

**Date:** April 25, 2025

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

**From:** Daniella Levine Cava  
Mayor



Supplement  
Agenda Item No. 4(A)

**Subject:** Supplemental Information on October 2024 Cycle Application  
No. CDMP20240015 to Amend the Comprehensive Development Master Plan

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The following supplemental information is provided to the Board of County Commissioners regarding October 2024 Cycle Application No. CDMP20240015 to amend the Comprehensive Development Master Plan (CDMP). The information includes: (Exhibit 1) the Initial Recommendation report; and (Exhibit 2) Additional Items addressing Application No. CDMP20240015 received by the Department of Regulatory and Economic Resources not included in the Initial Recommendation report.

  
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Roy Coley  
Chief Utilities and Regulatory Services Officer

**Application No. CDMP20240015**  
**Bluenest at Krome I, LLC**  
**Commission District 8    Community Council 14**

**APPLICATION SUMMARY**

|   |   |
|---|---|
| Applicant/Representative:                                     | Bluenest at Krome I, LLC/Pedro Gassant, Esq.,<br>Alessandria San Roman, Esq., and Mischaël<br>Cetoute, Esq., Holland & Knight LLP   |
| Location:   | South of SW 272 Street, Between SW 177/Krome<br>Avenue and SW 172 Avenue  |
| Total Acreage:  | ±91.48 Gross Acres/±83.22 Net Acres   |
| Current Land Use Plan Map Designation:                        | "Estate Density Residential" (1 – 2.5 dwelling units<br>per gross acre) and "Business and Office"   |
| Requested Land Use Plan Map Designation<br>and Other Changes: | <p>1. Redesignate the application site:</p> <p style="padding-left: 40px;">From: "Estate Density Residential" (1 to 2.5<br/>dwelling units per gross acre) and<br/>"Business and Office"</p> <p style="padding-left: 40px;">To: "Low-Medium Density" (6 to 13 dwelling<br/>units per gross acre) ±81.14 gross<br/>acres and "Business and Office" ±10.34<br/>gross acres</p> <p>2. Add the Proffered Declaration of Restrictions in<br/>the Restrictions Table in Appendix A of the<br/>CDMP Land Use Element, if accepted by the<br/>Board of County Commissioners</p> |
| Amendment Type:   | Standard (Being processed concurrently with<br>Zoning Application No. Z2024000241)  |
| Existing Zoning District/Site Condition:                      | AU (Agricultural), EU-1 (Estate use, Single-Family),<br>EU-S (Estate use, Suburban Single-Use)/ Plant<br>Nurseries, Row and Field Cropland, Agriculture<br>(Other), Groves  |

**RECOMMENDATIONS**

|        |   |
|--------|---|
| Staff: | <b>TRANSMIT WITH CHANGES AND WITH THE<br/>PROFFERED                    DECLARATION                    OF<br/>RESTRICTIONS</b> (February 2025) |
|--------|---|

*[Changes are to add ±6.17 gross/net acres to the site for a total ±97.65 gross acres (±89.39 net acres), and to redesignate the entire ±97.65 gross acres from “Estate Density Residential” and “Business and Office” to “Low Density Residential with One Density Increase (DI-1)” (6 to 13 dwelling units per gross acre with urban design) and “Business and Office”.]*

Redland Community Council (14):

**TRANSMIT WITH THE FOLLOWING CONDITIONS: THAT THE APPLICANT MEET WITH THE NEIGHBORS PRIOR TO THE BOARD OF COUNTY COMMISSIONERS TRANSMITTAL HEARING; THAT COMMENTS BE OBTAINED FROM THE MIAMI-DADE COUNTY SHERIFF’S OFFICE REGARDING THE IMPACT OF THE APPLICATION; THAT RER DERM CONFIRM THAT THE WILDLIFE REVIEW COMMENTS ON FLORIDA BONNETED BAT ARE ADVISORY; THAT THE APPLICANT INCLUDE A CONDITION IN THE PROFFERED COVENANT TO NOT PROVIDE PERIMETER LIGHTING (February 24, 2025)**

Planning Advisory Board (PAB) Acting as the Local Planning Agency:

**TRANSMIT AND ADOPT AS REQUESTED BY THE APPLICANT AND WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (March 3, 2025)**

Transmittal Action by the Board of County Commissioners:

**TO BE DETERMINED (April 29, 2025)**

Final Action of Board of County Commissioners:

**TO BE DETERMINED (Date to be Determined)**

Staff recommends to **TRANSMIT WITH CHANGES AND WITH THE PROFFERED DECLARATION OF RESTRICTIONS** the proposed standard amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map to re-designate the ±91.48 gross acre/±83.22 net acre application site from “Estate Density Residential” (1 to 2.5 dwelling units per gross acre) and “Business and Office” to “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre) and “Business and Office” and add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element for the following reasons:

**Principal Reasons for Recommendation:**

1. The application seeks to facilitate the expansion of the 2.10 gross acres commercially designated portion of the property to 10.34 gross acres and increased density of residential development on the application site that is within and adjacent to the Urban Development Boundary (UDB), that could be consistent with Objective LU-1, Policies LU-1C, and LU-10A of the CDMP Land Use Element. These Objective and Policies require the County to give priority to infill development on vacant sites within the urban area and redevelopment of substandard or underdeveloped environmentally suitable urban areas, where urban services and facilities have the capacities to accommodate additional demand. As discussed in Principal Reason No. 3ii below, with the exception of stormwater management, sewer infrastructure, and schools, existing public facilities have adequate capacities to accommodate the impacts that would be generated by development on the application site, if the application is approved. The applicant has proffered a revised Declaration of Restrictions (covenant) that seeks to address these issues, which staff is evaluating to determine the adequacy of these proffers. Transmittal of the application as recommended will allow additional time for this analysis to be concluded.

Under the current CDMP land use designations of “Estate Density Residential” (1 to 2.5 dwelling units per gross acre) and “Business and Office”, the application site could be developed with up to 223 single-family units and 18,818 square feet of retail space, or 235 single-family units. The requested “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre) and expanded ±8.1 net acre “Business and Office” area at the northwest corner of the application site on Folio Number 30-6931-000-0290 would enable the property to be developed at up to a maximum of 1,054 residential units at a density of 13 dwelling units per acre and 141,134 square feet of retail space. The applicant proffered a Declaration of Restrictions (covenant) on November 22, 2024, that limits development to a maximum of 700 residential units. A subsequent covenant was proffered on February 21, 2025, that further limits development on the site to a maximum of 644 residential units. The transmittal of the application will allow time for the applicant to address the issues raised.

2. The Staff recommended change includes the addition of two parcels (±4.73 and ±1.43 acres) each abutted on three sides by the application site, which if not included within the application and should the application ultimately be approved, would remain as isolated spots of “Estate Density Residential” designated land surrounded by land approved for higher density development.

The two abutting parcels total ±6.17 acres would increase the application site to a total of ±97.65 gross acres (±89.39 net acres). Furthermore, rather than the redesignation of the site to “Low-Medium Density Residential” as initially requested by the applicant, Staff recommends changing the land use designation for ±87.31 gross acres from “Estate Density Residential” to “Low-Density Residential with One Density Increase (DI-1)”. The “Low-Density Residential with the DI-1” designation would allow 1,054 residential units at a density of 13 dwelling units per gross acre, but more importantly, would require the development to be made more

compatible with the existing estate density homes surrounding the site through the incorporation of sound urban design principles into the design of the proposed development. If sound urban design principles are not incorporated, then the site would be limited to the "Low-Density Residential" density of 6 units per gross acre, or a maximum of 486 residential units. Staff is working with the applicant to address these recommended changes and transmittal of the application provides additional time for the necessary analysis to be conducted and appropriate proffers to be made.

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

*i. Need to Accommodate Population or Economic Growth:* The combined vacant land for single-family and multi-family residential development in Minor Statistical Area (MSA) 7.3, where the application site is located, in 2024, was estimated to have a capacity for about 7,841 dwelling units, with approximately 59.2 percent of these units intended as multi-family. The supply of residential land for both single-family and multi-family units within the MSA is projected to be depleted beyond year 2040. If the proposed application is approved, with the proffered covenant, it will create a net increase between 465 to 477 single-family-type units. This will extend the depletion year, already beyond 2040 in MSA 7.3, by approximately 6 additional years.

*ii. Public Facilities and Services:* Approval of the application is generally consistent with the CDMP Capital Improvements Element Objective CIE-3 that requires CDMP land use decisions not to cause a violation in the adopted level of service (LOS) standards for public facilities and services. The impacts that would be generated from the maximum development allowed on the application site, if the application is approved with the proffered covenant, would not cause a violation in the adopted level of service standards for public facilities and services. With the exception of stormwater management, sewer infrastructure, and schools as explained below, all public services and facilities have adequate capacity in the level of service standards.

The County's Division of Environmental Resources Management identified that a Conceptual Stormwater Master Plan to determine the adequacy of stormwater infrastructure within the area is necessary. The applicant has proffered a commitment to providing the Conceptual Stormwater Master Plan in the recently proffered covenant.

The Miami-Dade County Water and Sewer Department (WASD) noted on December 23, 2024, that there is no sanitary gravity sewer connection in close proximity to the application site. A new pump station with site dimensions that must be 45 feet by 65 feet is required and shall be deeded to WASD. The public pump station site must be shown on the future zoning site plan on a location centralized to the future pump station basin.

The Miami-Dade County Public Schools in its Preliminary Concurrency Analysis review projects the proposed development will generate 455 students, 237 at the elementary, 115 at the middle and 103 at the senior high school level and identifies that the senior high school level currently does not have adequate capacity to serve the proposed development. Miami-Dade County Public Schools further indicates that final determination of Public School Concurrency and capacity reservation will be made during final plat approval, site planning, or a functional equivalent. If at that time there is insufficient school capacity, the development impacts would be mitigated through proportionate share mitigation, as required pursuant to CDMP Educational Element Policy EDU-2C and the Interlocal Agreement for Public Facility Planning between Miami-Dade County and Miami-Dade County Public Schools. (See Public Schools discussion on pages 31-33 and Appendix C).

- iii. Compatibility:* The proposed development of the site, if the application is approved with Staff's recommended changes and with acceptance of the proffered Declaration of Restrictions (covenant), would be generally compatible with the abutting and adjacent single-family residences if urban design principles are incorporated in the design of the project (see "Existing Land Use" map on page 8; "CDMP Land Use" plan map on page 9). The urban design principles are intended to ensure compatibility with surrounding uses through the utilization of measures such as buffers, height transitions, and site layout. Staff is recommending "Low-Density Residential with One Density Increase (DI-1)" for the interior portions of the application site, with the development intensity to decrease to "Low-Density Residential" at the north, east, south and west boundaries of the application site to be compatible with the adjacent and abutting "Estate Density Residential" designated properties.
- iv. Environmental and Historic Resources:* The subject application, if approved, could impact historic and environmental resources on the site as the site may contain such resources. The Office of Historic Preservation (OHP) has identified one structure from 1913 associated with folio 30-6931-000-0270 that meets the 50-year or older age benchmark for historic resource eligibility.

The application area contains tree resources, that may include specimen trees with a trunk diameter at breast height of 18 inches or greater. Specimen trees are protected by section 24-49.2(II) of the Code. Future site plan development of the property 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 application area is within the United States Fish and Wildlife consultation area for the federally endangered Florida bonneted bat (*Eumops floridanus*), which may utilize the subject property for foraging, nesting, and roosting. The County's CDMP has policies and objectives for the protection of habitat critical to federal, state or county designated endangered, threatened, or rare species.

- v. Enhance or Degrade Countywide Systems:* The application if approved would not enhance or degrade any countywide system; however, it does affect wastewater facilities, as discussed in Reason No. 3ii. The applicant is working with the County to find solutions to the wastewater capacity issue, including the construction of a public pump station on the site.




*vi. Transit Ridership and Pedestrianism:* The application if approved, and the site developed with residential uses, could support transit ridership and pedestrianism. The site is served by Metrobus Route 70, with the closest bus stops within 0.8-mile of the southeast portion of the site at SW 167 Avenue and SW 180 Street. Additionally, a Gold Standard Bus Rapid Transit station within the South Dade Transitway Corridor approximately 2.3 miles from the site is planned to be operated with Bus Rapid Transit service along the Transitway from Florida City to the Dadeland South Metrorail Station.

It is recommended that the applicant support and enhance pedestrian and bicyclist connections to the bus stops. The applicant is also encouraged to incorporate pedestrian accessibility into residential neighborhood design to enable safe pedestrian access to neighboring properties and the adjacent transit stops.

In addition, it is recommended that the applicant proffered a covenant which includes a commitment to comply with and include urban design principles of the County's Urban Design Manual into any development on the site that would utilize the increased density of the requested DI-1 overlay land use designation. This would require the development to incorporate sound urban design principles including creation of a pedestrian friendly environment through pedestrian connections and a pedestrian-oriented street layout to enable future residents to walk or bike to surrounding businesses and amenities.

# BLUENEST AT KROME I, LLC. - APP. NO. CDMP20240015 AERIAL PHOTO



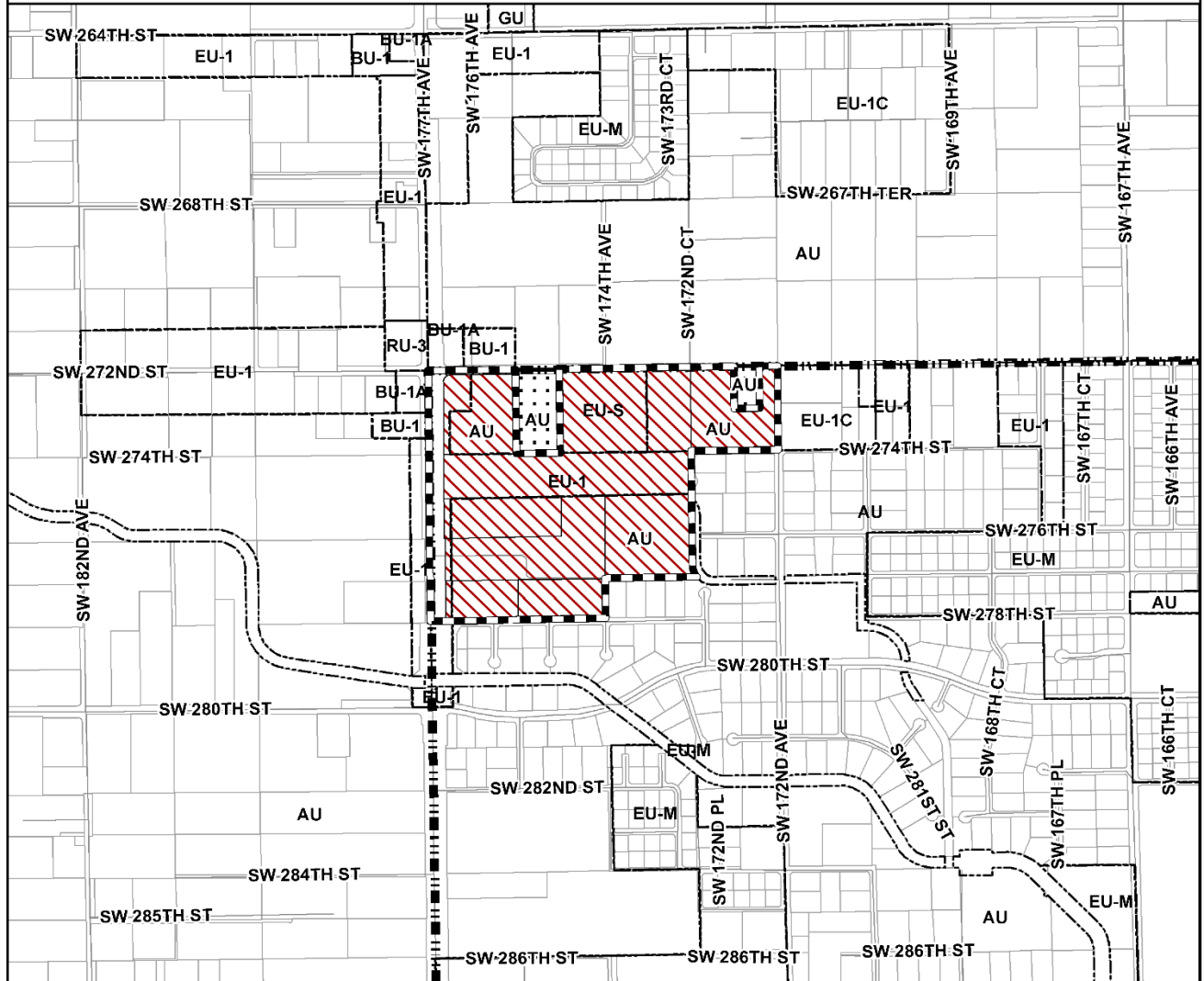
-  APPLICATION AREA
-  STAFF RECOMMENDED ADDITION TO APPLICATION
-  2030 URBAN DEVELOPMENT BOUNDARY

Source: Department of Regulatory and Economic Resources  
February 2025
















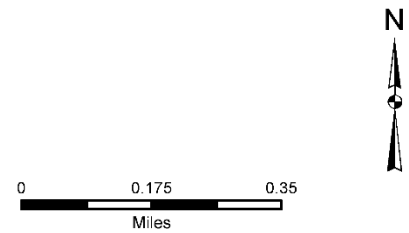
## BLUENEST AT KROME I, LLC. - APP. NO. CDMP20240015

