon no further questions, Chair Thomas thanked Ms. Reinoso for her presentation and called for the next agenda item.

Opening Statement by County Staff

Mr. Rowe re-introduced himself as well as Mr. Jerry Bell, Assistant Director for Planning, and Mr. Eddie Kirtley of the County Attorney’s Office. Mr. Rowe identified the remaining three CDMP applications and noted that all the three applications had similar roadway mitigation issues. He then called for Mr. Glenn Amoroso to present the first CDMP application.

OCTOBER 2023 CYCLE APPLICATION

Application No. CDMP20230022

Mr. Glenn Amoroso, Planning Development Manager of Metropolitan Planning, provided a brief overview of the application, noting that the application site is a ±7.27 gross acre parcel (±6.56 net acres), located at the corner of SW 236 Street and SW 125 Avenue, east of US-1. He noted that the applicant is requesting to redesignate the site from “Low Density Residential” (2.5 to 6 dwelling units per gross acre) to “Medium-High Density Residential” (25 to 60 dwelling units per gross acre) on the parcel. He added that the proposed designation would allow a maximum development of 248 multi-family residential units, whereas the current designation would allow 43 single family detached homes. He explained that staff’s recommendation is to adopt the application with acceptance of the proffered declaration of restrictions, since the site is located within the ¼ mile buffer area of the South Dade Transitway Strategic Miami Area Rapid Transit (SMART) corridor, where the CDMP Mixed-Use provisions allow residential densities up to 60 units per acre and intensities at an FAR of 2.0. Mr. Amoroso noted that the applicant’s proffered covenant commits to limit the development to 248 multifamily rental units, utilize urban design principles from the County’s Urban Design Manual (UDM) to ensure compatibility of the project design with surrounding uses. The covenant also commits to apply provisions of the CDMP Community Health and Design (CHD) Element and to provide Workforce Housing within the

development. In addition, the covenant requires mitigation of project impacts to the Florida Turnpike (east of SW 112 Avenue) through a proportionate share agreement with Miami-Dade County. The Florida Turnpike is an evacuation route, and, though the project impact to the Turnpike is not significant, the CDMP requires mitigation for any impacts to an evacuation route. Mr. Amoruso informed the PAB Board that the South Bay Community Council (15) did not have sufficient members to form a quorum and therefore, there is no recommendation from the Community Council.

After Mr. Amoruso concluded his presentation, Ms. Miriam Soler Ramos, legal representative for the applicant, described the project and reiterated that it is within a SMART Plan corridor, which is an overlay that allows higher residential densities and intensities of development on the proposed site. She added that the proposed development will provide for 100% workforce housing, thus promoting housing diversity. She further noted that the proposed development promotes transit ridership and pedestrianism since it is near the South Dade Transitway. Ms. Ramos referenced numerous newspaper articles that showed the severity of the housing shortage throughout the County and explained that this project seeks to address this affordability crisis. Ms. Ramos detailed the provisions of the applicant's proffered covenant including the provision to limit the development to 248 units. She concluded by indicating that County agencies did not oppose the application.

The Chair opened the public hearing and one member of the public spoke against the application. He explained that he owns the adjacent property northeast of the application site and expressed concerns regarding access to his property. He noted that the site plan for the concurrent zoning application (Z2023000440) being processed with the CDMP application shows signage located on an unpaved section of the right-of-way, which would prevent vehicles from accessing his property.

After the public comments, Ms. Ramos and Mr. Hugo Arza, a legal representative for the client, explained they were recently notified of the issue and were working with Development Services to address the residents' concerns.

The motion to Adopt with Acceptance of the proffered Declaration of Restrictions was moved by Board Member Lago. Board Member Morris seconded the motion. The motion passed 6 to 2 as follows:

| | | | |
|-----------------------|--------|-----------------|--------|
| Carla Ascencio-Savola | Yes | Max Losner | No |
| Lynette Cardoch | Absent | William McRea | Absent |
| Alisa Cepeda | Yes | Michael Montiel | Absent |
| Carlos Diaz-Padron | Yes | J. Wil Morris | Yes |
| Eric Fresco | Absent | William Riley | No |
| Seth Gadinsky | Absent | Daniel Rogers | Absent |
| Horacio C. Huembes | Absent | | |

Frank Lago, Vice Chair, Yes
 Ernie Thomas, Chair, Yes

Application No. CDMP20230026

Mr. Corion DeLaine, Principal Planner for Metropolitan Planning, reviewed the application. He noted that the site is generally located on the northeast corner of the intersection of SW 232 Street and SW 112 Avenue. He explained that the proposed amendment seeks to redesignate the application site's ± 30.71 gross acres/ ±28.52 net acres from "Low Density Residential" (2.5 to 6 dwelling units per gross acre) and "Business and Office" to "Low-Medium Density Residential with

One Density Increase (DI-1)" (13 to 25 dwelling units per gross acre with Urban Design) and "Business and Office". The current designation would allow up to 152,500 sq. ft. of retail and 124 single family detached units OR 254 single family attached and detached units. The requested "Business and Office" and "Low-Medium Density with One Density Increase (DI-1)" would allow up to 174,384 sq ft. of retail on the "Business and Office" portion of the property and 479 multifamily units OR 1170 multifamily units if developed entirely as residential. However, the applicant proffered a CDMP Declaration of Restrictions (covenant) limiting residential development to 254 residential units. The covenant also allows 10 net acres of the site to be developed with the uses permitted under the "Business and Office" land use category. The covenant also proposed to mitigate impacts to the Florida's Turnpike, east of SW 248 Street, through a proportionate share mitigation payment in agreement with Miami-Dade County, to connect to public water and sanitary sewer service, and incorporate urban design principles in the residential portion of the project. Mr DeLaine explained that even though the project impact to Florida's Turnpike is not significant, the Turnpike is an evacuation route and the CDMP requires mitigation for any impacts. Mr. DeLaine also noted that the CDMP Application is being processed concurrently with a separate zoning application (Z2023000447). He concluded by stating that staff's recommendation is to adopt with acceptance of the proffered covenant.

