

Date: July 17, 2025

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

From: Daniella Levine Cava
Mayor



Subject: Supplemental Information on 2024 Out-of-Cycle Application
No. CDMP20240021 to Amend the Comprehensive Development Master Plan

Supplement
Agenda Item No. 3(F)

The following supplemental information is provided to the Board of County Commissioners regarding 2024 Out-of-Cycle Application No. CDMP20240021 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. CDMP20240021 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. CDMP20240021

Bluenest Development LLC.

Commission District 8 (Cohen Higgins)

Community Council 15

APPLICATION SUMMARY

Applicant/Representative:	Bluenest Development LLC/ Pedro A. Gassant, Esq., Alessandria San Roman, Esq., Mischaël Cetoute, Esq. Holland & Knight, LLP.
Location:	East side of SW 127 Avenue and ±950 feet north of SW 248 Street
Total Acreage:	±4.46 gross/net acres
Current Land Use Plan Map Designation:	"Low Density Residential" (2.5 to 6 dwelling units per gross acres)
Requested Land Use Element Change and Other Changes:	<ol style="list-style-type: none"> 1. Redesignate the application site on the LUP map: <div style="margin-left: 40px;">From: "Low Density Residential" (2.5 to 6 dwelling units per gross acres) To: "Low Medium Density Residential" (6 to 13 dwelling units per gross acres)</div> 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 (Being processed concurrently with Zoning Application No. Z2024000201)
Existing Zoning District/Site Condition:	AU (Agriculture/one residence on 5 gross acres)/ Agriculture uses and single-family home

RECOMMENDATIONS

Staff:	<p>ADOPT WITH CHANGE AND WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (February 2025) <i>[Changes are re-designate the ±4.46 gross acre/ net acre application site from "Low Density Residential" (2.5 to 6 dwelling units per gross acre) to "Low Density Residential with One Density Increase (DI-1)" (6 to 13 dwelling units per gross acre with urban design).]</i></p>
South Bay Community Council (15):	<p>ADOPT WITH CHANGE AND WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS, PER STAFF'S RECOMMENDATION (February 19, 2025)</p>

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

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

Final Action of Board of County Commissioners: **TO BE DETERMINED** (May 22, 2025)

Staff recommends to **ADOPT WITH CHANGE AND WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** the proposed standard amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020 and 2030 Land Use Plan (LUP) map to redesignate the ±4.46 gross-acre application site from "Low Density Residential" (2.5 to 6 dwelling units per gross acres) to "Low-Medium Density Residential (6 to 13 dwelling units per gross acre)" for the following reasons:

Principal Reasons for Recommendation:

1. Approval of the application would promote infill residential development at a higher density than currently allowed on the subject site. The application is consistent with Objective LU-1, Policy LU-1C and Policy LU-10A of the CDMP Land Use Element. These provisions of the CDMP require the County to give priority to infill development and 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. As discussed in Principal Reason No. 2(ii) below, existing public services and facilities have adequate capacities to accommodate the impacts that would be generated if the application is approved and developed as proposed by the applicant.

The application site is currently used for agriculture, but it is adjacent to the Princeton Community Urban Center, where multi-family development is under construction across the street from this site. This site is inside the Urban Development Boundary. Under the current CDMP land use designation of "Low Density Residential" (2.5 to 6 dwelling units per gross acre), the site could be developed with a maximum of 26 residential units. The requested CDMP land use designation of "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre) would allow the site to be developed with a maximum of 57 residential units. The Applicant has proffered a Declaration of Restrictions, that among other things, proposes 20% of the units on the application site as workforce housing units and to limit development on the site to a maximum 63 residential units, which may include additional units allowed through the CDMP's 25% Density Bonus for Workforce Housing (see Proffered Declaration of Restrictions herein on page 31 and Appendix B: Proffered Declaration of Restrictions).

Staff recommends to Adopt with Change to redesignate the site instead to "Low Density Residential with One Density Increase for Urban Design (DI-1)" that allows the same density sought by the applicant of 6 to 13 dwelling units per gross acre, and with acceptance of the applicant's proffered covenant. This designation would facilitate the development proposed by the applicant and also ensure that future development on the site at any density greater than six (6) units per acre would be of good urban design and assure greater compatibility with the surrounding area. If DI-1 standards are not used, the application site would be able to be developed with a maximum of 26 residential units.

2. Approval of the application would generally be consistent with the criteria for evaluating Land Use Plan map amendment applications pursuant to Policy LU-8E of the CDMP Land Use Element. Policy LU-8E requires LUP map amendment applications to be evaluated according to factors such as (i) the ability of the proposed amendment to satisfy a deficiency in the LUP map to accommodate projected population or economic growth of the County, (ii) impacts to County facilities and services, (iii) compatibility with abutting and nearby land uses, (iv) impacts to environmental and historical resources, and (v) the extent to which the proposed land use would promote transit ridership and pedestrianism pursuant to Objective LU-7 and associated policies. Each of the factors are discussed below.
 - i. *Need to Accommodate Economic or Population Growth:* The application, if approved with the staff recommended change, would increase the capacity of residential land within Minor Statistical Area (MSA) 7.1 where the application site is located. An analysis of the residential capacity by housing type in the MSA shows the depletion of single-family type units occurring in 2028 and for multi-family beyond 2040. The supply of residential land for both single-family and multi-family units is projected to be depleted by the year 2040. The application, if approved with the proffered Declaration of Restrictions, would increase the residential land capacity by 37 units (see Supply and Demand Analysis on page 12). This increase in the number of residential units, would provide

additional residential capacity in the subject MSA and accommodate projected population growth in the area.

- ii. *Public Facilities and Services:* Approval of the application would generally be consistent with the CDMP Capital Improvements Element Objective CIE-3 that requires CDMP land use decisions not to cause a violation in adopted level of standards for public facilities and services. The impacts that would be generated from the maximum development allowed on the application site, if the application is approved, would not cause a violation in the adopted level of service standards for public facilities and services.

