

Date: June 26, 2025

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Supplemental Information on May 2024 Cycle Application
No. CDMP20240008 to Amend the Comprehensive Development Master Plan

Supplement
Agenda Item No. 3(B)

The following supplemental information is provided to the Board of County Commissioners regarding May 2024 Cycle Application No. CDMP20240008 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. CDMP20240008 received by the Department of Regulatory and Economic Resources not included in the Initial Recommendation report.



Roy Coley
Chief Utilities and Regulatory Services Officer

Application No. CDMP20240008
Bluenest Development, LLC.
Commission District 9 Community Council 15

APPLICATION SUMMARY

Applicant/Representative:	Bluenest Development, LLC / Pedro Gassant, Esq., Alessandria San Roman, Esq., Mischaël Cetoute, Esq., Holland & Knight.
Location:	Located on the north side of Bailes Road and SW 232 Street, approximately 113 feet east of SW 114 Path.
Total Acreage:	±4.67 gross acres / ±4.43 net acres
Current Land Use Plan Map Designation:	“Low Density Residential” (2.5 to 6 dwelling units per gross acre).
Requested Land Use Plan Map Designation and Other Changes:	<ol style="list-style-type: none"> 1. Redesignate the application site to: “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre). 2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.
Amendment Type:	Small-Scale (processed concurrently with Zoning Application No. Z2024000108).
Existing Zoning Districts / Site Condition:	AU / Partially developed with 10 residential structures.

RECOMMENDATIONS

Staff:	ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (October 2024)
South Bay Community Council (15):	ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (October 16, 2024)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (November 4, 2024)
Final Action of Board of County Commissioner	TO BE DETERMINED (June 26, 2025)

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Staff recommends to **Adopt with Acceptance of the Proffered Declaration of Restrictions** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map to re-designate the ±4.67 gross acres (± 4.43 net acres) application site from “Low Density Residential” (2.5 to 6 dwelling units per gross acre) to “Low-Medium Density Residential (6 to 13 dwelling units per gross acre) for the following reasons:

Principal Reasons for Recommendation:

1. If the application is approved and the application is developed as proposed by the applicant, the proposed residential development would be consistent with Objective LU-1, Policy LU-1C, and Policy LU-10A of the CDMP Land Use Element. These CDMP policies and objective require the County to prioritize redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development, where urban services and facilities have the capacities to accommodate additional demand. The application site is currently developed with 9 residential structures, and the applicant intends to redesignate the land use on the property to redevelop the application site with 51 town homes. As discussed in Principal Reason No. 2(ii) below, existing public services and facilities serving the application site have adequate capacities to accommodate the impacts that would be generated by the proposed development on the application site if the application is approved.

Under the current CDMP land use designation of “Low Density Residential”, at a density of 6 dwelling units per gross acre, the maximum residential development allowed on the application site is 28 single-family detached units. Under the requested CDMP land use designation of “Low-Medium Density Residential”, at a maximum density of 13 units per acre, the application site could be developed with a maximum of 60 single-family attached units. However, the applicant proffered a Declaration of Restrictions (covenant) that proposes to limit residential development on the site to a 51-unit townhouse development, committing 10 of the proposed units as workforce housing to households whose annual income is up to 140% of the Area Median Income of Miami-Dade County. The proposed development is consistent with surrounding uses, as noted in Reason No. 2iii below.

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

- i. *Need to Accommodate Population or Economic Growth:* The application, if approved, would increase the capacity of residential land supply within the analysis area (Minor Statistical Area 7.1) where the application site is located. The combined vacant land for single-family and multi-family type of development in MSA 7.1, in 2024, was estimated to

have a capacity for about 9,593 dwelling units, with 87.3% of these units intended for multi-family use. The depletion of single-family type units is projected to occur beyond 2029, for multi-family type units beyond 2040, and for both the depletion is also projected to be beyond the year 2040 (see "Supply and Demand Analysis" on page 13). Approval of the application would create a net addition of 23 single-family attached units. This addition will have a negligible impact on the depletion of single-family units in the subject MSA, and no impact on the depletion year for multifamily type units.

- ii. *Public Facilities and Services:* Approval of the application would be generally consistent with Objective CIE-3 of the CDMP Capital Improvements Element that requires CDMP land use decisions not to cause a violation in the adopted level of service (LOS) standards for public facilities and services. The impacts that would be generated from developing the application site with the 51 town homes as described in the proffered covenant, if the application is approved, would not cause a violation in the level of service standards for public services and facilities, except for roadways.

With respect to roadways, staff's short-term year 2026 (concurrency) analysis determined that all roadways, adjacent to and in the vicinity of the application site have sufficient capacity to handle the additional traffic impacts that would be generated by the proposed development under existing and short-term traffic conditions. However, there are three roadway segments that are projected to operate below the County's adopted level of service standards in the long term (2045): SW 112 Avenue from SW 216 Street to SW 200 Street; SW 127 Avenue from SW 216 Street to SW 232 Street; and SW 216 Street from US-1 to SW 134 Avenue. The three roadway segments are projected to fail even without impacts from project. Furthermore, the impact to each of these roadways would less than 5% of their maximum service volume capacity, which is not considered significant; therefore, no mitigation is required. (see "Roadway" section on page 29).

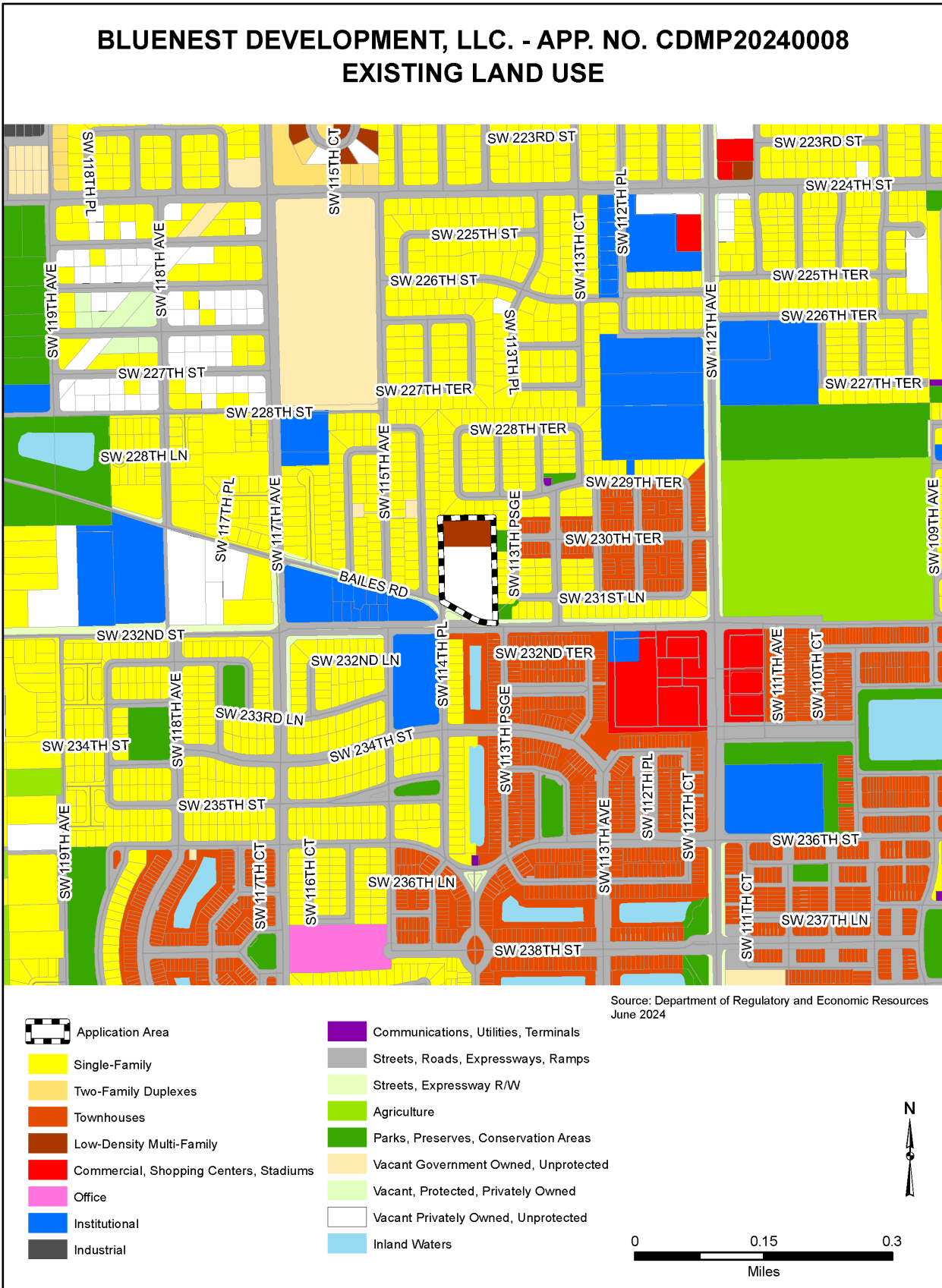
- iii. *Compatibility:* If the application is approved with the proffered covenant, the proposed residential development with 51 attached residential units would generally be compatible with the abutting single-family residences and townhome developments adjacent to the site. There are single-family homes abutting to the west of the site in the Bailes Commons Second Addition Subdivision and to the north and east of the application site, in the Silver Palms Subdivision. The Silver Palms townhome development is located further east of SW 113 Passage in the same subdivision. The proposed residential development would also be compatible with the townhome residences located to the south of the application site, south of SW 232 Street, in the Silver Palm East Section 3 Subdivision.

- iv. *Environmental and Historic Resources:* Approval of the application would not impact any archaeological resources but may impact historic and environmental resources on the application site. The Office of Historic Preservation (OHP) identified nine existing structures on the site constructed in 1964 which are over 50 years old and thus meet the age requirement for historic resource eligibility and the site is one of few remaining privately owned farm labor camps built in South Dade during the mid-20th century. The OHP will be conducting a Migrant Farmworker Context Study and survey with a focus on the County's agricultural heritage, accordingly the applicant is required to coordinate with OHP prior to any redevelopment or demolition activities on site to ensure adequate documentation of the site and its historic resources. Additionally, the application site contains tree resources, which may include specimen sized trees (trees with 18-inch or

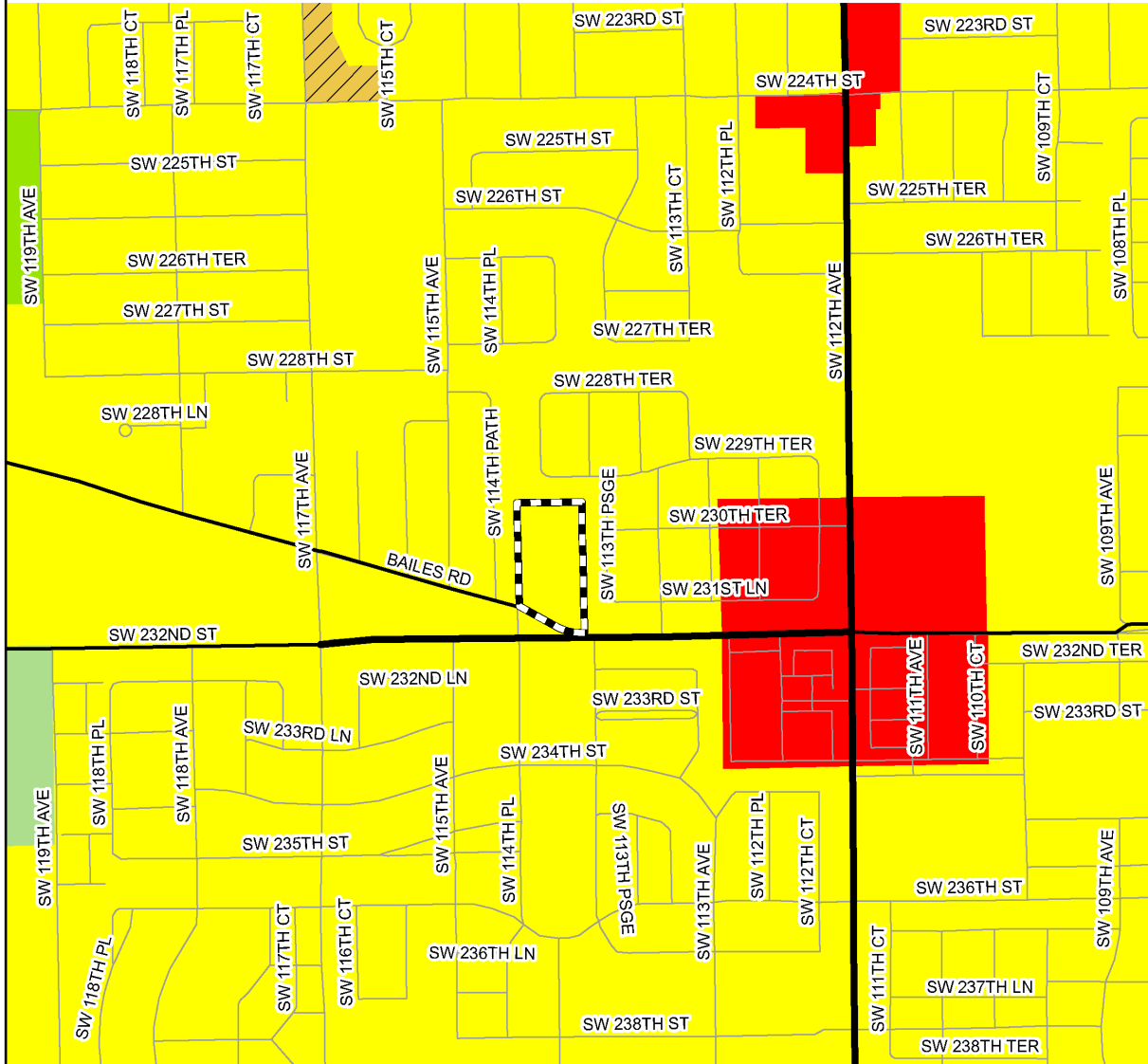
greater trunk diameter) that are to be preserved, whenever reasonably possible, pursuant to CDMP Policy CON-8A and Section 24-49.2(II) of Miami-Dade County Code.

- v. *Enhance or Degrade Countywide Systems:* If the application is approved, the development of the site with the proposed 51 units residential units would not degrade any countywide system. All countywide systems have sufficient capacity to absorb the impacts that would be generated by development of the site with the proposed use.









- vi. *Transit Ridership and Pedestrianism:* Approval of the and development the site with residential uses, would support transit ridership and pedestrianism. The site is served by to Metrobus Routes 35 and 70, with the closest bus stop approximately 0.25 miles away (a 5-minute walk) at SW 112 Avenue and SW 232 Street. The property also is in the vicinity of the South Dade Transitway, with the SW 112 Avenue station located approximately 1.90 miles away. This station is planned to be a Gold Bus Rapid Transit (BRT) station. The BRT will provide service along the Transitway from Florida City to the Dadeland South Metrorail Station (see "Transit" section on page 39).

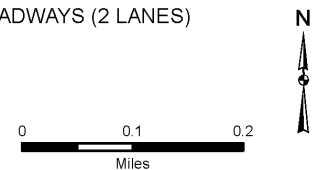


BLUENEST DEVELOPMENT, LLC. - APP. NO. CDMP20240008 CDMP LAND USE

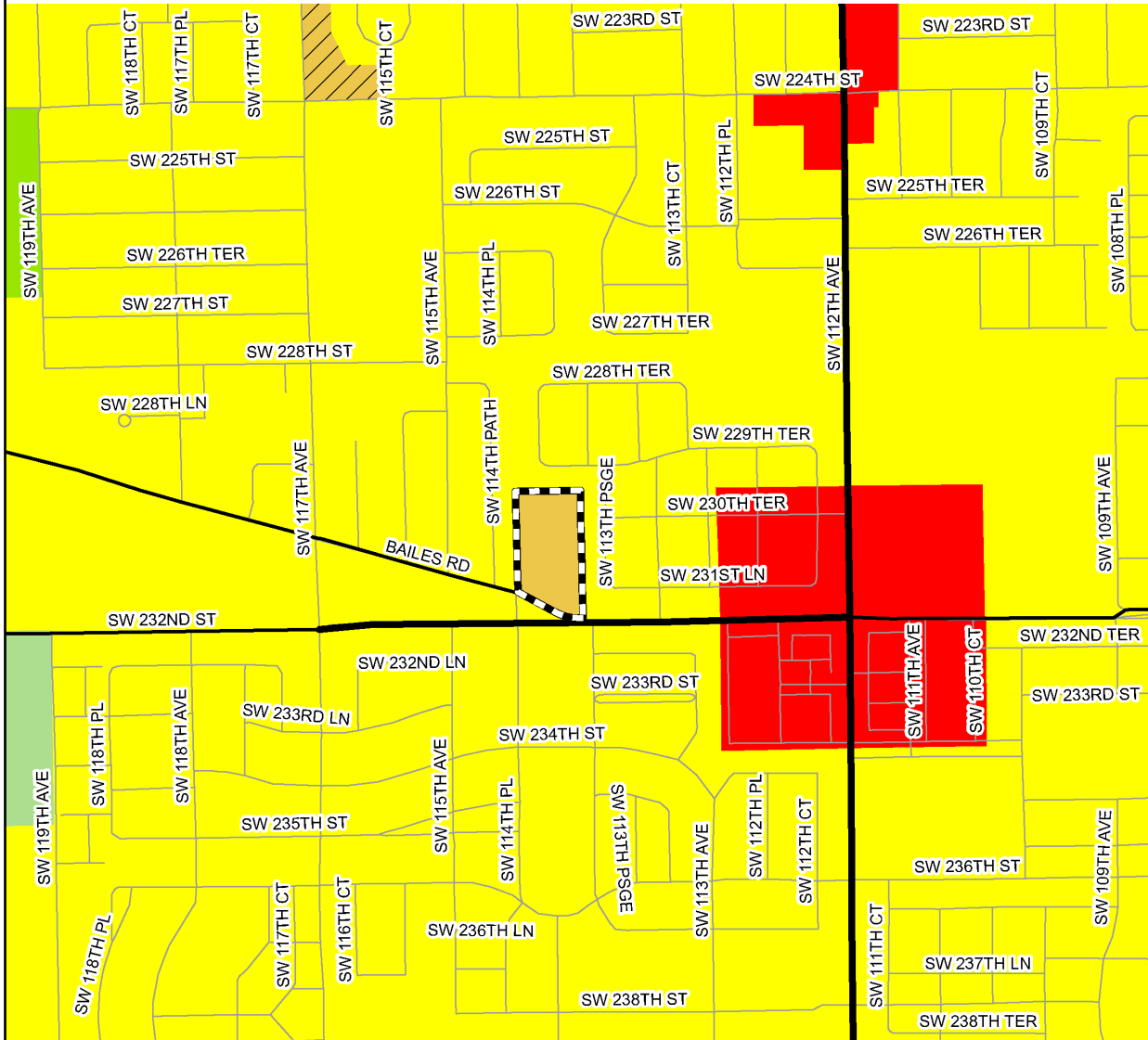


Source: Department of Regulatory and Economic Resources
June 2024

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|---|--|---|----------------------------------|
|  | APPLICATION AREA |  | BUSINESS AND OFFICE |
| CDMP LAND USE | | | |
|  | ESTATE DENSITY (EDR) 1-2.5 DU/AC |  | ENVIRONMENTALLY PROTECTED PARKS |
|  | LOW DENSITY (LDR) 2.5-6 DU/AC |  | MAJOR ROADWAYS (3 OR MORE LANES) |
|  | LOW-MEDIUM DENSITY W/ DENSITY INCREASE 1 |  | MINOR ROADWAYS (2 LANES) |

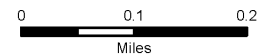


BLUENEST DEVELOPMENT, LLC. - APP. NO. CDMP20240008 PROPOSED CDMP LAND USE



Source: Department of Regulatory and Economic Resources
July 2024

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|---|--------------------------------------|---|--|
|  | APPLICATION AREA |  | LOW-MEDIUM DENSITY W/ DENSITY INCREASE 1 |
| CDMP LAND USE | |  | BUSINESS AND OFFICE |
|  | ESTATE DENSITY (EDR) 1-2.5 DU/AC |  | ENVIRONMENTALLY PROTECTED PARKS |
|  | LOW DENSITY (LDR) 2.5-6 DU/AC |  | MAJOR ROADWAYS (3 OR MORE LANES) |
|  | LOW-MEDIUM DENSITY (LMDR) 6-13 DU/AC |  | MINOR ROADWAYS (2 LANES) |



STAFF ANALYSIS

Application Site

Location

The application site consists of a ±4.67 gross (± 4.43 net) parcel located north of SW 232 Street and east of SW 114 Path, in unincorporated Miami-Dade County (see “Aerial Photo” on page 6). The application site is identified by Miami-Dade Property Appraiser as Folio No. 30-6018-000-0560.