Hugo Arza, Legal Representative for the applicant, described the project and noted for the board that the community meeting did not have quorum and no neighbors surrounding the proposed project attended. Mr. Arza proceeded explain that the application site is compatible with the development in the surrounding area. He also noted that the development of the "Business and Office" portion of the site will be submitted at a later date through a separate zoning application.

The Chair opened the public hearing and, seeing no participants, closed the public hearing portion of the meeting. The Board expressed concerns regarding the proximity to the Grace of God Community Rehab Center. Mr. Arza assured the Board that the park to the north will serve as a buffer between the institutional use and the residential and commercial uses.

The motion to Adopt with Acceptance of the proffered Declaration of Restrictions was moved by Board Member Losner. Board Member Lago seconded the motion. The motion passed 8 to 0 as follows:

| | | | |
|-----------------------|--------|-----------------|--------|
| Carla Ascencio-Savola | Yes | Max Losner | Yes |
| Lynette Cardoch | Absent | William McRea | Absent |
| Alisa Cepeda | Yes | Michael Montiel | Absent |
| Carlos Diaz-Padron | Yes | J. Wil Morris | Yes |
| Eric Fresco | Absent | William Riley | Yes |
| Seth Gadinsky | Absent | Daniel Rogers | Absent |
| Horacio C. Huembes | Absent | | |

Frank Lago, Vice Chair, Yes
Ernie Thomas, Chair, Yes

Application No. CDMP20230027

Mr. Alex Dambach, Planning Development Manager of Metropolitan Planning, presented CDMP Application No. CDMP20230027. He explained that the application site is ±8.82 gross acres (±8.74 net acres) and is located on the southwest corner of SW 248 Street and SW 124 Avenue. The applicant is seeking to redesignate the site from "Low Density Residential" (2.5 to 6 Dwelling Units/Acre) to "Low Density Residential with One Density Increase" (6 to 13 du/ac with the incorporation of urban design principles). The current designation of "Low Density Residential"

would allow up to 52 single family detached units. The requested "Low Density Residential with One Density Increase" would allow up to 114 single family attached residential unit. The applicant has proffered a CDMP Declaration of Restrictions (covenant) limiting development to said number of units. The covenant also commits to urban design principles to ensure the site is compatible with surrounding uses and commits to connect to public water and sanitary sewer service. In addition, the covenant commits to mitigate impacts to the Florida Turnpike, south of SW 216 Street, through a proportionate share payment to be stipulated in an agreement with the Miami-Dade County. Though the project impact to Florida's Turnpike is not significant, the CDMP requires mitigation for any impacts to the Turnpike since it is an evacuation route. Mr. Dambach also noted that the CDMP Application is being processed concurrently with a separate zoning application (Z2023000437). Staff's recommendation is to Adopt with Acceptance of the proffered Declaration of Restrictions.

Hugo Arza, the legal representative for the applicant, provided an overview of the project. He reviewed the conditions in the covenant and explained how the project is compatible with the CDMP. Following his presentation, Board members asked questions regarding the type of housing being developed. Mr. Arza explained that for sale townhomes are planned for the site.

The motion to Adopt with Acceptance of the proffered Declaration of Restrictions was moved by Board Member Ascencio-Savola. Board Member Diaz-Padron seconded the motion. The motion passed 8 to 0 as follows:

| | | | |
|-----------------------|--------|-----------------|--------|
| Carla Ascencio-Savola | Yes | Max Losner | Yes |
| Lynette Cardoch | Absent | William McRea | Absent |
| Alisa Cepeda | Yes | Michael Montiel | Absent |
| Carlos Diaz-Padron | Yes | J. Wil Morris | Yes |
| Eric Fresco | Absent | William Riley | Yes |
| Seth Gadinsky | Absent | Daniel Rogers | Absent |
| Horacio C. Huembes | Absent | | |

Frank Lago, Vice Chair, Yes
Ernie Thomas, Chair, Yes

OVERALL RESOLUTIONS

The motion to adopt the foregoing resolution was moved by Board Member Losner. Board Member Ascencio-Savola seconded the motion. The motion passed 8 to 0 as follows:

| | | | |
|-----------------------|--------|-----------------|--------|
| Carla Ascencio-Savola | Yes | Max Losner | Yes |
| Lynette Cardoch | Absent | William McRea | Absent |
| Alisa Cepeda | Yes | Michael Montiel | Absent |
| Carlos Diaz-Padron | Yes | J. Wil Morris | Yes |
| Eric Fresco | Absent | William Riley | Yes |
| Seth Gadinsky | Absent | Daniel Rogers | Absent |
| Horacio C. Huembes | Absent | | |

Frank Lago, Vice Chair, Yes
Ernie Thomas, Chair, Yes

STAFF ANNOUCEMENTS

Ms. Stillings reminded the Board of their next meeting, scheduled for Monday, July 1, 2024 at 2:00 PM, and reminded members to file their required financial disclosures as the state is becoming diligent about filing, adding there is a customer service member with staff available to help members if needed with filing.

ADJOURNMENT

Being no further business before the PAB, Chair Thomas adjourned the meeting at 11:37 am.