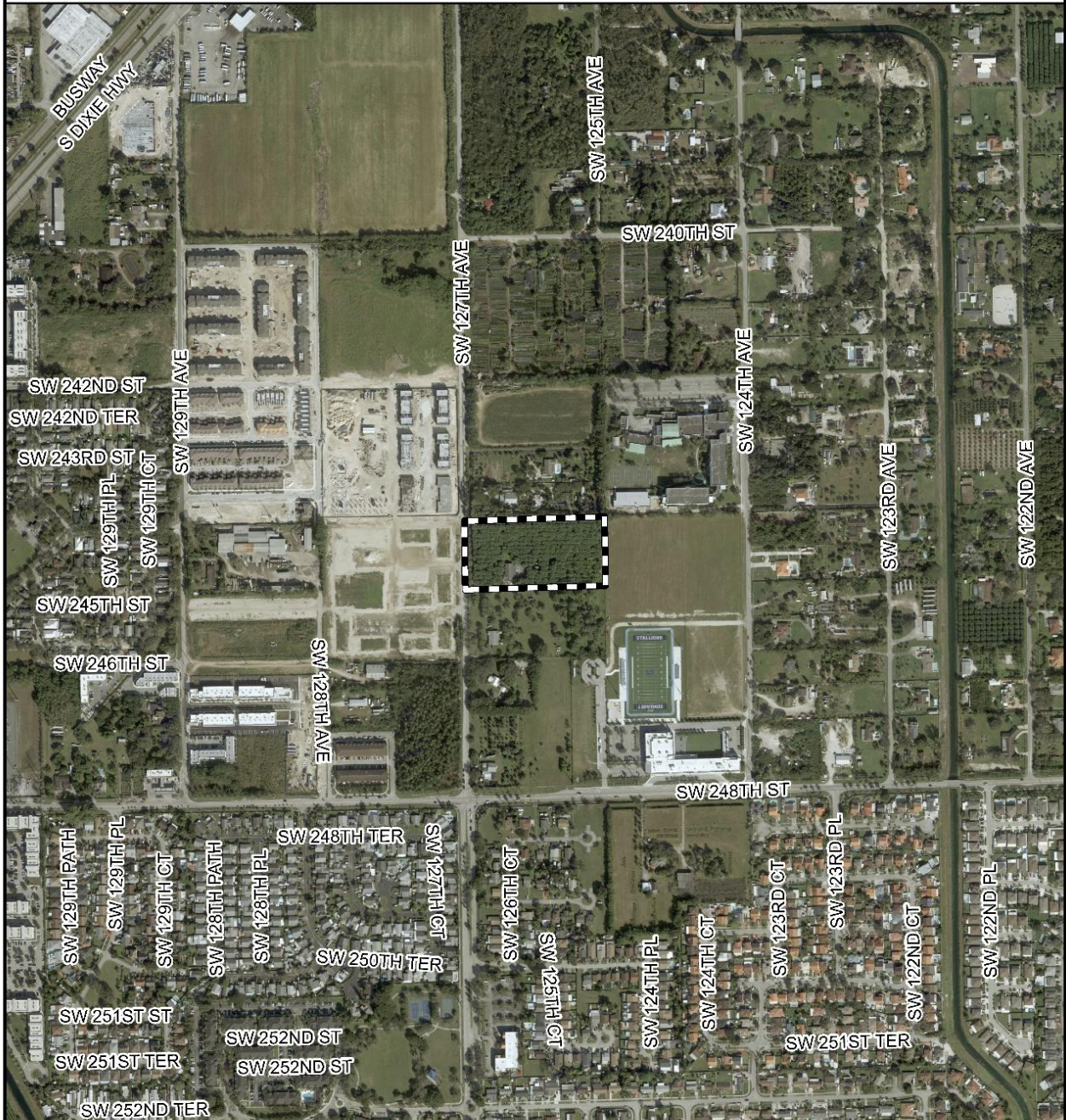
It should be noted that the traffic impact analysis of roadways serving the amendment site shows that all the roadways in the vicinity of the site are expected to operate within their adopted level of service (LOS) standards during the short-term. However, the long-term traffic impact analysis determined that five roadway segments serving the application site are projected to operate below the County's adopted level of service standards with or without the traffic impacts of the application. Additionally, these roadway segments are not deemed to be significantly impacted by the project traffic since the projected traffic impact is less than five percent of the maximum service volume (MSV) of the adopted roadway LOS standard (see "Roadways" section on page 28). No mitigation or roadway improvements are required for projects having traffic impacts of less than five percent.

The Miami-Dade County Public Schools in its Preliminary Concurrency Analysis review projects the proposed development will generate 24 students, 12 at the elementary, 5 at the middle and 7 at the senior high school level and identifies that the senior high school level currently does not have adequate capacity to serve the proposed development. Miami-Dade County Public Schools further indicates that final determination of Public School Concurrency and capacity reservation will be made during final plat approval, site planning, or a functional equivalent. If at that time there is insufficient school capacity, the development impacts would be mitigated through proportionate share mitigation, as required pursuant to CDMP Educational Element Policy EDU-2C and the Interlocal Agreement for Public Facility Planning between Miami-Dade County and Miami-Dade County Public Schools. (see Public Schools discussion on page 27 and Appendix B: Miami-Dade County Public Schools Analysis on appendices page 43).

- iii. *Compatibility:* If the application is approved and developed as proposed by the applicant, it would be generally compatible with the surrounding area. If approved as recommended by staff and developed utilizing the sound urban design principles as required by the DI-1 overlay designation, the proposed development would be more compatible with the existing single family and townhome residential communities adjacent to the application site. To the north of the application site are low-density single-family residences, vacant lots, and row and crop fields. Abutting to the east of the site is the Somerset Academy Charter High School. Further east, across SW 120th Avenue, is the Lennar at Corsica single family townhome development. To the south of the application site, across SW 248 Street, are single family residential developments. Abutting to the west of the site is vacant land which has been cleared for the development of a townhome community.
- iv. *Environmental and Historic Resources:* The application, if approved, would not impact historic, archaeological or environmental resources on the application site. Miami-Dade Office of Historic Preservation has reviewed the subject application and has no comments or objections. However, the application site contains tree resources, that may include specimen trees that are to be preserved whenever reasonably possible pursuant to CDMP Policy CON-8A and Section 24-49.2 (II) of the Code (see "Environmental Conditions" section on page 18).
- v. *Enhance or Degrade Countywide Systems:* If the application is approved, the development of the site with the proposed development 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, or the impacts will be mitigated with the proffered covenant.

- vi. *Transit Ridership and Pedestrianism:* The application, if approved, could support transit ridership and pedestrianism. The application site is currently served by Metrobus Route 38 and Route 70, which provide local route service to the general area where the application site is located. The closest bus stop to the site is approximately 0.3 miles (6-minute walk) from the site and is serviced by Metrobus Route 70. Metrobus Routes 34 and 38 provide service along the Transitway from the Dadeland North Metrorail Station to Florida City. Metrobus The closest bus stop for Routes 34 and 38 is located along SW 127 Avenue, just over one mile from the application site (see “Transit Service” section on page 40).