Existing Land Use

The northern portion of the application site is currently developed with nine residential structures with an additional residential structure built close to the site’s western boundary, towards the west central portion of the site. The Office of Historic Preservation has identified nine (9) of these structures as historically significant. The site represents one of the few remaining examples of privately-owned farm labor camps built in South Dade during the mid-20th century. The remainder of the site is vacant (see “Existing Land Use” map on page 8).

CDMP Land Use Designation/Request

The application site is designated “Low Density Residential” in the CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map (see “CDMP Land Use” map on page 9) that allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. Areas designated “Low Density Residential” are characterized by single family detached, cluster, and townhouses. The CDMP Land Use Element text indicates that such CDMP land use category “could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded”.

The applicant requests that the application site be redesignated to the “Low-Medium Density Residential” CDMP land use category. This CDMP land use category allows a range in density from a minimum of 6 to a maximum of 13 dwelling units per gross acre. Areas designated “Low-Medium Density Residential” are characterized by single-family homes, townhouses and low-rise apartments, including zero-lot-line single-family developments, which cannot exceed a density of 7 dwelling units per gross acre.

Under the current CDMP land use designation of “Low Density Residential”, the application site could be developed with a maximum of 28 single-family detached homes. Under the requested CDMP land use designation of “Low-Medium Density Residential”, the application site could be developed with a maximum of 60 single-family attached homes. However, the applicant proffered a Declaration of Restrictions (covenant) that proposes to limit residential development on the site to 51-unit townhouse development. (see “Declaration of Restrictions” section below).

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

Applicant’s Proffered Declaration of Restrictions

As noted above, the applicant proffered a covenant that proposes to limit residential development on the site to 51-unit townhouse development. The covenant also commits to set

aside 10 of the proposed 51 units as workforce housing (20% of the units) for households whose annual income is up to 140% of the Area Median Income of Miami-Dade County, also entitling the owner the ability to transfer any applicable density bonus in excess of the density limitation to another property that's permitted to receive such bonuses as of the date of this covenant. Furthermore, covenant commits to ensure that the appropriate water flow and accessible connection for Miami-Dade Fire Rescue is in accordance with the CDMP Level of Service (LOS) standard.

In addition, the covenant includes a commitment to connect to public water and public sanitary sewer; however, it allows the owner to seek a variance or extension of time from the Environmental Quality Control Board (EQCB) to utilize a wastewater disposal system or other permitted method. DERM and WASD have expressed concerns regarding the ability to seek variances. Therefore, this condition will need to be modified. In addition, the proffered covenant also allows the owner to request that the County apply the owner's payment of impact fees to benefit the immediate area. Staff notes that the County does not have a mechanism to restrict where the impact fees may be utilized; therefore, this condition may not be enforceable. See "Appendix B: Applicant's Proffered Declaration of Restrictions" on Appendices page A-21).

Zoning

The application site is currently zoned AU (Agriculture). See "Zoning" map on page 7. The AU zoning district permits residential uses on 5 gross acres lots. The applicant requested that the CDMP application be processed concurrently with zoning Application No. Z2024000108, pursuant to Section 2-116.1 of the Miami-Dade County Code. The Applicant is requesting a zoning district boundary change on the application site from the existing AU zoning district to RU-3M with RU-TH use in order to allow the development of the application site of 51 single-family homes. The RU- TH zoning district permits townhomes at 8.5 units per net acres.

Zoning History

Miami-Dade County zoning regulations were first created in 1938. Zoning records dating from 1948 indicate that the application site was initially zoned AU and has remained zoned for agriculture until the present day.

Adjacent Land Use and Zoning

Adjacent Existing Land Uses

The existing land uses surrounding the application site are generally characterized by low-density single family detached residential uses developments to the west and north of the application site. The area east of the site is developed with single-family homes, private recreational facilities, and a townhome community beyond SW 113 Place. The area south of the application site, across SW 232 Street, is developed with the Summerset Academy Silver Palms, low density single-family homes, and a townhomes community. The area west of the site is also developed with the Summerset Academy Silver Palms and with single-family homes. There are also some retail uses to the southeast of the site, across SW 232 Street along SW 112 Avenue (see "Existing Land Use" map on page 8 and "Appendix F: Photos of Site and Surroundings" on Appendices page A-49).

Adjacent Land Use Plan Map Designations

The CDMP area surrounding the application site to the north, east, south and west is designated "Low Density Residential" (2.5 to 6 dwelling units per gross acre) on the CDMP Adopted 2030 and 2040 LUP map. There is also a commercial node further west of the site, at

the intersection of SW 232 Street and SW 112 Avenue, that is designated “Business and Office” (see “CDMP Map” on page 9).

Adjacent Zoning

Properties adjacent to the north and east of the application site are zoned RU-3M. Properties abutting to the south of the application site are zoned RU-3M and RU-1M(a). Properties to the west of the site are also zoned RU-1M(a). The RU-3M zoning district permits residential units at a density of 12.9 units per net acre. The RU-1M(a) zoning district permits residential uses on 5,000 sq. ft. net lots.

Supply and Demand Analysis

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

Residential

The application site is located in MSA 7.1. The combined vacant land for single-family and multi-family type of development in MSA 7.1, in 2024, was estimated to have a capacity for about 9,593 dwelling units, with 87.3% of these units intended for multi-family use. The annual average residential demand in the subject MSA is projected to decrease from 311 units per year in the 2020-2025 period to 270 in the 2035-2040 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family type units to occur beyond 2029. For multi-family type units, the depletion will occur beyond 2040, and for both single-family and multi-family units, the depletion is also projected to be beyond the year 2040. See “Residential Land Supply/Demand Analysis” table below.

Residential Land Supply/Demand Analysis
2024 to 2040

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	1,219	8,374	9,593
DEMAND 2020-2025	241	70	311
CAPACITY IN 2025	978	8,304	9,282
DEMAND 2025-2030	216	63	279
CAPACITY IN 2030	0	7,889	7,887
DEMAND 2030-2035	220	64	284
CAPACITY IN 2035	0	7,669	6,467
DEMAND 2035-2040	209	61	270
CAPACITY IN 2040	0	7,364	5,117
DEPLETION YEAR	2029	2040+	2040+

Residential capacity is expressed in terms of housing units.

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

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

The applicant is requesting a CDMP land use change on the application site from “Low Density Residential” to “Low-Medium Density Residential” on a ±4.67-gross acres site. The applicant proffered a covenant limiting development on the site to 51 units. Consequently, if the proposed

application is approved, it will create a net addition of 23 single-family attached units (as stated in a proffered covenant). This will have a negligible impact on the depletion of single-family units in the subject MSA. Furthermore, approval of this application would have no impact on the depletion year for multifamily type units.

Housing Affordability Assessment: The following market analysis evaluates the extent to which the current application supports or furthers Goal 1 of the Housing Element of the Comprehensive Development Master Plan, which requires the County to:

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

The application site is located north of Bailes Road and east of SW 114th Path. This places the proposed application in MSA 7.1 which will constitute the housing market area in the analysis that follows. The proposal is for 51 single-family attached housing units. Ten percent of the dwelling units shall be designated as for-sale affordable housing to households whose annual income is up to one-hundred forty 140% of the area median income (AMI) of Miami Dade County. 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 analysis below evaluates this 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. This data comes from the 2022 American Community Survey 5-year Estimates and from the most recently available HUD Comprehensive Housing Affordability Strategy (CHAS) data for the period 2016-2020. The table shows that 46.6% of all households (including renters and owners) earn less than 60% of AMI (\$68,100). An additional 13.7% of households earn between 60 and 80% of AMI (\$90,800). Combined, these very low and low-income households are cost burdened at a rate of 31%, and 38% are severely cost burdened. In total, over two-thirds of all low-income households in this MSA are cost burdened or severely cost burdened. A household is considered cost burdened if they pay between 30% and 50% of their income for housing costs, and severely cost burdened if they spend 50% or more of their income on housing costs.

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

Income Range; Upper Limit (Family of 4)	MSA 7.1		
	Households	% of Total	Percent Cost Burdened (All Households)
Low/Very Low (Less than 60%; \$68,100)	11,132	46.6%	Less than 80% of AMI: Cost Burdened 31.0%
Low (60% to 80%; \$90,800)	3,280	13.7%	Severely Cost Burdened 38.0%
Moderate (80% to 110%; \$124,850)	3,878	16.2%	80% to 120% of AMI: Cost Burdened 18.0%
Moderate (110% to 120%; \$136,200)	928	3.9%	Severely Cost Burdened 1.9%
Workforce (120% to 140%; \$158,900)	1,453	6.1%	Greater than 120% of AMI: Cost Burdened 3.9%
Greater than 140% (\$158,900)	3,234	13.5%	Severely Cost Burdened 0.2%
	23,905	100%	

Data Source: 2022 American Community Survey 5-year Estimates, 2016-2020 HUD CHAS Data, Florida Housing Finance Corp. Income Limits.

The following table shows the incidence of cost burden for owner-households only. Forty-nine-point-four percent of all owner-households in this MSA earn less than 80% of AMI and are considered low-income or very-low income. Three-fifths of these owner-households, 59.6%, are either cost burdened or severely cost burdened, with 31.8% cost burdened and 27.8% severely cost burdened. Among moderate-income households earning between 80 and 120% of AMI, 21% are cost burdened, 2.7% are severely cost burdened households in this range. And, for those households earning more than 120% of AMI, just 4.6% are cost burdened, and 0.3% are severely-cost burdened households. The data illustrates the financial housing crisis in which low-income families in Miami-Dade County and this MSA find themselves, where over two-thirds are low-income households, and of those, three-fifths are cost burdened. And, where nearly 60% of low-income owner-households are cost burdened.

2024 Market Area Owner Households by Workforce Housing & AMI Income Limits in 2022 Dollars

Income Range; Upper Limit (Family of 4)	MSA 7.1		
	Households	% of Total	Percent Cost Burdened (Owner Households)
Low/Very Low (Less than 60%; \$68,100)	5,118	35.2%	Less than 80% of AMI: Cost Burden 31.8%
Low (60% to 80%; \$90,800)	2,065	14.2%	Severely Cost Burdened 27.8%
Moderate (80% to 120%; \$136,200)	5,546	38.1%	80% to 120% of AMI: Cost Burden 21.0%
			Severely Cost Burdened 2.7%
Greater than 120% (\$136,200)	1,832	12.6%	Greater than 120% of AMI: Cost Burden 4.6%
			Severely Cost Burdened 0.3%
	14,561	100%	

Data Source: 2022 American Community Survey, 5-year Estimates, 2016-2020 HUD CHAS Data, Table 12, 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 1.2% of all sales over that year were affordable to any of the low-households (less than 80% of AMI). An additional 12.3% of sales were affordable to moderate-income households in the 80 to 140% range. That left 86.5% of all sales priced out of range for, coincidentally, 86.5% of households earning less than 140% of AMI. The median price of a 2023 home sale in the three MSAs was \$479,300. This amount is 30% higher than the price limit for a household at 140% of AMI, \$369,712. The applicant, in their covenant, has committed to 10% of the units, 5 units, to be workforce housing as part of this application. This addresses the roughly 6% of households earning near \$158,000 per year where less than 5% face any cost burden. The applicant's proffered covenant further states that, *should the Owners participate in the Workforce Housing Program, pursuant to Chapter 33, Article XIIA of the Miami-Dade County Code of Ordinances, the Owners shall be entitled to transfer any applicable density bonus in excess of the Density Limitation to another property permitted to receive such bonus.* Under the workforce housing program, if the property owner seeks that density bonus, one half of the units would be required to be affordable to households earning no more than 110% of AMI, or \$124,850 per year for a family of 4.

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 MSA 7.1			
		Households	% of All Households	Affordable Sale Price	% of Sales - 2022
Less than 60% of AMI	\$68,100	11,132	46.6%	158,448	0.0%
60% to 80% of AMI	\$90,800	3,280	13.7%	211,264	1.2%
80% to 110% of AMI	\$124,850	3,878	16.2%	290,488	5.2%
110% to 120% of AMI	\$136,200	928	3.9%	316,896	0.9%
120% to 140% of AMI	\$158,900	1,453	6.1%	369,712	6.2%
Greater than 140% of AMI	>158,900	3,234	13.5%	n/a	86.5%
		23,905	100%	Median = 479.3 k	100%

Data Sources: 2024 HUD Income Limits: Households by income range: 2022 American Community Survey 5-year estimates; 2023 Median Sales Price: Miami-Dade Property Appraiser, 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.

Conclusion: The data above indicates that there is no general housing crisis in this market area. Rising home prices are an inconvenience for all households, but for moderate and workforce households and above in MSA 7.1, the vast majority are not cost burdened and appear not to be in crisis. The same cannot be said for very low and low-income households. This is the workforce that could potentially be pushed out of the county and adversely impacting 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. What it does not do, and what the data indicates there is a great need for, is housing that is affordable for three-quarters of all households in the area. This application provides for 5 units of workforce housing. Should the applicant choose to take advantage of the workforce-housing density bonus, 50% of the workforce units must be made affordable to households at or below 110% of AMI. However, there is no commitment to this action, but rather, only stated as an option. Therefore, this

application does not further goal 1 of the Housing Element to provide housing that will be affordable to all current and future Miami-Dade County residents regardless of household type or income. The data for the area demonstrates that households at 140% of AMI can already afford the housing units in the area. The same cannot be said for households at lower-income levels. By focusing on population growth, it ignores the needs of current residents and workers to the benefit of future residents.

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 income to get out of the very-low-income band. Plumbers have a median income of \$54,370 and electricians at \$51,660. All of these earn less than the 60% 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% of all workers in the MSA, even with their incomes assuming a home with two similar earners, earn less than 80% of AMI for a family of four. Among all one-income families, 88% earn less than 80% of AMI.

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

Occupation	Employment	Annual Median Wage	Median Wage x 2 (2-Income Family)	25% Monthly For Purchase (2-Income Family)	Purchase Limit At Threshold (2-Income, 4-person Family)
Cooks, Fast Food	7,790	26,530	53,060	1,105	\$158,448
Cashiers	56,110	28,320	56,640	1,180	
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	38,840	29,400	58,800	1,225	
Bartenders	14,410	29,980	59,960	1,249	
Waiters and Waitresses	54,080	30,160	60,320	1,257	
Maids and Housekeeping Cleaners	18,100	31,210	62,420	1,300	
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	\$211,264
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	\$290,488
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	\$316,896
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	\$369,712
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	N/A
Firefighters	5,640	73,250	146,500	3,052	
Dental Hygienists	3,100	78,500	157,000	3,271	
Accountants and Auditors	28,910	79,730	159,460	3,322	
Magnetic Resonance Imaging Technologists	750	81,840	163,680	3,410	
Registered Nurses	56,660	83,590	167,180	3,483	
Police and Sheriff's Patrol Officers	19,870	89,570	179,140	3,732	
Network and Computer Systems Administrators	6,030	94,390	188,780	3,933	
Computer Systems Analysts	7,260	100,940	201,880	4,206	
Computer Programmers	1,010	101,800	203,600	4,242	
Computer Hardware Engineers	310	107,030	214,060	4,460	
Computer Network Architects	1,590	126,160	252,320	5,257	
Lawyers	28,220	129,770	259,540	5,407	
Computer and Information Systems Managers	7,310	159,620	319,240	6,651	
	693,780	57,413	114,826	2,392	

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



Environmental Conditions

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

Flood Protection

Federal Flood Zone	X & AE
Stormwater Management Permit	DERM
County Flood Criteria, National Geodetic Vertical Datum (NGVD) approximately 9.6 feet	

Biological Conditions

Wetlands Permit Required	No
Native Wetland Communities	No
Specimen Trees	No Records
Endangered Species Habitat	No Records
Natural Forest Community	No

Other Considerations

Within Wellfield Protection Area	No
Contaminated Site	No

Proposed Water and Wastewater Demand:

Potential Development	Flow (GPD)	% of CDMP Water Treatment Available Capacity	% of CDMP Sewer Treatment Available Capacity
Single-family attached - 51 units	8,415	0.0154	0.0407

Potable Water supply

The application site is located within the Miami Dade Water and Sewer Department (WASD) franchised service area. Pursuant to Chapter 24 of the Code, the proposed development is 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 WASD. 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 Disposal

The application site is located within the WASD franchised sewer service area. Pursuant to Chapter 24 of the Code, the proposed development is required to connect to the public sewer system.