Respectfully submitted,



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



Silver Palms Canals CDMP Traffic Analysis

Miami, Florida

Project No. 313638-01-001

Prepared for:

Lennar Corporation, LLC
5505 Blue Lagoon Drive
Miami, Florida 33116

March 2025

Silver Palms Canals CDMP Traffic Analysis

Miami-Dade County, FL

Prepared for:

Lennar Corporation, LLC
5500 Blue Lagoon Drive, 5th Floor
Miami, FL 33126

Prepared by:

Bowman Consulting Group, Ltd.
2090 Palm Beach Lakes Blvd, Suite 400
West Palm Beach, FL 33409
561.840.8650



This item has been digitally signed and sealed by John P. Kim, PE 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.

John P. Kim, P.E.
Professional Engineer
License No. 62400
State of Florida, Board of Professional Engineers
Certificate of Authorization No. 4908

March 2025

MDC148

Executive Summary

Bowman Consulting Group, Ltd. (Bowman) completed a traffic analysis for the Silver Palms Canals project comprised of 30.71 gross acres (28.52 net acres) located at the northwest corner of SW 232 Street and SW 109 Avenue in unincorporated Miami-Dade County, Florida. The parcel has two (2) future land use designations. The west part of the property has a Business and Office future land-use designation and the east part of the property has a Low Density residential future land-use designation. We analyzed the traffic impacts associated with a proposed Miami-Dade County Comprehensive Development Master Plan (CDMP) amendment to change the future land-use designation of one (1) acre of the east part of the property from Low Density to Business and Office and change the remaining area of the east part of the property from Low Density to Low-Medium Density with DI-1 Increase and found that they will not have significant impacts on any roadways and will not cause any roadway to exceed their adopted Level of Service (LOS). The impacts from the proposed land-use designation change have a significance level of no more than 0.75 percent and are not considered significant.

We analyzed afternoon peak-hour roadway capacities for the 2023 existing conditions, 2026 short-term conditions, and 2045 long-term conditions based on the County's Development Potential Tables prepared for this application. The proposed CDMP amendment will change the maximum development potential for the east part of the property from six (6) residential units per acre for the current designation to 25 residential units per acre for the proposed designation. The west part of the property will maintain the Business and Office future land-use designation.

The maximum development potential of the property under the current future land use designation includes 124 single-family residential units and 152,500 square feet of retail that have the potential to generate 8,221 daily, 250 AM peak hour, and 665 PM peak hour trips. The maximum development potential of the property under the proposed future land use designation includes 479 multi-family residential units and 174,384 square feet of retail, but the applicant is proffering a restrictive covenant that will restrict the number of residential units to a maximum of 257 multifamily units. Therefore, covenant restricted maximum development potential under the proposed future land use designation has the potential to generate 9,119 daily, 271 AM peak hour, and 729 PM peak hour trips.

The application includes approximately 30.70 gross acres (28.52 net acres). The number of net-new trips generated by the proposed future land use designation change will be 898 daily, 21 AM peak hour, and 64 PM peak hour net-new trips. The analysis was prepared in accordance with the County's current application instructions.

Received 4.9.25
Planning Division

This Instrument was Prepared by:

Name: Amanda M. Naldjieff, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

CDMP20230026
Canals

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

(Comprehensive Development Master Plan)

WHEREAS, UL 112 LLC (hereinafter, referred to as the “Owner”), holds fee simple title to that certain approximately ± 30.71 acre parcel of land, generally located on the northeast corner of the intersection of SW 232nd Street and SW 112th Avenue, Miami-Dade County, Florida, and identified by the Property Appraiser’s Office under Tax Folio No. 30-6018-000-0691, in Section 18, Township 56 South, Range 40 East, which is legally described in **Exhibit “A”** attached hereto and is hereinafter referred to as the “Property¹”);

WHEREAS, an application has been filed for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") as a small-scale CDMP application in the October 2023 CDMP Cycle, which amendment is identified as Application No. CDMP20230026 (the "Application"), and which is being processed concurrently with a Zoning Hearing Application which is currently pending under Public Hearing No. Z2023000447 (the “Zoning Application”); and

WHEREAS, the Application seeks to redesignate the Property (a) from “Low Density Residential” and “Business and Office” to “Low Medium Density Residential with One Density Increase (DI-1)” on the “Residential Parcel”, as legally defined in **Exhibit “B”**, and (b) from “Business

¹ The Declaration applies to the entirety of the Property described in the legal description attached as Exhibit “A”, including that certain strip of land along SW 232 Street, which is the subject of a pending Implied Right-of-Way Dedication being processed by the Department of Transportation and Public Works, Right-of-Way Division.

and Office” and “Low Density Residential” to “Business and Office” on the “Commercial Parcel”, as legally defined in **Exhibit “C”**, on the Land Use Plan (LUP) map of the CDMP to allow for the future development of a horizontal mixed use project consisting of residential units and commercial uses such as those as may permitted in the BU District (the “Project”).

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

1. **Development Density and Intensity.**

- a. The Residential Parcel, which is legally described in Exhibit “B” to this Declaration, may be developed with a maximum density of two-hundred and fifty seven (257) dwelling units. This restriction shall only be enforceable against the Residential Parcel, or any portion thereof.
- b. Residential uses shall be prohibited on the Commercial Parcel, which is legally described in Exhibit "C" to this Declaration. Commercial uses, including, but not limited to a self-storage facility and retail uses, that would be consistent with the Business and Office designation, may be permitted on the Commercial Parcel, provided that any such use must also be consistent with zoning and other applicable regulations. These restrictions shall only be enforceable against the Commercial Parcel, or any portion thereof.

2. **Connection to Debbie Curtin Park.** The owner of the Residential Parcel shall provide a pedestrian access point along the northern boundary of the Residential Parcel to improve connectivity to the adjacent Debbie Curtin Park, subject to the approval of same by the Parks, Recreation and Open Space Department (the “Access Connection”). Said Access Connection may be gated or fenced to

restrict access outside of standard business hours. This restriction shall only be enforceable against the Residential Parcel, or any portion thereof.