**BLUENEST DEVELOPMENT, LLC.
OUT-OF-CYCLE APP. NO. CDMP20240021
AERIAL PHOTO**



APPLICATION AREA

Source: Department of Regulatory and Economic Resources
December 2024

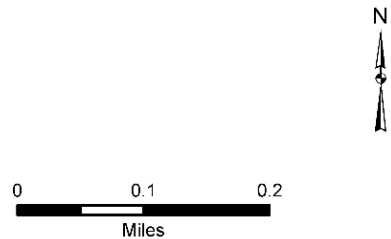


BLUENEST DEVELOPMENT, LLC. OUT-OF-CYCLE APP. NO. CDMP20240021 EXISTING LAND USE

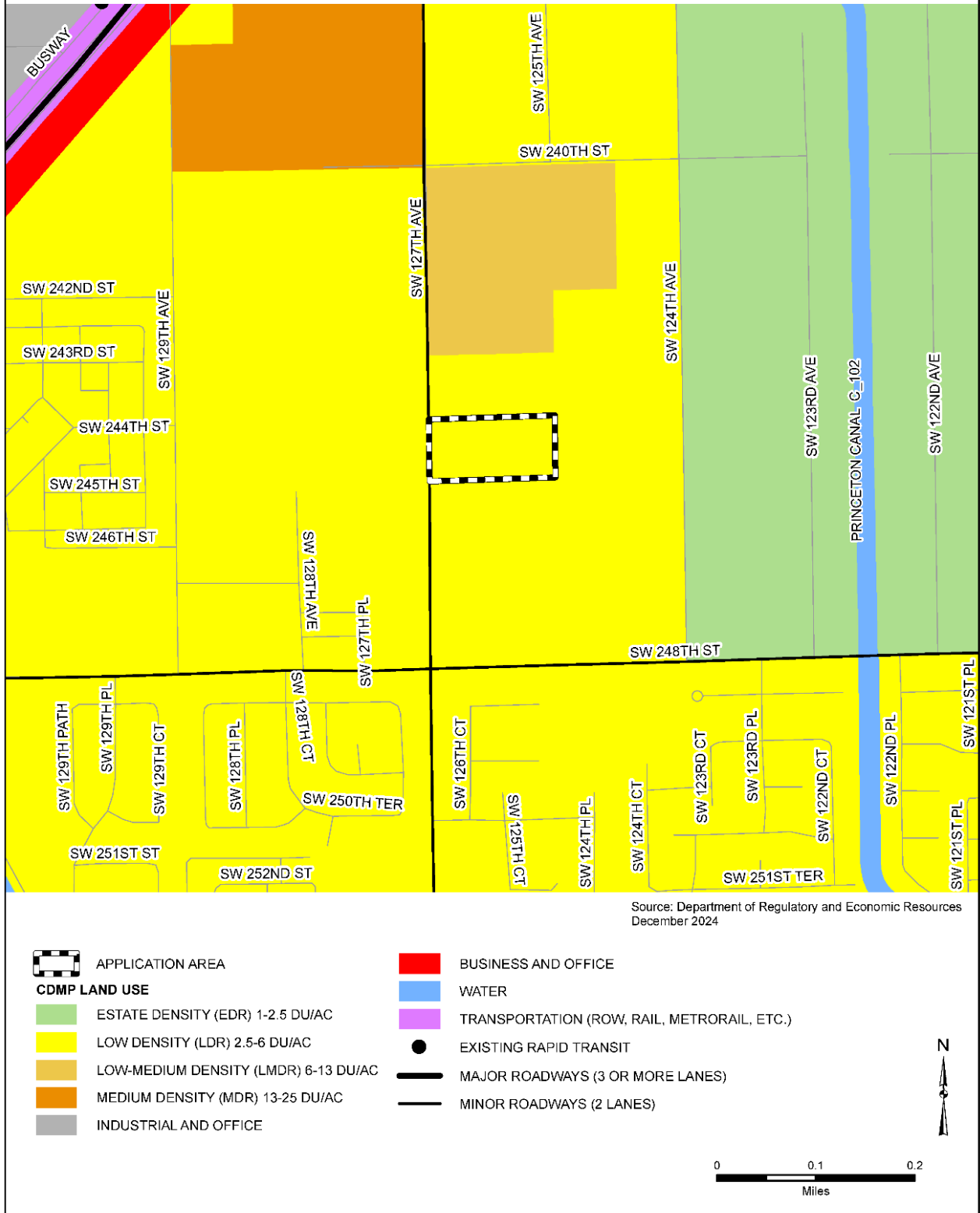


Source: Department of Regulatory and Economic Resources
December 2024

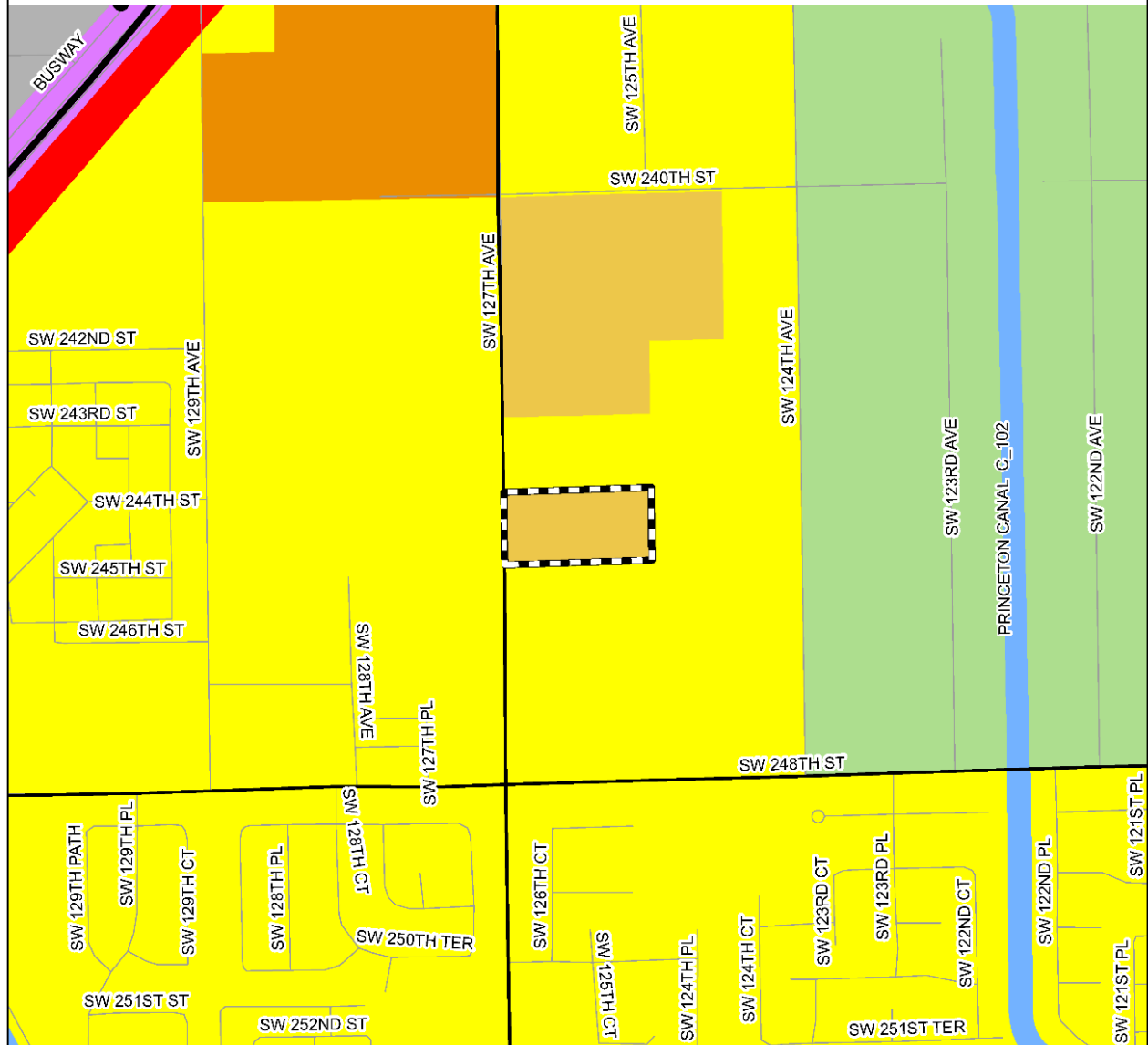
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|--|--------------------------------------|
| Application Area | Streets, Roads, Expressways, Ramps |
| Single-Family | Streets, Expressway R/W |
| Townhouses | Agriculture |
| Low-Density Multi-Family | Parks, Preserves, Conservation Areas |
| High-Density Multi-Family | Vacant, Protected, Privately Owned |
| Commercial, Shopping Centers, Stadiums | Vacant, Protected, Government Owned |
| Institutional | Vacant Privately Owned, Unprotected |
| Industrial | Canal right-of-way |
| Communications, Utilities, Terminals | Inland Waters |