According to DERM records, the property is located within a WASD sanitary sewer basin served by public sewer pump station 30-1126. This pump station directs the sewer flow to the South District Wastewater Treatment Plan. These structures are owned and operated by WASD and are currently working within the criteria of the mandated criteria set forth in the New Consent Decree Case: N0. 1:12-cv-24400-FAM, effective Dec 6, 2013. At this time the South District Wastewater Treatment Plant has sufficient capacity to treat proposed sewer flow.

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

Proposed development: Single Family attached 51 units, 8,415 GPD

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	30	1126	OK	1.62	0.32	1.94
↓	30	SD	--	--	--	--

Relevant Chapter 24 Provisions Regarding Connection to Public Water and Sanitary Sewer

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

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

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

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

Stormwater Management

Any future proposed development shall not negatively impact adjacent properties. Stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system demonstrating that the retention requirements and other standards in the Federal, State, County, and Local regulations are met. Any grading and drainage improvements, development, significant redevelopment, or substantial improvements, within any parcels, will require a review and approval, demonstrating with signed and sealed engineering calculations by the developer, owner, and/or applicant, that the required retention of stormwater on site is being achieved with a properly engineered stormwater management system including water quality requirements and that the proposed development, grading and drainage improvements shall not negatively impact adjacent properties.

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

At a minimum, the County Flood Criteria adopted in Miami-Dade County in October 2022, or subsequent standards in effect at the time of review and approval shall be required. For the analysis, the current groundwater data available at the time of the review and approval, from the county or other agencies, shall be used.

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

Relevant Chapter 24 Provisions Regarding Stormwater Management and Flood Protection

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

For compliance with Miami-Dade County stormwater disposal requirements, all stormwaters 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 on the application site shall comply with county and federal flood criteria requirements.

Natural Resources

The application area associated with the proposed amendment contains tree resources. The approval of this 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, all prohibited species listed in section 24-49.9 of the Code 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.

Water and Sewer

Water Demand/Sewer Flow Analysis

As noted in the "Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario" table below, the maximum water demand under the current CDMP Land Use designation of "Low Density Residential" is estimated at 5,880 gallons per day (gpd), as shown under Scenario 1. The maximum water demand under the requested CDMP Land Use designation of "Low-Medium Density Residential" is estimated at 9,900 gpd, as shown under Scenario 2. This represents a potential increase for water and sewer service of approximately 4,020 gpd. However, the applicant proffered a Declaration of Restrictions limiting residential development on the application site to 51 units. If the application is developed with 51 units, the maximum water demand is estimated at 8,415 gpd, as shown under Scenario 3. This represents a potential increase for water and sewer service of approximately 2,535 gpd.

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

Scenario	Use (Maximum Allowed)	Quantity (Units or Square Feet)	Water Demand Multiplier*	Projected Water Demand (gpd)
Current CDMP Land Use Designation – “Estate Density Residential”				
1	Single-Family Detached	28 units	210 gpd/units	5,880 gpd
Proposed CDMP Land Use Designation – “Low-Medium Density Residential”				
2	Single-Family Attached	60 units	165 gpd/units	9,900 gpd
OR				
3	Single-Family Attached	51 units	165 gpd/units	8,415 gpd

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

* 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 will be provided by the Alexander-Orr Water Treatment System (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

There is an existing 8-inch water main (E15182-1) on Bailes Road, abutting the property at the southwest corner of the site to where the developer may connect and extend an 8-inch water main easterly, along Bailes Road to the southeast corner of the proposed development, interconnecting to an existing 16-inch water main at that location.

Any public water main extension within the property shall be 8-inch minimum diameter. 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 WASD agreement is offered.

At this time, there are no planned projects in close proximity to this application site.

Wastewater Facilities

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

There is an existing 8-inch sanitary gravity sewer (ES10090-1 MH No.1) on Bailes Road, abutting the subject site at the southwest corner of the property, to where the developer may connect and extend the same 8-inch gravity sewer easterly along Bailes Road, as required to provide service to the subject development, provided that there is sufficient depth and that there are no obstacles that would preclude construction of the sewer system. Final points of

connection and capacity approval to connect to the sewer system will be provided at the time of the WASD agreement is offered. If unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) 1126. The projected sanitary sewer flows from this development will increase the Nominal Average Pump Operating Time (NAPOT) operating hours from 1.62 hrs. to 1.94 hrs. Said pump station is in OK Moratorium Code status.

Solid Waste

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

Level of Service Standard

The adopted level of service standard (LOS) for the County Waste Management System is as follows: to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five (5) years. As of FY 2023-24 the DSWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth, including the applications reviewed here, and which are not anticipated to have a negative impact on disposal service.

Application Impacts

Adoption of this amendment will likely result in the development of 51 single-family attached units. The proposed amendment will have no significant impacts or associated costs relative to Department of Solid Waste Management (DSWM) collection services, disposal services or solid waste facilities. DSWM provides waste collection services to residential units, while permitted haulers are hired by most commercial and multi-family establishments throughout Miami-Dade County.

Parks

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

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 depicts county-owned local parks within a 3-mile radius from the application area.

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
Pine Island Lake Park	12970 SW 268 St	Neighborhood Park	17.98	Local
Silver Palms Park 4	24150 SW 114 Ct	Neighborhood Park	1.09	Local
Silver Palms Park 3	11306 SW 242 St	Neighborhood Park	0.81	Local
Debbie Curtin Park	22820 SW 112 Ave	Neighborhood Park	9.78	Local
Lincoln Park	SW 220 St AND 102 Ave	Mini-Park	1	Local
Charles Burr Park	20200 SW 127 Ave	Neighborhood Park	4	Local
William Randolph Community Park	11950 SW 228 St	Neighborhood Park	10	Local
Pine Forest Park	20751 SW 129 Ave	Neighborhood Park	6.63	Local
Kevin Broils Park	26150 SW 125 Ave	Neighborhood Park	5.24	Local
Lincoln Estates Park	22210 SW 108 Ave	Mini-Park	0.8	Local
Silver Palms Park 2	11300 SW 240 Ln	Neighborhood Park	1.3	Local
Silver Palms Park 5	11741 SW 233 Ln	Neighborhood Park	0.83	Local
Cutler Ridge Skate Park	SW 211 St and HEFT	Single Purpose Park	3.6	Local
Losner Park	11851 SW 188 St	Mini-Park	0.57	Local
Tamarind Park	23437 SW 107 Ave	Neighborhood Park	1.56	Local
JL (Joe) & Enid W. Demps Park	11350 SW 216 St	Community Park	30	Local
Caribbean Park	11900 SW 200 St	Neighborhood Park	5.23	Local
South Miami Heights Park	20800 SW 117 Ave	Neighborhood Park	5.67	Local
Roberta Hunter Park	SW 117 Ave and 200 St	Neighborhood Park	15	Local
Joe and Colleen Griffin Park	12821 SW 232 St	Neighborhood Park	5	Local
Silver Palms Park 6	23380 SW 118 Ave	Neighborhood Park	1.93	Local
Silver Palms Park 1	11344 SW 234 Ln	Neighborhood Park	1.05	Local
Silver Palms Park 7	23800 SW 118 Pl	Neighborhood Park	6.2	Local
Princetonian Park	12755 SW 252 Terr	Neighborhood Park	6.5	Local
Goulds Wayside Park	SW 227 St and US 1	Neighborhood Park	2.9	Local
Sharman Park	12370 SW 218 St	Community Park	2.06	Local
Quail Roost Park	11336 SW 186 St	Neighborhood Park	3.13	Local

Source: Miami-Dade County Parks, Recreation and Open Space Department, August 2024.

Impact Analysis

The existing CDMP land use designation of “Low Density Residential” would allow a maximum potential development on the application site of 28 single-family residential units with an anticipated population of 87 persons. The concurrency analyses results in an impact of ± 0.24

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 CDMP Land Use Designation of “Low-Medium Density Residential” with the proffered Declaration of Restrictions, would limit development on the site to 51 single-family attached residential units and an anticipated population of 159. The concurrency analyses result in an impact of 0.44 acres, based on the minimum Level of Service of the CDMP.

Recommendation:

- PROS recommends adding shade trees along walking paths and private and public sidewalks to provide a more shaded and walkable area per our Great Streets Vision laid out in the Miami- Dade County Open Spaces Master Plan (OSMP).
- PROS recommends the development reduce heat island effects in parking lots by integrating as many landscaping islands and shade trees as possible, as suggested in Miami-Dade County’s Urban Design Manual, Volume I, page 26.
- Please include design elements that encourage non-motorized connectivity, including bicycle storage rooms, bicycle racks, wayfinding signage, and bicycle repair stations in highly visible areas.

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

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

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

Objective ROS-8 The Miami-Dade County Parks and Open Space System Master Plan, through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities. Policy ROS-8C Miami-Dade County shall utilize the Parks and Open Space Design Criteria or “Pattern Book”, to guide the development of the public realm. The public realm includes new and existing parks, public spaces, natural and cultural areas, greenways, trails, street corridors, and private spaces that are open to the public. The criteria shall promote beauty, community character and connectivity and include standards to assure compatibility with adjoining uses, conservation and include standards to assure compatibility with adjoining uses, conservation and energy efficiency, as well as signage and wayfinding requirements.

Policy ROS-8D Miami-Dade County shall update the Miami-Dade Urban Design Manual, the Standard Details of the Public Works Manual, and other relevant county plans and regulations to incorporate where appropriate, the “Great Streets Planning Principles”

contained in the Miami-Dade Parks and Open Space System Master Plan and incorporation of “Complete Streets” components, where feasible. Changes to be incorporated include a hierarchy of street types and designs (gateway streets, civic streets, heritage streets, and neighborhood streets), and complete street measures such as provision of sidewalks and bicycle facilities, pedestrian friendly design, adequate landscaping and street furniture, on-street parking, bus lanes and transit facilities, and clearly defined crosswalks and = signalization to provide safe routes to parks.

Fire and Rescue Service

The application site is served by Fire Rescue Station No. 5 (Goulds) located at 13150 SW 288 Street, Miami, Florida 33033. The station is equipped with one Engine and one Rescue, seven firefighters/paramedics, 24 hours a day, seven days a week. Average travel time to incidents in the vicinity of the Property is approximately 7:47 minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8 minutes at 90% of all incidents. Travel time to the vicinity of the subject’s application complies with the performance objective of national industry. There are no planned services in the vicinity of the property at this time.

Level of Service Standard for Fire Flow and Application Impacts

CDMP Policy WS-2A establishes the County’s minimum Level of Service standard for potable water. This CDMP policy requires the County to deliver water at a pressure of no less than 20 pounds per square inch (psi), unless otherwise approved by MDFR. The minimum fire flow, measured in gallons per minutes (GPM) for fire hydrants depending on the zoning classification is the following: Residential 500 (GPM), Duplex 750 (GPM), Multifamily 1000 (GPM) Offices/Hospitals/Schools 2000 (GPM) and Industrial 3000 (GPM).

The current CDMP land use designation of “Low Density Residential” on the application site would allow a residential development with a total maximum of 28 single-family units that would generate 9 annual alarms. The proposed CDMP land use designation of “Low-Medium Density Residential” will allow a residential development with a total maximum of 51 single-family units that would generate approximately 17 annual alarms. The 17 annual alarms will result in a medium impact to existing fire rescue services.

While the proposed development will result in a medium impact to MDFR services, presently, fire and rescue service in the vicinity of the Property is adequate. Based on the current call volume for Station No. 5 and existing stations within proximity of the subject property, all stations combined are capable of mitigating the additional number of alarms. Additional stations include Station No. 70 (Coconut Palm), located at 11451st SW 248th St., Miami, FL. 33032, and Station No. 34 (Cutler Ridge), located at 10850 SW 211th St., Miami, Florida 33189.

Police

The application site is serviced by the South District Police Station, located at 10800 SW 211 Street, Cutler Bay, FL 33189. A review of the application and related documents was conducted to predict its impact on the Miami-Dade Police Department’s resources, and the impact the project could have. Current data of police staffing, and population was examined to project any increase in calls-for- service. Current staffing should accommodate any slight increase in the volume of calls-for- service. Should demand for police services increase beyond projected levels, additional sworn personnel, support staff, and equipment will be required.

Public Schools

Level of Service Standard

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

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

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

Application Impact

This application, if approved for 51 single family attached residential units, pursuant to the proffered covenant, may increase the student population of the schools serving the application site by an additional 21 students. This number includes a reduction of 33.18% to account for charter and magnet schools (schools of choice). Of the 21 students, 10 are expected to attend elementary schools, 5 are expected to attend middle schools, and 6 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 affected schools have sufficient capacity to serve the application.

Concurrency Service Area (CSA) Schools					
Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
Pine Villa Elementary	406	10	10	YES	Current CSA
Cutler Bay Middle	-55	5	0	NO	Current CSA
Cutler Bay Middle	0	5	0	NO	Current CSA Five Year Plan
Miami Southridge Senior	-77	6	0	NO	Current CSA
Miami Southridge Senior	0	6	0	NO	Current CSA Five Year Plan
Adjacent Service Area Schools					
Richmond Heights Middle	481	5	5	YES	Adjacent CSA
Miami Killian Senior	1822	6	6	YES	Adjacent CSA

Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
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Source: Miami-Dade County Public Schools, June 2024
 Miami-Dade County Department of Regulatory and Economic Resources, September 2024.
 Note: CSA means Concurrency Service Area

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

Roadways

The application site is ±4.67-acre property located north of Bailes Road and approximately 113 feet east of SW 114 path in unincorporated Miami-Dade County. The site has access from SW 232 Street. The major roadways surrounding this property that would cater to the mobility needs of this project are shown below:

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

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

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

Existing Conditions

Existing traffic conditions on major roadways adjacent to and in the vicinity of the application site, which are currently monitored by the State (Year 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 “Low Density Residential (2.5 to 6 dwelling units per acre [du/ac])” the application site is assumed to be developed with 28 single-family detached units. Under the requested CDMP land use designation of “Low Medium Density Residential” (6 to 13 du/ac) the application site is assumed to be developed with 51 single-family attached units. The potential development of 28 single-family detached units under the current CDMP land use designation is expected to generate approximately 30 PM peak hour trips and the potential development of 51 single-family attached units under the requested CDMP land use designation is expected to generate approximately 43 PM peak hour trips or approximately 13 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# CDMP20240008	Current CDMP Designation and Assumed Use Estimated No. Of Trips	Requested CDMP Designation and Assumed Use Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
Land Use	“Low Density Residential (2.5 - 6 du/ac)”	“Low Medium Density Residential (6 - 13 du/ac)”	
Maximum Development Potential	28 Single-Family Detached Units ¹	51 Single-Family Attached Units ²	
Total Trips Generated	30	43	+13

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

Notes: ¹ – ITE Land Use Code used for Single-Family detached is 210.

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

Short Term Traffic Evaluation

An evaluation of peak-period traffic concurrency conditions was conducted as of May 2024, which considers reserved trips from approved development not yet constructed, programmed roadway capacity improvements listed in the first three years of the County’s adopted 2024 *Transportation Improvement Program (TIP)*, and the PM peak hour trips estimated to be generated by the development scenarios assumed to be developed under the requested CDMP LUP map designation. This evaluation determined that all roadways monitored for concurrency adjacent to and in the vicinity of the application site are currently operating at acceptable Level of Service (LOS) standards. The “Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation” Table below shows that all roadways analyzed are projected to operate at acceptable levels of service.

Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation Roadway Lanes, Existing and Concurrency PM Peak Period Operating Level of Service (LOS)														
Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std.	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Total Trips With D.O's Trips	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	% Impact	Total Trips With Amend.	Concurrency LOS with Amend.
Requested CDMP Designation: 51 Single Family Attached Units. Trip generation is 43 PM peak hour trips.														
9790	SW 127 Avenue	south of SW 216 Street	2 UD	D	1,197	411	C	211	622	D	1	0.08%	623	D
F-0050	SW 112 Avenue	north of SW Florida's Turnpike/ HEFT	4 DV	D	3,580	2,531	C	434	2,965	C	2	0.06%	2,967	C
9736	SW 112 Avenue	north of SW 232 St	4 DV	D	3,580	2,475	C	733	3,208	C	13	0.36%	3,221	C
F-0008	US 1/ SR 5	south of SW 232 St	4 DV	E+20%	4,296	2,533	C	655	3,188	C	4	0.09%	3,192	C
9896	SW 216 Street	east of SW Florida's Turnpike/ HEFT	4 DV	D	2,628	2,544	D	60	2,604	D	4	0.15%	2,608	D
9898	SW 216 Street	west of US 1/SR 5	2 UD	D	1,440	901	C	512	1,413	D	1	0.07%	1,414	D
9904	SW 220 Street	east of US 1/SR 5	2 UD	D	1,197	433	C	135	568	C	6	0.50%	574	C
9908	SW 232 Street	west of US 1/SR 5	2 UD	D	1,440	775	C	496	1,271	C	2	0.14%	1,273	C
9103	SW 232 Street	east of US 1/SR 5	2 UD	D	1,197	404	C	122	526	C	6	0.50%	532	C
9914	SW 248 Street	east of SW 127 Ave	2 UD	E	1,440	716	C	363	1,079	C	4	0.28%	1,083	C
F-1095	SW 112 Avenue	north of SW 216 St	4 DV	D	3,580	2,590	C	168	2,758	C	13	0.36%	2,771	C
F-2264 ⁽¹⁾	Florida's Turnpike/ HEFT	east of SW 6 Avenue	6 DV	D	10,220	8,365	D	0	8,365	D	4	0.04%	8,369	D
Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, December 2022. Notes: DV= Divided Roadway; UD=Undivided Roadway. * County adopted roadway level of service standard applicable to the roadway segment: D (90% capacity); E (100% capacity); E+20% (120% capacity for roadways serviced with mass transit having 20 minutes or less headways in the Urban Infill Area (UIA); E+50% (150% capacity for locations with extraordinary transit service)														

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Application Impact

The maximum development potential scenarios under each the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of “Low Density Residential (2.5 to 6 du/ac)” the application site is assumed to be developed with 28 single-family detached units which would generate approximately 30 PM peak hour trips. Under the requested CDMP land use designation of “Low Medium Density Residential (6 to 13 du/ac)” the application site is assumed to be developed with 51 single-family attached units which would generate approximately 43 PM peak hour trips. The requested change in CDMP land use designation is expected to generate approximately 13 more PM peak hour trips than the current CDMP designation.