3. **Urban Development Design Guidelines.** The development shall utilize sound urban design principles, including, but not limited to, the Neighborhood Development, Single-Family Residential Street Perspective, Single-Family Residential Block, Residential Open-Space Types and Residential Building Type sections of the Urban Design chapter, the Neighborhood Development section of the Development Patterns chapter, and the Composition Single-Family section of the Architecture chapter incorporated in Volume I – Private Development of the County’s Urban Design Manual (the “Manual”) endorsed by Miami-Dade County Resolution R-1360-98, as determined in consultation with the Development Services Division of the Department of Regulatory and Economic Resources, or successor department. This restriction shall only be enforceable against the Residential Parcel, or any portion thereof.

4. **Connection to Public Water and Sanitary Sewer.** The Owner hereby acknowledges and agrees that any development of the Property shall connect to the public water and public sanitary sewer system at the Owner’s expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the Code of Miami-Dade County and WASD rules and regulations and design standards. The right to connect the Property to the County’s sewage system is subject to the terms, covenants, and conditions set forth in court orders, judgments, consent orders, consent decrees, and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including but not limited to, the Consent Decree in the United States of America, the State of Florida, and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the “Consent Decree”), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.

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, its 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, its 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. The modification, amendment or release of this Declaration as it affects the Residential Parcel shall not require the joinder or consent of the owner(s) of the Commercial Parcel. The modification, amendment or release of this Declaration as it affects the Commercial Parcel shall not require the joinder or consent of the owner(s) of the Residential Parcel. 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. Invalidity 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.

[Signature Page(s) to Follow]

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

IN WITNESS WHEREOF, **UL 112 LLC** has caused these presents to be signed in its name by its proper officials.

WITNESSES:

Signature

Print Name

Signature

Print Name

By: _____

UL 112 LLC
2185 E 10th Avenue, #A,
Hialeah, Florida 33013
By: Matilde M. Canals
Managing Member

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

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by **Matilde M. Canals**, the **Managing Member** of **UL 112 LLC** on behalf of the LLC. 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.

Notary Signature

Notary Public – State of _____

Print Name

My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION FOR THE PROPERTY

FUTURE COMMERCIAL PARCEL:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 56 S, RANGE 40E, FOR A DISTANCE OF LYING IN MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE N89°09'43"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, FOR A DISTANCE OF 50.00 FEET TO A POINT OF NON-TANGENCY ALONG SAID SOUTH LINE; THENCE N00°48'05"W, FOR A DISTANCE OF 35.00 FEET TO A POINT ALONG THE NORTH LINE OF THE SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE N89°09'43"E ALONG SAID NORTH LINE, FOR A DISTANCE OF FOR A DISTANCE OF 452.00 FEET TO A POINT OF NON-TANGENCY ALONG SAID NORTH LINE; THENCE N00°48'05"W ALONG A LINE THAT IS 502.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, FOR A DISTANCE OF 964.47 FEET TO A POINT OF NON-TANGENCY ALONG THE NORTH LINE OF THE SOUTH 3/4 OF SAID SOUTHWEST 1/4; THENCE S89°10'21"W ALONG SAID NORTH LINE, FOR A DISTANCE OF 452.00 FEET TO A POINT OF NON-TANGENCY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SW 112th AVENUE (S.R. 989)(SOUTH ALLAPATTAH ROAD); THENCE S00°48'05"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 964.56 FEET TO THE POINT OF BEGINNING;

FUTURE RESIDENTIAL PARCEL:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 56 S, RANGE 40E, FOR A DISTANCE OF LYING IN MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE N89°09'43"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, FOR A DISTANCE OF 502.00 FEET TO A POINT OF NON-TANGENCY ALONG SAID SOUTH LINE; THENCE N00°48'05"W, FOR A DISTANCE OF 35.00 FEET TO A POINT ALONG THE NORTH LINE OF THE SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE N00°48'05"W ALONG A LINE THAT IS 502.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, FOR A DISTANCE OF 964.47 FEET TO A POINT OF NON-TANGENCY ALONG THE NORTH LINE OF THE SOUTH 3/4 OF SAID SOUTHWEST 1/4; THENCE N89°10'21"E ALONG SAID NORTH LINE, FOR A DISTANCE OF 834.92 FEET TO A POINT OF NON-TANGENCY ALONG THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE S00°57'16"E ALONG SAID EAST LINE, FOR A DISTANCE OF 964.32 FEET TO A POINT OF NON-TANGENCY ALONG SAID NORTH LINE OF SAID SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4; THENCE S 89°09'43"W ALONG SAID NORTH LINE, FOR A DISTANCE OF 837.50 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

RESIDENTIAL PARCEL

H&K DRAFT 4.9.2025

EXHIBIT "C"

COMMERCIAL PARCEL

H&K DRAFT 4.9.2025

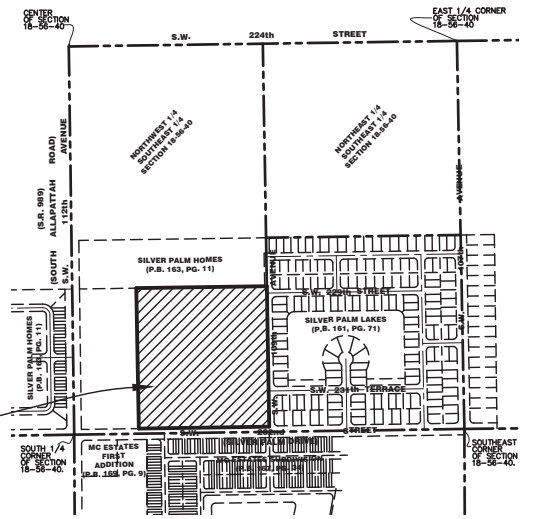
Exhibit "B" - Residential Parcel SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LOCATION MAP