BLUENEST DEVELOPMENT, LLC. OUT-OF-CYCLE APP. NO. CDMP20240021 CDMP LAND USE

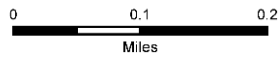


BLUENEST DEVELOPMENT, LLC. OUT-OF-CYCLE APP. NO. CDMP20240021 PROPOSED CDMP LAND USE



Source: Department of Regulatory and Economic Resources
December 2024

- | | | | |
|---|--------------------------------------|---|---|
|  | APPLICATION AREA |  | BUSINESS AND OFFICE |
| CDMP LAND USE | |  | WATER |
|  | ESTATE DENSITY (EDR) 1-2.5 DU/AC |  | TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.) |
|  | LOW DENSITY (LDR) 2.5-6 DU/AC |  | EXISTING RAPID TRANSIT |
|  | LOW-MEDIUM DENSITY (LMDR) 6-13 DU/AC |  | MAJOR ROADWAYS (3 OR MORE LANES) |
|  | MEDIUM DENSITY (MDR) 13-25 DU/AC |  | MINOR ROADWAYS (2 LANES) |
|  | INDUSTRIAL AND OFFICE | | |



STAFF ANALYSIS

Application Site

Location

The ±4.46 gross acre application site is generally located South of SW 244 Street and East of SW 127 Avenue, in unincorporated Miami-Dade County (see “Aerial Photo” on page 6). The site is situated approximately 0.7 miles east of South Dixie Highway (US 1) and approximately 1.85 miles west of the Florida Turnpike Extension (SR 821).

Existing Land Use

The application site comprises of one parcel, which is has a single family residence and is actively farmed. (see “Existing Land Use” map on page 7).

CDMP Land Use Designation

The site is designated "Low Density Residential" (2.5 to 6 dwelling units per gross acres). Areas designated “Low Density Residential” are generally characterized by single family housing, such as single family detached, cluster, and townhouses. It 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. These land use categories allow residential densities that would allow the development of a maximum of 26 single family detached units on the application site.

The application requests to redesignate ±4.46 acres of the application site located “Low Density Residential” to “Low-Medium Density Residential.” 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, for up to 57 units that could be developed on the site. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses, and low-rise apartments.

Staff’s recommended redesignation to “Low Density Residential with One Density Increase” (DI-1), instead of the requested “Low-Medium Density Residential”, would also allow the site to be developed with 6 to 13 dwelling units per acre only if urban design principals are incorporated into the design of the project. The units typically allowed in this category would be in the form of single-family homes, townhouses, and low-rise apartments. Urban design principals ensure that the proposed development provides for a pedestrian friendly environment and connectivity with the surrounding area.

Proffered Declaration of Restrictions

The Applicant has proffered a Declaration of Restrictions (see “Appendix B: Proffered Declaration of Restrictions” on Appendix Page 31) that would limit development on the application site to a maximum of 63 residential units and commits to the following:

- 20% of the total units on site as for sale as for-sale units to households whose annual income is up to one-hundred forty percent (140%) of the Area Median Income (“AMI”) of Miami-Dade County;
- providing a monetary contribution to the Miami-Dade County MetroConnect Service;
- ensuring the appropriate water flow and accessible connection for Miami-Dade County Fire Rescue;
- requesting that the County apply the Owner’s payment of impact fees to the immediate area; and
- connecting to Public Water and Sanitary Sewer Service and providing a public pump station, if at the time of development, a pump station is not available.

Zoning

The application site is currently zoned AU (Agricultural District), The AU zoning district permits agricultural uses and residences at a density of one dwelling unit per 5 gross acres (see “Zoning” map on page 7).

Zoning History

Miami-Dade County zoning regulations were first created in 1938. There have not been any zoning change for the application site.

Adjacent Land Use and Zoning

Existing Land Uses

Adjacent to the north of the application site is a single-family home designated “Low Density Residential”. Abutting to the east of the site is the Somerset Academy Charter High School. To the south of the site are a house of worship, agricultural uses, and single-family homes. The area west of the site includes vacant lots that have been cleared for development of a townhome community consisting of 308 units (see “Existing Land Use” map on page 8).

Land Use Plan Map Designations

Adjacent to the north and west of the application site, west of SW 119 Avenue, the land is designated “Estate Density Residential” on the CDMP Adopted 2020 and 2030 LUP map. Adjacent to the north and east of the application site, east of SW 119 Avenue, the land is designated “Low Density Residential” and “Business and Office”. To the south of the site, across SW 248 Street, the area is designated “Low-Density Residential” (see “CDMP Land Use” map on page 9).

Zoning

Properties adjacent to the north, east and south of the application site, are zoned AU (Agricultural District). Properties adjacent to the west of the site are zoned PCUC (Princeton Community Urban Center). (See “Zoning Map” on page 7).

Supply/Demand for Residential Land

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

Residential

The combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 7.1) in 2024 was estimated to have a capacity for about 10,418 dwelling units, with 89.6 percent of these units intended as multi-family. The annual average residential demand in this Analysis Area is projected to go 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 occurring by the year 2028. 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 Table 1 below).

Table 1
Residential Land Supply/Demand Analysis
2024 to 2040: **Application CDMP20240021 (MSA 7.1)**

ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE	STRUCTURE TYPE		
	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2024	1,079	9,339	10,418
DEMAND 2020-2025	241	70	311
CAPACITY IN 2025	838	9,269	10,107
DEMAND 2025-2030	216	63	279
CAPACITY IN 2030	0	8,954	8,712
DEMAND 2030-2035	220	64	284
CAPACITY IN 2035	0	8,634	7,292
DEMAND 2035-2040	209	61	270
CAPACITY IN 2040	0	8,329	5,942
DEPLETION YEAR	2028	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, December 2024

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

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

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

Residential capacity is expressed in terms of housing units.