### ZONING MAP



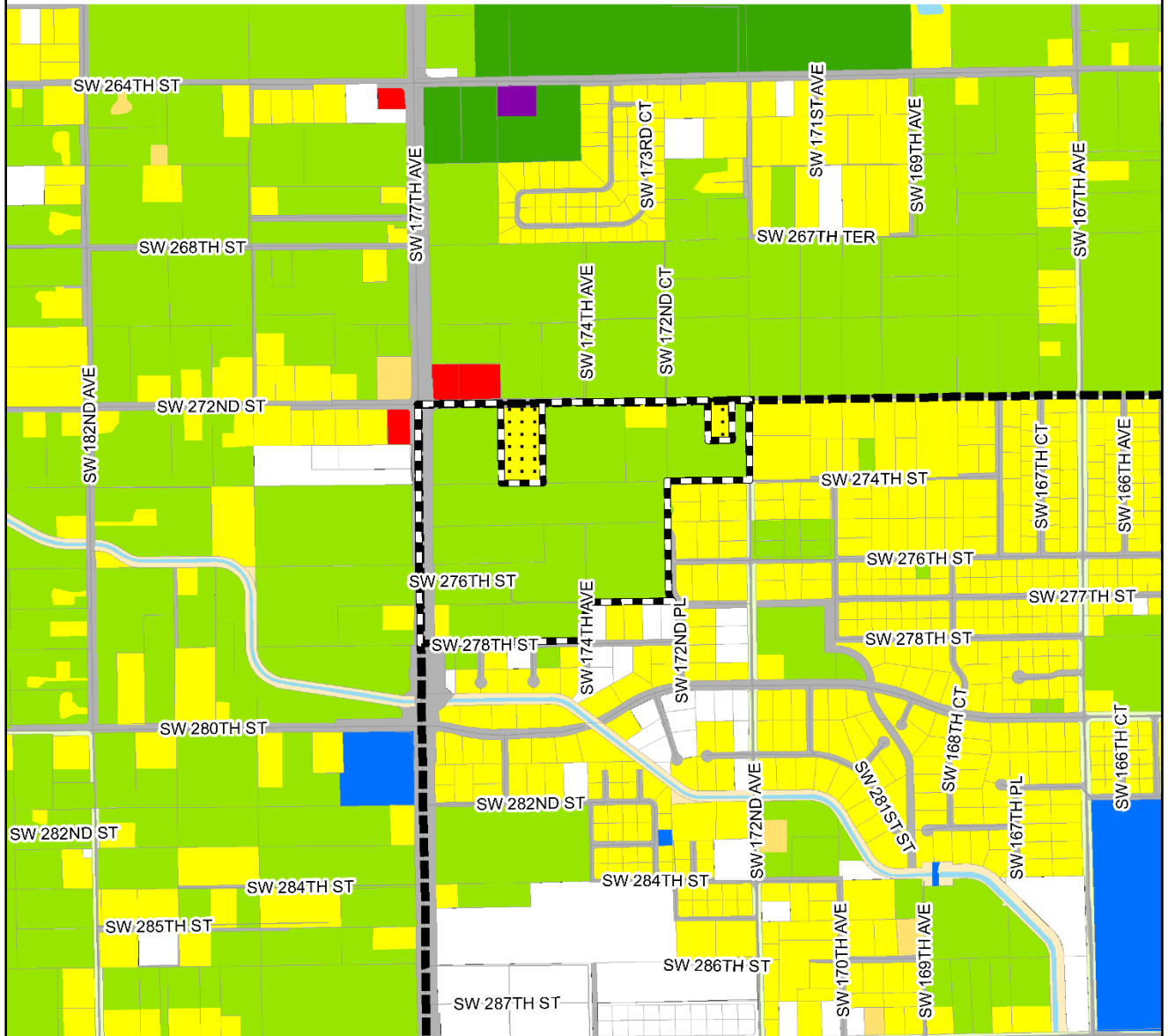
Source: Department of Regulatory and Economic Resources  
February 2025

-  APPLICATION AREA
  -  STAFF RECOMMENDED ADDITION TO APPLICATION
  -  CONCURRENT ZONING APPLICATION: Z2024000241
- MIAMI-DADE COUNTY ZONING DISTRICTS**
-  AU AGRICULTURAL / RESIDENTIAL 5 ACRES GROSS
  -  BU-1 BUSINESS DISTRICTS, NEIGHBORHOOD
  -  BU-1A BUSINESS DISTRICTS, LIMITED
  -  EU-1 ESTATES, SINGLE-FAMILY, 1 ACRE OR MORE IN AREA
  -  EU-1C ESTATES, SINGLE-FAMILY, 2 1/2 ACRES OR MORE IN AREA
  -  EU-M ESTATES MODIFIED, SINGLE-FAMILY, MINIMUM LOT AREA 15,000 FT2 NET
  -  EU-S ESTATE USE, SUBURBAN SINGLE-FAMILY 25,000 FT2 GROSS
  -  GU INTERIM DISTRICT
  -  RU-3 FOUR-UNIT APARTMENT DISTRICT, 7,500 FT2 NET
-  2030 URBAN DEVELOPMENT BOUNDARY



















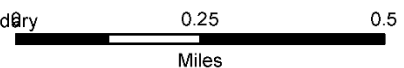
## BLUENEST AT KROME I, LLC. - APP. NO. CDMP20240015

### EXISTING LAND USE

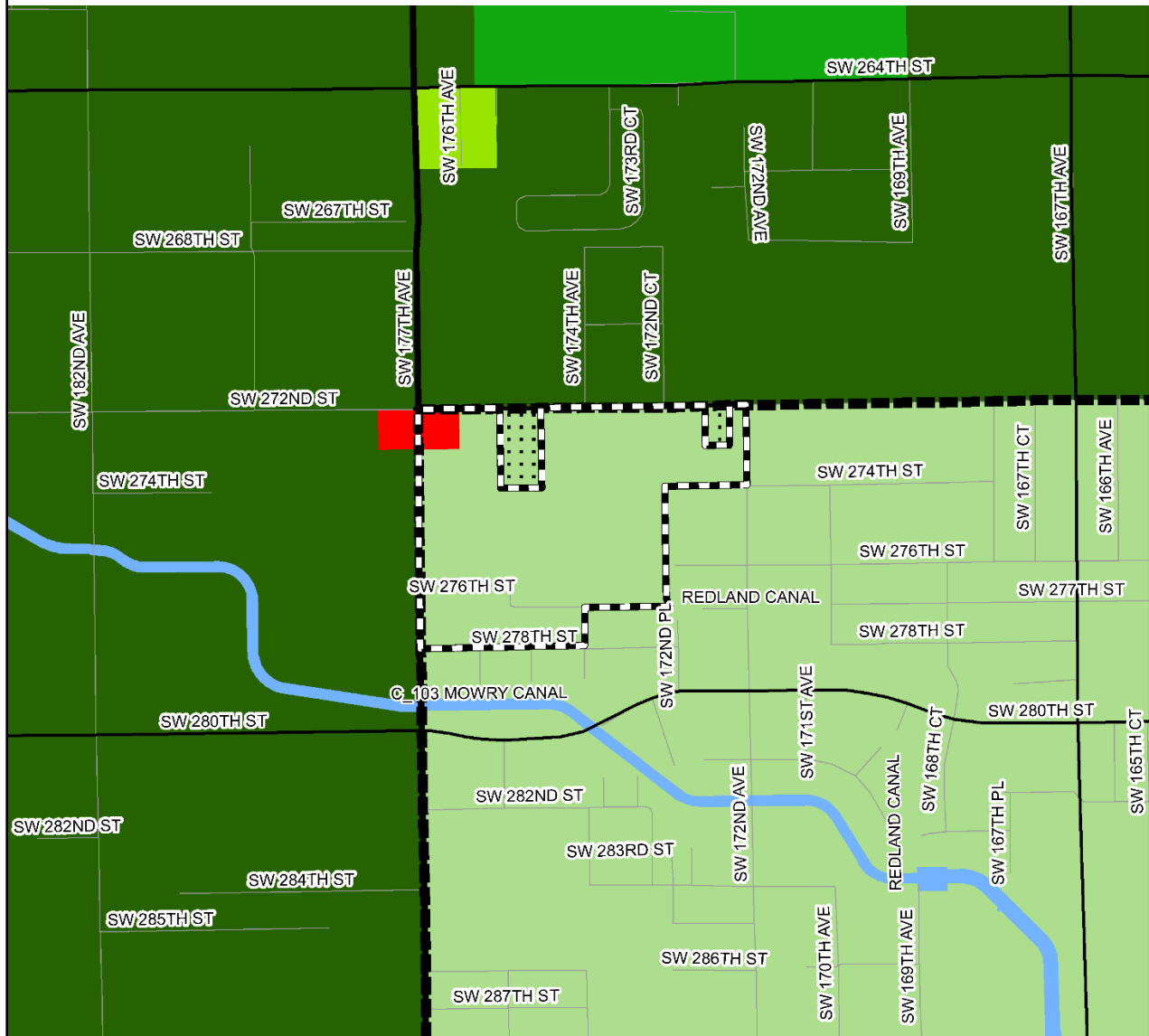


Source: Department of Regulatory and Economic Resources  
February 2025













- |   |  |
|---|--|
|  Application Area                          |  Streets, Expressway R/W              |
|  Staff Recommended Addition to Application |  Agriculture                          |
|  Single-Family                             |  Parks, Preserves, Conservation Areas |
|  Two-Family Duplexes                       |  Vacant Government Owned, Unprotected |
|  Commercial, Shopping Centers, Stadiums    |  Vacant Privately Owned, Unprotected  |
|  Institutional                             |  Canal right-of-way                   |
|  Communications, Utilities, Terminals      |  Inland Waters                        |
|  Streets, Roads, Expressways, Ramps        |  2030 Urban Development Boundary      |

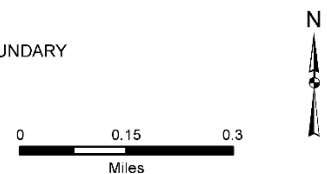


## BLUENEST AT KROME I, LLC. - APP. NO. CDMP20240015 CDMP LAND USE

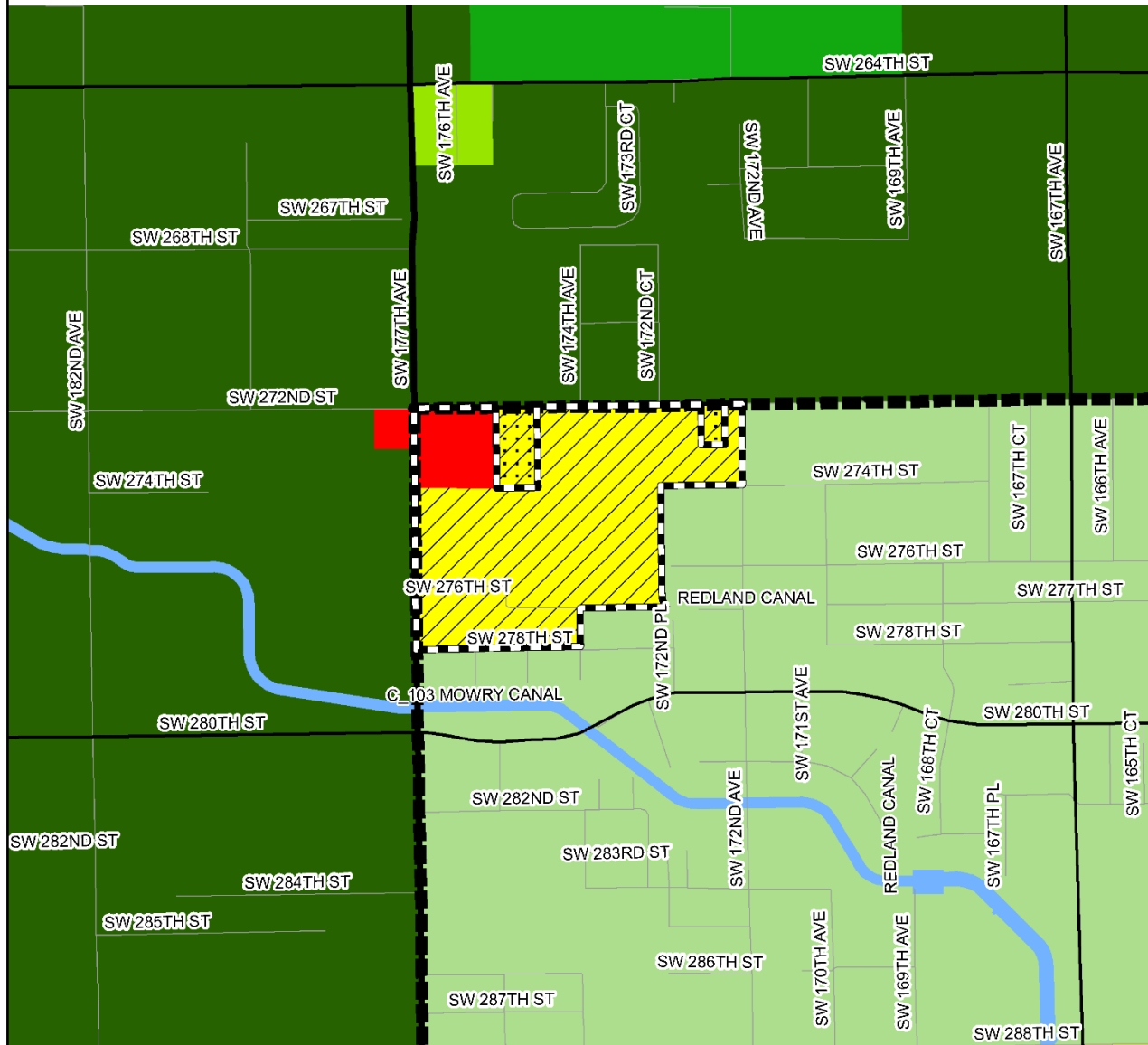


Source: Department of Regulatory and Economic Resources  
February 2025














- |   |   |   |                                  |
|---|---|---|----------------------------------|
|  | APPLICATION AREA                          |  | AGRICULTURE                      |
|  | STAFF RECOMMENDED ADDITION TO APPLICATION |  | ENVIRONMENTALLY PROTECTED PARKS  |
| <b>CDMP LAND USE</b>  |   |  | WATER                            |
|  | ESTATE DENSITY (EDR) 1-2.5 DU/AC          |  | MAJOR ROADWAYS (3 OR MORE LANES) |
|  | LOW DENSITY (LDR) 2.5-6 DU/AC             |  | MINOR ROADWAYS (2 LANES)         |
|  | BUSINESS AND OFFICE                       |  | 2030 URBAN DEVELOPMENT BOUNDARY  |
|  | PARKS AND RECREATION                      |   |                                  |

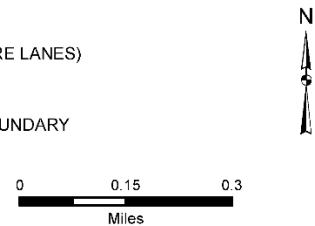


## BLUENEST AT KROME I, LLC. - APP. NO. CDMP20240015 STAFF RECOMMENDED CHANGE TO THE PROPOSED CDMP LAND USE



Source: Department of Regulatory and Economic Resources  
February 2025

- |   |   |   |                                  |
|---|---|---|----------------------------------|
|  | APPLICATION AREA                          |  | PARKS AND RECREATION             |
|  | STAFF RECOMMENDED ADDITION TO APPLICATION |  | AGRICULTURE                      |
| <b>CDMP LAND USE</b>  |   |  | ENVIRONMENTALLY PROTECTED PARKS  |
|  | ESTATE DENSITY (EDR) 1-2.5 DU/AC          |  | WATER                            |
|  | LOW DENSITY (LDR) 2.5-6 DU/AC             |  | MAJOR ROADWAYS (3 OR MORE LANES) |
|  | LOW DENSITY W/ DENSITY INCREASE 1         |  | MINOR ROADWAYS (2 LANES)         |
|  | BUSINESS AND OFFICE                       |  | 2030 URBAN DEVELOPMENT BOUNDARY  |



## STAFF ANALYSIS

### Application Site

#### Location

The application site is ±91.48 gross acres (±83.22 net acres) and is located south of SW 272 Street/Epmore Drive, between SW 177/Krome Avenue and SW 172 Avenue, in unincorporated Miami-Dade County (see “Aerial Photo” on page 7). With the Staff recommended addition of two (2) parcels adjacent to the original application site the total area of the new application site is ±97.65 gross acres / ±89.39 net acres.

#### Existing Land Use

The original application site is comprised of ten parcels, with row and crop fields, and small buildings to support container nurseries and palm groves. One parcel at 17300 SW 272 Street has a 1,352 square foot single-family home built in 1913, a 736 square foot building, and a grove. The majority of the application site is in active agricultural use (See “Existing Land Use” map on page 9; and Appendix E: Photos of Site and Surroundings on Appendices).

#### Land Use Plan Map Designation

The application site is designated “Estate Density Residential” (on ±89.38 acres) and “Business and Office” (±2.10 acres) on the CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map (see “CDMP Land Use” map on page 10). The residential densities allowed in this CDMP land use category ranges from a minimum of 1 to a maximum of 2.5 dwelling units per gross acre. Areas designated “Estate Density Residential” are typically characterized by detached estates. Clustering and a variety of housing types may be authorized. Under the current CDMP land use designations of “Estate Density Residential” and “Business and Office”, the applicant can develop the application site with a maximum of 223 single-family detached units at a density of 2.5 units per acre and 18,818 square feet of retail space, or 235 single-family detached units.

The applicant seeks to redesignate the application site to “Low-Medium Density Residential”, which allows a density ranging from 6 to 13 dwelling units per acre. However, Staff is recommending that the land use be redesignated to “Low-Density Residential with One Density Increase (DI-1)” (see “Proposed CDMP Land Use Map” on page 11). Properties having the DI-1 overlay designation are eligible for a one density increase above the density of the underlying land use designation 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 as may be amended from time to time, or included in a recordable instrument such as a covenant. If the application site is developed with the incorporation of sound urban design principles, it can then be developed with a density of 6 to 13 dwelling units per acre, for a maximum of 1,054 residential units. Should the development of the application site not incorporate sound urban design principles into its design, then it would be limited to the density of the underlying “Low-Density Residential” land use category that allows residential densities between 2.5 and 6 dwelling units per gross acre for a maximum of 486 units, and the type of housing structures typically permitted in this land use category include townhomes and low-rise and medium-rise apartments.

#### Declaration of Restrictions

The applicant proffered a Declaration of Restrictions (covenant) on November 22, 2024, that limits development to a maximum of 700 residential units at a density of 8 units per acre and is analyzed by Staff throughout this report. A subsequent covenant was proffered on February 21, 2025 that further limits development on the site to a maximum of 644 residential units.