SILVER PALMS
PORTION OF THE SOUTHEAST 1/4 OF SECTION 18,
TOWNSHIP 56 SOUTH, RANGE 40 EAST
MIAMI-DADE COUNTY, FLORIDA.
(NOT TO SCALE)



SITE
LOCATION



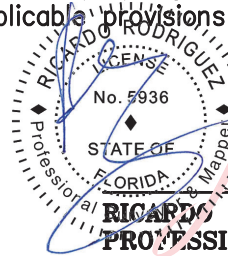
SURVEYOR'S NOTES:

- 1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of TITLE COMMITMENT will need to be made to determine recorded instruments, if any affecting this property.
- 4) North arrow direction and Bearings shown hereon are based on an assumed value of N89°09'43"E, along the South line of the Southwest 1/4 of the Southeast 1/4 of Section 18, Township 56 South, Range 40 East, said line being a well monumented and established line.
- 5) The Sketch and Legal Description shown herein is was prepared based on client instruction.
- 6) No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right-of-Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

Ford, Armenteros & Fernandez, Inc., LB #6557

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17, Florida Administrative Code.

Date: SEPTEMBER 29th, 2023



Digitally signed
by Ricardo
Rodriguez

Date: 2023.10.25

RICARDO RODRIGUEZ, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA REG. No. 5936

SILVER PALMS - RESIDENTIAL PARCEL



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

| | | | |
|---|----------------------------|-----------------|--|
| TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION | | SHEET: 1 | |
| LOCATION MAP, SURVEYOR'S NOTES AND SURVEYOR'S CERTIFICATE | | | |
| PREPARED FOR: LENNAR HOMES, LLC. | | | |
| D. RODRIGUEZ | DATE: SEPTEMBER 29th, 2023 | SCALE: AS SHOWN | |
| DWG. CHECKED BY: | PROJECT No: 15A037-1001 | OF 3 SHEETS | |

Exhibit "B"
RESIDENTIAL PARCEL
LEGAL DESCRIPTION TO
ACCOMPANY SKETCH

LEGAL DESCRIPTION:

RESIDENTIAL PARCEL:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 56 S, RANGE 40E, FOR A DISTANCE OF LYING IN MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE N89°09'43"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, FOR A DISTANCE OF 502.00 FEET TO A POINT OF NON-TANGENCY ALONG SAID SOUTH LINE; THENCE N00°48'05"W, FOR A DISTANCE OF 35.00 FEET TO A POINT ALONG THE NORTH LINE OF THE SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE N00°48'05"W ALONG A LINE THAT IS 502.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, FOR A DISTANCE OF 964.47 FEET TO A POINT OF NON-TANGENCY ALONG THE NORTH LINE OF THE SOUTH 3/4 OF SAID SOUTHWEST 1/4; THENCE N89°10'21"E ALONG SAID NORTH LINE, FOR A DISTANCE OF 834.92 FEET TO A POINT OF NON-TANGENCY ALONG THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE S00°57'16"E ALONG SAID EAST LINE, FOR A DISTANCE OF 964.32 FEET TO A POINT OF NON-TANGENCY ALONG SAID NORTH LINE OF SAID SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4; THENCE S 89°09'43"W ALONG SAID NORTH LINE, FOR A DISTANCE OF 837.50 FEET TO THE POINT OF BEGINNING;

ALL SAID LANDS LYING AND SITUATE IN THE MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING A NET AREA OF 806,435 SQUARE FEET AND/OR 18.51 ACRES, MORE OR LESS AND A GROSS AREA OF 835,749 SQUARE FEET AND/OR 19.19 ACRES, MORE OR LESS.

c:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\15A037-1000 & 1001 S&L CANALS 30 ACRES\15A037-1001 RESIDENTIAL PARCEL.dwg