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

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

The applicant is requesting a change from “Low Density Residential” to “Low-Medium Density Residential” for a total of approximately 4.46 gross acres. Consequently, if the proposed application is approved, it will create a net addition of 37 single-family type units. This will result in extending the depletion year for single family type units by approximately two months. This application will have no impact on the depletion year for multifamily type units.

Housing Affordability Assessment:

Goal 1 of the Housing Element of the Comprehensive Development Master Plan is to:

ENSURE THE PROVISION OF HOUSING THAT WILL BE AFFORDABLE TO ALL CURRENT AND FUTURE MIAMI-DADE COUNTY RESIDENTS, REGARDLESS OF HOUSEHOLD TYPE OR INCOME.

The following market analysis evaluates the extent to which the current application meets this goal.

As noted above, the application is in MSA 7.1. However, the location at the south of SW 244th Street and east of SW 127th Avenue places the site right at the convergence of MSAs 7.1, 7.2, and 7.4 which, combined, will constitute the housing market area in the analysis that follows. The proposal is for 63 single-family attached housing units. Twenty percent (12 units) of the dwelling units shall be designated as for-sale affordable housing to households whose annual income is up to one-hundred forty percent (140%) of the area median income (AMI) of Miami Dade County according to the Declaration of Restrictions. The Declaration also preserves the right to transfer the density bonus available through the workforce housing ordinance to another property. Therefore, no less than 50% of the workforce housing units (6 units) shall target households with incomes at or below 110% of the area median income.

The application points to the depletion of single-family type housing countywide as creating a housing crisis in the county which can be mitigated by this development. The 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.

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

Income Range; Upper Limit (Family of 4)	MSAs 7.1, 7.2, and 7.4				Total Cost Burden
	Households	% of Total	Percent Cost Burdened (Owner Households)		
Low/Very Low (Less than 60%; \$68,100)	15,930	36.1%	Less than 80% of AMI: Cost Burden	30.9%	64.9%
	6,369	14.4%		Severely Cost Burdened	
Moderate (80% to 120%; \$136,200)	16,461	37.3%	80% to 120% of AMI: Cost Burden	26.3%	27.6%
			Severely Cost Burdened	1.4%	
Greater than 120% (\$136,200)	5,348	12.1%	Greater than 120% of AMI: Cost Burden	5.0%	5.2%
			Severely Cost Burdened	0.2%	
	44,107	100%			

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

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

The table below shows the breakdown of all households in the market area that fall within the income limit categories and the corresponding housing-cost burden. The income values reported here are for a typical family of four. The table shows that 48.1 percent of all households (including renters and owners) earn less than 60 percent of AMI (\$68,100). An additional 14.1 percent of households earn between 60 and 80 percent of AMI (\$90,800). Combined, 71.3 percent of these very low and low-income households are either cost burdened (30.4 percent) or severely cost burdened (40.9 percent). A household is considered cost burdened if they pay between 30 and 50 percent of their income for housing costs, and severely cost burdened if they spend 50 percent or more of their income on housing costs.

The numbers drop precipitously as incomes rise. Nineteen-point-three percent of households in the market area earn between 80 percent and 120 percent of AMI (\$136,200). The share of these moderate-income households that are cost-burdened or severely-cost burdened falls to 24.1 percent. And 18.5 percent of households in the market area earn more than 120 percent of AMI, of which, only 4.4 percent are cost-burdened or severely cost burdened.

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

Income Range; Upper Limit (Family of 4)	MSAs 7.1, 7.2, and 7.4				Total: Cost Burdened & Severely Cost Burdened
	Households	% of Total	Percent Cost Burdened (All Households)		
Low/Very Low (Less than 60%; \$68,100)	35,959	48.1%	Less than 80% of AMI: Cost Burdened	30.4%	71.3%
	10,567	14.1%		Severely Cost Burdened	
Moderate (80% to 110%; \$124,850)	11,691	15.6%	80% to 120% of AMI: Cost Burdened	23.1%	24.1%
			Severely Cost Burdened	0.9%	
Workforce (120% to 140%; \$158,900)	4,259	5.7%	Greater than 120% of AMI: Cost Burdened	4.2%	4.4%
			Greater than 140% (\$158,900)	12.8%	
	74,757	100%			

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

The following table shows the incidence of cost burden for owner-households only. fifty-point-six percent of all owner-households in this MSA earn less than 80 percent of AMI and are considered low-income or very-low income. Over three-fifths of these owner-households, 64.9 percent, are either cost burdened (30.9 percent) or severely cost burdened (34.0 percent). Among moderate-income households earning between

80 and 120 percent of AMI that account for 37.3 percent of owner households, the rate of cost burden or severe cost burden falls to 27.6 percent and for the 12.1 percent of households earning more than 120 percent of AMI, just 5.2 percent are cost burdened or severely-cost burdened. The data illustrates the financial housing crisis in which low-income families in Miami-Dade County and this market find themselves, and that the housing crisis they find themselves in results, predominantly, from low incomes rather than high prices. It also illustrates the importance of distinguishing between workforce housing at 140 percent of AMI, and actual affordable housing at 80 percent or less of AMI.

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 3.2 percent of sales over that year were affordable to the low- or very-low-income households (less than 80 percent of AMI). An additional 8.1 percent of sales were affordable to moderate-income households in the 80 to 120 percent range. That left 88.6 percent of all sales priced out of range for 81.5 percent of households earning less than 120 percent of AMI. The median price of a 2023 home sale in the three MSAs constituting the market area was \$423,700. This amount is 11 percent higher than the price limit for a household at 140 percent of AMI, approximately \$380,920. The applicant, in their covenant, has committed to 20 percent of the units, 12 units, to be workforce housing as part of this application at a price at or below \$380,920, with 50 percent, 6 units, affordable at a price less than approximately \$299,294.

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

Occupations and Incomes in Miami-Dade County

The table below provides some examples of occupations and annual wages in the Miami-Fort Lauderdale-West Palm MSA for 2023, the most recent data available, to help understand the needs of current residents. The list focuses primarily on “workforce”-class occupations across the entire MSA. The occupations are

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

Income Limit Category as a Share of AMI (79,400)	2024 Upper-Limit Income Thresholds	Application Market Area MSAs 7.1, 7.2, and 7.4			
		Households	% of All Households	Affordable Sale Price	% of Sales - 2022
Less than 60% of AMI	\$68,100	35,959	48.1%	163,252	1.2%
60% to 80% of AMI	\$90,800	10,567	14.1%	217,669	2.0%
80% to 110% of AMI	\$124,850	11,691	15.6%	299,294	5.7%
110% to 120% of AMI	\$136,200	2,742	3.7%	326,503	2.4%
120% to 140% of AMI	\$158,900	4,259	5.7%	380,920	8.4%
Greater than 140% of AMI	>158,900	9,538	12.8%	n/a	80.2%
		74,757	100%	Median = 423.7 k	100%

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

color-coded based on incomes to match the income limits from above. The median or typical annual wage for maids and housekeepers, essential for the hotel industry, is \$31,210. School bus drivers have a median

annual wage of \$36,770. Bank tellers show up at \$42,570 and auto mechanics at \$47,680 per year. Even the trades, like plumbers and electricians require a second household income earner to get out of the very-low-income band. Plumbers have a median income of \$54,370 and electricians at \$51,660. All of these earn less than the 60 percent of the AMI threshold discussed above and could not afford market-rate housing around this application without additional income.