The February 21, 2025 covenant states that no residential uses are permitted within the “Business and Office” land use category that would cause the property to exceed the density limitation. The covenant also commits that 20 percent of the dwelling units shall be designated as for-sale workforce housing units to households whose annual income is up to 140 percent of the Area Median Income of Miami-Dade County. The covenant also includes provisions for: connection to public water and sanitary sewer service; use of impact fees in the local area; Fire Rescue water flow; light mitigation to prevent light spillage onto neighboring properties used for agriculture by requiring the development to not include external street lights along the perimeter of the property; and a requirement to provide all initial and future grantees of any home within the property a written notice that the property is abutting AU (Agricultural) zoned land inside the Urban Development Boundary, that agricultural activities may be lawfully conducted in the area, and may be protected to the Florida Right to Farm Act.

### Zoning

The north, east and south portions of the application site are zoned AU (Agricultural), which allows agricultural uses or residences at a density of one unit per 5 gross acres. Folio number 30-6931-000-0260 on the north portion of the application site is zoned EU-S (Single-Family Estate Suburban) which allows single-family residences, and every customary use associated with it, including pools, sheds, private garages and carports. The central and south portion of the application site is zoned EU-1 (Single-Family One-Acre Estate) which allows single-family residences on a one-acre lot and every customary use associated with it, including pools, sheds, private garages, and carports (See “Zoning” map on page 8).

The application is being processed concurrently with Zoning application Z2024000241, pursuant to Section 2-116.1(5)(e) of the Code of Miami-Dade County. Zoning application Z2024000241, Bluenest at Krome I, LLC, seeks a district boundary change from AU, EU-1, and EU-S to BU-1A, EU-M, and RU-3M (RU-TH standards). The Zoning application seeks approval for a proposed development including 148,104 square feet of retail space, 74 single-family detached residential dwelling units, and 570 single-family attached dwelling units.

### Zoning History

Miami-Dade County zoning regulations were first created in 1938. In 1973, through Resolution Z-230-73, the Zoning Appeals Board approved a district boundary change for Folio No. 30-6913-000-0300 from (AU) Agricultural to (EU-1) Single-Family One-Acre Estate Use. The northeastern and southern parcels, which are zoned (AU) have not been subject to any zoning changes.

## **Adjacent Land Use and Zoning**

### Adjacent Existing Land Uses

Adjacent properties to the north of the site across SW 272 Street/Epmore Drive include a gas station, neighborhood commercial and agricultural uses with groves and nurseries. Adjacent properties to the east and south, beyond SW 278 Street, are single-family estate residences. The properties to the west across SW 177/Krome Avenue are agricultural row crops and nurseries, single-family estate residences and a gas station. (See “Existing Land Use” map on page 9 and Appendix E: Photos of Site and Surroundings).

### Adjacent Land Use Plan Map Designations

All properties on the north and west of the application site are designated “Agriculture” on the CDMP Adopted 2030 and 2040 LUP map. All properties on the south and east of the application site are designated “Estate Density Residential” (see “CDMP Land Use” map on page 10).

Adjacent Zoning

Properties on the north of the site are zoned BU-1A (Limited Business Use), BU-1 (Neighborhood Business Use) and AU (Agricultural). The properties to the east are zoned AU and EU-1C (Single-Family Two-and-One-Half Acre Estate). The properties to the south are zoned AU. West of the application site, properties are zoned AU, BU-1A and BU-1. (See “Zoning” map on page 8).

**Supply and Demand Analysis**

**Supply/Demand for Residential Land**

The combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 7.3) in 2024 was estimated to have a capacity for about 7,841 dwelling units, with 59.2 percent of these units intended as multi-family. The annual average residential demand in this Analysis Area is projected to go from 289 units per year in the 2020-2025 period to 112 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 beyond 2040. For multi-family type units, the depletion will also occur beyond 2040, and for both single-family and multi-family units the depletion is also projected to be beyond the year 2040 (See Table 1 below).

Table 1  
Residential Land Supply/Demand Analysis  
2024 to 2040: **Application CDMP20240015 (MSA 7.3)**

| ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE | STRUCTURE TYPE |              |              |
|---|----------------|--------------|--------------|
|   | SINGLE-FAMILY  | MULTIFAMILY  | BOTH TYPES   |
| CAPACITY IN 2024  | 3,203          | 4,638        | 7,841        |
| DEMAND 2020-2025  | 188            | 101          | 289          |
| CAPACITY IN 2025  | 3,015          | 4,537        | 7,552        |
| DEMAND 2025-2030  | 204            | 109          | 313          |
| CAPACITY IN 2030  | 1,995          | 3,992        | 5,987        |
| DEMAND 2030-2035  | 188            | 100          | 288          |
| CAPACITY IN 2035  | 1,055          | 3,492        | 4,547        |
| DEMAND 2035-2040  | 73             | 39           | 112          |
| CAPACITY IN 2040  | 690            | 3,297        | 3,987        |
| <b>DEPLETION YEAR</b>   | <b>2040+</b>   | <b>2040+</b> | <b>2040+</b> |

Residential capacity is expressed in terms of housing units.

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

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

Currently, the countywide depletion for single-family type units is projected to take place by the year 2027 and for multi-family type units well beyond 2040 (See Table 2).

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

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

Residential capacity is expressed in terms of housing units.

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

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

The applicant is requesting a change from “Estate Density Residential” to “Low-Medium Density Residential” and “Business and Office” for a total of approximately 91.48 gross acres. Consequently, if the proposed application is approved, it will create a net increase between 465 to 477 single-family-type units. This will extend the depletion year, already beyond 2040 in MSA 7.3, by approximately 6 additional years.

**Supply and Demand for Commercial Land**

The analysis area for this Application CDMP20240015 (MSA 7.3) contained 195.00 acres of in-use commercial uses in 2024 and an additional 42.27 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2024 -2040 period is 0.02 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 Table 3). If this application is approved, given the current absorption rate, MSA 7.3 will still have a projected depletion year for commercial land beyond 2040.

Table 3  
Projected Absorption of Land for Commercial Uses  
Indicated Year of Depletion and Related Data  
CDMP20230015 Analysis Area

| Analysis Area  | Vacant Commercial Land 2024 (Acres) | Commercial Acres in Use 2024 | Annual Absorption Rate 2024-2040 (Acres) | Projected Year of Depletion | Total Commercial Acres per Thousand Persons |            |
|----------------|-------------------------------------|------------------------------|--|-----------------------------|---|------------|
|                |                                     |                              |  |                             | 2030  | 2040       |
| <b>MSA 7.3</b> | <b>42.27</b>                        | <b>195.00</b>                | <b>0.02</b>                              | <b>2040+</b>                | <b>4.7</b>                                  | <b>4.2</b> |

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

### **Housing Affordability Assessment:**

Goal 1 of the Housing Element of the Comprehensive Development Master Plan is 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 following market analysis evaluates the extent to which the current application meets this goal.

As noted above, the application is located in MSA 7.3. However, the location south of SW 272 Street and east Krome Avenue places the site right at the convergence of MSAs 7.2 and 7.3 which, combined, will constitute the housing market area in the analysis that follows. The proposal is for 700 single-family attached housing units. Twenty percent (140 units) of the dwelling units shall be designated as for-sale affordable housing to households whose annual income is up to one-hundred forty percent (140%) of the area median income (AMI) of Miami Dade County according to the Declaration of Restrictions. The Declaration also preserves the right to transfer the density bonus available through the workforce housing ordinance to another property. Therefore, no less than 50% of the workforce housing units (70 units) shall target households with incomes at or below 110% of the area median income.

The application points to the depletion of single-family type housing countywide as creating a housing crisis in the county which can be mitigated by this development. The supply/demand capacity analysis above indicates that there is residential capacity for all residential types well beyond the year 2040, as required by LU-8F. The analysis below further evaluates the applicant's claim and provides essential context, particularly, for whom there may be a housing crisis and the current market trends specifically in the vicinity of the application site.

**Analysis:** The Department of Housing and Urban Development estimates HUD AMI for all counties. The 2024 AMI for Miami-Dade County is \$79,400. This number is derived from the median family income reported in the American Community Survey 2022 1-year Estimates for Miami-Dade County and adjusted for inflation and family size.

The table below shows the breakdown of all households in the market area that fall within the income limit categories and the corresponding housing-cost burden. The income values reported here are for a typical family of four. The table shows that 55.2 percent of all households (including renters and owners) earn less than 60 percent of AMI (\$68,100). An additional 12.1 percent of households earn between 60 and 80 percent of AMI (\$90,800). Combined, 67.4 percent of these very low and low-income households are either cost burdened (26.0 percent) or severely cost burdened (41.4 percent). A household is considered cost burdened if they pay between 30 and 50 percent of their income for housing costs, and severely cost burdened if they spend 50 percent or more of their income on housing costs.

The numbers drop precipitously as incomes rise. Sixteen-point-four percent of households in the market area earn between 80 percent and 120 percent of AMI (\$136,200). The share of these moderate-income households that are cost-burdened or severely-cost burdened falls to 19.3 percent. And 16.2 percent of households in the market area earn more than 120 percent of AMI, of which, only 2.5 percent are cost-burdened or severely cost burdened.

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

| Income Range; Upper Limit (Family of 4) | MSAs 7.2, and 7.3 |             |   | Total: Cost Burdened & Severly Cost Burdened |       |
|---|-------------------|-------------|---|--|-------|
|   | Households        | % of Total  | Percent Cost Burdened (All Households)  |  |       |
| Low/Very Low (Less than 60%; \$68,100)  | 16,348            | 55.2%       | Less than 80% of AMI: Cost Burdened     | 26.0%  | 67.4% |
| Low (60% to 80%; \$90,800)              | 3,591             | 12.1%       | Severly Cost Burdened                   | 41.4%  |       |
| Moderate (80% to 110%; \$124,850)       | 4,067             | 13.7%       | 80% to 120% of AMI: Cost Burdened       | 18.9%  | 19.3% |
| Moderate (110% to 120%; \$136,200)      | 803               | 2.7%        | Severly Cost Burdened                   | 0.3%   |       |
| Workforce (120% to 140%; \$158,900)     | 1,319             | 4.5%        | Greater than 120% of AMI: Cost Burdened | 1.9%   | 2.5%  |
| Greater than 140% (\$158,900)           | 3,466             | 11.7%       | Severly Cost Burdened                   | 0.6%   |       |
|   | <b>29,594</b>     | <b>100%</b> |   |  |       |

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

The following table shows the incidence of cost burden for owner-households only. Fifty-two-point-eight percent of all owner-households in this MSA earn less than 80 percent of AMI and are considered low-income or very-low income. Nearly three-fifths of these owner-households, 56.3 percent, are either cost burdened (24.4 percent) or severely cost burdened (31.9 percent). Among moderate-income households earning between 80 and 120 percent of AMI that account for 35.6 percent of owner households, the rate of cost burden or severe cost burden falls to 22.9 percent. And for the 11.5 percent of households earning more than 120 percent of AMI, just 2.8 percent are cost burdened or severely-cost burdened. The data illustrates the financial housing crisis in which low-income families in Miami-Dade County and this market find themselves, and that the housing crisis they find themselves in results predominantly from low incomes rather than high prices. It also illustrates the importance of distinguishing between workforce housing at 140 percent of AMI, and actual affordable housing at 80 percent or less of AMI.

**2024 Market Area Owner Households by Workforce Housing & AMI Income Limits**

| Income Range; Upper Limit (Family of 4) | MSAs 7.2, and 7.3 |             |  | Total Cost Burden |       |
|---|-------------------|-------------|--|-------------------|-------|
|   | Households        | % of Total  | Percent Cost Burdened (Owner Households) |                   |       |
| Low/Very Low (Less than 60%; \$68,100)  | 6,519             | 39.4%       | Less than 80% of AMI: Cost Burden        | 24.4%             | 56.3% |
| Low (60% to 80%; \$90,800)              | 2,223             | 13.4%       | Severly Cost Burdened                    | 31.9%             |       |
| Moderate (80% to 120%; \$136,200)       | 5,897             | 35.6%       | 80% to 120% of AMI: Cost Burden          | 22.5%             | 22.9% |
|   |                   |             | Severly Cost Burdened                    | 0.5%              |       |
| Greater than 120% (\$136,200)           | 1,908             | 11.5%       | Greater than 120% of AMI: Cost Burden    | 2.1%              | 2.8%  |
|   |                   |             | Severly Cost Burdened                    | 0.7%              |       |
|   | <b>16,547</b>     | <b>100%</b> |  |                   |       |

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

Finally, the table below again shows all households by income ranges in the housing market area of this application, and the corresponding affordable sales price that would not leave the households cost burdened. An analysis of 2023 property sales from the Miami-Dade Property Appraiser's database, including both new homes and resales, identified that only 4.1 percent of all sales over that year were affordable to any of the low- or very-low-income households (less

than 80 percent of AMI). An additional 6.0 percent of sales were affordable to moderate-income households in the 80 to 120 percent range. That left 89.9 percent of all sales priced out of range for 83.8 percent of households earning less than 120 percent of AMI. The median price of a 2023 home sale in the three MSAs constituting the market area was \$548,100. This amount is 44 percent higher than the price limit for a household at 140 percent of AMI, approximately \$380,920. The applicant, in their covenant, has committed to 20 percent of the units, 140 units, to be workforce housing as part of this application at a price at or below \$380,920, with 50 percent, 70 units, affordable at a price less than approximately \$299,294. While there may be a long-term benefit to the provision of workforce housing in an appreciating market up to 140 percent of AMI, Staff's Affordable Housing analysis demonstrates that, overwhelmingly, the greatest need is for affordable housing for lower-income households. Therefore, to best serve the existing households in this market area, the workforce housing units offered by the applicant should be made affordable at 110 percent of AMI.

2024 Household Incomes & Affordable Sales Prices by HAMFI Income Limits (Family of 4)

| Income Limit Category as a Share of AMI (79,400) | 2024 Upper-Limit Income Thresholds | Application Market Area MSAs 7.2, and 7.3 |                     |                       |                   |
|--|------------------------------------|---|---------------------|-----------------------|-------------------|
|  |                                    | Households                                | % of All Households | Affordable Sale Price | % of Sales - 2022 |
| Less than 60% of AMI                             | \$68,100                           | 16,348                                    | 55.2%               | 163,252               | 2.0%              |
| 60% to 80% of AMI                                | \$90,800                           | 3,591                                     | 12.1%               | 217,669               | 2.1%              |
| 80% to 110% of AMI                               | \$124,850                          | 4,067                                     | 13.7%               | 299,294               | 3.3%              |
| 110% to 120% of AMI                              | \$136,200                          | 803                                       | 2.7%                | 326,503               | 2.7%              |
| 120% to 140% of AMI                              | \$158,900                          | 1,319                                     | 4.5%                | 380,920               | 5.7%              |
| Greater than 140% of AMI                         | >158,900                           | 3,466                                     | 11.7%               | n/a                   | 84.2%             |
|  |                                    | 29,594                                    | 100%                | Median = 548.1 k      | 100%              |

*Data Sources: 2024 HUD Income Limits: Households by income range: 2023 American Community Survey 5-year estimates; 2023 Median Sales Price: Miami-Dade Property Appraiser, Planning Research and Economic Analysis. Maximum Affordable Sales Price: Fed. Reserve Bank of St. Louis - Accessed Dec, 2024, Rate - 6.6%, Term - 30 Years, Downpayment - 5%, Homeowner Cost-to-Income Ratio, 25%, Property Taxes - 1% of Home Price, Homeowner's Insurance - 1.3% of Home Price.*

**Conclusion:** The data above indicates that there is no general housing crisis in this market area. Unfortunately, rising home prices are impacting all households, but for moderate and workforce households and above in this market area, the vast majority would not appear to be in crisis. The same cannot be said for very low and low-income households. This is the portion of the workforce that could potentially be pushed out of the county and adversely impact the economy. The supply of available land for single-family housing is indeed dwindling, both in the market area and countywide. This application addresses that need with efficient townhouse development. What the application claims but does not do, and what the data indicates there is a great need for, is housing that is affordable for nearly three-quarters of all households in the area. The data for the area demonstrates that the vast majority of households at 140 percent or more of AMI can already afford to own homes in the area. The same cannot be said for households at lower-income levels.

### Occupations and Incomes in Miami-Dade County

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

The table below shows the incomes of these occupations doubled, and the extent to which they remain below the median income level. The complete dataset shows that 50 percent of all workers in the MSA, even with their incomes assuming a home with two similar earners, would earn less than 80 percent of AMI for a family of four. Among all one-income families, 88 percent would earn less than 80 percent of AMI.

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

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

Data Sources: US Bureau of Labor Statistics May 2023 Occupation and Employment Statistics; 2024 HUD Income Limits (3-person Family); Households by income range: 2022 American Community Survey 5-year estimates; Planning Research and Economic Analysis. Maximum Affordable Sales Price: Bankrate.com, Accessed April, 2024, Rate - 7.1%, Term - 30 Years, Downpayment - 5%, Homeowner Cost-to-Income Ratio, 25%, Property Taxes - 1% of Home Price, Homeowner's Insurance - 1.3% of Home Price.

|                 |               |            |             |              |              |                   |
|-----------------|---------------|------------|-------------|--------------|--------------|-------------------|
| Percent of AMI: | Less than 60% | 60% to 80% | 80% to 110% | 110% to 120% | 120% to 140% | Greater than 140% |
|-----------------|---------------|------------|-------------|--------------|--------------|-------------------|

### **Agricultural Manager**

The Miami-Dade County Agricultural Manager has reviewed the application and noted that all the application site parcels are currently being utilized for agriculture production; the parcels are viable farmland. The primary soil types are Krome very gravelly marly loam and Biscayne marly silt loam, both of which are considered soils of unique importance by the United States Department of Agriculture, the highest rating in Miami-Dade County. The property is adjacent to many parcels that are actively farmed. Development adjacent to or near agricultural uses can have a detrimental effect on the adjacent agriculture operations without proper buffering and controls and potentially accelerate the conversion of other agricultural lands within proximity to the subject parcel. The existing designation is more in keeping with the area and can provide a much greater buffer from the surrounding agricultural uses, reducing the potential for conflicts.

The application site is adjacent to commercial agricultural operations, which can and do generate noise, dust, odors, fumes, etc. As such, there should be significant buffering between these uses. In addition, residents that will reside in this community should be made aware of their proximity to commercial agriculture, the Florida Right to Farm Act and the Miami-Dade County Agricultural Disclosure requirement.