SILVER PALMS - RESIDENTIAL PARCEL

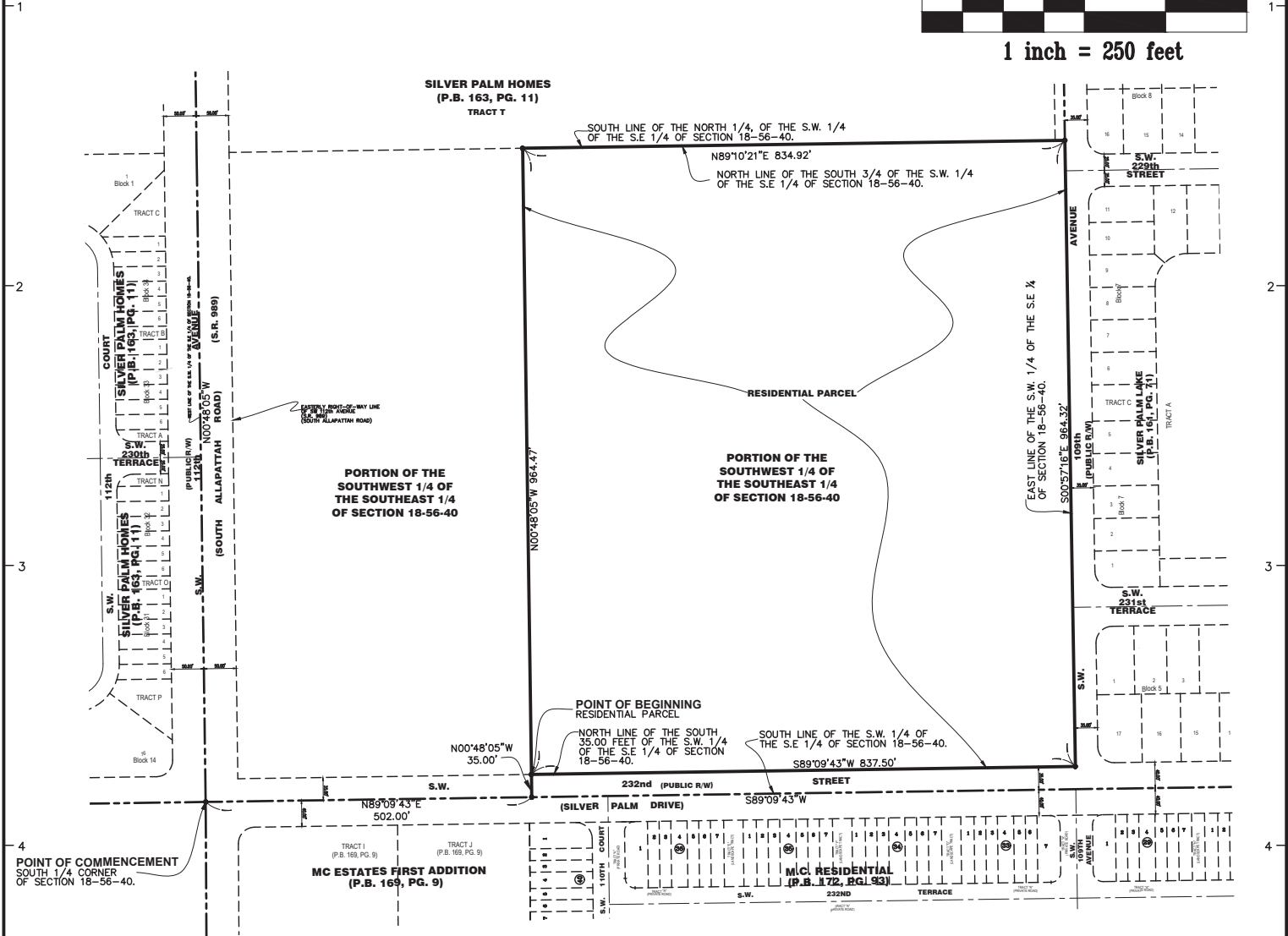
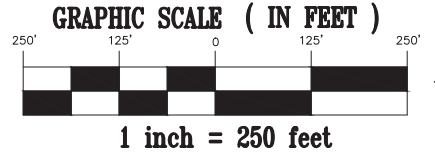


FORD, ARMENTEROS & FERNANDEZ, INC.
 1950 N.W. 94th AVENUE, 2nd FLOOR
 DORAL, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

| | | | |
|------------------|-------------|---------------------------------------|-----------------|
| TYPE OF PROJECT: | | SKETCH AND LEGAL DESCRIPTION | |
| | | LEGAL DESCRIPTION TO ACCOMPANY SKETCH | |
| PREPARED FOR: | | LENNAR HOMES, LLC. | |
| D. RODRIGUEZ | DATE: | SEPTEMBER 29th, 2023 | SHEET: 2 |
| DWG. CHECKED BY: | SCALE: | AS SHOWN | |
| | PROJECT No: | 15A037-1001 | OF 3 SHEETS |

Exhibit "B"

RESIDENTIAL PARCEL SKETCH TO ACOMPANY LEGAL DESCRIPTION



LEGEND/ABBREVIATION

- P.B. - PLAT BOOK
- PG. - PAGE
- Δ - CENTRAL ANGLE
- S.F. - SQUARE FEET
- +/- - MORE OR LESS
- R/W - RIGHT-OF-WAY
- P.O.C. - POINT OF COMMENCEMENT
- R - RADIUS
- ⊙ - CENTERLINE
- U.E. - UTILITY EASEMENT
- P.O.B. - POINT OF BEGINNING
- A - ARC LENGTH
- B.C.R. - BROWARD COUNTY RECORDS

SILVER PALMS - RESIDENTIAL PARCEL

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 DORAL, FLORIDA 33172
 PH. (305) 477-6472
 FAX (305) 470-2805

| | | | |
|------------------|-------------|--------------------------------------|--------|
| TYPE OF PROJECT: | | SKETCH AND LEGAL DESCRIPTION | |
| | | SKETCH TO ACOMPANY LEGAL DESCRIPTION | |
| PREPARED FOR: | | LENNAR HOMES, LLC. | |
| D. RODRIGUEZ | DATE: | SEPTEMBER 29th, 2023 | SHEET: |
| DWG. CHECKED BY: | SCALE: | AS SHOWN | 3 |
| | PROJECT No: | 15A037-1001 | |

c:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\15A037-1000 & 1001 S&L CANALS 30 ACRES\15A037-1001 RESIDENTIAL PARCEL.dwg

Exhibit "C" - Commercial Parcel

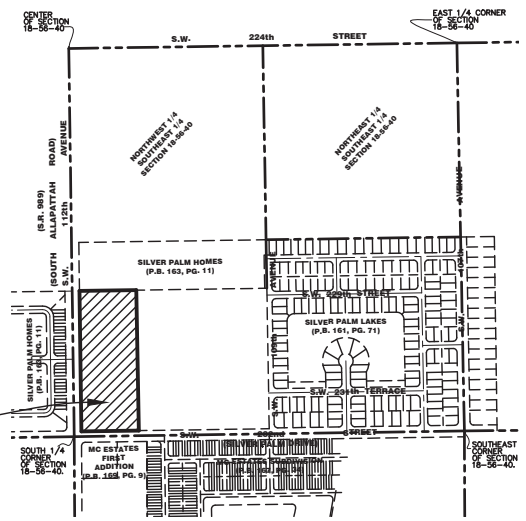
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LOCATION MAP

SILVER PALMS
 PORTION OF THE SOUTHEAST 1/4 OF SECTION 18,
 TOWNSHIP 56 SOUTH, RANGE 40 EAST
 MIAMI-DADE COUNTY, FLORIDA.
 (NOT TO SCALE)



SITE LOCATION



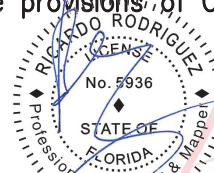
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Ford, Armenteros & Fernandez, Inc., LB #6557

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17 Florida Administrative Code.