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

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

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

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



Environmental Conditions

Flood Protection

Federal Flood Zone X
 Stormwater Management Permit Required DERM
 County Flood Criteria, National Geodetic Vertical Datum (NGVD) 6 feet

Biological Conditions

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

Other Considerations

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

Proposed Water and Wastewater Demand:

Potential Development	Flow (GPD)	% of CDMP Water Treatment Available Capacity	% of CDMP Sewer Treatment Available Capacity
SF attached, 63 units	9,450	0.0018	0.0052

Potable Water Supply

The subject property is located within the Miami-Dade Water and Sewer Department (MDWASD) franchised water service area. Pursuant Chapter 24 of the Code, development shall connect to public water system in accordance with Code requirements.

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

Wastewater Facilities

The subject properties are located within the MDWASD franchised sewers service area. Pursuant to Chapter 24 of the Code, the proposed development located within feasible distance to public sewer lines shall connect to the public sewer system in accordance with Code requirements.

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

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

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

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

The water mains shall be evaluated and upsized if required based on the proposed development and existing domestic and fire water flow demands. If a sanitary sewer pump station is required, the station shall be designed pursuant to section 24-42.2 of the Code and Chapter 62-604 of Florida Administrative Code.

The future construction within the development area shall comply with the requirements mandated by the Federal Consent Decree Case: N0. 1:12-cv-24400-FAM, effective Dec 6, 2013, with the goal of eliminating all Sanitary Sewer Overflows (SSOs) and prohibited bypasses.

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

Natural Resources

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

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.

Endangered Species

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

Please be advised that prior to any future development at the subject property, it is recommended that the applicant contact the United States Fish and Wildlife Service (USFWS) in the Vero Beach office at

(772)562-3909 and the Natural Resources Division of DERM at (305)372-6575 with any questions regarding threatened and endangered species.

Drainage and Flood Protection

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

- (I) How stormwater within the property will be managed.
- (II) No adverse impact on the flood protection level of service of the adjacent properties.
- (III) The proposed development must comply with the adopted County Flood Criteria in October 2022, and stormwater management calculations must maintain no floodplain encroachment to existing development.
- (IV) The development will have retention on-site requirements and has to prove that the post-development conditions are equivalent or better than pre-development conditions.
- (V) Mitigate any negative impacts on the adjacent properties.

For compliance with Miami-Dade County stormwater disposal requirements, all stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system.

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

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

Relevant Chapter 24 Provisions regarding drainage and flood protection

A DERM Surface Water Management General Permit shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval..

Stormwater should be retained on site utilizing designed seepage or infiltration drainage system. Drainage plans shall provide for collection of the stormwater runoff generated by a 5- year storm event.

Pursuant to section 24-48.1(1)(f) of the Code, the applicant is advised that a DERM Class VI Permit may be required for the construction of the proposed surface water management system for the development.

Environmentally Endangered Lands (EEL) Program

An EEL-managed Preserve, Andrew Dodge New Pines Preserve, is within 500 feet of the subject property. The following comments are advisory: the preserve contains pine rockland plant community that requires land management techniques, which include periodic ecological prescribed burning and response to wildfires. Periodic burning, generally performed once every three years, is a management technique that reduces the threat of wildfires and is beneficial to wildlife and the rare and endangered plant species within the preserve. Any dwellings that would be developed in the application's area could be within the potential smoke dispersion corridor and may be affected by periodic smoke events from prescribed burns or unexpected wildfires. Property owners and/or residents adjacent to the preserve are usually notified in writing of potential prescribed burns twice per year.

Environmental Monitoring and Restoration Division:

Based on the current/past agricultural use of the site, DERM requires that a Phase 1 and Phase 2 Environmental Site Assessment prepared in accordance with ASTM standards be conducted at the site prior to site development and prior to the submittal of site development plans through the building department review process. DERM review and approval of said documents shall be required. Further, all construction plans (inclusive of drainage) and dewatering plans shall require the review and approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Please note that this information relates to future reviews and assessments: for property that is classified as agricultural by the Miami Dade County Property Appraiser, under certain circumstances, certain DERM activities would be preempted to the Florida Department of Environmental Protection, and such matters would be reviewed on a case by case basis to ensure compliance with applicable state law.

Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred or dedicated to the County, please note that all soil, groundwater or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments could result in the county declining to accept the proposed dedication. This may in turn result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after public hearing. If an applicant elects to address soil contamination, groundwater contamination, solid waste and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant. Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way as well as any other projects or plans.

DERM REVIEW OF THE PROPOSED DECLARATION OF RESTRICTIONS:

Paragraph 3. Connection to Public Water and Sanitary Sewer Service.

DERM recommends the paragraph is revised to:

The Owner hereby acknowledges and agrees that any development of the Property shall connect to the public water and public sanitary sewer system. 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.

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 designations of "Low Density Residential", is estimated to be 5,460 gallons per day (gpd), as shown under Scenario 1. The maximum water demand under the proposed CDMP Land Use Designation, of "Low-Medium Residential" (scenario 2) would be 10,395 gpd. These projected figures represent a potential increase of approximately 4,935 gpd for water and sewer service.

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

Scenario	Use (Maximum Allowed)	Quantity (Units or Square Feet)	Water Demand Multiplier *	Projected Water Demand (gpd)
Current CDMP Potential – “Low Density Residential”				
1	Single Family (Detached) 2.5 to 6 DU per Acre	26	210 gpd/unit	5,460 gpd
Proposed CDMP Designation – “Low Medium Density Residential”				
2	Single Family Attached (Townhomes) 6 to 13 DU per Acre	63	165 gpd/unit	10,395 gpd

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

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

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

As required by WASD’s Rules and Regulations, since this development is a townhome development and connecting to the water infrastructure for the first time a water main extension along one entire boundary of the property will be required and must be connect to a minimum 8- inch water main.

The Developer may connect to the water as follows:

Option No. 1. There is a WASD Agreement No. 31404 located at northwest of the subject property, and the infrastructure for said Agreement has been constructed and it is under the conveyance process. If Agreement No. 31404, is conveyed by the time this project is ready for construction, the developer may connect to a proposed 16-inch water main at SW 127th Avenue and proposed SW 244th Street, that will abut the northwestern boundary of the subject property and extend a 16-inch water main southerly along SW 127th Avenue (Section Line) to the southwest corner of the subject property.