#### Lighting

Light spillage can have an adverse impact on the adjacent crop land. Increased photo periods (light hours) can affect the growth and fruiting cycles of crops. Care should be taken to minimize offsite lighting impacts, particularly regarding the areas adjacent to the UDB.

#### Drainage

Required developed site elevation can have a significant impact on neighboring at grade properties during periods of rainfall. Properties adjacent to agricultural lands should retain water on site and avoid water displacement to the adjoining at grade parcels. This site raises significant concern regarding drainage. This area drains southeasterly towards SW 172 Avenue and if not engineered correctly, the proposed project has the potential to exacerbate offsite flooding for surrounding properties. As such, the development should be engineered in a way that does not adversely impact the drainage of this area but improves it.

### **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 and X       |
| Stormwater Management Permit Required                        | DERM           |
| County Flood Criterion<br>(National Geodetic Vertical Datum) | 8.82 feet NGVD |

#### Biological Conditions

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

#### Other Considerations

|                                  |    |
|----------------------------------|----|
| Within Wellfield Protection Area | No |
|----------------------------------|----|

Contaminated Site

Yes

Potable Water Supply

Application CDMP20240015 is located within the Miami-Dade Water and Sewer Department (MDWASD) franchised water service area. Pursuant Chapter 24 of the Code, the proposed development would be required to connect to the public water system.

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

Wastewater Facilities

Application CDMP20240015 is located within the Miami-Dade Water and Sewer Department (MDWASD) franchised sewer service area. Pursuant to Chapter 24 of the Code, the proposed development would be required to connect to the public sewer system.

According to MDWASD comments issued for this application, installation of a new public sewer pump station will be required. The sewer flow collected in the area will be directed to the South District Wastewater Treatment Plant which is owned and operated by MDWASD and currently has sufficient capacity to treat the proposed sewer flow.

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

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 Florida Administrative Code.

Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private systems will be limited to one building on one parcel connecting directly to a public system without traversing other parcels. If multiple buildings are within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

The 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, Intergovernmental Panel on Climate Change (IPCC) Median at 50 years. For example, for a BFE of 8-feet, an essential system manhole opening shall be set at or above 8-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.

#### Air Quality Management

The demolition of single-family residences that are part of the same larger project, is subject to the 40 C.F.R. Part 61, Subpart M, Asbestos National Emission Standards for Hazardous Air Pollutants. Therefore, asbestos surveys of structures to be demolished, as well as an Asbestos Demolition Notification, must be submitted through the Plan Review process at least 10 working days before any removal work or any other activity begins.

#### Natural Resources

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

All prohibited species listed in section 24-49.9 that exist within the subject property 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.

#### Critical Habitat/Endangered Species

The application area is located in the United States Fish and Wildlife consultation area for the federally endangered Florida bonneted bat (*Eumops floridanus*), which may utilize the subject property for foraging, nesting, and roosting. The County's CDMP has policies and objectives for the protection of habitat critical to federal, state or county designated endangered, threatened, or rare species.

Objective CON-9 of the CDMP states "Freshwater fish, wildlife and plants shall be conserved and used in an environmentally sound manner and undeveloped habitat critical to federal, state or County designated endangered, threatened, or rare species or species of special concern shall be preserved." More specifically, CDMP Policy CON-9A states "All activities that adversely affect habitat that is critical to federal, or State designated, endangered or threatened species shall be prohibited unless such activity(ies) are a public necessity and there are no possible alternative sites where the activity(ies) can occur." CDMP Policy CON 9B states "All nesting, roosting and feeding habitats used by federal or State designated endangered or threatened species, shall be protected and buffered from surrounding development or activities and further degradation or destruction of such habitat shall not be authorized." In addition, Policy CON-9C of the CDMP states "Rookeries and nesting sites used by federal or State designated endangered or threatened species shall not be moved or destroyed." Furthermore, Policy CON 9E states "Conservation of upland wildlife habitats shall be taken into consideration during development evaluation and permitting processes."

Drainage and Flood Protection

Prior to the approval of first tentative plat, zoning site plan, soil improvement permit, building permit, ERP, paving and drainage, or any other DERM reviews and permits for any portion of the properties with Folios: 30-6931-000-0310, 30-6931-000-0315, 30-6931-000-0330, 30-6931-000-0250, 30-6931-000-0300, 30-6931-000-0290, 30-6931-000-0260, 30-6931-000-0270, 30-6931-000-0241, and 30-6931-000-0332, the owner or the owner’s representative(s) shall submit to DERM for review and approval signed and sealed “Conceptual Stormwater Master Plan”.

The Conceptual Stormwater Master Plan must describe, demonstrate, and include:

- (1) How stormwater within the property will be managed.
- (2) No adverse impact on the flood protection level of service of the adjacent properties.
- (3) The proposed development must comply with the new County Flood Criteria, and stormwater management calculations must maintain no floodplain encroachment to existing development.
- (4) The development of these parcels will have retention on-site requirements and has to prove that the post-development conditions are equivalent or better than pre-development conditions. Therefore, being at the west-end of the secondary canal and required to mitigate any negative impacts on the adjacent properties.

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 or development within any parcels or subdivisions will require review and approval by DERM, demonstrating with signed and sealed engineering calculations, that the required retention of stormwater on site is being achieved with a properly engineered stormwater management system and that the proposed development, grading and drainage improvement shall not negatively impact adjacent, upstream or downstream properties. The road drainage systems shall provide service that complies with the minimum requirements outlined in the code of Miami-Dade County and the Public Works Manual.

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

Relevant Chapter 24 Provisions regarding Drainage and Flood Protection

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

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

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

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

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

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties. Any proposed development shall comply with county and federal flood criteria requirements.

#### Environmental Monitoring and Restoration

Based on the current/past agricultural use of the site, DERM requires 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.

Be advised that there are records of environmental investigation for portions of the site subject to the application tracked under DERM file HWR-1380 (Kirby Krome). Further, all construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the Environmental Monitoring and Restoration Division of DERM as it relates to environmental contamination issues. Be advised that DERM 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. Please note that this information relates to future reviews and assessments. For property that is classified as agricultural by the Miami-Dade County Property Appraiser, under certain circumstances, certain DERM activities would be preempted to the Florida Department of Environmental Protection, and such matters would be reviewed on a case-by-case basis to ensure compliance with applicable state law.

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

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

**Water and Sewer**

Water Demand/Sewer Flow Analysis

As noted in the “Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario” table below, the maximum water demand under the current CDMP Land Use designation of Estate Density Residential is estimated to be 46,830 gallons per day (gpd), as shown under Scenario 1. The maximum water demand under the requested CDMP Land Use Designation of “Low-Medium Density Residential” would be 115,500 gpd, as shown under Scenario 2, which represents a potential increase of approximately 68,670 gpd for water and sewer service.

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

| Scenario   | Use<br>(Maximum Allowed) | Quantity<br>(Units or Square Feet) | Water Demand Multiplier* | Projected Water Demand (gpd) |
|--|--------------------------|------------------------------------|--------------------------|------------------------------|
| <b>Current CDMP Potential – “Estate Density Residential” and “Business and Office”</b>         |                          |                                    |                          |                              |
| 1  | Single Family Detached   | 223                                | 210 gpd/unit             | 46,830 gpd                   |
| 2  | Retail                   | 18,818                             | 10 gpd/100 sq. ft.       | 1,881.80 gpd                 |
| <b>Requested CDMP Designation – “Low-Medium Density Residential” and “Business and Office”</b> |                          |                                    |                          |                              |
| 3  | Single Family Attached   | 700                                | 165 gpd/unit             | 115,500 gpd                  |
| 4  | Retail                   | 141,134                            | 10 gpd/100 sq. ft.       | 14,113.40 gpd                |

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

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

Potable Water Supply

The proposed development is located within the WASD’s water service area. The water supply is provided by the South Dade Water System. Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

There is an existing 16-inch water main (E11213-3-4-5-6) abutting the property along SW 177/Krome Avenue, to where the developer may connect to provide water service for the proposed development. In addition, per WASD’s Rules and Regulations, since the development is connecting to the water system for the first time, a water main extension along one side of the property will be required. Therefore, the developer may connect to an existing 12-inch water main (E11213-8), partially abutting the subject site on the north in SW 272 Street and extend a 12-inch water main easterly along SW 272 Street (Half Section line) to the northeast corner of the subject property, at SW 172 Avenue. Also, a 12-inch water main extension may be required southerly along SW 172 Avenue (Half Section line), to the southeast corner of the site, interconnecting to an existing 12-inch water main (E13988-4) at that location.

Any public water main extension within the property shall be 8-inch minimum diameter for residential development and 12-inch minimum diameter for non-residential development. If two or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection. Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered.

At this time, there is a project in the vicinity of the subject site, located east of SW 177/Krome Avenue, approximately 650 feet north of SW 288 Street. Said project has a WASD Agreement No. 31806 for the new construction of 85 single-family residences less than 3,001 square feet, replacing vacant land.

Sewer Treatment Plant Capacity

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 currently 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.

There is no sanitary gravity sewer connection in close proximity to this project. A new Public Pump Station will be required. The developer may connect to an existing 8-inch sewer force main (ES31055D01B-3) in SW 288 Street and SW 169 Avenue and extend a new 8-inch force main westerly along SW 288 Street to SW 172 Avenue, then extend the same 8-inch force main northerly along SW 172 Avenue to the subject property, as required to connect to the proposed Public Pump Station.

In addition, there is an offered WASD Agreement No. 31806, located south of the subject site, and south of the canal, that will bring an 8-inch force main to SW 172 Avenue and SW 286 Street. If said Agreement is conveyed by the time this project is ready for construction, the developer may connect to the proposed 8-inch force main at said location and extend a force main northerly, along SW 172 Avenue to the subject site, as required to connect to the future Public Pump Station.

Please be advised that the new Public Pump Station site dimensions must be 45 feet by 65 feet, shall be deeded to the WASD, without the encroachment of any other utility easements, have direct access to either a dedicated public Right-of-Way (R/W) or to an ingress-egress paved access and utility easement with a minimum width of 20 feet. Also, the Public Pump Station Site must be shown on the future Zoning Site Plan on a location centralized to the future pump station basin.

In addition, the developer shall connect to the aforesaid proposed Public Pump Station and extend a minimum of 8-inch diameter gravity sewer mains at full depth in proposed (or existing) public R/W and/or easement(s) acceptable to WASD as required to provide service to all of the properties within the proposed development and to be able for future developments to connect and extend gravity sewer mains within the proposed basin area. Furthermore, as per WASD's Rules and Regulations, since this property is connecting to WASD's sewer system for the first time, the developer is required to install a gravity sewer main along one entire boundary of the property. If unity of title does not apply, thence any gravity sewer within the property shall be public and 8-inch minimum diameter. Final points of connection and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement is offered.

Note to the Developer:

1. The Developer of this project shall coordinate and cooperate on water and sewer interconnections, construction sequence, and schedule with other development projects that are in the vicinity either downstream or upstream with regard to obtaining approval and permits from WASD and other regulatory governmental agencies to avoid conflict with utility plans.
2. If a vicinity development has a water and/or sewer construction permit but has not started construction and another developer would like to take over the other development

scope of water and/or sewer work, then the developers shall coordinate to withdraw the existing permit prior to the other developer submitting plans to WASD and other regulatory governmental agencies for review.

## **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

CDMP Policy SW-2A establishes the adopted Level of Service (LOS) standard for the County's Solid Waste Management System. This CDMP policy requires the County 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 years. 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. As of FY 2024-25 the DSWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the applications reviewed here, and which are not anticipated to have a negative impact on disposal service.

### Application Impacts

Adoption of this amendment will likely result in the development of 700 single-family attached residential units accompanied by 141,134 square feet of retail uses. The proposed amendment will have no significant impact or associated costs relative to DSWM collection services, disposal services or solid waste facilities. Accordingly, the DSWM has no objection to the proposed amendment.

## **Parks**

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

### 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 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.

The "County Local Parks" table below lists the parks within a 3-mile radius of the application site. Four (4) of the eight (8) parks provide more than the required minimum provision of five (5) acres of local recreational open space.

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

| Park Name            | Address           | Classification    | Acreage | Type  |
|----------------------|-------------------|-------------------|---------|-------|
| Biscado Park         | 29150 SW 193 Ave  | Neighborhood Park | 4.27    | Local |
| Leisure Park         | 15355 Harding Ln  | Neighborhood Park | 1.9     | Local |
| Live Like Bella Park | 29305 Illinois Rd | Community Park    | 8.68    | Local |
| Modello Park         | 28450 SW 152 Ave  | Community Park    | 10      | Local |
| Modello Wayside Park | 28850 S Dixie Hwy | Neighborhood Park | 2.74    | Local |
| Naranja Lakes Park   | 14410 SW 272 St   | Neighborhood Park | 1.48    | Local |
| Palmland Park        | 15351 SW 304 St   | Neighborhood Park | 5.05    | Local |
| South Dade Park      | 28151 SW 164 Ave  | Community Park    | 8.61    | Local |

Source: Miami-Dade County Parks, Recreation and Open Space Department, January 2025.

The application site is adjacent to a proposed segment of the Krome Trail and located near a proposed segment of the Mowry Trail, each a part of the envisioned Miami LOOP, a 225-mile non-motorized trail network within Miami-Dade County.

#### Application Impacts

The existing “Estate Density Residential” and “Business and Office” CDMP land use designations would allow as many as 235 single-family residential units and an anticipated population of 780. The concurrency analyses result in an impact of 2.15 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-Medium Density Residential” and “Business and Office” CDMP land use designations together with the proffered covenant would limit development to 700 single-family attached residential units and an anticipated population of 2,324. The concurrency analyses result in an impact of 6.39 acres, based on the minimum Level of Service of the CDMP.

The proposed “Low-Medium Density Residential” CDMP Land Use Designation without the proffered covenant would allow as many as 1,054 single-family residential units and an anticipated population of 4,170. The concurrency analyses result in an impact of 11.47 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. The applicant site is in Park Benefit District 3 (PBD 3), which currently meets park concurrency requirements.

Although there is a surplus capacity of local recreation open space within the overall area of PBD 3, there are no existing local parks meeting the ¼ - ½ mile spatial distribution as recommended in the Equity Access Criteria developed in the Miami-Dade County Parks and Open Spaces System Master Plan (OSMP) and subsequently adopted as part of the Recreation and Open Space Element of the Comprehensive Development Master Plan. Therefore, it is recommended that the applicant work with PROS to provide local recreation open space within the project.

#### Recommendation

PROS offers the following recommendations:

- Given the potential impact of as much as 6.39 acres of local parkland and given the application area does not meet Equity Access Criteria, PROS requests 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 further explore this option.
- 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).
- Given that the subject property is adjacent to the Krome Trail, PROS requests that the proposed development incorporate pedestrian paths throughout the development, provide connection points to the Krome Trail, and install bike parking and bike repair stations in common areas of the development as well as wayfinding signage directing residents to the trail.

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

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

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

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.

### **Fire and Rescue Service**

The Property is currently served by Station No. 6 (Modello) located at 15890 SW 288 Street, Miami, Florida, 33033. The station is equipped with one (1) Engine, (2) Rescue and (1) EMS with eleven (11) firefighters/paramedics, 24 hours a day, seven (7) days a week. Average travel time to incidents in the vicinity of the Property is approximately 06:51 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.

For the purpose of this Analysis, MDFR is utilizing the Development Impact Table to calculate impact to existing MDFR services. MDFR will evaluate both the impact to the current CDMP designation, as well as the impact the proposed designation will have on existing MDFR service.

Level of Service Standard for Fire Flow and Application Impacts

CDMP Policy WS-2A establishes the County’s minimum Level of Service standard for potable water. This CDMP policy requires the County to deliver water at a pressure no less than 20 pounds per square inch (psi) and no greater than 100 psi, unless otherwise approved by the Miami-Dade Fire Rescue Department.

The current CDMP designations “Business and Office” and “Estate Density Residential” allows for potential development of a total of 223 Single Family units and 18,818 square feet or 253 single-family units that generate 80 annual alarms. The proposed CDMP designation “Business and Office” and “Low-Medium Density Residential” will allow a potential development of 700 Single- family units and 141,134 square feet of retail area. The proposed development will generate approximately 287 annual alarms. The 287 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. 6 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. 60 (Redland), located at 17605 SW 248 Street, Miami, Florida, 33031, and Station No. 16 (Homestead/Florida City), located at 255 NW 4 Avenue, Homestead, Florida 33030.

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

Section 7.5 of the ILA provides for “Public Schools Planning Level Review” (Schools Planning Level Review), of CDMP amendments containing residential units. This type of review does not constitute a public-school concurrency review and, therefore, no concurrency reservation is

required. Section 7.5 further states that "...this section shall not be construed to obligate the County to deny or approve (or to preclude the County from approving or denying) an application."

Application Impact

This application, if approved with the covenant limiting development to 700 residential units, may increase the student population of the schools serving the application site by an additional 455 students. This number includes a reduction of 32.68% to account for charter and magnet schools (schools of choice). Of the 455 students, 237 are expected to attend elementary schools, 115 are expected to attend middle schools, and 103 are expected to attend senior high schools. The students will be assigned to those schools identified in the "Concurrency Service Area (CSA) Schools" table below. At this time, the elementary and middle school levels have sufficient capacity to serve the application. However, the senior high school level does not have enough capacity to serve the application. A final determination of public school concurrency and capacity reservation will be made at the time of approval of final plat, site plan or functional equivalent.