Date: SEPTEMBER 29th, 2023



Digitally signed
 by Ricardo
 Rodriguez
 Date: 2023.10.25

RICARDO P. RODRIGUEZ P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA REG. No. 5936

SILVER PALMS - COMMERCIAL PARCEL



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 FAX (305) 470-2805

| | | | |
|---|----------------------------|-------------------------|--|
| TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION | | SHEET: 1 | |
| LOCATION MAP, SURVEYOR'S NOTES AND SURVEYOR'S CERTIFICATE | | | |
| PREPARED FOR: LENNAR HOMES, LLC. | | | |
| D. RODRIGUEZ | DATE: SEPTEMBER 29th, 2023 | PROJECT No: 15A037-1000 | |
| DWG. CHECKED BY: | SCALE: AS SHOWN | OF 3 SHEETS | |

Exhibit "C"
COMMERCIAL PARCEL
LEGAL DESCRIPTION TO
ACCOMPANY SKETCH

LEGAL DESCRIPTION:

COMMERCIAL PARCEL:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 56 S, RANGE 40E, FOR A DISTANCE OF LYING IN MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE N89°09'43"E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18, FOR A DISTANCE OF 50.00 FEET TO A POINT OF NON-TANGENCY ALONG SAID SOUTH LINE; THENCE N00°48'05"W, FOR A DISTANCE OF 35.00 FEET TO A POINT ALONG THE NORTH LINE OF THE SOUTH 35.00 FEET OF SAID SOUTHWEST 1/4, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE N89°09'43"E ALONG SAID NORTH LINE, FOR A DISTANCE OF FOR A DISTANCE OF 452.00 FEET TO A POINT OF NON-TANGENCY ALONG SAID NORTH LINE; THENCE N00°48'05"W ALONG A LINE THAT IS 502.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST 1/4, FOR A DISTANCE OF 964.47 FEET TO A POINT OF NON-TANGENCY ALONG THE NORTH LINE OF THE SOUTH 3/4 OF SAID SOUTHWEST 1/4; THENCE S89°10'21"W ALONG SAID NORTH LINE, FOR A DISTANCE OF 452.00 FEET TO A POINT OF NON-TANGENCY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SW 112th /AVENUE (S.R. 989)(SOUTH ALLAPATTAH ROAD); THENCE S00°48'05"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 964.56 FEET TO THE POINT OF BEGINNING;

ALL SAID LANDS LYING AND SITUATE IN THE MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING A NET AREA OF 435,961 SQUARE FEET AND/OR 10.01 ACRES, MORE OR LESS, AND A GROSS AREA OF 501,759 SQUARE FEET AND/OR 11.52 ACRES, MORE OR LESS.

SILVER PALMS - COMMERCIAL PARCEL

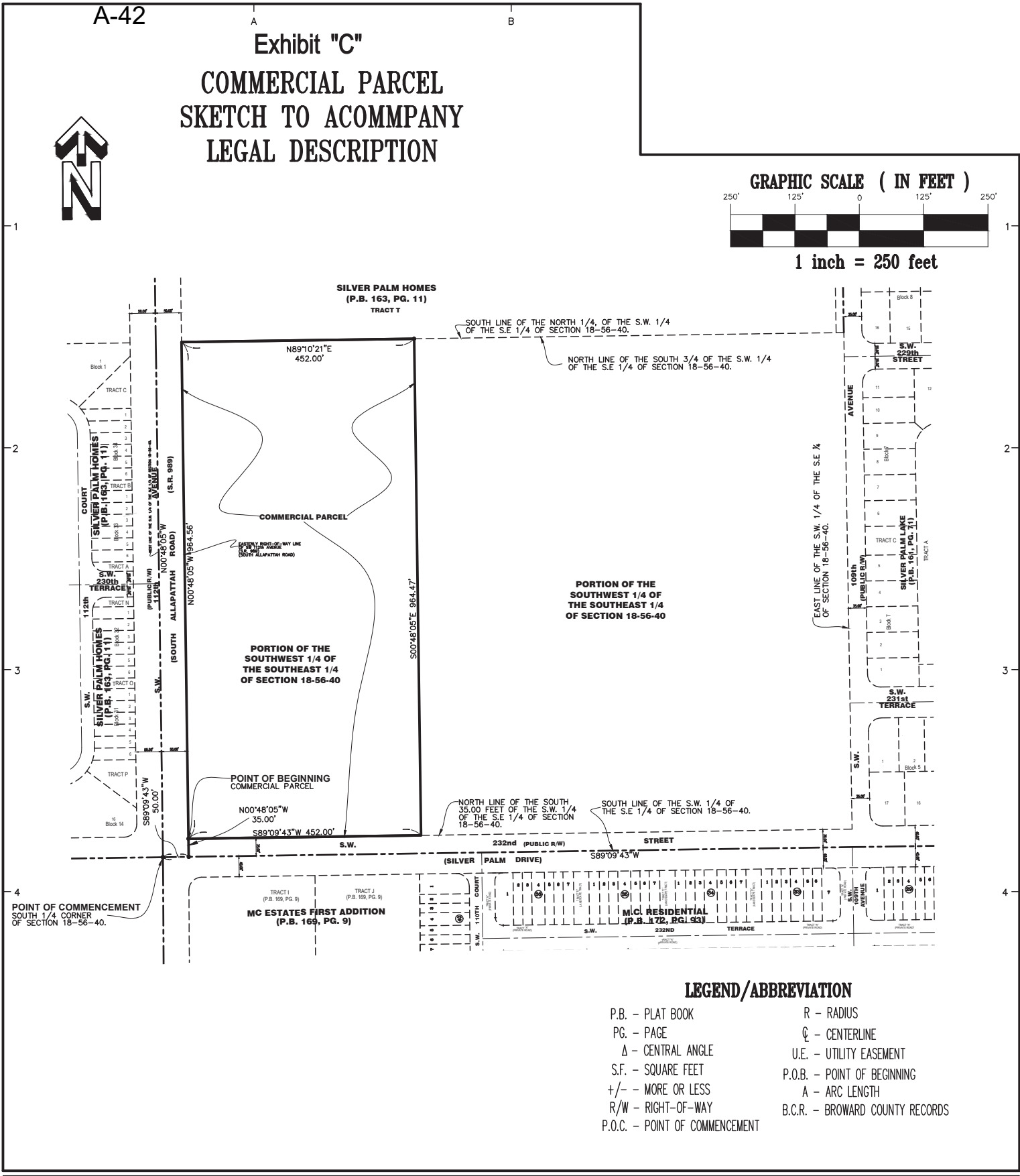
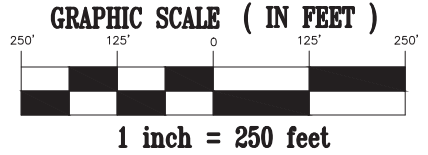