The concurrency analysis determined that all roadways, adjacent to and in the vicinity of the application site that were analyzed for short term impacts have sufficient capacity to handle the additional traffic impacts that would be generated by the application.

Applicant’s Traffic Study

The applicant’s transportation consultant, Vala Group, Inc., prepared the *CDMP Traffic Impact Analysis* dated April 29, 2024, which was later updated on 1st August 2024. A copy of the Traffic Study’s Executive Summary is included in Appendix. The complete Traffic Study is available online at the Department’s website at https://energov.miamidade.gov/EnerGov_Prod/SelfService/#/plan/2ece592c-b335-46a2-8e7b-8457fcf8f4f5. 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 28 single-family detached units would be 30 trips. The trip generation from the proposed development potential of 51 single-family attached units would be 42 PM Peak Hour trips or approximately 12 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 ⁽¹⁾	IN	OUT	TOTAL TRIPS		
							IN	OUT	TOTAL
Current	Single Family Detached Housing	210	28 Units	$\ln(T) = 0.92 \ln(X) + 2.68$	50%	50%	157	156	313
Proposed	Low-Rise Multi family Housing	220	51 Units	$T = 6.41 (X) + 75.31$	50%	50%	200	202	402
Proposed less Current Used for 2045 Analysis							43	46	89

AM PEAK HOUR

FUTURE LAND USE DESIGNATION	LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS		
							IN	OUT	TOTAL
Current	Single Family Detached Housing	210	28 Units	$\ln(T) = 0.91 \ln(X) + 0.12$	26%	74%	6	17	23
Proposed	Low-Rise Multi family Housing	220	51 Units	$T = 0.31 (X) + 22.85$	24%	76%	9	30	39
Proposed less Current Used for 2045 Analysis							3	13	16

PM PEAK HOUR

FUTURE LAND USE DESIGNATION	LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS		
							IN	OUT	TOTAL
Current	Single Family Detached Housing	210	28 Units	$\ln(T) = 0.94 \ln(X) + 0.27$	63%	37%	19	11	30
Proposed	Low-Rise Multi family Housing	220	51 Units	$T = 0.43 (X) + 20.55$	63%	37%	26	16	42
Proposed less Current Used for 2045 Analysis							7	5	12

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

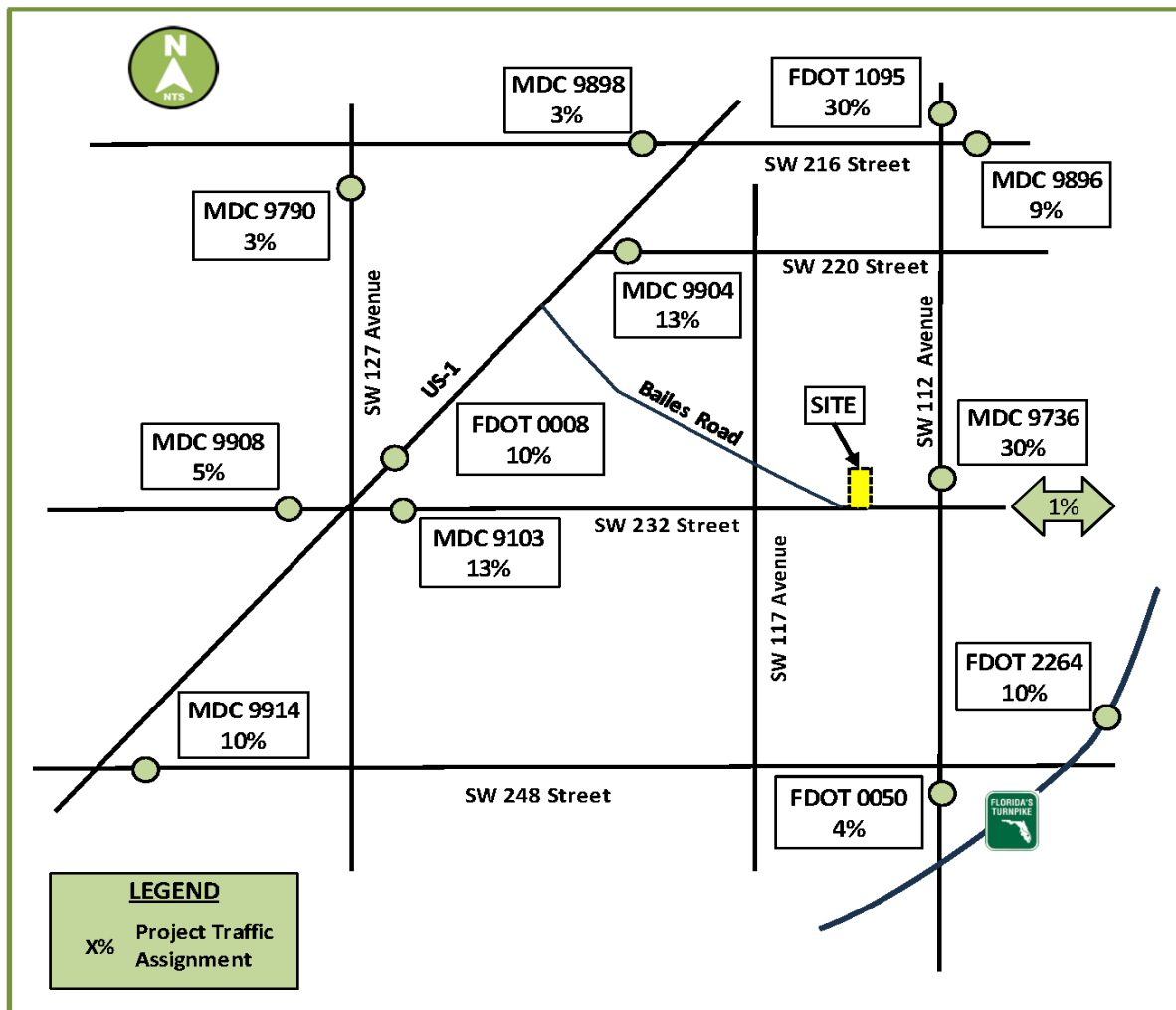
The site is located on Traffic Analysis Zone (TAZ) 1395, the cardinal trip distribution for this TAZ was obtained from the MPO's 2045 Cost Feasible Plan. The Miami-Dade TPO publishes trip distribution data for the years 2015 and 2045 for each TAZ within Miami-Dade County. This data is interpolated to get the 2026 trip distribution for the short-term traffic conditions and concurrency analysis. Using the cardinal distribution, the project traffic was distributed on the surrounding roadway network. See applicant's Table 2 below for trip distribution analysis.

Table 2 – Site Traffic Distribution

YEAR	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2015	49.80%	8.70%	2.00%	5.00%	13.40%	4.80%	3.60%	12.70%
2045	50.50%	8.20%	0.70%	3.30%	16.50%	4.80%	3.00%	12.90%
2026	50.06%	8.52%	1.52%	4.38%	14.54%	4.80%	3.38%	12.77%

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

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. Twelve 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. See the applicant's Table 4 below for the existing roadway condition analysis.

Table 4 – 2024 Existing Conditions Roadway Capacity Summary

COUNT STATION/ FDOT SITE ¹	ROADWAY	FROM	TO	FACILITY TYPE	ADOPTED LOS ²	LOS CAPACITY	TRAFFIC COUNT	DO TRIPS	TOTAL VOLUME	LOS	VOLUME TO CAPACITY RATIO (V/C)	MEETS CAPACITY
MDC 9790	SW 127 Avenue	SW 216 Street	SW 232 Street	2L	D	1,197	561	200	761	D	0.64	YES
FDOT 0050	SW 112 Avenue	SW 248 Street	SW 264 Street	4LD	E	3,580	2,338	435	2,773	C	0.77	YES
MDC 9736	SW 112 Avenue	SW 216 Street	SW 232 Street	4LD	D	3,580	790	710	1,500	C	0.42	YES
FDOT 0008	US-1	SW 216 Street	SW 232 Street	4LD	E+20%	4,296	2,492	638	3,130	C	0.73	YES
MDC 9896	SW 216 Street	SW 112 Avenue	Old Cutler Road	4LD	D	2,628	2,134	59	2,193	D	0.83	YES
MDC 9898	SW 216 Street	US-1	SW 134 Avenue	2L	D	1,440	619	506	1,125	C	0.78	YES
MDC 9904	SW 220 Street	US-1	SW 112 Avenue	2L	D	1,197	535	132	667	C	0.56	YES
MDC 9908	SW 232 Street	US-1	SW 137 Avenue	2L	D	1,440	669	470	1,139	C	0.79	YES
MDC 9103	SW 232 Street	US-1	SW 117 Avenue	2L	D	1,197	81	112	193	C	0.16	YES
MDC 9914	SW 248 Street	SW 112 Avenue	SW 127 Avenue	2L	E	1,440	885	349	1,234	C	0.86	YES
FDOT 1095	SW 112 Avenue	SW 200 Street	SW 216 Street	4LD	E	3,580	2,677	180	2,857	C	0.80	YES
FDOT-2264	Florida's Turnpike	SW 248 Street	SW 232 Street	6LD	D	10,220	8,365	0	8,365	D	0.82	YES

Notes: 1. Based on MDC Traffic Concurrency Database.

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

The applicant’s traffic study included a 2026 short term roadway impact analysis, which included reserved trips from approved development not yet constructed, a 2.57% annual growth-rate factor based on FDOT historical traffic volumes to account for future background volumes, programmed roadway capacity improvements listed in the first three years of the County’s adopted 2024 Transportation Improvement Program (TIP), and the PM peak hour trips estimated to be generated by the proposed development. The concurrency analysis determined that all roadways impacted by the proposed development will have sufficient capacity to handle the additional traffic impacts that would be generated by this project. See the applicant’s Table 5 below for the short-term roadway impact analysis.

Table 5 – 2026 Short Term Conditions Roadway Capacity Summary

COUNT STATION/ 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
MDC 9790	SW 127 Avenue	SW 216 Street	SW 232 Street	1,197	561	200	790	3%	1	0.08%	791	0.66	C	YES
FDOT 0050	SW 112 Avenue	SW 248 Street	SW 264 Street	3,580	2,338	435	2,895	4%	2	0.06%	2,897	0.81	C	YES
MDC 9736	SW 112 Avenue	SW 216 Street	SW 232 Street	3,580	790	710	1,541	30%	13	0.36%	1,554	0.43	C	YES
FDOT 0008	US-1	SW 216 Street	SW 232 Street	4,296	2,492	638	3,260	10%	4	0.09%	3,264	0.76	C	YES
MDC 9896	SW 216 Street	SW 112 Avenue	Old Outlier Road	2,628	2,134	59	2,304	9%	4	0.15%	2,308	0.88	D	YES
MDC 9898	SW 216 Street	US-1	SW 134 Avenue	1,440	619	506	1,157	3%	1	0.07%	1,158	0.80	C	YES
MDC 9904	SW 220 Street	US-1	SW 112 Avenue	1,197	535	132	695	13%	5	0.42%	700	0.58	C	YES
MDC 9908	SW 232 Street	US-1	SW 137 Avenue	1,440	669	470	1,174	5%	2	0.14%	1,176	0.82	C	YES
MDC 9103	SW 232 Street	US-1	SW 117 Avenue	1,197	81	112	197	13%	5	0.42%	202	0.17	C	YES
MDC 9914	SW 248 Street	SW 112 Avenue	SW 127 Avenue	1,440	885	349	1,280	10%	4	0.28%	1,284	0.89	C	YES
FDOT 1095	SW 112 Avenue	SW 200 Street	SW 216 Street	3,580	2,677	180	2,996	30%	13	0.36%	3,009	0.84	C	YES
FDOT-2264	Florida's Turnpike	SW 248 Street	SW 232 Street	10,220	8,365	0	8,801	10%	4	0.04%	8,805	0.86	D	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 ¹	2045 DAILY VOLUME	2045 PEAK HOUR VOLUME ²	PROJECT TRAFFIC	PROJECT TRIPS	TOTAL TRAFFIC	VOLUME TO CAPACITY RATIO (V/C)	LOS WITH PROJECT	MEETS CAPACITY
MDC 9790	SW 127 Avenue	SW 216 Street	SW 232 Street	D	1,197	17,257	1,553	3%	0	1,553	1.30	F	NO
FDOT 0050	SW 112 Avenue	SW 248 Street	SW 264 Street	E	3,580	18,559	1,670	4%	0	1,670	0.47	C	YES
MDC 9736	SW 112 Avenue	SW 216 Street	SW 232 Street	D	3,580	26,014	2,341	30%	4	2,345	0.66	C	YES
FDOT 0008	US-1	SW 216 Street	SW 232 Street	E+20%	4,296	43,811	3,943	10%	1	3,944	0.92	E	YES
MDC 9896	SW 216 Street	SW 112 Avenue	Old Cutler Road	D	2,628	17,866	1,608	9%	1	1,609	0.61	D	YES
MDC 9898	SW 216 Street	US-1	SW 134 Avenue	D	1,440	21,000	1,890	3%	0	1,890	1.31	F	NO
MDC 9904	SW 220 Street	US-1	SW 112 Avenue	D	1,197	4,510	406	13%	2	408	0.34	C	YES
MDC 9908	SW 232 Street	US-1	SW 137 Avenue	D	1,440	12,244	1,102	5%	1	1,103	0.77	C	YES
MDC 9103	SW 232 Street	US-1	SW 117 Avenue	D	1,197	12,244	1,102	13%	2	1,104	0.92	D	YES
MDC 9914	SW 248 Street	SW 112 Avenue	SW 127 Avenue	E	1,440	15,477	1,393	10%	1	1,394	0.97	E	YES
FDOT 1095	SW 112 Avenue	SW 200 Street	SW 216 Street	E	3,580	42,102	3,789	30%	4	3,793	1.06	F	NO
FDOT-2264	Florida's Turnpike	SW 248 Street	SW 232 Street	D	10,220	44,042	3,964	10%	1	3,965	0.39	B	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.

The applicant’s traffic study also included a 2045 Long Term analysis to determine the future long-term traffic impacts on the surrounding roadways. The 2045 traffic volumes were obtained from the Southeast Florida Regional Planning Model (SERPM8) and the project trips were added to the model volumes to determine the impact on the surrounding roadway segments. The long-term analysis determined that three roadway segments shown below are projected to operate below the County’s adopted level of service standards.

1. SW 112 Avenue from SW 216 Street to SW 200 Street would operate at LOS ‘F’ but the adopted LOS is ‘E’.
2. SW 127 Avenue from SW 216 Street to SW 232 Street would operate at LOS ‘F’ but the adopted LOS is ‘D’.
3. SW 216 Street from US-1 to SW 134 Avenue would operate at LOS ‘F’ but the adopted LOS is ‘D’.

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

The applicant’s traffic study assessed the impacts of the proposed CDMP amendment on the roadway segments surrounding the application site. The traffic analysis was prepared for existing traffic conditions, short-term concurrency (year 2026) and long-term (year 2045) traffic impacts. The results indicate all roadway segments are expected to operate at adopted levels of service or better for existing and for short-term traffic conditions. Also, three roadways are projected to operate below the County’s adopted level of service standards for long term traffic conditions, but the project traffic impact would be not significant.

Transit

Existing Services

The application site is served by Metrobus Routes 35 and 70, at a bus stop approximately 0.25 miles away (a 5-minute walk) at SW 112 Avenue and SW 232 Street. The application site has access to the South Corridor of the Miami-Dade Strategic Miami Area Rapid Transit (SMART) Plan, which operates along the South Dade Transitway. The SW 112 Avenue station is located approximately 1.90 miles away and will be a Gold Bus Rapid Transit (BRT) station. The South corridor seeks to implement BRT service from Florida City to the Dadeland South Metrorail Station. The “Service Headways” table below details the Metrobus service headways (in minutes) for this route:

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

Source: 2024-2033 Transit Development Plan, Miami Dade Department of Transportation and Public Works, Dec. 2021 Line Up, January 2024.

Notes: L means Metrobus local route service

F means Metrobus feeder service to Metrorail or Tri-Rail

Recent Service

There are no recent service changes, the Better Bus Network was implemented on November 13, 2023.

Future Transportation/Transit Needs and Planned Improvements

According to the County's Transportation Development Plan (TDP), the South Corridor Bus Rapid Transit (BRT) project is a fully funded project, which seeks to implement Gold Standard BRT along the South Dade Transitway from SW 344 Street in the City of Florida City to the Dadeland South Metrorail Station. The closest Gold Standard BRT station to the subject property is located approximately 1.90 miles away at SW 112 Avenue, along the Transitway. Also, according to the TDP, there is one funded capital project. The Transit-Oriented Development (TOD) Master Plan will plan TODs along the corridor to boost smart economic development and mobility through mixed use development around transit stations. The Transitway at SW 112 Avenue Park-and-Ride project will add passenger amenities, bus terminals, and additional parking spaces to the current facility.

Also, according to the TDP there is one 2032 and Beyond Transit Vision Plan project for the South Miami Dade Corridor/US-1 Transitway. This project would extend the Metrorail service from the Dadeland South Metrorail Station to SW 344 Street Park and Ride. The Better Bus Network has provided increased frequency along the South Dade Transitway since November 2023. The South Dade BRT will be providing Gold Standard BRT service at the SW 112 Ave. Station along the South Dade Transitway.