Option No. 2. There is a proposed WASD Agreement No. 31466 located across from the subject property on the west side of SW 127th Avenue that will bring a new 16-inch water main abutting the property along SW 127th Avenue. The developer may connect to a proposed 16-inch water main along SW 127th Avenue. In addition, per WASD’s Rules and Regulations, since the property is connecting to water for the first time, a water main extension along SW 244th Street will be required. Therefore, the developer may connect to the future 16-inch water main at SW 127th Avenue and SW 244th Street and extend a minimum 8-inch water main easterly along SW 244th Street to the northeast corner of the property.

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 water hydraulic modeling analysis is performed, and the WASD Agreement is offered.

Note:

- (I) The Developer of this project shall coordinate and cooperate on water and sewer interconnections, construction sequence, and schedule with other development projects that are in the vicinity either downstream or upstream with regard to obtaining approval and permits from WASD and other regulatory governmental agencies to avoid conflict with utility plans.
- (II) If a vicinity development has a water and/or sewer construction permit but has not started construction and another developer would like to take over the other development scope of water and/or sewer work, then the developers shall coordinate to withdraw the existing permit prior to the other developer submitting plans to WASD and other regulatory governmental agencies for review.

At this time, there are several projects in the vicinity of the subject site:

- WASD Agreement No. 41404 for the new construction of 334 Apartment Units replacing vacant land, located at the west side of SW 127th Avenue and north of theoretical SW 244th Street.
- WASD Agreement No. 31466 for the new construction of 308 Apartment Units replacing vacant land, located at the west side of SW 127th Avenue and south of theoretical SW 244th Street.

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

The Developer may connect to the sewer as follows:

Option No. 1: There is a proposed WASD Agreement No. 31466 located across from the subject property on the west side of SW 127th Avenue on SW 244th Street that will bring a new gravity sewer system to the area. If Agreement No. 31466 is conveyed by the time this project is ready for construction, the subject project may connect to a proposed gravity sewer manhole west of SW 127th Avenue on SW 244th Street and extend a new 8-inch gravity sewer main to SW 127th Avenue, then southerly along SW 127th Avenue to the southwest corner of the subject property, provided there is sufficient depth and that there are no obstacles that would preclude construction of the sewer system. Then extend the same gravity sewer within the subject site as required, in dedicated public Right-of-Way (R/W) and/or in WASD easement to provide sewer service to the proposed development, provided there is sufficient depth and that there are no obstacles which would preclude construction of the sewer system. The developer is responsible for providing the minimum coverage on the proposed sewer main extension as specified in the WASD Design standard.

Option No. 2: If Agreement No.31466 is NOT conveyed by the time this project is ready for construction or the gravity sewers do not have sufficient depth for the subject development to connect, then there is a proposed WASD Agreement No. 32671 located south of SW 248th Street and theoretical SW 124th Avenue that will bring a new Public Pump Station to the area, and the subject property may connect to the future gravity sewer system. Since this property is connecting to WASD's sewer system for the first time, the developer is required to install a gravity sewer main along one entire boundary of the property, as per WASD Rules & Regulations, Section 3.02(6) and 3.04(2)(d).

If Agreement No. 32671 is conveyed by the time this project is ready for construction, the subject project may connect to a proposed gravity sewer manhole in SW 248th Street and extend a minimum 8-inch gravity sewer main westerly along SW 248th Street to SW 127th Avenue, then northerly along SW 127th Avenue to the northwest corner of the subject property. Then extend the same gravity sewer within the subject site as

required, in dedicated public Right-of-Way (R/W) and/or in WASD easement to provide sewer service to the proposed development, provided there is sufficient depth and that there are no obstacles which would preclude construction of the sewer system. The developer is responsible for providing the minimum coverage on the proposed sewer main extension as specified in the WASD Design standard.

There is gravity sewer under construction with WASD Agreement No. 31404 at the northwest corner of the subject project. However, per the Sewer plans for said Agreement, it appears that the gravity sewer does not have sufficient depth for the subject development to connect.

Note:

- (I) The Developer of this project shall coordinate and cooperate on water and sewer interconnections, construction sequence, and schedule with other development projects that are in the vicinity either downstream or upstream with regard to obtaining approval and permits from WASD and other regulatory governmental agencies to avoid conflict with utility plans.
- (II) If a vicinity development has a water and/or sewer construction permit but has not started construction and another developer would like to take over the other development scope of water and/or sewer work, then the developers shall coordinate to withdraw the existing permit prior to the other developer submitting plans to WASD and other regulatory governmental agencies for review.

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

Solid Waste

CDMP Policy SW-2A establishes the adopted Level of Service (LOS) standard for the County's Solid Waste Management System. This CDMP policy requires the County to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long-term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five years. 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 2024-25 the DSWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth, including the application reviewed here, and which are not anticipated to have a negative impact on disposal service.

Parks

The Miami-Dade County Parks, Recreation and Open Space Department has three Park Benefit Districts (PBDs). The subject application site is located inside Park Benefit District 3 (PBD-3), which currently meets park concurrency requirements.

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. Currently, PBD-3 has a surplus capacity of 220.39 acres of parkland, when measured by the County’s concurrency LOS standard of 2.75 acres of local recreation open space per 1,000 permanent residents.

County-owned park and recreation facilities (both Areawide and Local) serving the subject property are shown in Figure 1. County-owned Local parks that are within three miles of the subject application are described in Table A which lists the park name, address, park classification, type of recreation facility, and acreage for each park.

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

Park Name	Acreage	Classification
Charles Burr Park	4	Neighborhood Park
Debbie Curtin Park	9.78	Neighborhood Park
Goulds Wayside Park	2.9	Neighborhood Park
Jl (Joe) & Enid W. Demps Park	30	Community Park
Joe And Colleen Griffin Park	5	Neighborhood Park
Kevin Broils Park	5.24	Neighborhood Park
Lincoln Estates Park	0.8	Mini-Park
Naranja Lakes Park	1.48	Neighborhood Park
Naranja Park	10	Community Park
Pine Forest Park	6.63	Neighborhood Park
Pine Island Lake Park	17.98	Neighborhood Park
Princetonian Park	6.5	Neighborhood Park
Roberta Hunter Park	15	Neighborhood Park
Sharman Park	2.06	Community Park
Silver Palms Park 1	1.05	Neighborhood Park
Silver Palms Park 2	1.3	Neighborhood Park
Silver Palms Park 3	0.81	Neighborhood Park
Silver Palms Park 4	1.09	Neighborhood Park
Silver Palms Park 5	.83	Neighborhood Park
Silver Palms Park 6	1.93	Neighborhood Park
Silver Palms Park 7	6.2	Neighborhood Park
South Miami Heights Park	5.67	Neighborhood Park
Tamarind Park	1.56	Neighborhood Park
William Randolph Community Park	10	Neighborhood Park

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

Application Impacts

The existing “Low Density Residential” CDMP Land Use Designation would allow as many as 31 single-family attached residential units and an anticipated population of 81. The concurrency analyses result in an impact of 0.22 acres, based on the minimum Level of Service Standard for the provision of local recreation open space in the Recreation and Open Space Element of the CDMP.