**Concurrency Service Area (CSA) Schools**

| Facility Name                  | Net Available Capacity | Seats Required | Seats Taken | LOS Met | Source Type                 |
|--------------------------------|------------------------|----------------|-------------|---------|-----------------------------|
| Redland Elementary             | -143                   | 237            | 0           | NO      | Current CSA                 |
| Redland Elementary             | -39                    | 237            | 0           | NO      | Current CSA Five Year Plan  |
| Redland Middle                 | 103                    | 115            | 103         | NO      | Current CSA                 |
| Redland Middle                 | 0                      | 12             | 0           | NO      | Current CSA Five Year Plan  |
| South Dade Senior              | -130                   | 103            | 0           | NO      | Current CSA                 |
| South Dade Senior              | 0                      | 103            | 0           | NO      | Current CSA Five Year Plan  |
| Adjacent Service Area Schools  |                        |                |             |         |                             |
| Miami Heights Elementary       | 181                    | 237            | 181         | NO      | Adjacent CSA                |
| Dr Gilbert T Porter Elementary | 173                    | 56             | 56          | YES     | Adjacent CSA                |
| Jorge Mas Canosa Middle        | 619                    | 12             | 12          | YES     | Adjacent CSA                |
| Felix Varela Senior            | -75                    | 103            | 0           | NO      | Adjacent CSA                |
| Miami Southridge Senior        | -110                   | 103            | 0           | NO      | Adjacent CSA                |
| Homestead Senior               | -316                   | 103            | 0           | NO      | Adjacent CSA                |
| Felix Varela Senior            | 0                      | 103            | 0           | NO      | Adjacent CSA Five Year Plan |
| Miami Southridge Senior        | 0                      | 103            | 0           | NO      | Adjacent CSA Five Year Plan |
| Homestead Senior               | 0                      | 103            | 0           | NO      | Adjacent CSA Five Year Plan |

Source: Miami-Dade County Public Schools, February 2025  
 Miami-Dade County Department of Regulatory and Economic Resources, February 2025  
 Note: CSA means Concurrency Service Area

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

### **Historic Preservation**

The Office of Historic Preservation (OHP) has identified one single-family residential structure from 1913 on the application site associated with folio 30-6931-000-0270 that meets the 50-year or older age benchmark for historic resource eligibility. Consequently, the completion and submittal of a Florida Master Site File Historical Structure Form to the County's Office of Historic Preservation is required prior to demolition of the structure.

### **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 a ±91.48-acre property generally located to the south of SW 272 Street and east of SW 177 Avenue (Krome Avenue) in unincorporated Miami-Dade County. The site has access from SW 177 Avenue (Krome Avenue) in the west and from SW 272 Street in the north. The major roadways that would cater to the mobility needs of this project are shown below:

1. SW 288 Street east of Florida's Turnpike is a four-lane divided County maintained roadway with posted speed limit of 40 mph. It has an interchange with Florida's Turnpike.
2. Florida's Turnpike north and south of SW 268 Street is a four-lane expressway with a posted speed limit of 65 mph.
3. SW 162 Avenue north and south of SW 288 Street is a County maintained two-lane undivided roadway with posted speed limit of 35 mph.
4. SW 272 Street from Krome Avenue to US-1 is a County maintained two-lane undivided roadway with posted speed limit of 40 mph.
5. SW 264 Street from Krome Avenue to US-1 is a County maintained two-lane undivided roadway with posted speed limit of 40 mph.
6. Old Dixie Highway north and south of SW 288 Street is a County maintained two-lane undivided roadway with posted speed limit of 40 mph.
7. SW 296 Street east and west of Old Dixie Highway is a County maintained two-lane undivided roadway with posted speed limit of 40 mph.
8. US-1 Highway north and south of SW 288 Street is a State maintained four-lane divided roadway with posted speed limit of 45 mph.
9. Krome Avenue north and south of SW 288 Street is a State maintained four-lane divided roadway with posted speed limit of 45 mph.
10. SW 167 Avenue north and south of SW 288 Street is a County maintained two-lane undivided roadway with posted speed limit of 40 mph.

Florida's Turnpike/HEFT, US-1, and Krome Avenue would provide connectivity for this location to other regions in 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 or free flow traffic condition and F representing the least favorable or forced flow traffic condition with excessive delays.

#### 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 2023) and the County (Year 2023), 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 "Business and Office" and "Estate Density Residential (1-2.5 du/ac)" the application site is assumed to be developed with 235 single-family detached residential units and 18,818 square feet of retail uses. Under the requested CDMP land use designation of "Business and Office" and "Low Medium Density Residential (6-13 du/ac)", the application site can be developed with 700 single-family attached residential units and 141,134 square feet of retail uses. The potential development under the current CDMP land use designation is expected to generate approximately 255 Net PM peak hour trips and under the requested CDMP land use designation it is expected to generate approximately 643 PM peak hour trips or approximately 388 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. 15                  | Current CDMP Designation and Assumed Use/<br>Estimated No. Of Trips                | Requested CDMP Designation and Assumed Use/<br>Estimated No. Of Trips               | Estimated Trip Difference Between Current and Requested CDMP Land Use Designation |
|-------------------------------------|--|---|---|
| Land Use                            | “Business and Office” and “Estate Density Residential” (1-2.5 du/ac)               | “Business and Office” and “Low Medium Density Residential” (6-13 du/ac)             |   |
| Maximum Development Potential       | 235 Units Single Family Detached <sup>1</sup> and 18,818 sqft. Retail <sup>3</sup> | 700 Units Single Family Attached <sup>2</sup> and 141,134 sqft. Retail <sup>4</sup> |   |
| Gross Trips Generated               | 333  | 1,148   |   |
| Internal Capture Trips <sup>5</sup> | 44   | 266   |   |
| Pass-By Trips <sup>6</sup>          | 34   | 239   |   |
| Net Trips Generated                 | 255  | 643   | + 388   |

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

Notes:

- <sup>1</sup> – ITE Land Use Code used for single family detached housing is 210.
- <sup>2</sup> – ITE Land Use Code used for single family attached housing is 215.
- <sup>3</sup> – ITE Land Use Code used for retail uses (<40 k) is 822 (Strip Retail Plaza).
- <sup>4</sup> – ITE Land Use Code used for retail uses (40 - 150k) is 821 (Shopping Plaza - Supermarket).
- <sup>5</sup> – Percentage Internalization is 13% for current & 23% for proposed uses per ITE Trip Generation Handbook.
- <sup>6</sup> – Percentage of Pass-By Trips for Retail is 34% per ITE Trip Generation Handbook 2<sup>nd</sup> Edition.

#### Short Term Traffic Evaluation (Concurrency)

An evaluation of peak-period traffic concurrency conditions as of October 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, determined that all roadways—adjacent to and in the vicinity of the application site—that were analyzed have available capacity to handle the additional traffic impacts that would be generated by the application except for SW 264 Street east of Krome Avenue. SW 264 Street east of Krome Avenue is failing even without impact from this project and the project traffic impact is insignificant since it is less than 5% of the roadway’s capacity. The “Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation” Table below shows the functioning of surrounding roadways in 2026.

| Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation<br>Roadway Lanes, Existing and Concurrency PM Peak Period Operating Level of Service (LOS) |                                |  |            |                   |                |                |              |                      |                              |                      |                           |          |                         |                             |
|--|--------------------------------|--|------------|-------------------|----------------|----------------|--------------|----------------------|------------------------------|----------------------|---------------------------|----------|-------------------------|-----------------------------|
| Sta. Num.  | Roadway                        | Location/Link                          | Num. Lanes | Adopted LOS Std.* | Peak Hour Cap. | Peak Hour Vol. | Existing LOS | Approved D.O's Trips | Total Trips With D.O's Trips | Conc. LOS w/o Amend. | Amendment Peak Hour Trips | % Impact | Total Trips With Amend. | Concurrency LOS with Amend. |
| <b>Requested CDMP Designation: 700 single family attached and 141,134 sqft. retail generating 643PM peak hour trips.</b>   |                                |  |            |                   |                |                |              |                      |                              |                      |                           |          |                         |                             |
| F-0361   | Krome Avenue/<br>SW 177 Avenue | south of SW 214 Street                 | 4 DV       | C                 | 3,420          | 2,566          | C            | 26                   | 2,592                        | C                    | 13                        | 0.38%    | 2,605                   | C                           |
| 9918   | SW 248 Street                  | east of Krome Avenue/<br>SW 177 Avenue | 2 UD       | C                 | 1,359          | 514            | C            | 35                   | 549                          | C                    | 51                        | 3.75%    | 600                     | C                           |
| 87-8720 <sup>(1)</sup>   | SW 248 Street                  | west of SW 157 Avenue                  | 2 UD       | C                 | 1,359          | 513            | C            | 0                    | 513                          | C                    | 45                        | 3.31%    | 558                     | C                           |
| 9920   | SW 264 Street                  | east of Krome Avenue/<br>SW 177 Avenue | 2 UD       | C                 | 1,359          | 506            | C            | 7                    | 513                          | C                    | 51                        | 3.75%    | 564                     | C                           |
| 9919   | SW 264 Street                  | west of SW 147 Avenue                  | 2 UD       | E                 | 1,440          | 1,745          | F            | 240                  | 1,985                        | F                    | 45                        | 3.13%    | 2,030                   | F                           |
| 87-7105 <sup>(1)</sup>   | SW 272 Street                  | east of SW 172 Avenue                  | 2 UD       | D                 | 1,440          | 414            | C            | 0                    | 414                          | C                    | 64                        | 4.44%    | 478                     | C                           |
| 9860   | SW 157 Avenue                  | south of SW 272 street                 | 2 UD       | D                 | 1,440          | 525            | C            | 126                  | 651                          | C                    | 26                        | 1.81%    | 677                     | C                           |
| F-2521   | US 1/ SR 5                     | north of SW 272 Street                 | 4 DV       | E+20%             | 4,296          | 2,832          | C            | 957                  | 3,789                        | E+6%                 | 103                       | 2.40%    | 3,892                   | E+9%                        |
| 9888   | SW 197 Avenue                  | north of SW 288 Street                 | 2 UD       | D                 | 1,440          | 304            | C            | 129                  | 433                          | C                    | 13                        | 0.90%    | 446                     | C                           |
| 9886   | SW 187 Avenue                  | south of SW 280 street                 | 2 UD       | C                 | 1,359          | 443            | C            | 92                   | 535                          | C                    | 13                        | 0.96%    | 548                     | C                           |

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|   |                                |                           |      |   |       |       |   |     |       |   |    |       |       |   |
|---|--------------------------------|---------------------------|------|---|-------|-------|---|-----|-------|---|----|-------|-------|---|
| F-0040  | Krome Avenue/<br>SW 177 Avenue | south of SW 282<br>Street | 4 DV | C | 3,420 | 2,219 | C | 42  | 2,261 | C | 39 | 1.14% | 2,300 | C |
| 87-8706 <sup>(1)</sup>  | SW 288 Street                  | east of SW 174<br>Street  | 2 UD | D | 1,440 | 661   | C | 0   | 661   | C | 32 | 2.22% | 693   | C |
| 9864  | SW 167<br>Avenue               | north of SW 288<br>Street | 4 DV | D | 1,197 | 545   | C | 121 | 666   | D | 32 | 2.67% | 698   | D |
| 87-8512 <sup>(1)</sup>  | SW 288 Street                  | west of SW 182<br>Avenue  | 2 UD | D | 1,440 | 582   | C | 0   | 582   | C | 32 | 2.22% | 614   | C |
| F-0043  | Krome Avenue/<br>SW 177 Avenue | south of SW 296<br>Street | 4 DV | D | 3,580 | 1,796 | C | 189 | 1,985 | C | 32 | 0.89% | 2,017 | C |
| 87-8247 <sup>(1)</sup>  | SW 167<br>Avenue               | south of SW 288<br>Street | 2 UD | D | 1,440 | 458   | C | 0   | 458   | C | 26 | 1.81% | 484   | C |
| 9932 <sup>(2)</sup>   | SW 288 Street                  | west of US 1/SR<br>5      | 2 UD | D | 1,440 | 1,054 | C | 226 | 1,280 | C | 26 | 1.81% | 1,306 | C |
| <p>Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, 2023.<br/> Notes: DV= Divided Roadway; UD=Undivided Roadway.<br/> 1) Peak Hour Volume information based on FDOT's online database for traffic counts, 2023 and using the FDOT Daily Data (0.09 K-Factor)<br/> 2) Peak Hour Volume information based on Traffic Count Data provided by Traffic Study<br/> * 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)</p> |                                |                           |      |   |       |       |   |     |       |   |    |       |       |   |

### Application Traffic 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 “Business and Office” and “Estate Density Residential (1-2.5 du/ac)” the application site is assumed to be developed with 235 single-family detached residential units and 18,818 sqft. of retail uses. Under the requested CDMP land use designation of “Business and Office” and “Low Medium Density Residential (13-25 du/ac)”, the application site can be developed with 700 single-family attached residential units and 141,134 sqft. of retail uses. The potential development under the current CDMP land use designation is expected to generate approximately 255 Net PM peak hour trips and the potential development under the requested CDMP land use designation it is expected to generate approximately 643 Net PM peak hour trips or approximately 388 more PM peak hour trips than the current CDMP designation.

The existing traffic condition and concurrency analysis determined that all roadways adjacent to and in the vicinity of the application site analyzed have available capacity to handle the additional traffic impacts that would be generated by the application and are projected to operate at acceptable levels of service except for SW 264 Street east of Krome Avenue which is not significantly impacted.

### Other Roadway Improvements

1. South Dade Transitway BRT is one the five rapid transit corridors of the Strategic Miami Area Rapid Transit (SMART) Program. The corridor runs 20-miles in length extending from the Dadeland South Metrorail Station to the SW 344th Street Park-and-Ride/Transit Terminal is scheduled to be completed in the second quarter of 2025.
2. SW 312 Street from SW 187 Avenue to SW 177 Avenue is programmed for widening to 5 lanes. The project is currently under construction.
3. Florida’s Turnpike from SW 288 Street to SW 216 Street is programmed for widening to 8 lanes. This is a Priority 2 project in the Miami Dade TPO’s 2045 Long Range Transportation Plan (LRTP) with funding allotment of \$139.39 million programmed for construction work.
4. Florida’s Turnpike from SW 137 Avenue to SW 312 Street is programmed for widening to 6 lanes. This is a Priority 1 project in the Miami Dade TPO’s 2045 LRTP with funding allotment of \$46.47 million programmed for preliminary engineering and construction work.
5. SW 152 Avenue from SW 312 Street to US-1 is programmed to be widened by the addition of one more lane. This project has a funding allotment of \$11.12 million programmed for completion in 2028/29.

### Applicant’s Traffic Study

The applicant’s transportation consultant, Vala Group Inc., prepared the *CDMP Traffic Analysis* dated January 15, 2025. A copy of the Traffic Study’s Executive Summary is included in Appendix D. 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 1 of the traffic study. The PM Peak Hour trip generation for the existing development potential of 223 single family detached dwelling units and 18,818 square feet of retail uses would be 292 trips. The trip generation from the proposed development potential of 700 single family attached dwelling units and 141,134 square feet of retail uses would be 855 PM Peak Hour trips or

approximately 563 more PM peak hour trips than the current CDMP designation. See applicant's Table 1 below for trip generation analysis.

**Table 1 – Trip Generation Summary**

| DAILY                                     |                                |          |            |                                     |     |     |             |       |       |               |     |       |              |              |               |       |  |
|---|--------------------------------|----------|------------|-------------------------------------|-----|-----|-------------|-------|-------|---------------|-----|-------|--------------|--------------|---------------|-------|--|
| FUTURE LAND USE DESIGNATION               | LAND USE                       | ITE CODE | INTENSITY  | TRIP GENERATION RATE <sup>(1)</sup> | IN  | OUT | TOTAL TRIPS |       |       | PASS-BY TRIPS |     |       |              | NEW TRIPS    |               |       |  |
|   |                                |          |            |                                     |     |     | IN          | OUT   | TOTAL | IN            | OUT | TOTAL | %            | IN           | OUT           | TOTAL |  |
| Current                                   | Single Family Detached Housing | 210      | 223 Units  | $\ln(T) = 0.92 \ln(X) + 2.68$       | 50% | 50% | 1,055       | 1,055 | 2,110 | 0             | 0   | 0     | 0%           | 1,055        | 1,055         | 2,110 |  |
|   | Shopping Center (<40K)         | 822      | 18,818 SF  | $T = 42.20 (X) + 229.68$            | 50% | 50% | 511         | 513   | 1,024 | 0             | 0   | 0     | 0%           | 511          | 513           | 1,024 |  |
| Proposed                                  | Single Family Attached Housing | 215      | 700 Units  | $T = 7.62 (X) - 50.48$              | 50% | 50% | 2,641       | 2,643 | 5,284 | 0             | 0   | 0     | 0%           | 2,641        | 2,643         | 5,284 |  |
|   | Shopping Center (40-150K)      | 821      | 141,134 SF | $T = 67.52 (X)$                     | 50% | 50% | 4,764       | 4,765 | 9,529 | 0             | 0   | 0     | 0%           | 4,764        | 4,765         | 9,529 |  |
| <b>Difference (Proposed less Current)</b> |                                |          |            |                                     |     |     |             |       |       |               |     |       | <b>5,839</b> | <b>5,840</b> | <b>11,679</b> |       |  |

| AM PEAK HOUR                              |                                |          |            |                                     |     |     |             |     |       |               |     |       |            |            |            |       |  |
|---|--------------------------------|----------|------------|-------------------------------------|-----|-----|-------------|-----|-------|---------------|-----|-------|------------|------------|------------|-------|--|
| FUTURE LAND USE DESIGNATION               | LAND USE                       | ITE CODE | INTENSITY  | TRIP GENERATION RATE <sup>(1)</sup> | IN  | OUT | TOTAL TRIPS |     |       | PASS-BY TRIPS |     |       |            | NEW TRIPS  |            |       |  |
|   |                                |          |            |                                     |     |     | IN          | OUT | TOTAL | IN            | OUT | TOTAL | %          | IN         | OUT        | TOTAL |  |
| Current                                   | Single Family Detached Housing | 210      | 223 Units  | $\ln(T) = 0.91 \ln(X) + 0.12$       | 26% | 74% | 40          | 115 | 155   | 0             | 0   | 0     | 0%         | 40         | 115        | 155   |  |
|   | Shopping Center (<40K)         | 822      | 18,818 SF  | $\ln(T) = 0.66 \ln(X) + 1.84$       | 60% | 40% | 25          | 19  | 44    | 0             | 0   | 0     | 0%         | 25         | 19         | 44    |  |
| Proposed                                  | Single Family Attached Housing | 215      | 700 Units  | $T = 0.52 (X) - 5.70$               | 31% | 69% | 111         | 247 | 358   | 0             | 0   | 0     | 0%         | 111        | 247        | 358   |  |
|   | Shopping Center (40-150K)      | 821      | 141,134 SF | $T = 1.73 (X)$                      | 62% | 38% | 150         | 94  | 244   | 0             | 0   | 0     | 0%         | 150        | 94         | 244   |  |
| <b>Difference (Proposed less Current)</b> |                                |          |            |                                     |     |     |             |     |       |               |     |       | <b>196</b> | <b>207</b> | <b>403</b> |       |  |

| PM PEAK HOUR  |                                |          |            |                                     |     |     |             |     |       |               |     |       |            |            |            |       |  |
|---|--------------------------------|----------|------------|-------------------------------------|-----|-----|-------------|-----|-------|---------------|-----|-------|------------|------------|------------|-------|--|
| FUTURE LAND USE DESIGNATION                           | LAND USE                       | ITE CODE | INTENSITY  | TRIP GENERATION RATE <sup>(1)</sup> | IN  | OUT | TOTAL TRIPS |     |       | PASS-BY TRIPS |     |       |            | NEW TRIPS  |            |       |  |
|   |                                |          |            |                                     |     |     | IN          | OUT | TOTAL | IN            | OUT | TOTAL | %          | IN         | OUT        | TOTAL |  |
| Current   | Single Family Detached Housing | 210      | 223 Units  | $\ln(T) = 0.94 \ln(X) + 0.27$       | 63% | 37% | 133         | 78  | 211   | 0             | 0   | 0     | 0%         | 133        | 78         | 211   |  |
|   | Shopping Center (<40K)         | 822      | 18,818 SF  | $\ln(T) = 0.71 \ln(X) + 2.72$       | 50% | 50% | 60          | 62  | 122   | 21            | 20  | 41    | 34%        | 39         | 42         | 81    |  |
| Proposed  | Single Family Attached Housing | 215      | 700 Units  | $T = 0.60 (X) - 3.93$               | 57% | 43% | 237         | 179 | 416   | 0             | 0   | 0     | 0%         | 237        | 179        | 416   |  |
|   | Shopping Center (40-150K)      | 821      | 141,134 SF | $T = 5.19 (X)$                      | 49% | 51% | 358         | 374 | 732   | 147           | 146 | 293   | 40%        | 211        | 228        | 439   |  |
| <b>Used for 2026 Analysis</b>                         |                                |          |            |                                     |     |     |             |     |       |               |     |       | <b>448</b> | <b>407</b> | <b>855</b> |       |  |
| <b>Used for 2045 Analysis (Proposed less Current)</b> |                                |          |            |                                     |     |     |             |     |       |               |     |       | <b>276</b> | <b>287</b> | <b>563</b> |       |  |