DTPW Comments/Recommendations

The Department of Transportation and Public Works (DTPW) review for mass transit concurrency for this application includes the analysis of CDMP Policy MT-1A. The existing total combined resident and work force population is below 10,000 persons. However, additional residents and employees will be provided with transit service having 10-minute headways. According to the traffic impact study, the proposed change to the CDMP Future Land Use Map will create approximately 89 daily trips above the current level. Additionally, the maximum potential could account for 3 to 5 new transit trips, which can be absorbed by the nearby Metrobus routes and the forthcoming South Dade BRT. DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. Upon DTPW's review for mass transit concurrency, the application is found to meet the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A. Therefore, DTPW has no objections to this application subject to the following conditions (additional comments may be provided at the time that further applications are formally submitted):

1. The applicant shall work closely with DTPW's staff to ensure the proposed development harmonizes with and is aligned to the County's vision for the South Dade Corridor of the Strategic Miami Area Rapid Transit (SMART) plan/program, the SMART Bus Express Rapid Transit (BERT) Network, and the South Dade Trail. The South Dade Trail provides access to the existing South Dade Transitway bus stops and proposed Gold Standard BRT stations.
2. The applicant should work closely with DTPW's staff to advocate for pedestrian infrastructure and connectivity within a half mile of their property, including a sidewalk network along Bailes Road and SW 232 Street that connects to SW 112 Avenue.

Other Planning Considerations

The Miami-Dade County Office of Historic Preservation (OHP) reviewed the subject application pursuant to CDMP Policy LU-6A, which states that the County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance. In review of the site, OHP identified nine existing structures constructed in 1964 associated within folio 30-6018-000-0560. These structures are 50 years old or more and meet the age requirement for historic resource eligibility. As such, OHP staff proposes opening a dialogue with the property owner for the purpose of discussing the site's historic significance.

It should also be noted that OHP's upcoming projects include a Migrant Farmworker Context Study and additional survey work with a focus on the County's agricultural heritage. The subject property was recently included in the Goulds Heritage Survey, currently being finalized by OHP. The subject property is one of few remaining privately-owned farm labor camps built in South Dade during the mid-20th century. Therefore, it would be beneficial to all parties to discuss the historic significance, and proposed treatment of the historic structures in relation to development plans outlined in the project scope. As such OHP requests that the condition below be added to the applicant's proffered covenant. The proffered covenant has not yet been revised to include the requested condition.

Condition for Approval:

In furtherance of CDMP Policy LU-6A, the applicant shall coordinate with OHP staff to ensure adequate documentation of the site and its historic resources is carried out prior to any redevelopment or demolition activities on site.

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

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

- LU-1. The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.
- LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.
- LU-1S. The Miami-Dade County Strategic Plan shall be consistent with the Comprehensive Development Master Plan (CDMP). The Miami-Dade County Strategic Plan includes Countywide community goals, strategies and key outcomes for Miami-Dade County government. Key outcomes of the Strategic Plan that are relevant to the Land Use element of the CDMP include increased urban infill development and urban center development, protection of viable agriculture and environmentally-sensitive land, reduced flooding, improved infrastructure and redevelopment to attract businesses,

availability of high quality green space throughout the County, and development of mixed-use, multi-modal, well designed, and sustainable communities.

LU-8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

- i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
- ii) Enhance or impede provision of services at or above adopted LOS Standards;
- iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and
- iv) Enhance or degrade environmental or historical resources; and
- v) Enhance or degrade systems important to the County as a whole including regional drainage, emergency management, transit service, roadways, facilities of countywide significance, and water quality; and
- vi) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

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

LU-2. Decisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, shall be based upon the physical and financial feasibility of providing, by the year 2030, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element, among other requirements set forth in this plan.

LU-2A. All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE), except as otherwise provided in the "Concurrency Management Program" section of the CIE.

LU-7I. Miami-Dade County will continue to review development incentives to encourage higher density, mixed use and transit-oriented development at or near existing and future transit stations and corridors, and continue to update its land development regulations to remove impediments and promote transit-oriented development.

- LU-8A. Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial, cultural, community, and senior centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.
- LU-8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:
- i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
 - ii) Enhance or impede provision of services at or above adopted LOS Standards;
 - iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and
 - iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and
 - v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.
- LU-8F. The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.
- LU-10A. Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.

- HO-3I Encourage the development of residential housing units through infill and expansion of redevelopment opportunities in urbanized areas with existing infrastructure.
- CIE-3. CDMP land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.
- CHD-2B. Encourage well-designed infill and redevelopment to reduce vehicle miles traveled, improve air quality, and support an outdoor environment that is suitable for safe physical activity.

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APPENDICES

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Appendix A: Amendment Application-----	A-1
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Appendix C: Miami-Dade County Public Schools Analysis -----	A-35
Appendix D: Executive Summary of Traffic Impact Study*-----	A-39
Appendix E: Fiscal Impact Analysis-----	A-43
Appendix F: Photos of the Application Site and Surroundings-----	A-49

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

- <https://www.miamidade.gov/planning/cdmp-amendment-cycles.asp#ooc2021>, or
- https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/2ece592c-b335-46a2-8e7b-8457fcf8f4f5?tab=attachments

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

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APPENDIX A
Amendment Application

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**MAY 2024 APPLICATION CYCLE
AMENDMENT REQUEST TO THE LAND USE ELEMENT & LAND USE PLAN MAP
MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN
CONCURRENT DISTRICT BOUNDARY CHANGE**


1. APPLICANT

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By: 
_____ 5-31-2024
Pedro Gassant, Esq. Date

By: 
_____ 5-31-2024
Alessandria San Roman, Esq. Date

By: 
_____ 5-31-2024
Mischaël Cetoute, Esq. Date

3. DESCRIPTION OF REQUESTED CHANGES

A. The Applicant respectfully request the following changes:

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

B. Description of the Subject Application Area.

This application's subject property is approximately ± 4.67 gross acres (± 4.43 net acres) of land located in Section 18, Township 56 south, Range 40 east, lying north of SW 232 Street and east of SW 114 Path in unincorporated Miami-Dade County, Florida, and as more particularly described in **Exhibit "A"** (the "Property" or "Application Area").

C. Acreage.

Application Area: ± 4.67 gross acres (± 4.43 net acres)

Acreage Owned by Applicant: 0 net acres

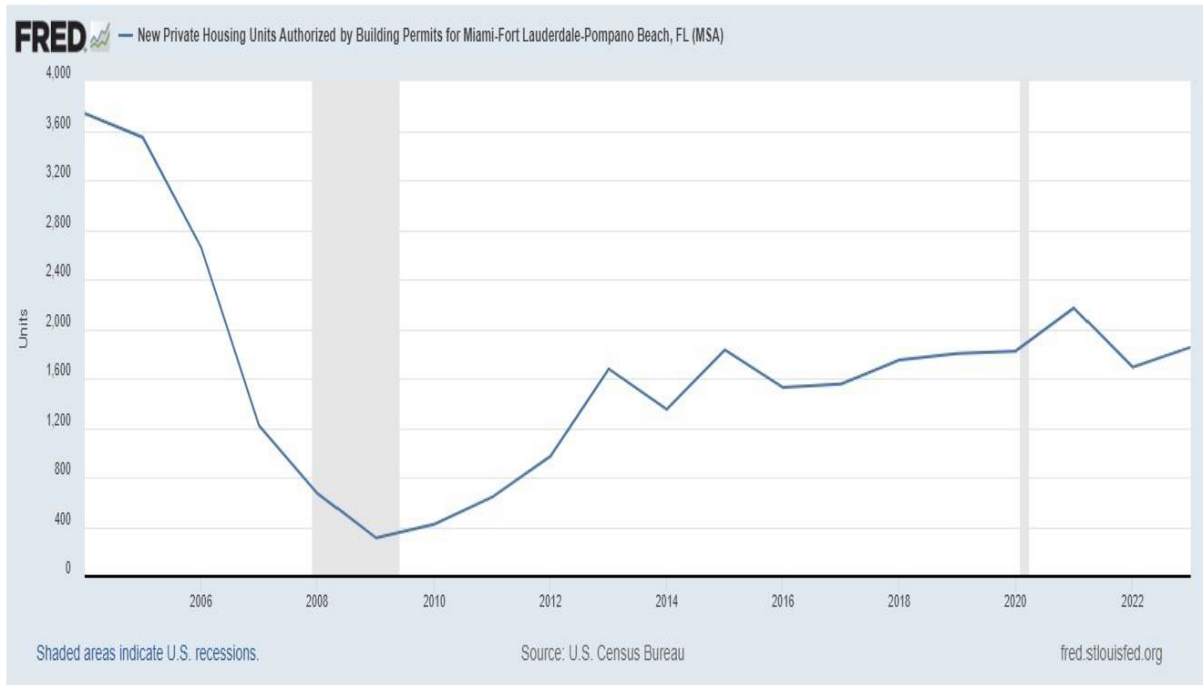
D. Requested Change.

1. The Applicant requests that this Application be processed as a Small-Scale Amendment.
2. The Applicant requests that the entire Application Area be re-designated on the CDMP FLUM from "Low Density" to "Low-Medium Density"
3. The Applicant requests that this application be processed concurrently with Zoning Application No. Z2024000108, pursuant to section 2-116.1 of the Code of Miami-Dade County.

4. REASONS FOR AMENDMENT

The Property is approximately ± 4.67 acres of land generally located north of SW 232 Street and east of SW 114 Path, (the "Property" or "Application Area") in unincorporated Miami-Dade County (the "County"). The Property is designated "Low Density (LDR) 2.5-6 DU/AC" on the Land Use Plan (LUP) map of the Adopted Components of the County's Comprehensive Development Master Plan (the "CDMP"). The Applicant is proposing to develop a 51-unit townhouse development, **incorporating 10% of its units as workforce housing homeownership units** to households whose annual income is up to 140% of the Area Median Income of Miami-Dade County.

I. The Lack of New Housing Starts Exacerbates the County’s Supply Shortage



It is undisputed that South Florida broadly, and Miami-Dade County most acutely, is facing a dire need for more housing inventory. Since former Housing and Urban Development Secretary, Marcia Fudge declared Miami the “epicenter of the housing crisis¹” in June 2022, the number of new housing units authorized has not reached its former high of nearly 4,000 units. In fact, new housing starts in Miami-Dade and Broward Counties combined have steadily declined since 2022 to less than 2,000 units. The Partnership for Miami’s Report,² states that “Miami is projected to need at least **175,000 new housing units by 2035**³, especially affordable and workforce housing stock” (emphasis added). As demonstrated in the graph⁴ above, new housing starts remain 2,000 units below their 2004 level, and nowhere near the 17, 500 new units per year necessary to meet the County’s need. Meanwhile, over this same two decade span of decreased housing output, the U.S. Census reports that the County’s population increased by five hundred thousand, from approximately 2.25 million to 2.7 million residents; thereby increasing competition for the dwindling supply.

¹ Johania Charles, HUD Secretary Marcia Fudge calls Miami the ‘epicenter of the housing crisis.’ The Miami Times https://www.miamitimesonline.com/news/local/hud-secretary-marcia-fudge-calls-miami-the-epicenter-of-the-housing-crisis/article_3cd9172e-f750-11ec-a0b4-43d9d5a654d2.html?block_id=501774#tnems-source=spotlight. Accessed May 30, 2024

² Per their mission statement, The Partnership for Miami is a nonprofit organization composed of business leaders committed to Miami’s long-term success.

³ Partnership for Miami. “A Miami That Works For All: 2035” pg. 7

⁴ U.S. Census Bureau, New Private Housing Units Authorized by Building Permits for Miami-Fort Lauderdale-Pompano Beach, FL (MSA) [MIAM112BPPRIVSA], retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/MIAM112BPPRIVSA>, May 30, 2024.

According to the County’s Urban Expansion Area Report, the supply of single-family residential units in the County will be completely depleted by next year, 2025⁵. The continued failure to authorize an adequate number of new housing units hampers the County’s ability to address its housing supply shortage, which is fueling the affordability crisis. In short, the County must drastically increase the number of new housing units to stymie the housing shortage, which has spillover macroeconomic effects including increasing wealth inequality and pushing out the labor force.

II. Dearth of Starter Homes Destroys the County’s Ladder to Middle Class

The New York Times recently published the article⁶ “Whatever Happened to the Starter Home?” where the writer, Emily Badger, analyzes the reasons for the disappearance of entry-level, affordable homes for ownership. Starter homes gives families a foothold to build equity. However, the affordable end of the market has been squeezed from every side. Land costs have risen by double digits in Miami-Dade County two years in a row⁷. In Florida, construction and labor costs have caused home-building costs to rise 45%⁸. Similarly, property insurance in Florida already costs four times the national average, with an expectation of additional increases this year⁹.

The Wall Street Journal covered the same topic in its article¹⁰, “For Some Millennials, a Starter Home is Hard to Find” which profiles young house hunters. “The first rung on the homeownership ladder has long been an affordable “starter home.” These houses, with their smaller footprints and selling prices, allowed young homeowners to build wealth and upsize as they started their families. But a number of factors are complicating this decades-long tradition. Across the nation, supply of “entry-level housing”—which Freddie Mac defines as homes under 1,400 square feet—is at a five-decade low. Surging prices and stiff competition mean there aren’t enough smaller, more affordable starter homes to go around in many regions. The pandemic and subsequent recession, along with the student debt crisis and delayed family formation, contributed to frustration and despair among younger house hunters.

Miami is emblematic of these national trends. According to a Redfin analysis¹¹ reported by Sun Sentinel writer Lisa Huriash, “[i]n Miami a buyer would need an income of \$104, 494 to afford a starter home at \$318,000, which is a 16.7% increase in the necessary income when compared with last year.” The following chart illustrates the significant gap between Miami’s median income and the income needed to afford a starter home:

⁵ Table 2.1 Residential Land Supply/Demand Analysis Miami-Dade County, 2019 to 2040

⁶ <https://www.nytimes.com/2022/09/25/upshot/starter-home-prices.html>

⁷ <https://www.miamiherald.com/news/business/real-estate-news/article275984126.html>

⁸ <https://mynews13.com/fl/orlando/news/2023/12/28/home-insurance-costs>

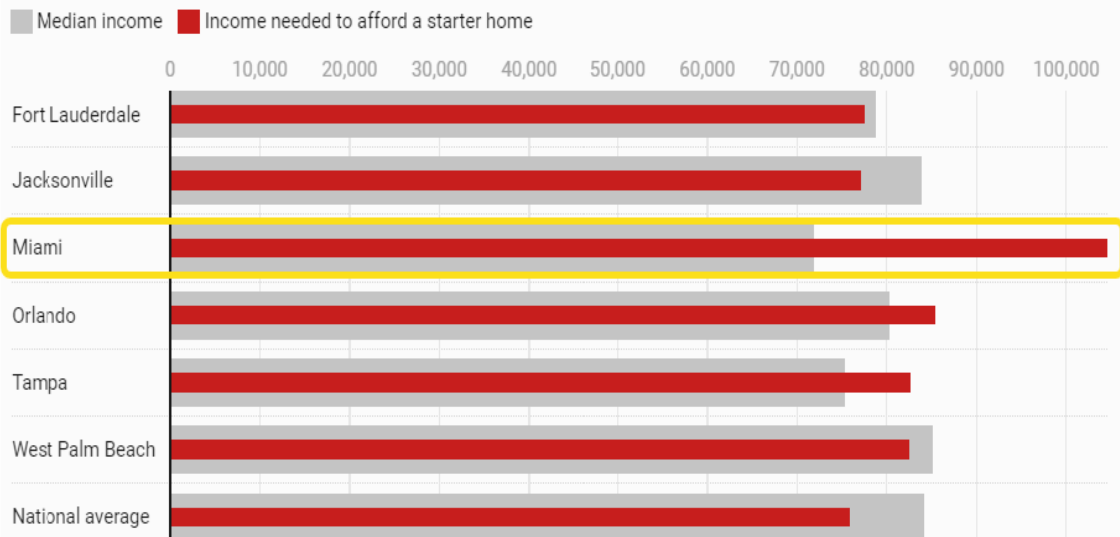
⁹ <https://www.news-press.com/story/news/2024/04/01/florida-homeowners-insurance-rates-highest-rising-how-much-cost/73104723007/>

¹⁰ <https://www.wsj.com/articles/for-some-millennials-a-starter-home-is-hard-to-find-11625391002?mod=mhp>

¹¹ <https://www.sun-sentinel.com/2024/04/02/want-to-buy-a-starter-home-heres-how-much-youll-need-to-earn-in-south-florida/>

Starter home affordability

Median household incomes are insufficient in most Florida metro areas for first-time homebuyers to afford the median price of homes, according to an analysis by the real estate company Redfin.



NOTE: Data as of February 2024

Chart: South Florida Sun Sentinel • Source: Redfin • Get the data • Created with Datawrapper

In their 2024 Southeast Florida Housing Outlook, the Miami Association of Realtors estimates the income needed to afford a single-family home mortgage to be \$163,200. The income needed to afford a single-family home mortgage has more than doubled from 2019, when it was \$71,200.



2024 Southeast Florida Housing Outlook

Rising Sales and Sustained Home Price Appreciation in 2024

March 2024 Update

2024 Southeast Florida Housing Outlook						
As of March 2024						
	2019	2020	2021	2022	2023	2024F
Months' supply, total home sales	6.6	5.3	2.3	2.8	4.0	5.5
Months' supply, single-family	5.1	3.4	1.6	2.5	3.3	3.8
Months' supply, condominium/townhomes	8.5	7.8	3.0	2.7	4.6	7.8
Affordability						
Mortgage rate	3.9%	3.1%	3.0%	5.3%	6.8%	6.4%
Mortgage payment	\$1,190	\$1,186	\$1,356	\$2,108	\$2,632	\$2,696
Mortgage Payment, single-family	\$1,484	\$1,463	\$1,735	\$2,684	\$3,332	\$3,401
Mortgage Payment, condo	\$839	\$833	\$993	\$1,565	\$1,894	\$1,832
Income needed to afford a mortgage	\$57,100	\$56,900	\$65,100	\$101,200	\$126,300	\$129,400
Income needed to afford a single-family home mortgage	\$71,200	\$70,200	\$83,300	\$128,800	\$158,500	\$163,200
Income needed to afford a condo/townhome mortgage	\$40,300	\$40,000	\$47,700	\$75,100	\$90,500	\$87,900



Importantly, in the same report the Miami Association of Realtors forecasts the single-family market to likely remain a seller’s market with less than 4 months’ supply. The competition is even more dire for starter homes, which are already unaffordable to workers making the County’s median income. Single-family homes on the market at below \$400,000 made up approximately 3% of active inventory in Miami-Dade. There will be 12,300 fewer homes listed in 2024 than in 2019. This level of competition for housing is unprecedented in the County.