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| | | | |
|------------------|-------------|---------------------------------------|--------|
| TYPE OF PROJECT: | | SKETCH AND LEGAL DESCRIPTION | |
| | | LEGAL DESCRIPTION TO ACCOMPANY SKETCH | |
| PREPARED FOR: | | LENNAR HOMES, LLC. | |
| D. RODRIGUEZ | DATE: | SEPTEMBER 29th, 2023 | SHEET: |
| DWG. CHECKED BY: | SCALE: | AS SHOWN | 2 |
| | PROJECT No: | 15A037-1000 | |

Exhibit "C"

COMMERCIAL PARCEL
SKETCH TO ACOMPANY
LEGAL DESCRIPTION



LEGEND/ABBREVIATION

- P.B. - PLAT BOOK
- PG. - PAGE
- Δ - CENTRAL ANGLE
- S.F. - SQUARE FEET
- +/- - MORE OR LESS
- R/W - RIGHT-OF-WAY
- P.O.C. - POINT OF COMMENCEMENT
- R - RADIUS
- ⊕ - CENTERLINE
- U.E. - UTILITY EASEMENT
- P.O.B. - POINT OF BEGINNING
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| | | | |
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| TYPE OF PROJECT: | | SKETCH AND LEGAL DESCRIPTION | |
| | | SKETCH TO ACOMPANY LEGAL DESCRIPTION | |
| PREPARED FOR: | | LENNAR HOMES, LLC. | |
| D. RODRIGUEZ | DATE: | SEPTEMBER 29th, 2023 | SHEET: |
| DWG. CHECKED BY: | SCALE: | AS SHOWN | 3 |
| | PROJECT No: | 15A037-1000 | |

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.789.7782 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Amanda M. Naldjieff, Esq.
(305) 789-7462
amanda.naldjieff@hklaw.com

March 31, 2025

VIA ELECTRONIC MAIL

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

RE: UL 112 LLC (the “Applicant”) / Application No. CDMP20230026 / Request to Defer Board of County Commissioner Hearing

Dear Mr. Bell:

On behalf of UL 112 LLC (the “Applicant”), we hereby request a deferral of the hearing of the above-referenced Comprehensive Development Master Plan ("CDMP") amendment application. According to Miami-Dade County Code Section 2-116.1(3)(h) (the "Code"), the “Board of County Commissioners shall hold one public hearing within 180 calendar days following the end of the relevant filing period unless a greater time is deemed necessary by the Board of County Commissioners; However, the Director may extend the time if requested by the applicant prior to the earliest deadline for the publication of required notices for the hearing before the Board of County Commissioners.” Notices have not yet been published.¹ The Code required its first public hearing in this case by Sunday, April 28, 2024 (the “Timeframe”), which was ultimately extended by the Director as a result of our previous letters requesting the deferral of hearing dated March 27, 2024 and April 4, 2024. Since the Director’s granting of our previous deferral requests, this CDMP Application has been scheduled for Community Council 15 on May 14, 2024 and the Planning Advisory Board on June 3, 2024.

By way of this letter we hereby request an additional extension for the hearing before the Board of County Commissioners. In the time since our previous extension request, the Applicant has continued to diligently work on plan revisions to address comments issued in connection with the processing of the pending concurrent Zoning Hearing Application filed under process no. Z2023000447 (the “Zoning Application”).

The Applicant is requesting an additional two (2) month extension of time in order to continue discussions with Miami-Dade County departments as it relates to comments issued in

¹ Staff has advised that this application is still under review by applicable County departments.

connection with the concurrent applications and to address any substantive comments in appropriate covenants. The Applicants anticipate that they will have had sufficient opportunity to work with staff and will be ready to present the application to the Board of County Commissioners at the May 22, 2025 meeting.

Thank you for your considerate attention to this matter. Should you have any questions, please do not hesitate to contact me at (305) 789-7462 or amanda.naldjieff@hklaw.com regarding the request.

Sincerely,

HOLLAND & KNIGHT LLP



Amanda M. Naldjieff, Esq.

Enclosures

Cc: Ms. Lourdes Gomez, AICP
Mr. Garrett Rowe
Ms. Rosa Davis
Mr. Glenn Amoruso
Mr. Hugo P. Arza, Esq.