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

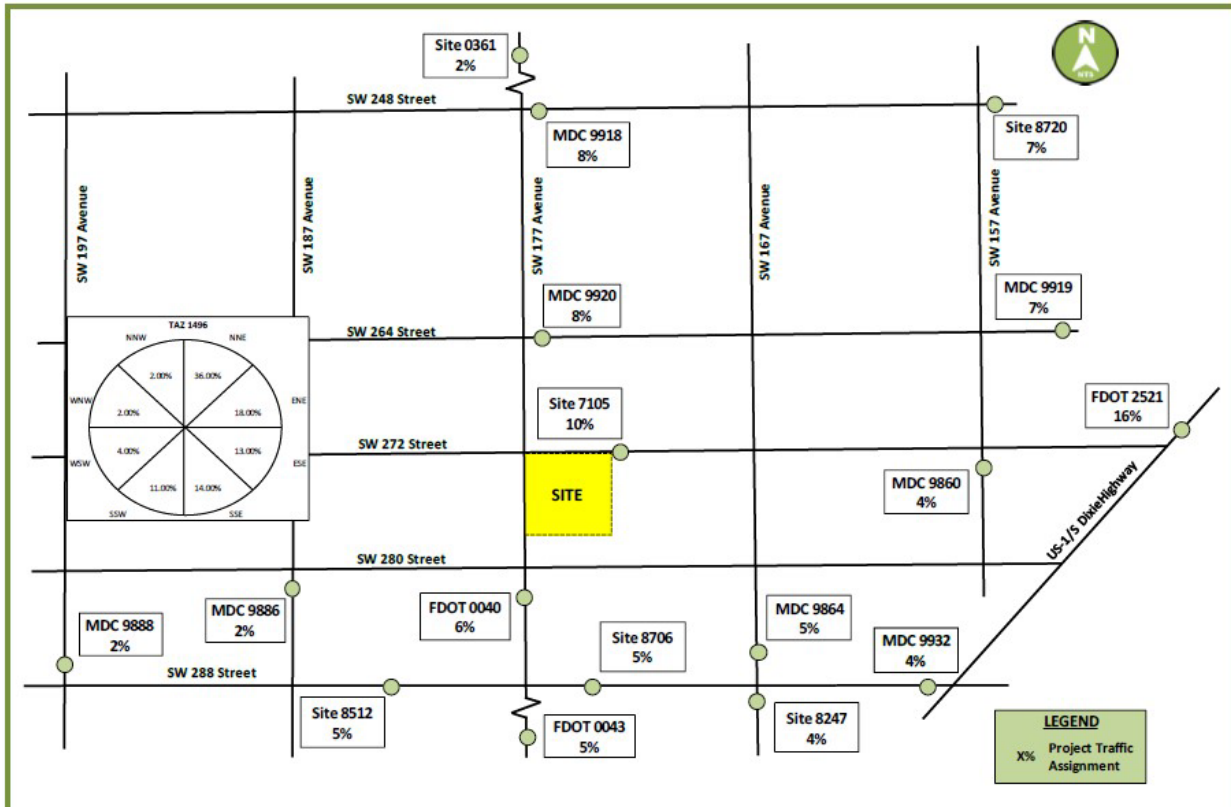
The site is located on TAZ 1496, the cardinal trip distribution for this TAZ was obtained from Miami-Dade County Transportation Planning Organization's travel demand model called as Southeast Florida Regional Planning Model (SERPM). The TPO publishes cardinal trip distribution for the years 2015 and 2045. The cardinal distribution for the year 2026 was generated by interpolating the distribution percentages of the years 2015 and 2045. Table 2 below shows the year-2026 trip distribution for TAZ 1496.

**Table 2 – Site Traffic Distribution**

| YEAR        | NNE           | ENE           | ESE           | SSE           | SSW           | WSW          | WNW          | NNW          |
|-------------|---------------|---------------|---------------|---------------|---------------|--------------|--------------|--------------|
| <b>2015</b> | 36.30%        | 17.20%        | 12.80%        | 13.60%        | 9.80%         | 5.30%        | 3.00%        | 2.10%        |
| <b>2045</b> | 34.10%        | 18.70%        | 12.00%        | 16.00%        | 14.00%        | 2.80%        | 1.00%        | 1.50%        |
| <b>2026</b> | <b>35.49%</b> | <b>17.75%</b> | <b>12.51%</b> | <b>14.48%</b> | <b>11.34%</b> | <b>4.38%</b> | <b>2.27%</b> | <b>1.88%</b> |

The cardinal distribution for 2026 shown in Table 2 above was utilized to assign the trips generated by this project on the surrounding roadways. Figure 2 below shows afternoon peak hour project trip assignments on the surrounding impacted roadways.

Figure 2 – Site Traffic Distribution



The applicant's traffic study reviewed the existing traffic conditions on the surrounding roadway network using the County's and FDOT's 2023 traffic count data. Seventeen surrounding roadway segments were analyzed for afternoon peak hour capacity conditions, and it was determined that all roadways are functioning at an acceptable level of service except for SW 264 Street from SW 147 Avenue to SW 157 Avenue. See the applicant's Table 4 below for the existing roadway condition analysis.

**Table 4 – 2024 Existing Conditions Roadway Capacity Summary**

| COUNT STATION/<br>FDOT SITE | ROADWAY       | FROM          | TO            | FACILITY TYPE | ADOPTED LOS <sup>3</sup> | LOS CAPACITY | TRAFFIC COUNT | DO TRIPS | TOTAL VOLUME | LOS | VOLUME TO CAPACITY RATIO (V/C) | MEETS CAPACITY |
|-----------------------------|---------------|---------------|---------------|---------------|--------------------------|--------------|---------------|----------|--------------|-----|--------------------------------|----------------|
| FDOT Site 0361 <sup>2</sup> | SW 177 Avenue | SW 200 Street | SW 216 Street | 4LD           | D                        | 3,580        | 2,925         | 0        | 2,925        | C   | 0.82                           | YES            |
| MDC 9918 <sup>1</sup>       | SW 248 Street | SW 167 Avenue | SW 177 Avenue | 2L            | C                        | 1,359        | 514           | 35       | 549          | C   | 0.40                           | YES            |
| FDOT Site 8720 <sup>2</sup> | SW 248 Street | SW 157 Avenue | SW 167 Avenue | 2L            | D                        | 1,440        | 513           | 0        | 513          | C   | 0.36                           | YES            |
| MDC 9920 <sup>1</sup>       | SW 264 Street | SW 167 Avenue | SW 177 Avenue | 2L            | C                        | 1,359        | 506           | 7        | 513          | C   | 0.38                           | YES            |
| MDC 9919 <sup>1</sup>       | SW 264 Street | SW 147 Avenue | SW 157 Avenue | 2L            | E                        | 1,440        | 1,745         | 240      | 1,985        | F   | 1.38                           | NO             |
| FDOT Site 7105 <sup>2</sup> | SW 272 Street | SW 167 Avenue | SW 177 Avenue | 2L            | D                        | 1,440        | 414           | 0        | 414          | C   | 0.29                           | YES            |
| MDC 9860 <sup>1</sup>       | SW 157 Avenue | SW 272 Street | US-1          | 2L            | D                        | 1,440        | 525           | 126      | 651          | C   | 0.45                           | YES            |
| FDOT 2521 <sup>1</sup>      | US-1          | SW 264 Street | SW 280 Street | 4LD           | EE                       | 4,296        | 2,832         | 957      | 3,789        | C   | 0.88                           | YES            |
| MDC 9888 <sup>1</sup>       | SW 197 Avenue | SW 280 Street | SW 296 Street | 2L            | D                        | 1,440        | 304           | 129      | 433          | C   | 0.30                           | YES            |
| MDC 9886 <sup>1</sup>       | SW 187 Avenue | SW 280 Street | SW 296 Street | 2L            | C                        | 1,359        | 443           | 92       | 535          | C   | 0.39                           | YES            |
| FDOT 0040 <sup>1</sup>      | SW 177 Avenue | SW 280 Street | SW 296 Street | 4LD           | C                        | 3,420        | 2,219         | 42       | 2,261        | C   | 0.66                           | YES            |
| FDOT Site 8706 <sup>2</sup> | SW 288 Street | SW 167 Avenue | SW 177 Avenue | 2L            | D                        | 1,440        | 684           | 0        | 684          | C   | 0.48                           | YES            |
| MDC 9864 <sup>1</sup>       | SW 167 Avenue | SW 280 Street | SW 288 Street | 2L            | D                        | 1,197        | 545           | 121      | 666          | C   | 0.56                           | YES            |
| FDOT Site 8512 <sup>2</sup> | SW 288 Street | SW 177 Avenue | SW 187 Avenue | 2L            | D                        | 1,440        | 549           | 0        | 549          | C   | 0.38                           | YES            |
| FDOT-0043 <sup>1</sup>      | SW 177 Avenue | SW 296 Street | SW 312 Street | 4LD           | D                        | 3,580        | 1,796         | 189      | 1,985        | C   | 0.55                           | YES            |
| FDOT Site 8247 <sup>2</sup> | SW 167 Avenue | SW 288 Street | SW 296 Street | 2L            | D                        | 1,440        | 414           | 0        | 414          | C   | 0.29                           | YES            |
| MDC 9932 <sup>4</sup>       | SW 288 Street | US-1          | SW 177 Avenue | 2L            | D                        | 1,440        | 1,054         | 226      | 1,280        | C   | 0.89                           | YES            |

Notes: 1. Based on MDC Traffic Concurrency Database.

2. Based on FDOT Traffic Data

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

4. Based on Collected Data

The Traffic Study includes a Short Term (2026) analysis, and a Long Term (2045) analysis as required for CDMP amendment applications. Table 5 below shows the short-term (2026) analysis of the project traffic impacts on the seventeen surrounding roadway segments. The short-term analysis shows that all the surrounding roadways will meet the County’s adopted level of service standards except SW 264 Street between SW 147 Avenue to SW 157 Avenue which is failing even without impacts from this project. Also, the project traffic impact on SW 264 Street is not significant since it’s less than 5% of the roadway’s capacity.

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 long-term impact on the surrounding roadway segments. Table 6 below shows the long-term (2045) analysis of the traffic impacts this project will have on the surrounding roadways. The long-term analysis shows that all the surrounding roadways will meet the County’s adopted level of service standards.

To conclude, the short-term analysis indicates that all roadways surrounding the project site would function at acceptable LOS except for SW 264 Street but the project traffic is not significantly

impacting this roadway. The long-term analysis indicates that all the surrounding roadways impacted by this project meet the County’s adopted LOS standards, the traffic study meets CDMF requirements and hence staff agree with the conclusions of this traffic study.

**Table 5 – 2026 Short Term Conditions Roadway Capacity Summary**

| COUNT STATION/<br>FDOT SITE | ROADWAY       | FROM          | TO            | LOS CAPACITY | TRAFFIC COUNT | DO TRIPS | 2026 VOLUME* | PROJECT TRAFFIC | PROJECT TRIPS | PROJECT TRAFFIC VS CAPACITY | TOTAL TRAFFIC | VOLUME TO CAPACITY RATIO (V/C) | LOS WITH PROJECT | MEETS CAPACITY |
|-----------------------------|---------------|---------------|---------------|--------------|---------------|----------|--------------|-----------------|---------------|-----------------------------|---------------|--------------------------------|------------------|----------------|
| FDOT Site 0361              | SW 177 Avenue | SW 200 Street | SW 216 Street | 3,580        | 2,925         | 0        | 3,146        | 2%              | 17            | 0.47%                       | 3,163         | 0.88                           | D                | YES            |
| MDC 9918                    | SW 248 Street | SW 167 Avenue | SW 177 Avenue | 1,359        | 514           | 35       | 575          | 8%              | 68            | 5.00%                       | 643           | 0.47                           | C                | YES            |
| FDOT Site 8720              | SW 248 Street | SW 157 Avenue | SW 167 Avenue | 1,440        | 513           | 0        | 552          | 7%              | 60            | 4.17%                       | 612           | 0.43                           | C                | YES            |
| MDC 9920                    | SW 264 Street | SW 167 Avenue | SW 177 Avenue | 1,359        | 506           | 7        | 538          | 8%              | 68            | 5.00%                       | 606           | 0.45                           | C                | YES            |
| MDC 9919                    | SW 264 Street | SW 147 Avenue | SW 157 Avenue | 1,440        | 1,745         | 240      | 2,072        | 7%              | 60            | 4.17%                       | 2,132         | 1.48                           | F                | <b>NO</b>      |
| FDOT Site 7105              | SW 272 Street | SW 167 Avenue | SW 177 Avenue | 1,440        | 414           | 0        | 445          | 10%             | 86            | 5.97%                       | 531           | 0.37                           | C                | YES            |
| MDC 9860                    | SW 157 Avenue | SW 272 Street | US-1          | 1,440        | 525           | 126      | 677          | 4%              | 34            | 2.36%                       | 711           | 0.49                           | C                | YES            |
| FDOT 2521                   | US-1          | SW 264 Street | SW 280 Street | 4,296        | 2,832         | 957      | 3,930        | 16%             | 137           | 3.19%                       | 4,067         | 0.95                           | D                | YES            |
| MDC 9888                    | SW 197 Avenue | SW 280 Street | SW 296 Street | 1,440        | 304           | 129      | 448          | 2%              | 17            | 1.18%                       | 465           | 0.32                           | C                | YES            |
| MDC 9886                    | SW 187 Avenue | SW 280 Street | SW 296 Street | 1,359        | 443           | 92       | 557          | 2%              | 17            | 1.25%                       | 574           | 0.42                           | C                | YES            |
| FDOT 0040                   | SW 177 Avenue | SW 280 Street | SW 296 Street | 3,420        | 2,219         | 42       | 2,371        | 6%              | 51            | 1.49%                       | 2,422         | 0.71                           | C                | YES            |
| FDOT Site 8706              | SW 288 Street | SW 167 Avenue | SW 177 Avenue | 1,440        | 684           | 0        | 718          | 5%              | 43            | 2.99%                       | 761           | 0.53                           | C                | YES            |
| MDC 9864                    | SW 167 Avenue | SW 280 Street | SW 288 Street | 1,197        | 545           | 121      | 693          | 5%              | 43            | 3.59%                       | 736           | 0.61                           | C                | YES            |
| FDOT Site 8512              | SW 288 Street | SW 177 Avenue | SW 187 Avenue | 1,440        | 549           | 0        | 576          | 5%              | 43            | 2.99%                       | 619           | 0.43                           | C                | YES            |
| FDOT-0043                   | SW 177 Avenue | SW 296 Street | SW 312 Street | 3,580        | 1,796         | 189      | 2,074        | 5%              | 43            | 1.20%                       | 2,117         | 0.59                           | C                | YES            |
| FDOT Site 8247              | SW 167 Avenue | SW 288 Street | SW 296 Street | 1,440        | 414           | 0        | 435          | 4%              | 34            | 2.36%                       | 469           | 0.33                           | C                | YES            |
| MDC 9932                    | SW 288 Street | US-1          | SW 177 Avenue | 1,440        | 1,054         | 226      | 1,332        | 4%              | 34            | 2.36%                       | 1,366         | 0.95                           | C                | YES            |