Approving the re-designation here allows the County to address the diminishing inventory while also ensuring workforce homeownership.

III. Increased Competition for Starter Homes Decreases Affordability for All

One of the immediate effects of the housing supply shortage is increased competition for housing units from higher income individuals, thereby raising home prices and rents. Families that would have historically been able to afford a home are now being pushed into the rental market and thereby reducing the inventory and axiomatically increasing rental pricing. Given these circumstances, it is unsurprising that the 2023 Miami-Dade County Housing Needs Assessment determined that there is a gap in housing inventory of 33,478 homeowner units within workforce housing range.¹²



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

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

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

IV. Unaffordability Pushes Out the County’s Workforce, Creating Adverse Economic Impacts for the Local Community

¹² Miami-Dade County Housing Needs Assessment: October 2023. University of Florida Shimberg Center for Housing Studies. Pages 6 and 17.

The U.S. Census Bureau estimated the County’s population — which stood at 2.7 million in 2022 — declined 27,795 from April 2020 to July 2022. Between official decennial censuses, the bureau uses a variety of sources to measure the three ways populations change: births, deaths and moves (domestic and international migration). Miami-Dade’s population decline was driven by the 86,968 domestic residents who moved away, census data shows¹³. As noted by Mayor Daniella Levine Cava¹⁴, “If we drive out the workforce, which we already are doing, we’re at 1.4% unemployment, that is not a good sign. That is not healthy, and it means that we do not have the workers that we need to support our economy.”

According to the Wall Street Journal, surging housing costs and a fickle labor market, are some of the main drivers of workforce migration out of the County. As illustrated in the chart below, the top destinations for households leaving the Miami area are Orlando, Tampa Bay, and Jacksonville—all cities that offer much cheaper housing.



¹³ Andrew Aramayo, Shrinking Miami-Dade? University of Florida November 14, 2023. <https://warrington.ufl.edu/due-diligence/2023/11/14/shrinking-miami-dade/#:~:text=Miami%2DDade%20was%20the%20only,facing%20this%20declining%20population%20challenge>. Access on May 22, 2024

¹⁴ Katherine Kallergis, “Largest Affordability in Crisis” in US: Miami-Dade is short 90K housing units” <https://therealdeal.com/miami/2024/05/15/miami-dade-short-90k-affordable-units-amid-housing-crisis/>

In conclusion, Miami must take measures to increase the housing supply. The exodus of young workers will hamper economic growth and reduce our competitiveness. The Applicant's proposed re-designation addresses these crises head-on by seeking to increase inventory while providing homeownership opportunities for the workforce.

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

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

Per the Urban Expansion Area Report, the supply of single family homes will be virtually zero next year despite sustained, high demand. Increasing the density within the UDB to maximize the efficient use of land is necessary to accommodate the current and future population. The proposed redesignation to "Low Medium Density" will increase the efficiency and utilization of scarce land in the County.

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

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

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

The Application Area abuts residential uses on its northern, eastern, and western property lines. Across the right of way that runs along the Application Area's southern property line, parallel to Bailes Rd, there is also a residential community with multifamily and single family homes separated by a water feature. Based on the development pattern of surrounding residential uses, the proposed townhouse community is compatible with nearby land uses and in line with the residential character of the neighborhood.

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

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

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

The impacts that would be generated from the maximum residential development permitted on the Application Area would not cause a violation in the level of service standards for public services and facilities. The increase of impacts that may be caused as a result of the re-designation to “Low Medium Density” residential will not result in significant impacts to the levels of service for those systems important to the County. Any project-specific impacts can be addressed at the time of a development order by requiring mitigation measures. Additionally, all required utilities and County systems are available to the Application Area or can be made available at the Applicant’s expense.

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

This provision does not apply as the Application Area is neither in a planned Urban Center nor nearby an existing or planned transit station.

General Consistency with CDMP Objectives and Policies.

Based on the foregoing, the approval of this Application is necessary in order to expand the available housing supply, and crucially the type of entry-level or starter homes, that the middle class workers in the County rely on. Furthermore, the requested change is also consistent with several other Miami-Dade County CDMP Goals, Objectives and Policies, including, but not limited to:

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

LAND USE POLICY LU-1F: To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning

and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.

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

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

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

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

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

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

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

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

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

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

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

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

5. LOCATION MAP

Please see Exhibit “C”.

6. COMPLETED DISCLOSURE OF INTEREST FORMS

Please see Exhibit “E”.

7. ADDITIONAL MATERIALS SUBMITTED

Legal Description (See Exhibit “A”)

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

Aerial (See Exhibit “D”)

Traffic Study (See Exhibit “F”)

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

EXHIBIT "A"
Legal Description

Folio: 30-6018-000-0560

That part of the e 1/2 of the se 1/4 of the SW 1/4 of the SW 1/4 lying north of Bailes road, section 18, township 56 south, range 40 east, all lying and being in Miami Dade county, Florida.

EXHIBIT B
SURVEY

EXHIBIT C

LOCATION MAP FOR APPLICATION

TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANT/REPRESENTATIVE

Bluenest Development LLC

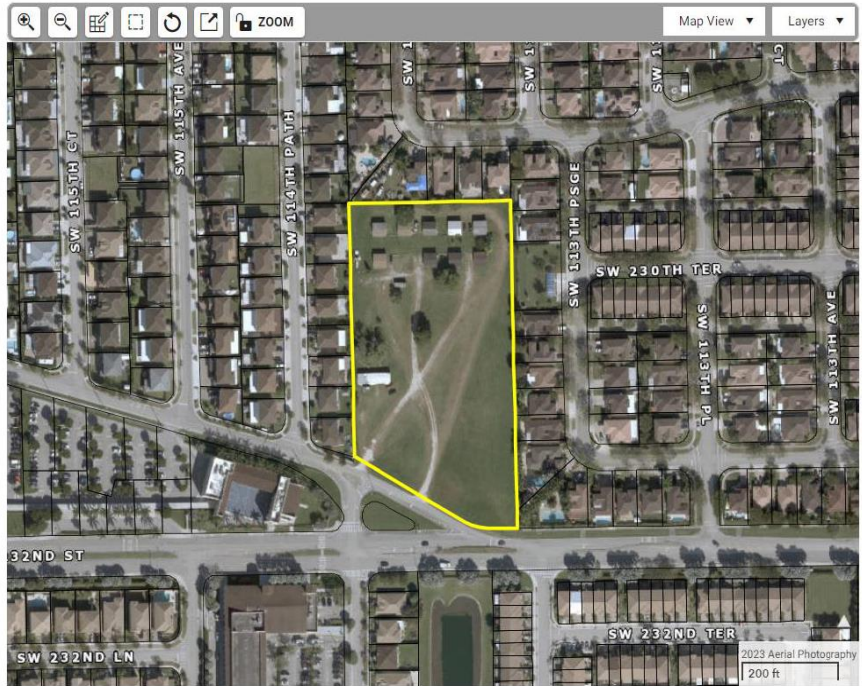
DESCRIPTION OF THE SUBJECT AREA

The subject property is ± 4.67 gross acres (± 4.43 net acres) of land located in Section 18, Township 56 south, Range 40 east, lying north of SW 232 Street and east of SW 114 Path in unincorporated Miami-Dade County.

EXHIBIT D

AERIAL

PROPERTY INFORMATION ⓘ	
Folio:	30-6018-000-0560
Sub-Division:	
Property Address	11401 SW 232 ST
Owner	KTC PROPERTIES LLC
Mailing Address	13727 SW 152 ST 1026 Miami, FL 33177
PA Primary Zone	9000 AGRICULTURE
Primary Land Use	0303 MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS
Beds / Baths / Half	20 / 11 / 0
Floors	1
Living Units	11
Actual Area	6,289 Sq.Ft
Living Area	6,289 Sq.Ft
Adjusted Area	6,289 Sq.Ft
Lot Size	181,209.6 Sq.Ft
Year Built	Multiple (See Building Info.)



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APPENDIX B

Applicant's Proffered Declaration of Restrictions

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Received
6-11-24
RER-Planning

This instrument was prepared by:

Names: **Pedro Gassant, Esq.**

Address: **Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131**

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, KTC Properties, LLC, a Florida limited liability company (the "Owner"), holds fee simple title to that certain parcel of land in Miami-Dade County, Florida, described in **Exhibit "A"**, attached hereto, and hereinafter referred to as the "Property";

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in the May 2024 Cycle, which amendment is identified as CDMP Application No. CDMP2024 _____ (the "Application");

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

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

- 1. Density Limitation.** The proposed development of the Property shall be limited to a maximum of fifty-one (51) townhomes ("Density Limitation").

2. **For-Sale Workforce Housing.** Ten (10) 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 of Miami Dade County. Notwithstanding the Density Limitation provided in Paragraph No. 1, should the Owner participate in the Workforce Housing Program, pursuant to Chapter 33, Article XIIA of the Miami-Dade County Code of Ordinances, the Owner shall be entitled to transfer any applicable density bonus in excess of the Density Limitation to another property permitted to receive such bonus as of the date of this Declaration.
3. **Connection to Public Water and Sanitary Sewer Service.** The Owner hereby acknowledges that the Property is within feasible distance to both public water and public sanitary sewer. The Owner further acknowledges and agrees that all habitable structures shall connect to such public water and public sanitary sewer infrastructure. Notwithstanding the foregoing, this provision shall allow the Owner to seek a variance or extension of time from the Environmental Quality Control Board (EQCB), pursuant to Chapter 24 of the Code of Miami-Dade County. In the event that the Owner seeks and obtains such a variance or extension of time, the Property may utilize a wastewater disposal system or other method as permitted by the EQCB.
4. **Application of Impact Fees.** The Owner shall request that the County apply the Owner's payment of impact fees to the immediate area.
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. **Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.
7. **Term.** This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.
8. **Modification, Amendment, Release.** This Declaration of Restrictions may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then owner(s) of the property, including joinders of all mortgagees, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification, amendment or

release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the property is incorporated within a new municipality or annexed into an existing municipality, and the successor municipality amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes. It is provided, however, that in the event that the successor municipality approves a modification or deletion of this Declaration of Restrictions, such modification or deletion shall not be effective until approved by the Board of County Commissioners, in accordance with applicable procedures. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her absence, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

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

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

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

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

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

14. Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any

material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

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

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

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

[Signature Pages to Follow]

EXHIBIT "A"
Legal Description

Folio: 30-6018-000-0560

That part of the e 1/2 of the se 1/4 of the SW 1/4 of the SW 1/4 lying north of Bailes road, section 18, township 56 south, range 40 east, all lying and being in Miami Dade county, Florida.

Opinion of Title

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of a Declaration of Restrictions pursuant to CDMP Public Hearing No. CDMP20240008 (the "Declaration of Restrictions"), it is hereby certified that I have examined Old Republic National Title Insurance Company Owner & Encumbrance Property Information Report File No. 24063527 covering the period from the beginning to the 24th day of May, 2024, at the hour of 8:00 a.m. (the "Search Date"), inclusive, of the property described on **Exhibit A** hereto (the "Property"). All title instruments and documents referenced in the preceding sentence are collectively referred to as the "Title Evidence". I know of no reason that this Title Evidence is inaccurate or incomplete.

I am of the opinion, based solely on my review of the Title Evidence, that on the Search Date, the fee simple title to the Property was vested in KTC Properties LLC, a Florida limited liability company, by virtue of that certain Quit Claim Deed recorded in Official Records Book 32961, Page 2485 of the Public Records of Miami-Dade County, Florida, as corrected by that Corrective Quit Claim Deed recorded in Official Records Book 33516, Page 3461, of the Public Records of Miami-Dade County, Florida.

Carla Kettles-Clayton is authorized to execute the Declaration of Restrictions on behalf of KTC Properties LLC, a Florida limited liability company, as its Manager.

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

1. **RECORDED MORTGAGES:**

None.

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

1. Notice of Violations, recorded May 7, 2019 in Official Records Book 31432, Page 889, of the Public Records of Miami-Dade County, Florida.

3. **GENERAL EXCEPTIONS:**

1. Miami-Dade Water and Sewer Authority Agreement, recorded October 7, 1975 in Official Records Book 9119, Page 655, of the Public Records of Miami-Dade County, Florida.

2. Easement in favor of Leroy Chambers and Thomas Campbell, recorded October 18, 1977 in Official Records Book 9831, Page 2222; as affected by that Assignment of Easement to Joseph E. Borek, recorded October 18, 1977 in Official Records Book 9831, Page 2224, of the Public Records of Miami-Dade County, Florida.
3. Memorandum of Contribution Agreement, by and between KTC Properties LLC, a Florida limited liability company, and Bluenest Homes Alliance LLC, a Florida limited liability company, recorded March 15, 2024 in Official Records Book 34137, Page 4897, of the Public Records of Miami-Dade County, Florida.
4. **SPECIAL EXCEPTIONS:**

None.

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

Therefore, it is my opinion that the following party must join in the Declaration of Restrictions in order to make the Declaration of Restrictions a valid and binding covenant on the Property.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
KTC Properties, LLC, a Florida limited liability company	Fee Simple	N/A

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

[Signature on the following page]

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

Respectfully submitted this ____ day of June, 2024.

Stephanie L. Kane, Esquire
Florida Bar No. 863521

Address: Bradley Arant Boult Cummings LLP
1001 Water Street, Suite 1000
Tampa, Florida 33602

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of June, 2024 by Stephanie L. Kane, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC, State of _____
Name: _____
Serial No. _____

DO NOT WRITE BELOW THIS LINE - GOVERNMENT USE ONLY

(Date)

[insert name of County employee]

[insert title of County employee]

(Witness Name)

(Witness Name)

Exhibit A

That part of the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 lying North of Bailes Road, Section 18, Township 56 South, Range 40 East, all lying and being in Miami-Dade County, Florida.

APPENDIX C

Miami-Dade County Public Schools Analysis

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Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number: **PH3024061500505** Local Government (LG): **Miami-Dade**
 Date Application Received: **6/15/2024 10:39:51 AM** LG Application Number: **22024000108**
 Type of Application: **Public Hearing** Sub Type: **Zoning**

Applicant's Name: **KTC Properties LLC**
 Address/Location: **11401 SW 232 ST**
 Master Folio Number: **3060180000560**
 Additional Folio Number(s):

PROPOSED # OF UNITS **51**
 SINGLE-FAMILY DETACHED **0**
 UNITS:
 SINGLE-FAMILY ATTACHED **51**
 UNITS:
 MULTIFAMILY UNITS: **0**

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4461	PINE VILLA ELEMENTARY	406	10	10	YES	Current CSA
6111	CUTLER BAY MIDDLE	-55	5	0	NO	Current CSA
6111	CUTLER BAY MIDDLE	0	5	0	NO	Current CSA Five Year Plan
7731	MIAMI SOUTHRIDGE SENIOR	-77	6	0	NO	Current CSA
7731	MIAMI SOUTHRIDGE SENIOR	0	6	0	NO	Current CSA Five Year Plan

ADJACENT SERVICE AREA SCHOOLS

6781	RICHMOND HEIGHTS MIDDLE	481	5	5	YES	Adjacent CSA
7361	MIAMI KILLIAN SENIOR	1822	6	6	YES	Adjacent CSA

*An Impact reduction of **33.18%** included for charter and magnet schools (Schools of Choice).

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

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

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APPENDIX D

Executive Summary of Traffic Impact Study

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

https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/2ece592c-b335-46a2-8e7b-8457fc8f4f5?tab=attachments

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K Legacy Townhouses

Comprehensive Development Master Plan Amendment Traffic Impact Analysis

Miami-Dade County, Florida

Prepared for:

Bluenest Development, LLC

Prepared by:

Vala Group, Inc.

3 Bentwood Road

Palm Beach Gardens, FL 33418

Project No.: 2024020115

Revised: August 1, 2024

July 11, 2024

April 29, 2024



This item has been digitally signed and sealed by John P. Kim, PE on the date adjacent to the seal.

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

John P. Kim, P.E.
Professional Engineer
FL Registration No. 68400



EXECUTIVE SUMMARY

Vala Group, Inc. prepared this traffic-impact analysis for the K Legacy Townhouses development that is requesting a change in the county's Comprehensive Development Master Plan to modify the future land use designation from Low-Density (2.5 to 6 units per acre) to Low-Medium Density (6 to 13 units per acre). The analysis determined that the proposed change will not have a significant impact on any of the study roadways and will not cause any of them to exceed their adopted Level of Service (LOS). We analyzed 12 roadways for the 2024 existing, 2026 short-term, and 2045 long-term conditions. The following bulleted points summarize the analysis.

- The current future land use designation (Low Density) allows the site to develop a maximum of 28 dwelling units that will generate 30 PM peak hour vehicle trips.
- The proposed future land use designation (Low-Medium Density) allows the site to develop a maximum of 60 dwelling units, but a restrictive covenant will be proffered to limit the maximum density to 51 units that will generate 42 PM peak hour vehicle trips.
- The proposed future land use designation limited to 51 dwelling units will increase the maximum number of PM peak hour trips that could be generated by the site by 12 trips.
- The site's highest level of significance will not exceed 0.17 percent. Therefore, the proposed change in the future land use designation will not have a significant impact (greater than 5 percent) on any roadway.
- The site impacts SW 112 Avenue between SW 200 and SW 216 streets for the 2045 long term conditions, but its impact is only 0.17 percent of the roadway's capacity which is not a significant impact. The 2045 volumes for this roadway exceed its adopted LOS without the impacts of the proposed land use designation change.

APPENDIX E
Fiscal Impact Analysis

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Fiscal Impacts On Infrastructure and Services

On October 23, 2001, the Board of County Commissioners adopted Ordinance No. 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. CDMP202400008 of the May 2024 Cycle Applications to amend the CDMP from County departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owner(s) or will require general taxpayer support and includes an estimate of that support.

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

Solid Waste Services

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

Level of Service Standard

The adopted level of service standard (LOS) for the County Waste Management System is as follows: to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five (5) years. As of FY 2023-24 the DSWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth, including the applications reviewed here, and which are not anticipated to have a negative impact on disposal service.