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

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

| COUNT STATION  | ROADWAY       | FROM          | TO            | ADOPTED LOS | LOS CAPACITY <sup>1</sup> | 2045 DAILY VOLUME | 2045 PEAK HOUR VOLUME <sup>2</sup> | PROJECT TRAFFIC | PROJECT TRIPS | TOTAL TRAFFIC | VOLUME TO CAPACITY RATIO (V/C) | LOS WITH PROJECT | MEETS CAPACITY |
|----------------|---------------|---------------|---------------|-------------|---------------------------|-------------------|------------------------------------|-----------------|---------------|---------------|--------------------------------|------------------|----------------|
| FDOT Site 0361 | SW 177 Avenue | SW 200 Street | SW 216 Street | D           | 3,580                     | 27,178            | 2,446                              | 2%              | 11            | 2,457         | 0.69                           | C                | YES            |
| MDC9918        | SW 248 Street | SW 167 Avenue | SW 177 Avenue | C           | 1,359                     | 376               | 34                                 | 8%              | 45            | 79            | 0.06                           | C                | YES            |
| FDOT Site 8720 | SW 248 Street | SW 157 Avenue | SW 167 Avenue | D           | 1,440                     | 299               | 27                                 | 7%              | 39            | 66            | 0.05                           | C                | YES            |
| MDC9920        | SW 264 Street | SW 167 Avenue | SW 177 Avenue | C           | 1,359                     | 76                | 7                                  | 8%              | 45            | 52            | 0.04                           | C                | YES            |
| MDC9919        | SW 264 Street | SW 147 Avenue | SW 157 Avenue | E           | 1,440                     | 2,147             | 193                                | 7%              | 39            | 232           | 0.16                           | C                | YES            |
| FDOT Site 7105 | SW 272 Street | SW 167 Avenue | SW 177 Avenue | D           | 1,440                     | 9,814             | 883                                | 10%             | 56            | 939           | 0.65                           | C                | YES            |
| MDC9860        | SW 157 Avenue | SW 272 Street | US-1          | D           | 1,440                     | 4,691             | 422                                | 4%              | 23            | 445           | 0.31                           | C                | YES            |
| FDOT 2521      | US-1          | SW 264 Street | SW 280 Street | EE          | 4,296                     | 40,791            | 3,671                              | 16%             | 90            | 3,761         | 0.88                           | C                | YES            |
| MDC9888        | SW 197 Avenue | SW 280 Street | SW 296 Street | D           | 1,440                     | 558               | 50                                 | 2%              | 11            | 61            | 0.04                           | C                | YES            |
| MDC9886        | SW 187 Avenue | SW 280 Street | SW 296 Street | C           | 1,359                     | 6,356             | 572                                | 2%              | 11            | 583           | 0.43                           | C                | YES            |
| FDOT 0040      | SW 177 Avenue | SW 280 Street | SW 296 Street | C           | 3,420                     | 22,728            | 2,046                              | 6%              | 34            | 2,080         | 0.61                           | C                | YES            |
| FDOT Site 8706 | SW 288 Street | SW 167 Avenue | SW 177 Avenue | D           | 1,440                     | 6,133             | 552                                | 5%              | 28            | 580           | 0.40                           | C                | YES            |
| MDC9864        | SW 167 Avenue | SW 280 Street | SW 288 Street | D           | 1,197                     | 12,473            | 1,123                              | 5%              | 28            | 1,151         | 0.96                           | D                | YES            |
| FDOT Site 8512 | SW 288 Street | SW 177 Avenue | SW 187 Avenue | D           | 1,440                     | 7,004             | 630                                | 5%              | 28            | 658           | 0.46                           | C                | YES            |
| FDOT-0043      | SW 177 Avenue | SW 296 Street | SW 312 Street | D           | 3,580                     | 24,209            | 2,179                              | 5%              | 28            | 2,207         | 0.62                           | C                | YES            |
| FDOT Site 8247 | SW 167 Avenue | SW 288 Street | SW 296 Street | D           | 1,440                     | 12,279            | 1,105                              | 4%              | 23            | 1,128         | 0.78                           | C                | YES            |
| MDC9932        | SW 288 Street | US-1          | SW 177 Avenue | D           | 1,440                     | 7,407             | 667                                | 4%              | 23            | 690           | 0.48                           | C                | YES            |

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

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

**Transit**

Existing Service

The application site is served by Metrobus Route 70 at a bus stop located at SW 167 Avenue and SW 280 Street, ± 1.0 miles away (a 21-minute walk). The service headways (in minutes) and service frequency of these routes are shown in the “Metrobus Route Service Summary” table below.

| <b>Metrobus Route Service Summary<br/>CDMP20140015</b>   |              |                   |                   |            |          |        |                 |
|--|--------------|-------------------|-------------------|------------|----------|--------|-----------------|
| Route  | Peak (am/pm) | Off-peak (midday) | Evening (at 8 pm) | Over night | Saturday | Sunday | Type of Service |
| 70   | 60           | 60                | n/a               | n/a        | 60       | 60     | L               |
| Source: 2024-2033 Transit Development Plan, Miami Dade Department of Transportation and Public Works |              |                   |                   |            |          |        |                 |
| Note: L means Metrobus local route service. F means Metrobus feeder service to Metrorail.            |              |                   |                   |            |          |        |                 |

Recent Service Adjustments

The Better Bus Network was implemented on November 13, 2023, and since then there have been no recent service changes.

Future Transportation/Transit Needs and Planned Improvements

According to the Transit Development Plan there are two funded capital projects. First, the South Dade Transitway project will implement Gold Standard Bus Rapid Transit along the Transitway

from the SW 344 Street Park-and-Ride to Dadeland South Metrorail Station. Second, the Transit-Oriented Development Master Plan for the South Corridor project will plan along the Strategic Miami Area Rapid Transit (SMART) Plan's South Corridor to boost smart economic development and mobility through mixed-use development around transit stations located approximately 2.3 miles east of the application site.

### **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  $\pm 783$  additional daily vehicular trips, and potentially  $\pm 25-40$  new transit trips, which can be absorbed by the nearby Metrobus Route 70 providing 60-minute AM/PM peak hour headways. Upon DTPW's review for mass transit concurrency, the application was found to meet the adopted mass transit level of service standard contained in CDMP Policy MT-1A. DTPW offers the following comment:

1. The Applicant is encouraged to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible.

### **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-1F. To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.
- LU-10. Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe in the Agriculture Areas outside the Urban Development Boundary, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.
- LU-8. Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan map consistent with the adopted Goals, Objectives and policies of this plan, which will provide that the Land Use Plan map accommodates projected countywide growth.
- LU-8A. Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and

design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial, cultural, community, and senior centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.

- LU-8F. The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional and industrial activities.
- LU-9. Miami-Dade County shall continue to maintain, update and enhance the Code of Miami-Dade County, administrative regulations and procedures, and special area planning program to ensure that future land use and development in Miami-Dade County is consistent with the CDMP, and to promote better planned neighborhoods and communities and well designed buildings.
- LU-9I. Miami-Dade County shall continue to update and enhance its land development regulations and area planning program to facilitate development of better planned neighborhoods and communities, and well-designed buildings, and shall encourage and assist municipalities to do the same.
- HO-2. Ensure that by the year 2030 there is sufficient land capacity to accommodate a variety of housing types including manufactured homes, with special attention directed to affordable units for extremely low, very low, low, and moderate-income households, including workforce housing.
- HO-3. Assist the private sector in providing affordable housing products in sufficient numbers for existing and future residents throughout the County by the year 2030 to extremely low, very low, low and moderate-income households, including workforce housing.
- HO-6. Increase affordable housing opportunities for extremely low, very low, low, moderate-income households, including workforce housing options, within reasonable proximity to places of employment, mass transit and necessary public services in existing urbanized areas.
- HO-8. Bring about housing design and development alternatives that are aesthetically pleasing, encourage energy efficiency and enhance the overall health, safety and general welfare of County residents.

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

**BCC ADDITIONAL ITEMS**  
**OCTOBER 2024 CYCLE APPLICATION NO. CDMP20240015**  
**TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**  
(Consisting of materials submitted after the publication of the Initial Recommendations Report  
as of February 21, 2025)

| <b>ITEMS</b>  | <b>PAGE NO.</b> |
|---|-----------------|
| Redland Community Council 14 Resolution from hearing held February 24, 2025 | <b>A-1</b>      |
| Miami-Dade Sheriff's Office review memorandum                               | <b>A-3</b>      |
| Two Letters of Objection received on February 26, 2025                      | <b>A-5</b>      |
| Declaration of Restrictions received on April 9, 2025                       | <b>A-12</b>     |

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

[https://energov.miamidade.gov/EnerGov\\_Prod/SelfService#/search?m=1&fm=1&ps=10&pn=1&em=true&st=CDMP20240015](https://energov.miamidade.gov/EnerGov_Prod/SelfService#/search?m=1&fm=1&ps=10&pn=1&em=true&st=CDMP20240015)

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RESOLUTION NO. 14-2-25  
 REDLAND COMMUNITY COUNCIL (14) ISSUING  
 RECOMMENDATION ON OCTOBER 2024 CYCLE  
 APPLICATION NO. CDMP20240015 FILED BY  
 BLUENEST AT KROME I LLC, 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 standard 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 February 24, 2025, Redland Community Council (14) conducted a public hearing as authorized by Section 20-41 of the County Code;

NOW, THEREFORE, BE IT RESOLVED THAT THE REDLAND COMMUNITY COUNCIL (14) recommends that the October 2024 Cycle CDMP Amendment Application No. CDMP20240015 be transmitted with the following conditions: that the applicant meet with the neighbors prior to the Board of County Commissioners transmittal hearing; that comments be obtained from the Miami-Dade County Sheriff's Office regarding the impact of the application; that RER DERM confirm that the wildlife review comments on Florida bonneted bat are advisory; that the applicant include a condition in the proffered covenant to not provide perimeter lighting.

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

|  |        |                               |     |
|--|--------|-------------------------------|-----|
| Marie Flore Lindor-Latortue PH<br>MHSA D | Yes    | Stanley Thompkins, Vice Chair | No  |
| Wilbur Bell                              | Absent | Alicia Arellano               | Yes |
| Curtis Lawrence                          | Yes    |                               |     |
| Lucia Echaury, Chair Yes                 |        |                               |     |

Board Chair Echaury hereupon declared the resolution duly passed and adopted this 24<sup>th</sup> day of February 2025.

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

  
 Rosa Davis, Executive Secretary

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Miami-Dade Sheriff's Office  
**Memorandum**



**Date:** March 27, 2025

**To:** Eric Silva, Assistant Director  
Development Services Division  
Department of Regulatory and Economic Resources

**From:** Rosie Cordero-Stutz, Sheriff  
Miami-Dade Sheriff's Office

**Subject:** Review – Zoning Application – Case: No. CDMP20240015  
Bluenest at Krome I, LLC.

A handwritten signature in blue ink, appearing to be "RCS", written over the "From:" line.

**Received April 7, 2025**  
**RER Planning Division**

**APPLICATION:**

The applicant, Bluenest at Krome I, LLC., is requesting a re-designation of the Property from "Estate Density" residential to "Low-Medium Density" residential on the County's Future Land Use Map for a maximum of 700 dwelling units. The 91.48-acre property is located South of SW 272 Street and Krome in unincorporated, Miami-Dade County, Florida.

**CURRENT POLICE SERVICES:**

The project would be serviced by our South District, located at 10800 SW 211 Street, Miami, Florida. South District has received 77 zoning requests in 2024 to increase the residential, commercial, and educational institution development within the District. With the total accumulation of development, there will be a need for an increase in police services.

**APPLICATION REVIEW:**

A review of the application and related documents was conducted to predict its impact on the Miami-Dade Sheriff's Office resources, and the impact the project could have on any zoning modification changes. This application is seeking to re-designate the property to build a maximum of 700 dwelling units.

Current data of police staffing, population, and crimes/calls for service were also examined to project any increase in calls for service. The current police officer staffing at the respective police district would not accommodate the anticipated increase in the volume of calls for service to the area. To maintain current police staffing levels, police officer staffing would need to increase by four additional police officer, at an estimated cost of \$493,340. This information will be subject to change once the developer can provide information regarding the specific rooms for each unit. Should demand for police services increase beyond the current levels, additional sworn personnel, support staff, and equipment will be required. This concurrency approval is valid only for this initial development order. A final concurrency statement will be issued at the time of final development.

Should you require any further assistance, please contact Chief, Gina Beato-Dominguez, of our Planning and Special Projects Office, at (305)471-2167 or via e-mail at [gbd@mdso.com](mailto:gbd@mdso.com)

RCS/jhb

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**From:** Natalie N Grant <[grant.natalie@gmail.com](mailto:grant.natalie@gmail.com)>

**Sent:** Monday, February 24, 2025 9:52 PM

**To:** Bracy, Bobby (DIST8) <[Bobby.Bracym@miamidade.gov](mailto:Bobby.Bracym@miamidade.gov)>

**Subject:** Re: Letter of Concern - BlueNest at Krome Development

EMAIL RECEIVED FROM EXTERNAL SOURCE

Good evening, Bobby Joe,

I hope you are well. We last communicated in the fall of 2023 regarding a Lennar application that was completely out of sync with the surrounding community. Thanks to Commissioner Cohen-Higgins, we were able to ensure the proposal was modified to align with the surrounding community. When we spoke at the time, you pointed to the fact that we are losing agricultural land at a staggering rate. As one of very few Black farmers in the area, I know and experience this reality daily.

I'm writing again for your help. This time, I am writing to petition the Honorable Commissioner Danielle Cohen - Higgins regarding the subject line proposed development by BlueNest at Krome Ave and 272 street

- [Bluenest at Krome I LLC \(CDMP20240015\)](#)

([https://energov.miamidade.gov/EnerGov\\_Prod/SelfService#/plan/af2c6fa3-09b3-4df3-ab31-bf3998d92f16?tab=attachments](https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/af2c6fa3-09b3-4df3-ab31-bf3998d92f16?tab=attachments)) and REJECT the proposed action.

I can find no other words than to express that this application is very distressing and I'm highly concerned about what it would portend for my way of life and the immediate area. I just sat through a community council meeting where we were lectured by Holland and Knight about affordable housing and how their application (with \*possibly\* 20% affordable units) would solve the issue. No regard or respect was given to the surrounding households or the community design; it was almost as if they did not even drive around the area. As a resident of Deep South Dade and the Redland for 43 years, it was offensive and deeply insulting.

**Page A-6**

I own a grove just across Krome that is already stressed by the light pollution and struggling with production. I live at the intersection of 272 and 167 - the first stop sign in between Krome and US1 and can barely exit my yard during the morning due to traffic and the large construction vehicles transiting the roadway.

To build this level of construction - in this area - would be an absolute disaster and be a gateway to unfettered development on the backs of lifelong residents and community members. The attorney had the temerity to offer derisive comments regarding the UDB and its purpose. It is highly offensive and insulting whenever these lawyers come in because they truly do NOT care to work with the community. And - to be frank - they don't actually care about affordable housing or effective transit routes either or quality of life or anything in the Deep South.

Last year, I petitioned at the County Board to deny a Lennar application literally up the street attempting to do the same thing by dropping an insane number of townhomes in the middle of estate homes. They are destroying the Redland and all of the farmers and residents here. As one of very few remaining Black farmers in the area, I'm worried that the harm will be irreparable and I won't have a farm to pass on like my parents did for me. I rebuild communities all over the country after disasters aligned with community charrettes and visioning sessions. I have yet to see a developer down here even attempt that and it's only when the County Commission rebukes them that they adjust ; largely because they never intended to align with community need.

Commissioner Cohen-Higgins has always had a smart mind and a keen eye toward logical development plans as a counterbalance to the unmitigated greed I have seen from these developers. She is always well versed in the issues and landscape and I follow her actions closely as I believe she represents true community stewardship.

I plan to be back in front of the Commission again in April to speak out against THIS application and the arrogant and dismissive representatives of this applicant. They are just plain rude.

**Page A-7**

In closing, kindly communicate my concern to Commissioner Cohen-Higgins. I worry for South Dade. I worry for the Redland. I worry about the things we are losing because of the pure laziness of developers and their unwillingness to truly build in alignment with the community. This is not impossible; it has been done all over the country. These developers simply choose not to do so because they believe they are above accountability. I'm thankful that Commissioner Cohen-Higgins believes otherwise.

Bobby Joe - thanks for what you do for the constituents and deep thanks to Commissioner Cohen-Higgins.

Best,

NG

27201 SW 167 AVE

MDC056

February, 24, 2025

**Subject:** Strong Opposition to Proposed Rezoning of land between SW 276 Street and SW 280 Street, and between SW 157 Avenue and 159 Avenue in Homestead, FL **Application # CDMP20240014 (Lennar Homes, LLC)**, and land of South of SW 272 Street, between SW 177 avenue/Krome Avenue and SW 172 Avenue in Homestead, FL **CDMP20240015 (Bluenest at Krome I LLC)**

To the Miami City Planning Board, Zoning Department, Mayor and City Commissioners,

I am writing to express my serious concerns and unwavering opposition to the proposed rezoning of of land between SW 276 Street and SW 280 Street, and between SW 157 Avenue and 159 Avenue, and land of South of SW 272 Street, between SW 177 avenue/Krome Avenue and SW 172 Avenue in Homestead, FL in the neighborhood of Homestead, Florida, from Estate Density Residential (1 to 2.5 dwelling unit per gross acre) to Low -Medium Density Residential (6-13 dwelling units per gross acre).

**Reasons for Opposition:**

· **Character Alteration:**

This rezoning would fundamentally change the character of our established, quiet residential neighborhood by allowing for significantly denser development, including but not limit to Single family Homes with small lot size, Multifamily Townhomes and apartments, which would drastically alter the existing low-rise, farms and single-family home aesthetic.

· **Traffic Congestion:**

The increased density from this rezoning would lead to a significant increase in traffic on our already congested streets, particularly on SW 272 St, 280 St, 288 St, creating safety hazards for pedestrians and all residents, especially children. Due to the rapid development of new multi-family construction both side of US1 between SW 152 St and SW 296 Street, traffic jams of US1 and Turnpike expressway already spans the distance between exit 152 St to exit 6 to South and North of Turnpike expressway which are routinely blocked by traffic, turning the travel to metropolitan areas of Miami-Dade County during rush hour a nightmare to residents of Homestead and neighboring areas.

- The request to change zoning would make traffic even worse. While the traffic may be lighter on average, the local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for zip codes 33170, 33177, 33030, 33031, 33032, 33033, 33034, 33035 neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for all residents and children, since students walk to school in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common from east to West all around US1, which may not have been anticipated during the rezoning approvals.