Fiscal Impact – Waste Disposal Capacity and Service

The cost of providing disposal capacity for WCSA customers, municipalities and private haulers is paid for by System users. In FY 2023-24, the DSWM charges a contract disposal rate of \$71.53 per ton while the non-contract disposal rate is \$107.80 per ton. These rates adjust annually with the Consumer Price Index, South Region. In addition, the DSWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is used to ensure availability of disposal capacity in the System. Landfill closure, remediation and long-term care are funded by a portion of the Utility Service Fee charged to all customers of the County's Water and Sewer Department.

Water and Sewer

The Miami-Dade County Water and Sewer Department (WASD) provides for the majority of water and sewer service needs throughout the county. The cost estimates provided herein are

preliminary and final project costs will vary from these estimates. The final costs for the project and resulting feasibility will depend on the actual labor and materials costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. The application site is located within WASD's water service area and within WASD's sewer service area. The water and sewer connection charge was calculated at a rate of \$1.39 per gallons per day and \$5.60 per gallon per day, respectively. The water and sewer Annual Operations and Maintenance (O&M) cost was based on \$2.0469/1000 gallons, and \$2.9297/1000 gallons, respectively.

The applicant requests to redesignate the ±4.67 gross acre site (±4.43 net acres) from "Low Density Residential" to "Low-Medium Density Residential" that would allow the application site to be developed with a maximum of 60 townhomes. However, the applicant proffered a Declaration of Restrictions limiting development on the application site to 51 townhomes. If the site is developed with the maximum residential development of 51 townhomes, the water connection charges are estimated at \$11,697 and the sewer connection charges are estimated at \$47,214. The water service line and meter connection fees would cost \$1,300 and the annual operating and maintenance costs would cost \$15,286.

The cost of installing the required 275 linear feet of 8-inch water main to connect the proposed development to the County's water system is estimated at \$98,706. The cost of installing the required 145 linear feet of 8-inch gravity sewer main to connect the proposed development to the County's sewer system is estimated at \$40,945. The total potential cost for connecting the proposed development to the county's water and sewer system, including an engineering fee of 13% plus all other WASD add-ons incorporated into the fee, is estimated at \$139,651.

Drainage and Flood Protection

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

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

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

Public Schools

This application, if approved with acceptance of the applicant's proffered covenant for 51 single family attached residential units, may increase the student population of the schools serving the application site by an additional 32 students. This number includes a reduction of 33.18% to account for charter and magnet schools (schools of choice). Of the 21 students, 10 are expected to attend elementary school, 5 are expected to attend middle schools, and 6 are expected to attend senior high schools. The students will be assigned to those schools identified in the "Concurrency Service Area (CSA) Schools".

At this time, the schools have sufficient capacity available to serve the projected population generated by the proposed project. Furthermore, the average cost for K-12 grade students amounts to \$9,337 per student. Therefore, the total annual operating cost based on the projected additional students generated by the proposed development, if approved, would total \$196,007.

Fire Rescue

The current CDMP land use designation of "Low Density Residential" on the application site would allow a residential development with a total maximum of 28 single-family units that would generate 9 annual alarms. The proposed CDMP land use designation of "Low-Medium Density Residential" will allow a residential development with a total maximum of 51 single-family units that would generate approximately 17 annual alarms. The 17 annual alarms will result in a medium impact to existing fire rescue services.

While the proposed development will result in a medium impact to MDRFR services, presently, fire and rescue service in the vicinity of the Property is adequate. Based on the current call volume for Station No. 5 and existing stations within proximity of the subject property, all stations combined are capable of mitigating the additional number of alarms. Additional stations include Station No. 70 (Coconut Palm), located at 11451st SW 248 St., Miami, Fl. 33032, and Station No. 34 (Cutler Ridge), located at 10850 SW 211 St., Miami, Florida 33189.

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APPENDIX F

Photos of the Application Site and Surroundings

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Application site
looking north from SW 232 Street



Existing residential units on the application site



Single-family residential community adjacent to the east of the application site along SW 113 Place



Summerset Academy Silver Palms adjacent to the southwest of the application site, north of SW 232 Street



Residential community adjacent to the north of the application site,
along SW 229 Terrace



Townhome community adjacent to the west of the application site,
along SW 114 Path

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**BCC ADDITIONAL ITEMS
 May 2024 CYCLE APPLICATION NO. CDMP20240008
 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**

(Consisting of materials submitted after the publication of the Initial Recommendations Report
 as of June 4, 2025)

ITEMS	PAGE NO.
Request for Extension of Time, submitted by the Applicant on September 18, 2024.	1
Resolution of the South Bay Community Council 15 public hearing, held October 16, 2024.	3
Minutes of the South Bay Community Council 15 public hearing, held October 16, 2024.	5
Resolution of the Planning Advisory Board (PAB) addressing the subject application at the PAB public hearing held November 4, 2024.	11
Minutes of the PAB of public hearing held November 4, 2024.	17
Applicant's Revised Declaration of Restrictions and Opinion of Title, dated May 29, 2025, and June 4, 2025, respectively.	23

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

https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/2ece592c-b335-46a2-8e7b-8457fcf8f4f5?tab=attachments

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September 18, 2024

VIA ELECTRONIC MAIL

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

**RE: Bluenest Development LLC (the “Applicant”) / Application No.
CDMP20240008 / Request for Extension of Time**

Dear Mr. Bell:

On behalf of Bluenest Development LLC (the “Applicant”), we request an extension of time for the hearing of the above-referenced Comprehensive Development Master Plan (“CDMP”) amendment application. According to Miami-Dade County Code Section 2-116.1(3)(h) (the “Code”), the “Board of County Commissioners shall hold one public hearing within 180 calendar days following the end of the relevant filing period unless a greater time is deemed necessary by the Board of County Commissioners; however, the Director may extend the time if requested by the applicant prior to the earliest deadline for the publication of required notices for the hearing before the Board of County Commissioners.” The Code requires the first public hearing in this case before the Board of County Commissioners to occur by November 27, 2024 (“Timeframe”). However, Director is empowered to extend the Timeframe.

This letter requests an extension of the Timeframe for the hearing before the Board of County Commissioners to April 24, 2025, depending on the schedule of hearings. The Applicant is requesting this extension of time to continue working with Miami-Dade County departments to review amended application requests and address any substantive comments in appropriate application revisions. The expanded Timeframe will better allow the Applicant to schedule meetings with the appropriate Miami-Dade County departmental staff members. The Applicant anticipates that it will have had sufficient opportunity to work with staff and will be ready to present the application to the Board of County Commissioners on or before April 24, 2025.

RESOLUTION NO. 15-5-24
 SOUTH BAY COMMUNITY COUNCIL (15) ISSUING
 RECOMMENDATION ON MAY 2024 CYCLE
 APPLICATION NO. CDMP20240008 FILED BY
 BLUENEST DEVELOPMENT, 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 small-scale application, or that the application be converted to a standard amendment and transmitted to the State Land Planning Agency and other reviewing agencies for review and comment; and

WHEREAS, at its meeting of October 16, 2024, South Bay Community Council (15) conducted a public hearing as authorized by Section 20-41 of the County Code;

NOW, THEREFORE, BE IT RESOLVED THAT THE SOUTH BAY COMMUNITY COUNCIL (15) recommends that the May 2024 Cycle CDMP Amendment Application No. CDMP20240008 be Adopted with Acceptance of the Proffered Declaration of Restrictions.

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

Enid Wahington Demps	Yes	Paul Morrow	Absent
Christina M. Farias, Vice Chair	Yes	Marjorie Murillo	Yes
Timothy Forbes, Chair		Yes	

Board Chairman Forbes hereupon declared the resolution duly passed and adopted this 16th day of October 2024.

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



 Rosa Davis, Executive Secretary

MINUTES

South Bay Community Council 15
Public Hearing on May 2024 CDMP Cycle Application Nos. CDMP20240002 and
CDMP20240008
to Amend the Comprehensive Development Master Plan
In Person/Virtual Hearing

October 16, 2024, 6:30 PM

Department of Regulatory and Economic Resources (RER) Staff Present

Physical Attendance

Felix Acosta, Agenda Clerk, Development Services Division
Cleveland Thompson, Agenda Clerk, Development Services Division
Rosa Davis, Section Supervisor, Metropolitan Planning, Planning Division
Ivo Rondinoni Senior Planner, Metropolitan Planning, Planning Division

Virtual Attendance

Garett Rowe, Chief, Metropolitan Planning Section, Planning Division
Robert Hesler, Section Supervisor, Research Section
Alexander Dambach, Planning Development Manager, Metropolitan Planning Section
Vinod Sadasamy, Transportation Section Supervisor, Metropolitan Planning Section
Glenn Amoruso, Planning Development Manager, Metropolitan Planning Section
Sue Trone, Strategic Metro Planner, Metropolitan Planning Section
James McCall, Strategic Metro Planner, Metropolitan Planning Section
Noel Stillings, Principal Planner, Metropolitan Planning Section
Stephen Dorsey, Principal Planner, Metropolitan Planning Section
Ana Lezcano, Development Services
Rommel Vargas, Senior Planner, Metropolitan Planning Section
Abby Diaz, Administrative Secretary

I. CALL TO ORDER AND OPENING REMARKS

The South Bay Community Council 15 in person/virtual public hearing opened at 6:40 p.m. Chair Forbes called the meeting to order and following the Pledge of Allegiance, asked Staff to conduct a roll call.

Roll Call

Ms. Rosa Davis, Section Supervisor, conducted the roll call and determined that there was quorum with five council members present as follows:

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

Chair Forbes welcomed the public to the meeting on the January 2024 Application No. CDMP20240002 and the May 2024 Cycle Application No. CDMP20240008. The Chair stated that the purpose of the public hearing is for the Council to receive public comments on the applications,

the initial recommendations issued by the Department of Regulatory and Economic Resources and for the South Bay Community Council to formulate its recommendations on the applications to the Planning Advisory Board and the Board of County Commissioners (BCC). Staff proceeded to present the applications.

II. AGENDA ITEM

January 2024 Cycle Application No. CDMP20240002

Mr. Ivo Rondinoni, Senior Planner, presented an overview of January 2024 Cycle Application No. CDMP20240002, filed by Lennar LLC. Mr. Rondinoni explained that the ±12.92-acre application site is bounded by SW 355 Street to the north and SW 192 Avenue to the east. The applicant is requesting a land use redesignation from “Estate Density Residential” to “Low-Medium Density Residential,” which permits 6 to 13 dwelling units per gross acre. However, staff recommends redesignating the site to “Low Density Residential with One Density Increase (DI-1),” which also allows up to 13 units per gross acre but requires the incorporation of sound urban design principles to achieve the maximum density.

Staff also recommended expanding the application site to include an adjacent ±7.75 gross-acre (±7.12 net-acre) parcel to the south, bringing the total to ±20.68 gross acres (±19.51 net acres). This expansion would prevent the creation of an isolated ±7.75-acre enclave designated “Estate Density Residential” between the application site and surrounding areas already designated “Low Density Residential with One Density Increase (DI-1).” The applicant agreed to this expansion and to redesignate the entire ±20.68-acre site to “Low Density Residential with One Density Increase (DI-1).”

Under the current “Estate Density Residential” designation, the entire ±20.68-acre site could support a maximum of 51 single-family homes. With the staff-recommended DI-1 designation and incorporation of urban design principles, the site could accommodate up to 268 dwelling units. Without those principles, the density would be limited to 6 units per gross acre, or a maximum of 124 units.

Mr. Rondinoni stated that the applicant proffered two Declarations of Restrictions (covenants): one for the original ±12.92-acre site and a separate covenant for the ±7.75-acre addition. Together, the covenants limit the total development to a maximum of 224 dwelling units—146 units on the ±12.92-acre portion and 78 units on the ±7.75-acre portion. Both covenants also include the following commitments: Incorporation of principles from the Miami-Dade County Urban Design Manual (Resolution R-1360-98); Connection to water and sewer infrastructure; Protection of the Navy Wells Pineland Preserve from development impacts; Disclosure to future owners and lessees of the site’s proximity to the Preserve and acknowledgment of prescribed burning practices; and Prohibition of external street lighting along site perimeters adjacent to agricultural properties.

Mr. Rondinoni concluded by stating that staff recommends to adopt the application with changes and with acceptance of the proffered Declaration of Restrictions, as recommended by staff. The changes are to add ±7.75 gross acres (±7.12 net acres) to the site for a total ±20.68 gross acres (±19.51 net acres), and to redesignate the entire ±20.68 gross acres from “Estate Density Residential” to “Low Density Residential with One Density Increase (DI-1)” (6 to 13 dwelling units per gross acre with urban design).

The Chair opened the floor for public comment. One individual spoke in opposition to the application, expressing concerns regarding the lack of nearby fire and police services and the potential impact of the proposed development on protected species. The speaker also noted the absence of sidewalks and stated that the surrounding two-lane roadways do not have the capacity to accommodate the additional traffic the development would generate.

Ms. Amanda Naldjieff, the applicant’s legal representative, addressed the concerns raised. She clarified that both the Miami-Dade County Fire Rescue and Police departments had issued formal memoranda confirming that the proposed development would not negatively impact their services. She further explained that the County has planned improvements to SW 344 Street—between SW 282 Avenue and SW 192 Avenue—which include widening the roadway to four lanes. Regarding environmental concerns, Ms. Naldjieff emphasized the applicant’s commitment to avoid impacts to the adjacent Natural Forest Community (NFC). She added that the applicant would conduct an environmental survey to assess the presence of any protected species on the site.

The Board raised questions about sidewalk installation and other infrastructure improvements, as well as the presence of protected species and nearby developments. In response, Ms. Naldjieff confirmed that the applicant will construct sidewalks within the boundaries of the project site, however, they cannot extend beyond the site. She reiterated that the applicant is committed to ensuring the development does not adversely affect the Navy Wells Pineland Preserve or any protected species that may inhabit the surrounding area.

A motion to Adopt with Changes and with Acceptance of the Proffered Declaration of Restrictions was made by Board Member Murillo. Board Member Demps seconded the motion. The motion passed unanimously as follows:

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

May 2024 Cycle Application No. CDMP20240008

Mr. Rommel Vargas, Senior Planner for the Planning Division, provided an overview of Application No. CDMP20240008. He explained that the application was filed by Bluenest Development, LLC, and that the application site was located on the north side of Bailes Road and SW 232 Street, approximately 113 feet east of SW 114 Path. He added that the property is a ±4.67 gross acres site partially developed with nine existing structures on the site which are over 50 years old and meet the age requirement for historic resource eligibility. Mr. Vargas noted that the properties surrounding the application site are characterized by single-family and townhomes. He also noted that to the southeast of the site is the Summerset Academy.

Mr. Vargas stated that the applicant seeks to redesignate the application site from “Low Density Residential”, which allows a range in residential density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre, to "Low-Medium Density Residential”, which allows a range in residential density from a minimum of 6 to a maximum of 13 dwelling units per gross acre. Mr. Vargas explained that the proposed designation would allow a maximum development on the site of 52 units. He added that the applicant proffered a Declaration of Restrictions (covenant)

restricting development on the application site to the 52 residential units, 20% of which the covenant commits to be set aside as workforce housing. He added that the covenant also committed to accessible water connection for Miami-Dade Fire Rescue that to ensure water flow is in accordance with the CDMP Level of Service standards. In addition, the covenant committed to requesting that the County apply the owner's payment of impact fees to the immediate area where the site is located. In addition, the covenant includes a condition to provide the Optimist Club and the Miami-Dade Sheriff's Department with \$25,000 each. Mr. Vargas further explained that the applicant submitted a revised covenant prior to the Community Council 15 hearing, seeking to redevelop the site with 57 townhomes, rather than 51. Because the applicant is proffering workforce housing, they qualify for the 25% density bonus permitted under the Comprehensive Development Master Plan (CDMP), which allows for a maximum of 75 dwelling units on the site. Therefore, the requested 57 units are within the allowable density.

Mr. Vargas stated that staff recommends that the application be adopted with the proffered covenant. The application seeks to increase the density of residential development allowable on the site consistent with CDMP land use policies for infill development. Approval of the application would not cause a violation in the adopted level of service (LOS) standards for public facilities and service. The proposed development would be compatible with the single-family and townhome communities surrounding the site.

Mr. Pedro Gassant, the legal representative of the applicant, reviewed the application and provided details regarding the proposed development, stating that the commitment to build affordable housing is intended for home ownership and not for rental purposes. He added that the proposal will help address the need for affordable housing in the county. He stated that the inventory of housing in the county has diminished since the pandemic as population in the county has increased, which causes home prices to increase due to demand. He added that increasing housing prices also affect the rental market due to the lack of supply of affordable housing. In addition to the need for affordable housing, Mr. Gassant mentioned that the site is close to transit, which promotes the County's policies to encourage transit-oriented development, noting that there are two bus transit stations that are located approximately 2 miles to the northeast and to the west of the application site. He added that these two stations have parking facilities that would allow residents to park their cars on these facilities and use public transportation.

The Chair opened the hearing for public comment. There being no members of the public present, he closed the public hearing.

The Chair opened the floor for Board comments. Board members expressed support for the application, citing the presence of similar uses in the surrounding area. Questions were raised regarding the applicant's commitment to set aside 20% of the units for workforce housing, and why that percentage was not higher. In response, Mr. Gassant explained that offering a greater share of workforce housing units requires balancing the number of market-rate units to ensure the overall project remains financially viable. He further noted that the applicant is voluntarily proffering 20%, which exceeds the County's Workforce Housing Program requirement of 10%.


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

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

Adjournment

There being no further business before the Board, Chair Forbes adjourned the public hearing at 7:42 pm.