• **Impact on Property Values:**

This proposed zoning change could negatively impact the property values of surrounding homes by introducing incompatible development that may decrease the desirability of our neighborhood for current residents.

• **Lack of Adequate Infrastructure:**

Our neighborhood currently lacks sufficient infrastructure to support the increased demand for parking, public services, and utilities that would come with this rezoning, leading to further strain on existing resources. Consider including additional concerns like potential noise disturbances, streets closed and detours due to construction, parking issues, or impacts on local businesses.

• **Environmental Concerns:**

The potential for increased development on this property could lead to further strain on our local ecosystem, including potential impacts on the environment but not limited to green space availability, water quality, air pollution, smog from vehicle emissions, deforestation, biodiversity loss, climate change rising global temperatures causing extreme weather events, sea level rise, and disruptions to ecosystems, waste management, and soil erosion, habitat destruction due to logging, decreasing species variety, and soil degradation from improper construction practices.

**Call to Action:**

I urge the Miami City Planning Board, Zoning Department, Mayor and City Commissioners, to carefully consider the detrimental impacts of this proposed rezoning and reject the application. We believe that preserving the current residential character of our neighborhood is vital to the quality of life for our community. It is also necessary to mention that the value of the properties will be significantly affected and they are going down if multifamily town-homes or condominiums are built. Multifamily dwellings are inconsistent with the neighborhoods developed in the area. We have to protect agricultural area with beautiful single-family homes in large lots with many leafy fruit trees and farm animals.

Please consider the concerns outlined above and prioritize the well-being of existing residents by denying this rezoning request. Thank you for your continued service and support of our communities.

Best Regards;

Anitza M. Cannet, R, RT, MR, CT

15927 SW 277 ST

Homestead, FL 33031

305-343-3944

This instrument was prepared by:

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

**Received April 9, 2025**  
**RER Planning Division**

**CDMP20240015**  
**Bluenest at Krome I LLC**

(Space Reserved for Clerk of the Court)

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**DECLARATION OF RESTRICTIONS**

**WHEREAS**, the undersigned, Bluenest at Krome I, LLC, a Florida limited liability company; All Points Ventures Unlimited, LLC, a Florida limited liability company; Lester B. Helms and Pamela Helms; Diamond I Farms, Inc., a Florida corporation; Jesus Rocha, Jr. and Arnoldo Rocha; New Game Holdings, LLC, a Florida limited liability company; and Peter Wilson and Steven Wilson (hereinafter collectively referred to as the “Owners”), hold the fee simple title to the land in Miami-Dade County, Florida, described in **Exhibit “A”**, attached hereto, and hereinafter referred to as the “Property”, which is supported by the Opinion of Title; and

**WHEREAS**, the Owners have applied for a standard amendment to the Miami-Dade County Comprehensive Development Master Plan (the “CDMP”) in October 2024 Cycle, which amendment is identified as CDMP Application No. CDMP20240015 (the “Application”);

**WHEREAS**, the Application seeks to re-designate the Property from “Estate Density Residential” and “Business and Office” to “Low-Medium Density Residential” and “Business and Office” on the Miami-Dade County Comprehensive Development Master Plan adopted Land Use Plan (“LUP”) map category;

**WHEREAS**, the Owners have filed a concurrent zoning application identified as Application No. Z2024000241 to rezone the property from Agricultural Use (AU), Single-Family One Acre Estate Use (EU-1) and Single-Family Estate Suburban Use (EU-S) to Limited Business Use (BU-1A),

Single-Family Estate Modified Use (EU-M) and Minimum Apartment House (RU-3M) with Townhouse (RU-TH) development standards, pursuant to section 2-116.1 of the Code of Miami-Dade County;

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

1. **Density Limitation.** The Property shall be limited to a maximum of 700 residential dwelling units (“Density Limitation”).
2. **For-Sale Workforce Housing.** Twenty percent (20%) of the dwelling units shall be designated as for-sale units to households whose annual income is up to one-hundred forty percent (140%) of the Area Median Income (“AMI”) of Miami-Dade County. Notwithstanding the Density Limitation provided in Paragraph No. 1, should the Owners participate in the Workforce Housing Program, pursuant to Chapter 33, Article XIA of the Miami-Dade County Code of Ordinances, the Owners may transfer any applicable density bonus in excess of the Density Limitation to another property permitted to receive such bonus, to the extent permitted by the Code of Miami-Dade County., as may be amended.
3. **Connection to Public Water and Sanitary Sewer Service.** The 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.

4. **Flood Protection.** The Owners must submit a signed and sealed “Conceptual Stormwater Master Plan” to the Division of Environmental Resources Management (DERM) for review and approval prior to the approval of the first tentative plat, soil improvement permit, building permit, Environmental Resource Permit (ERP), or paving and drainage plan. It is specifically acknowledged that such Conceptual Master Plan may be different from the stormwater plan adopted for the Property based on data obtained during the permitting process.
5. **Fire Rescue Water Flow.** The Property will ensure the appropriate water flow and accessible connection for Miami-Dade County Fire Rescue in accordance with the CDMP Level of Service (LOS).
6. **Street Lighting.** In order to minimize the impacts of the proposed development, the Owner agrees, to the extent neighboring properties are used for agriculture, that the development shall not include external streetlights along the perimeter of the Property adjacent to such agricultural property, except as may be required by the Miami-Dade County Code. The Owner also agrees to provide light shields or other comparable equipment to prevent light spillage onto adjacent properties utilized for agricultural purposes.

7. **Urban Design Guidelines.** The development shall utilize sound urban design principles, including, but not limited to, the Townhouse (Rowhouse) development sections incorporated in Miami-Dade County’s Urban Design Manual (the “Manual”) endorsed by Resolution R-1360-98, as determined in consultation with the Development Services Division of the Department of Regulatory and Economic Resources, or successor department. These principles will serve as a guideline for the Property’s development, and at a minimum, shall incorporate the following:
  - a. Buildings shall be compatible with surrounding developments or made compatible through the use of: landscaping; buffers such as walls and fences; architectural styles that complement surrounding development and building height transitions.
  - b. Buildings shall have abundant windows and doors included at street level and may incorporate a variety of architectural features and treatments on all facades such as, but not limited to: fixed awnings, porticos, or porches; a variety of materials such as stone, metal, stucco, concrete and brick; modulation and articulation of building surfaces.
  - c. Uniform street furniture and lighting standards shall be provided throughout the Property.
  - d. Pedestrian crosswalks shall be clearly delineated on any proposed private roads or drive aisles within the Property and designed with consideration to the special needs of the physically disabled.
8. **Agricultural Notice.** The Owner, its successors, and assigns shall provide in all contracts granting any interest in any portion of the Property a written notice, acknowledgement, and waiver acknowledging that the Property is abutting AU zoned land inside the UDB. All

contracts for sale or lease or otherwise granting any interest in any portion of the Property shall contain the following statement:

LAND INVOLVED IN THIS TRANSACTION LIES ADJACENT TO LAND THAT IS ZONED AU, OR IS DESIGNATED FOR AGRICULTURAL USE BY THE MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP), OR IS SUBJECT TO AU REGULATIONS. AGRICULTURAL ACTIVITIES WHICH MAY BE LAWFULLY CONDUCTED WITHIN THIS AREA INCLUDE BUT MAY NOT BE LIMITED TO CULTIVATION AND HARVESTING OF CROPS; PROCESSING AND PACKING OF FRUIT AND VEGETABLES; BREEDING OF LIVESTOCK AND POULTRY; OPERATION OF IRRIGATION PUMPS AND OTHER MACHINERY; GROUND OR AERIAL SEEDING OR SPRAYING; APPLICATION OF CHEMICAL FERTILIZERS, CONDITIONERS, PESTICIDES AND HERBICIDES; GENERATION OF TRACTOR AND TRUCK TRAFFIC AND OF NOISE, ODORS, DUST AND FUMES ASSOCIATED WITH THE CONDUCT OF THE FOREGOING ACTIVITIES; AND THE EMPLOYMENT AND USE OF AGRICULTURAL LABOR. SUCH AGRICULTURAL ACTIVITIES MAY BE PROTECTED FROM NUISANCE SUITS BY THE "FLORIDA RIGHT TO FARM ACT," SECTION 823.14, FLORIDA STATUTES. IN ADDITION, THE GRANTEE(S) HEREBY ACKNOWLEDGES AND AGREES TO PROVIDE THE DISCLOSURE IN THIS PARAGRAPH IN ANY AND ALL FUTURE CONTRACTS FOR SALE OR LEASE IN ANY PORTION OF THE PROPERTY.

**MISCELLANEOUS**

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

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

**Modification, Amendment, Release.** This Declaration of Restrictions may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then owner(s) of the property, including joinders of all mortgagees, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the property is incorporated within a new municipality or annexed into an existing municipality, and the successor municipality amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive

plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes. It is provided, however, that in the event that the successor municipality approves a modification or deletion of this Declaration of Restrictions, such modification or deletion shall not be effective until approved by the Board of County Commissioners, in accordance with applicable procedures. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her absence, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

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

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

**Authorization for Miami-Dade County (or successor municipality) to Withhold**

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

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

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

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

**Recordation and Effective Date.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application by the Board of County Commissioners. This Declaration

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

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

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

**[Signature Pages to Follow]**

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**WITNESSES:**

**BLUENEST AT KROME I, LLC,**  
a Florida limited liability company

**BY: BLUENEST PPR HOMES, LLC,**  
a Florida limited liability company,  
its sole member

**BY: BLUENEST HOLDINGS, LLC,**  
a Florida limited liability company,  
its sole manager

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Signature

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

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

Print Name: SALIM CHRAIBI

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

\_\_\_\_\_

\_\_\_\_\_

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by SALIM CHRAIBI as manager of Bluenest Holdings, LLC, a Florida limited liability company, for the purposes stated herein. He is personally known to me or has produced \_\_\_\_\_ as identification.

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

\_\_\_\_\_  
Signature

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

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

My Commission Expires:

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**WITNESSES:**

**ALL POINTS VENTURES UNLIMITED, LLC,**  
a Florida limited liability company

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Signature

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

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

Print Name: MARIA ISABEL MARTINEZ

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

\_\_\_\_\_

\_\_\_\_\_

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by MARIA ISABEL MARTINEZ as manager of All Points Ventures Unlimited, LLC, a Florida limited liability company, for the purposes stated herein. She is personally known to me or has produced \_\_\_\_\_ as identification.

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

\_\_\_\_\_  
Signature

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

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

My Commission Expires:

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**WITNESSES:**

**LESTER B. HELMS,**  
an individual

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Signature

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

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

Print Name: LESTER B. HELMS

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

\_\_\_\_\_

\_\_\_\_\_

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

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

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

\_\_\_\_\_  
Signature

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

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

My Commission Expires:

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**WITNESSES:**

**PAMELA HELMS,**  
an individual

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Signature

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

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

Print Name: PAMELA HELMS

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

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

\_\_\_\_\_  
Signature

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

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

My Commission Expires:

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**WITNESSES:**

**DIAMOND I FARMS, INC.,**  
a Florida for profit corporation

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Signature

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

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

Print Name: RALPH IORI

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

\_\_\_\_\_

\_\_\_\_\_

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Ralph Iori as PD of Diamond I Farms, Inc., a Florida for profit corporation for the purposes stated herein. He is personally known to me or has produced \_\_\_\_\_ as identification.

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

\_\_\_\_\_  
Signature

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

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

My Commission Expires:

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**WITNESSES:**

**JESUS ROCHA, JR.,**  
an individual

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Signature

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

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

Print Name: JESUS ROCHA, JR.

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

\_\_\_\_\_

\_\_\_\_\_

STATE OF FLORIDA )

) SS

COUNTY OF MIAMI-DADE )

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

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

\_\_\_\_\_  
Signature

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

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

My Commission Expires:

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**WITNESSES:**

**ARNOLDO ROCHA,**  
an individual

\_\_\_\_\_  
Signature

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

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

Print Name: ARNOLDO ROCHA

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

\_\_\_\_\_  
Signature

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

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

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

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

\_\_\_\_\_  
Signature

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

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

My Commission Expires:

IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**WITNESSES:**

**NEW GAME HOLDINGS, LLC,**  
a Florida limited liability company

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Signature

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

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

Print Name: CARLOS M. GRANDE

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

\_\_\_\_\_

\_\_\_\_\_

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

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by CARLOS M. GRANDE, manager of New Game Holdings, LLC, a Florida limited liability company for the purposes stated herein. She is personally known to me or has produced \_\_\_\_\_ as identification.

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

\_\_\_\_\_  
Signature

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

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

My Commission Expires:



IN WITNESS WHEREOF, I have executed this Declaration of Restrictions as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**WITNESSES:**

**STEVEN WILSON,**  
an individual

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Signature

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

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

Print Name: STEVEN WILSON

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

\_\_\_\_\_

\_\_\_\_\_

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

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

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

\_\_\_\_\_  
Signature

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

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

My Commission Expires:

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**PARCEL IDENTIFICATION NUMBER: 30-6931-000-0310**

**PARCEL 1:**

THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4 OF THE SW 1/4 LESS THE SOUTH 25 FEET FOR ROAD, IN SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

A PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SW 1/4 OF SAID SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, BEING A 1/2 INCH DIAMETER IRON PIPE; THENCE S89°11'23"W, ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 31, FOR A DISTANCE OF 2,702.97 FEET TO THE NW CORNER OF THE SW 1/4 OF SAID SECTION 31; THENCE S00°38'38"E, ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION 31, FOR A DISTANCE OF 1,666.27 FEET; THENCE N89°21'22"E, AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 42.00 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 997 (KROME AVENUE / S.W. 177TH AVENUE) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP FOR STATE ROAD NO. 997 (KROME AVENUE), SECTION 87150-2532, RECORDED IN RIGHT-OF-WAY ROAD PLAT BOOK 124, AT PAGE 82, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND:

THENCE N89°09'56"E FOR A DISTANCE OF 76.00 FEET; THENCE S00°38'38"E FOR A DISTANCE OF 293.27 FEET; THENCE N89°09'39"E FOR A DISTANCE OF 281.86 FEET; THENCE S00°50'21"E FOR A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF S.W. 278TH STREET AS PER OFFICIAL RECORDS BOOK 14641 AT PAGE 1885 OF SAID PUBLIC RECORDS; THENCE S 89°09'39"W, ALONG SAID NORTH RIGHT OF WAY LINE OF S.W. 278TH STREET, FOR A DISTANCE OF 354,91 FEET TO A POINT ON SAID EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 997 (KROME AVENUE / S.W. 177TH AVENUE); THENCE N01°12'05"W, ALONG SAID EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 997 (KROME AVENUE / S.W. 177TH AVENUE), FOR A DISTANCE OF 308.28 FEET TO THE POINT OF BEGINNING.

**PARCEL IDENTIFICATION NUMBER: 30-6931-000-0315**

**PARCEL 2:**

THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SW 1/4 OF THE SW 1/4 IN SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE SOUTH 25 FEET THEREOF FOR ROAD RIGHT OF WAY, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

**PARCEL IDENTIFICATION NUMBER: 30-6931-000-0330**

THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4 AND THE NORTH 1/2, OF THE NORTH 1/2, OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, LESS THE WEST 62.50 FEET FOR RIGHT-OF-WAY, SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39, ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

**PARCEL IDENTIFICATION NUMBER: 30-6931-000-0250**

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN DADE COUNTY, FLORIDA.

**PARCEL IDENTIFICATION NUMBER: 30-6931-000-0300**

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE WEST 3/4 OF THE SOUTHWEST 1/4, LESS AND EXCEPT THE WEST 62.5 FEET FOR RIGHT OF WAY, OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN STIPULATED ORDER OF TAKING IN FAVOR OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED IN OFFICIAL RECORDS BOOK 30788, PAGE 4661, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SW 1/4 OF SAID SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, BEING A 1/2 INCH DIAMETER IRON PIPE; THENCE S89°11'23"W, ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 31, FOR A DISTANCE OF 2,702.97 FEET TO THE NW CORNER OF THE SW 1/4 OF SAID SECTION 31; THENCE S00°38'38" E, ALONG THE WEST LINE OF THE SW ¼ OF SAID SECTION 31, FOR A DISTANCE OF 999.65 FEET; THENCE N89°21'22"E, AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 62.50 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 997 (KROME AVENUE / S.W. 177th/ AVENUE) AS DESCRIBED IN THAT CERTAIN WARRANTY DEED, CONVEYED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, RECORDED IN OFFICIAL RECORDS BOOK 21003, AT PAGE 1475, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND: THENCE N00°38'38"W, ALONG THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 997(KROME AVE. / S.W. 177th/ AVENUE), FOR A DISTANCE OF 333.28 FEET; THENCE N89°10'48"EFOR A

DISTANCE OF 52.37 FEET; THENCE S00°06'22"W FOR A DISTANCE OF 333.32 FEET; THENCE S89°10'31"W FOR A DISTANCE OF 48.00 FEET TO THE POINT OF BEGINNING.

**PARCEL IDENTIFICATION NUMBER: 30-6931-000-0290**

THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA.

**PARCEL IDENTIFICATION NUMBER: 30-6931-000-0260**

WEST 1/2 OF NW 1/4 OF NE 1/4 OF SW 1/4 AND EAST 1/2 OF NE 1/4 OF NW 1/4 OF SW 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

**PARCEL IDENTIFICATION NUMBER: 30-6931-000-0270**

THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, IN SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

**PARCEL IDENTIFICATION NUMBER: 30-6931-000-0241**

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, OF MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 198 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST.

**PARCEL IDENTIFICATION NUMBER: 30-6931-000-0332**

THE EAST 1/3 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE WEST 3/4 OF THE SOUTHWEST 1/4; AND THE EAST 1/3 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE WEST 3/4 OF THE SOUTHWEST 1/4; ALL IN SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA;  
ALSO DESCRIBED AS:  
THE SOUTH 1/2 OF THE SW1/4 OF THE NE1/4 OF THE SW1/4 AND THE NORTH 1/2 OF THE NW1/4 OF THE SE1/4 OF THE SW1/4, SECTION 31, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.