Respectfully submitted,



Rosa Davis, Secretary

RESOLUTION NO. 24-13

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING
ADVISORY BOARD ACTING AS THE LOCAL PLANNING
AGENCY ISSUING RECOMMENDATION TO THE BOARD OF
COUNTY COMMISSIONERS REGARDING FINAL
DISPOSITION OF MAY 2024 CYCLE SMALL-SCALE
APPLICATION NO. CDMP20240008 TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN

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

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

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

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

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

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

WHEREAS, May 2024 Cycle Application No. CDMP20240008 requested adoption, if eligible, as a small-scale CDMP amendment; and

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

WHEREAS, Application No. CDMP20240008 was filed by a private party in the May 2024 Cycle of Applications to amend the CDMP ("May 2024 Cycle Application") and is contained in the document titled "May 2024 Cycle of Applications to Amend the Comprehensive Development Master Plan," dated June 2024, and kept on file with and available upon request from the Department; and

WHEREAS, as required by section 2-116.1, Code of Miami-Dade County, the Department issued its initial recommendation addressing the Application in a report titled "Initial Recommendation May 2024 Cycle Application No. CDMP20240008 to Amend the Comprehensive Development Master Plan," dated October 2024 and kept on file with and available upon request from the Department; and

WHEREAS, Application No. CDMP20240008 also requested to be processed concurrently with Zoning Application No. Z2024000108; and

WHEREAS, in accordance with the applicable County procedures, the affected Community Council has conducted an optional public hearing pursuant to section 2-116.1(3)(e), Code of Miami-Dade County, Florida, to address Application No. CDMP20240008 that would

directly impact its council area and issued recommendations on Application No. CDMP20240008 to the Planning Advisory Board and the Commission; and

WHEREAS, the applicant for Application No. CDMP20240008 requested an extension of time and the Director approved the requested extension, which is included in a supplement report to the Application entitled “Additional Items”; and

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

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

This Agency hereby makes the following recommendations to the Commission regarding the adoption of small-scale Land Use Plan map Application No. CDMP20240008 and recommendation regarding subsequent final action by the Commission.

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Transmittal Recommendations/ Recommendation as to Subsequent Action
CDMP 20240008	<p>Bluenest Development, LLC / Pedro Gassant, Esq., Alessandria San Roman, Esq. and Mischael Cetoute, Esq., Holland & Knight, LLP. / Located on the north side of Bailes Road and SW 232 Street approximately 113 feet east of SW 114 Path / ±4.67 gross / ±4.43 net acres.</p> <p><u>Requested Amendment to the CDMP</u></p> <ol style="list-style-type: none"> Redesignate the application site on the LUP map: <ul style="list-style-type: none"> From: "Low Density Residential" (2.5 to 6 dwelling units per gross acre). To: "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre). Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners. <p>Small-Scale Amendment</p>	<p>Adopt with Acceptance of the Proffered Declaration of Restrictions</p>

The motion to Adopt with Acceptance of the Proffered Declaration of Restrictions was moved by Board Member Diaz Padron. Board Member Rogers seconded the motion. The motion passed unanimously 8 to 0 as follows:

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

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

The above actions were taken by the Planning Advisory Board, acting as the Local Planning Agency, at its public hearing on November 4, 2024, and are certified correct by Lourdes Gomez, Executive Secretary to the Planning Advisory Board.

Jerry Bell for

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

MINUTES

Miami-Dade County Planning Advisory Board
Acting As the Local Planning Agency
Public Hearing on the January 2024 Cycle Application No. CDMP20240002 and
May 2024 Cycle Application No. CDMP20240008
To Amend the Comprehensive Development Master Plan
In-Person Hearing

November 4, 2024, 2:00 PM

Planning Advisory Board Members

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

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

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

* Present after roll call

Department of Regulatory and Economic Resources (RER) Staff Present

Planning Division

Jerry Bell, Assistant Director, Planning Division
Garett Rowe, Chief, Metropolitan Planning Section, Planning Division
Manuel Armada, Chief, Planning Research and Economic Analysis Section, Planning Division
Robert Hesler, Planning Section Supervisor, Planning Research Section, Planning Division
Rosa Davis, Planning Section Supervisor, Metropolitan Planning
Vinod Sandanasamy, Transportation Section Supervisor, Metropolitan Planning
Glenn Amoruso, Planning Development Manager
Alex Dambach, Planning Development Manager
Jennifer Snell, Community Development Municipal Plan Liaison
James McCall, Strategic Metro Planner, Metropolitan Planning
Sue Trone, Strategic Metro Planner, Metropolitan Planning
Mark Dorsey, Principal Planner, Metropolitan Planning
Rommel Vargas, Senior Planner, Metropolitan Planning
Ivo Rondinoni, Senior Planner, Metropolitan Planning

Other County Staff Present

James Edwin "Eddie" Kirtley, Jr. Assistant County Attorney, County Attorney's Office

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

CALL TO ORDER AND OPENING STATEMENTS

The Planning Advisory Board (PAB) public hearing was called to order at 2:06 pm by PAB Chair Thomas, who introduced himself and following the Pledge of Allegiance, asked Staff to conduct a roll call. Mr. James McCall, Strategic Metro Planner, conducted a roll call and determined there was a quorum as 6 members were present.

PAB Chair's Introductory Remarks and Chair's Report

PAB Chair Thomas reviewed the procedures and purpose of the public hearing and welcomed the public to the hearing addressing two applications to amend the Comprehensive Development Master Plan (CDMP) on the agenda. Chair Thomas called upon Mr. Garrett Rowe to introduce the agenda.

Opening Statement by County Staff

Mr. Rowe, Chief of Metropolitan Planning, introduced the first CDMP application on the agenda, and called for Mr. Ivo Rondinoni to present the first CDMP application.

JANUARY 2024 CYCLE APPLICATION

Application No. CDMP2024002 - Lennar Homes, LLC (a.k.a. Diego Rodriguez)

Mr. Ivo Rondinoni, Senior Planner provided an overview of January 2024 Cycle Application No. CDMP20240002 filed by Lennar LLC, Mr. Rondinoni noted that the application went before the South Bay Community Council and was approved on October 16, 2024. He then proceeded to explain that the application site is bounded to the north by SW 355 Street, and to the east by SW 192 Avenue. Mr. Rondinoni stated that the applicant sought to the redesignate the ±12.92-acre site application site from "Estate Density Residential" to "Low-Medium Density Residential", which allows a range in residential density from a minimum of 6 to a maximum of 13 dwelling units per gross acre. However, Mr. Rondinoni explained that staff is recommending the redesignation of the site to "Low Density with One Density Increase (DI-1)", which also allows a maximum of 13 dwelling units per gross acre, but requires that the site incorporate sound urban design principles in order to obtain the maximum density. He also noted that staff is recommending that application site be expanded to include the abutting ±7.75 gross acres (±7.12 net acres) of land to the south, that would increase the application site to a total of ±20.68 gross acres (±19.51 net acres). This would avoid creating an isolated ±7.75-gross-acre enclave of land designated "Estate Density Residential" to the south between the application site and land further south that is currently designated "Low Density Residential with One Density Increase (DI-1)". The applicant agreed to staff's recommendation to expand the ±12.92-acre application site to include add the ±7.75 acres, for a total of ±20.68 acres, and to redesignate the entire ±20.68-acre site from "Estate Density Residential" to "Low Density Residential with One Density Increase" (DI-1).

Under the current designation of "Estate Density Residential", the entire ±20.68 gross acre

expanded site could be developed with a maximum of 51 single family detached homes. With staff's recommended "Low Density Residential with One Density Increase ", the entire site could be developed with a maximum of 268 residential units if sound urban design principles are incorporated in the design of the 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 124 residential units.

Mr. Rondinoni added that the applicant proffered two Declaration of Restrictions (covenants), one for the original ±12.92 gross application site and a separate covenant for the ±7.75-gross acre portion of the site added by staff. The covenants together would limit the entire ±20.68 gross acres to a maximum 224 dwelling units, the ±12.92 acres limited to a maximum 146 residential units and ±7.75 acres limited to a maximum of 78 residential units. In addition, both covenants include commitments to: incorporate principles from the Miami-Dade County Urban Design Manual (Resolution R-1360-98) in the design of the development; to connect to water and sewer; to ensure the Navy Wells Pineland Preserve is protected from the impacts of the proposed development; to require notice to future owners or lessees of the proximity to the Navy Wells Pineland Preserve Natural Forest Community and acknowledgement of periodic controlled burnings on the Preserve; and to exclude external streetlights along the perimeter of the application site adjacent to agricultural properties. Mr. Rondinoni stated that staff recommendation is to adopt with staff's recommended changes and with acceptance of the proffered Declaration of Restrictions.

Ms. Amanda Naldjieff, the legal representative for the applicant, stated that her presentation had the same information as staff's presentation and to save time, rather than make the presentation she would take questions. Since the PAB members did not have questions on this item, Ms. Naldjieff concluded by asking the Board to be consistent with the Community Councils' recommendation to adopt the application.

Chair Thomas opened the public hearing. There being no speakers, Chair Thomas closed the public hearing.

The motion to Adopt with changes and with acceptance of the proffered Declaration of Restrictions, as recommended by staff, was moved by Board Member Gadinsky. Board Member Losner seconded the motion. The motion passed unanimously 8 to 0 as follows:

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

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

MAY 2024 CYCLE APPLICATION

Application No. CDMP20240008 - Bluenest Development LLC

Mr. Rommel Vargas, Senior Planner, provided an overview of May 2024 Cycle Application No. CDMP20240008. He described the application as a ±4.67-gross acre site located on the north side of Bailes Road and SW 232 Street, approximately 113 feet east of SW 114 Path, noting that there are nine existing structures on the site which are over 50 years old and meet the age requirement for historic resource eligibility.

Mr. Vargas stated that the application site is currently designated “Low Density Residential”, which allows a maximum density of 6 residential units per acre. He added that the applicant requests that the application site be redesignated to “Low-Medium Density Residential”, which would allow the property to be developed with a maximum of 13 units per gross acre. Under the current CDMP land use designation of “Low Density Residential”, the maximum residential development allowed on the application site is 28 single-family detached units. Under the requested CDMP land use designation of “Low-Medium Density Residential”, the application site could be developed with a maximum of 60 single-family attached units. However, the applicant proffered a Declaration of Restrictions (covenant) that proposes to limit residential development on the site to a 51-unit townhouse development, committing 10 of the proposed units as workforce housing to households whose annual income is up to 140% of the Area Median Income of Miami-Dade County. In addition, the covenant also commits to request that the County apply the Owner’s payment of impact fees to the immediate area of the application site and includes a condition to provide the Optimist Club and the Miami-Dade Southern District Police Department with \$25,000 each.

Mr. Vargas described the area surrounding the site as characterized by single-family and townhomes. Mr. Rommel explained that the proposed townhome development would generally be compatible with the townhomes and single-family residences adjacent to the application site. He also noted that according to the Office of Historic Preservation (OHP) that the structures on the site represent one of few remaining privately owned farm labor camps built in South Dade during the mid-20th century. The OHP will be conducting a Migrant Farmworker Context Study and survey with a focus on the County’s agricultural heritage, accordingly the applicant has been asked to coordinate with OHP prior to any redevelopment or demolition activities on site to ensure adequate documentation of the site and its historic resources. Mr. Rommel concluded by stating that staff’s recommendation is to Adopt with Acceptance of the Proffered Covenant, noting that approval of the application would be consistent with CDMP. He also stated that the South Bay Community Council 15 agreed with staff’s recommendation.

Ms. Alessandria San Roman, the legal representative for the applicant, briefly described the application and provided detail on the recommendation of the OHP to coordinate future development on the site. She explained that the applicant filed the proper documentation of the structures with the State of Florida and that the applicant is waiting on the results. She added that once the applicant receives the results, that they will coordinate with OHP as to the next steps to be taken on the matter. As requested by the Board, Ms. San Roman stated that the County may enter the site to take pictures of the structures and perform whatever activity is necessary to document the structures.

After Ms. San Roman’s presentation, the Board inquired about the qualifications for the proposed workforce housing units. Mr. Rowe responded that the residents seeking to apply for workforce housing would need to meet the income eligibility requirements of the County’s Workforce

Housing Development Program, undergo a qualification process, and enter into an agreement with the Department of Public Housing and Community Development.

The Chair opened and closed the public hearing, as no one from the public spoke on the application. The Board proceeded to recommend a motion on the application.

The motion to Adopt with Acceptance of Proffered Declaration of Restrictions was moved by Board Member Diaz Padron. Board Member Rogers seconded the motion. The motion passed unanimously 8 to 0 as follows:

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

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

STAFF ANNOUCEMENTS

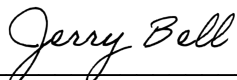
Mr. Rowe reminded PAB members that elections for Chair and Vice Chair positions will be held at the next meeting on December 2, 2024.

Mr. Rowe answered a question regarding restrictions on the ability of a sitting chair to be elected to a subsequent term as chair. Mr. Rowe and County Attorney Kirtley confirmed that Miami-Dade County Code precludes the sitting chairperson or vice-chairperson from serving consecutive terms.

ADJOURNMENT

Being no further business before the PAB, Chair Thomas adjourned the meeting at 2:35 pm.

Respectfully submitted,

 for

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

This instrument was prepared by:

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

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, KTC Properties LLC, a Florida limited liability company (the “Owner(s)”), holds fee simple title to that certain parcel of land in Miami-Dade County, Florida, described in **Exhibit “A”**, attached hereto, and hereinafter referred to as the “Property”;

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the “CDMP”) in the May 2024 Cycle, which amendment is identified as CDMP Application No. CDMP20240008 (the “Application”);

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

WHEREAS, the Owner has filed a concurrent zoning application identified as Application No. Z2024000108, pursuant to section 2-116.1 of the Miami-Dade County Code of Ordinances;

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

1. **Density Limitation.** The proposed development of the Property shall be limited to a maximum of fifty-seven (57) residential dwelling units (“Density Limitation”).

2. **For-Sale Workforce Housing.** Eleven (11) units, Twenty percent (20%) of the total dwelling units, shall be designated as for-sale units to households whose annual income is up to one-hundred forty percent (140%) (“WHU”) of the Area Median Income of Miami Dade County. Notwithstanding the Density Limitation provided in Paragraph No. 1, should the Owner participate in the Workforce Housing Program, pursuant to Chapter 33, Article XIIA of the Miami-Dade County Code of Ordinances, the Owner 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. **Naranja Optimist Club.** The Owner intends to provide a \$50,000 contribution to the Naranja Optimist Club in support of its community enriching activities. Proof of payment of the contribution will be provided to the Department of Regulatory and Economic Resources.
4. **Sheriff’s Office Equipment Donation.** The Owner intends to provide a \$25,000 contribution to the Miami-Dade Sheriff’s Office’s South District Station for the purchase of investigation enhancing equipment, such as Shotspotter and similar items. Proof of payment of the contribution will be provided to the Department of Regulatory and Economic Resources.
5. **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 Water and Sewer Department (“WASD”) rules and regulations and design standards. The right to connect the Property to the County’s sewage system is subject to the terms, covenants, and conditions set forth in court orders, judgments, consent orders, consent decrees, and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including, but not limited to, the Consent

Decree in the United States of America, the State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the “Consent Decree), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.

6. **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).

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]

H & K Draft 5/29/2025

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

WITNESSES:

KTC PROPERTIES LLC,
a Florida limited liability company

Signature

Print Name

Signature

Print Name

By: _____

Name: Carla Kettles-Clayton

Title: Manager

Address: 13727 SW 152 Street
1026
Miami, FL, 33177

STATE OF FLORIDA)

) SS

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, by Carla Kettles-Clayton, as Manager, of KTC Properties LLC, a Florida limited liability company, and for the purposes stated herein on behalf of the corporation. She is personally known to me or has produced _____ as identification.

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

Signature

Notary Public - State of _____

Print Name

My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION

That part of the E 1/2 of the SE 1/4 of the SW 1/4 of the SW 1/4 lying North of Bailes Road, Section 18, Township 56 South, Range 40 East, all lying and being in Miami-Dade County, Florida.

Parcel ID: 30-6018-000-0560 a/k/a 11401 Southwest 232nd Street, Miami, FL 33170

H & K Draft 5/29/2024

Opinion of Title

To: **Miami-Dade County**

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of Declaration of Restrictions pursuant to a CDMP Public Hearing No. CDMP CDMP20240008 it is hereby certified that I have examined *a complete Dono Abstract of Title* covering the period from the beginning to the 28 day of May, 2025, at the hour of 8:00 AM, inclusive, of the property described on **Exhibit A** hereto. I know of no reason that this Title Evidence is inaccurate or incomplete.

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

KTC Properties LLC, a Florida limited liability company

I am of the opinion that Carla Kettles-Clayton is the Manager of KTC Properties LLC, and is authorized to sign agreements, covenants, deeds and easements, as applicable, binding on KTC Properties LLC.

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

1. **RECORDED MORTGAGES:**

NONE

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

NONE

3. **GENERAL EXCEPTIONS:**

1. All taxes for the year in which this opinion is rendered and subsequent years.
2. Rights of parties in possession other than the above owner.
3. Facts that would be disclosed by an accurate survey.
4. Any unrecorded labor, mechanics' or materialman's liens.
5. Zoning and other restrictions imposed by governmental authority.

4. SPECIAL EXCEPTIONS:

1. Miami-Dade Water and Sewer Authority Agreement, recorded October 7, 1975 in Official Records Book 9119, Page 655, of the Public Records of Miami-Dade County, Florida.
2. Easement in favor of Leroy Chambers and Thomas Campbell, recorded October 18, 1977, in Official Records Book 9831, Page 2222; as affected by that Assignment of-Easement-te 1977 in Official Records Book 9831, Page 2224, of the Public Records of Miami-Dade County, Florida.
3. Memorandum of Contribution Agreement, by and between KTC Properties LLC, a Florida limited liability company, and Bluenest Homes Alliance LLC, a Florida limited liability company, recorded March 15, 2024 in Official Records Book 34137, Page 4897, of the Public Records of Miami-Dade County, Florida

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

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

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
KTC Properties LLC	Owner	N/A
Carla Kettles-Clayton	Manager	N/A

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

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
25-01-429	Dono Abstract Title Co.	0	Through 05/28/2025

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

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

Respectfully submitted this 28th day of May, 2025.

Gabriel Bodner
Name

Gabriel Bodner, Esq.
Print Name

Print Name

Florida Bar No. 43340

Address:

11355 SW 72nd Court,
Pinecrest, FL 33156

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

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

physical presence online notarization this 4th day of June, 20 25
(date) (month) (year)

by Gabriel Bodner
(name of individual acknowledging)

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

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



Marlene Azpuru
(Signature of Notary Public)

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

Exhibit "A"

That part of the E 1/2 of the SE 1/4 of the SW 1/4 of the SW 1/4 lying North of Bailes Road, Section 18, Township 56 South, Range 40 East, all lying and being in Miami-Dade County, Florida.

Parcel ID: 30-6018-000-0560

a/k/a 11401 Southwest 232nd Street, Miami, FL 33170