The proposed "Low-Medium Density Residential" CDMP Land Use Designation together with the proffered covenant would limit development to 63 single-family attached residential units and an anticipated population of 153. The concurrency analyses result in an impact of 0.42 acres, based on the minimum Level of Service of the CDMP.

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. The applicant site is in Park Benefit District 3 (PBD 3), which currently meets park concurrency requirements.

The subject site is located near the existing South Dade Trail, a 20.9-mile pedestrian and bicycle path along the South Miami-Dade Busway that connects communities from South Miami to Florida City and is part of the envisioned Miami LOOP, a 225-mile non-motorized trail network within Miami- Dade County.

Recommendation: Based on the findings described herein, PROS has no objection to this application and offers the following recommendations:

- Please add 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.
- Given the proposed development's proximity to the South Dade Trail, PROS recommends that the applicant provide bicycle repair stations and parking stalls at common areas.

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

Objective ROS-1: Provide a comprehensive system of public and private sites for recreation, including but not 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.

Fire and Rescue Service

The Property is served by Station No. 5 (Goulds) located at 13150 SW 238 St., Miami, FL. 33032. The station is equipped with one (1) Engine and one (1) Rescue with eight (8) firefighters/paramedics, 24 hours a day, seven (7) 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.

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

The Level of Service Standard for Fire Flow and Application Impacts

Water supply for fire service emergencies shall be provided to all occupancy types and occupancy uses as determined by the Authority Having Jurisdiction, in accordance with the Miami-Dade County Ordinances, the current adopted edition of the Florida Fire Preventions Code, and the current adopted edition of the Miami- Dade Water & Serwer's D8 Water Manual. Fire department access and set up site shall be provided as determined by the Authority Having Jurisdiction, in accordance with the Miami-Dade County Ordinances and the current adopted edition of the Florida Fire Preventions Code.

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

The current CDMP designation "Low Density Residential" allows for potential development of a total of 26 Single Family units that generate 9 annual alarms. The proposed CDMP designation "Low Medium Density Residential" will allow a potential development of 63 Single Family units. The proposed development will generate approximately 21 annual alarms. The 21 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 11451 SW 248 St, Miami, Fl. 33032, and Station No. 34 (Cutler Ridge), located at 10850 SW 211 St., Cutler Bay, Florida 33189.

As part of the rezoning process, MDFR is requesting that at time of permitting (or prior, under a separate ASPR application) a detailed site plan must be submitted for review to the Fire Engineering and Water Supply Bureau. At such time, the Bureau will review the site plan to assure compliance with the Florida Fire Prevention Code (FFPC), National Fire Protection Association (NFPA) standards and any other local regulations dictated by other County agencies. Any discrepancy or variation from the standards will be noted on a separate memorandum and must be adhered to accordingly prior to the platting and/or permitting stages of the development. The Miami-Dade Fire Rescue Department has no objection to the Application (CDMP20240021).

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 with acceptance of the applicant’s proffered covenant limiting development to sixty-three (63) single-family attached residential units, may increase the student population of the schools serving the application site by an additional twenty-four (24) students. This number includes a reduction of 33.68% to account for charter and magnet schools (schools of choice). Of the 24 students, 12 are expected to attend elementary schools, 5 are expected to attend middle schools and 7 are expected to attend senior high schools. The students will be assigned to those schools identified in the “Concurrency Service Area (CSA) Schools” table below. At this time, the elementary and middle school levels have sufficient capacity to serve the application. However, the senior high school level does not have enough capacity to serve the application. A final determination of public school concurrency and capacity reservation will be made at the time of approval of final plat, site plan or functional equivalent.

Concurrency Service Area (CSA) Schools

Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
Coconut Palm K-8	-144	12	0	NO	Current CSA
Coconut Palm K-8	0	12	0	NO	Current CSA Five Yr Plan
Coconut Palm K-8	95	5	5	YES	Current CSA
Homestead Senior	-316	7	0	NO	Current CSA
Homestead Senior	0	7	0	NO	Current CSA Five Yr Plan

Adjacent Service Area Schools

Pine Villa Elementary	442	12	12	YES	Adjacent CSA
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Source: Miami-Dade County Public Schools, January 2025
 Miami-Dade County Department of Regulatory and Economic Resources, January 2025
 Note: CSA means Concurrency Service Area

Roadways

The application site is ±4.46-acre property located south of SW 244 Street and east of SW 127 Avenue in unincorporated Miami-Dade County. The site has access from SW 127 Avenue in the west and from SW 244 Street in the north. The major roadways surrounding this property that would cater to the mobility needs of this project are shown below:

1. SW 248 Street/Coconut Palm Drive is a county-maintained roadway, from US-1 to SW 112 Avenue it 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.
2. SW 232 Street/Silver Palm Drive is a county-maintained roadway, 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.
3. SW 268 Street/Moody Drive from US-1 to SW 112 Avenue is a four-lane undivided county-maintained roadway with posted speed limit of 40 mph.
4. SW 132 Avenue is a county-maintained roadway, from SW 232 Street to South Dixie Highway is a two-lane undivided roadway with posted speed limit of 35 mph.

5. SW 137 Avenue from SW 232 Street to SW 220 Street is a two-lane undivided roadway with posted speed limit of 40 mph.
6. SW 117 Avenue is a county-maintained roadway, from SW 222 Street to Bailes Road is a two-lane undivided roadway; from Bailes Road to SW 236 Street, it is a five-lane divided roadway and from SW 236 Street to SW 248 Street it is a two-lane undivided roadway with posted speed limit of 30 mph.
7. SW 112 Avenue is a state-maintained roadway north of Turnpike and county-maintained south of Turnpike, from SW 227 Street to SW 256 Street it is a five-lane divided roadway with posted speed limit of 40/45 mph. It has an interchange with Florida's Turnpike.
8. SW 127 Avenue from South Dixie Highway to SW 248 Street is a two-lane undivided county-maintained roadway with posted speed limit of 30 mph.
9. South Dixie Highway from SW 248 Street to SW 222 Street is a four-lane divided state-maintained roadway with posted speed limit of 45 mph.
10. Florida's Turnpike from SW 232 Street to SW 128 Court is a four-lane state-maintained 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 - 6 du/ac)" the application site is assumed to be developed with 26 single-family detached units. Under the requested CDMP land use designation of "Low Medium Density Residential (6 - 13 du/ac)" the application site is assumed to be developed with 63 single-family attached units. The potential development of 26 single-family detached units under the current CDMP land use designation is expected to generate approximately 28 PM peak hour trips and the potential development of 63 single-family attached units under the requested CDMP land use designation is expected to generate approximately 34 PM peak hour trips or approximately 6 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# CDMP20240021	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	26 single-family detached units ¹	63 single-family attached units ²	
Net Trips Generated	28	34	+6

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

Notes: ¹ – ITE Land Use Code used for Single-Family Detached is 210 (Single-Family Detached Housing).

² – ITE Land Use Code used for Single-Family Attached is 215 (Single-Family Attached Housing).

Short Term Traffic Evaluation

An evaluation of peak-period traffic concurrency conditions was conducted as of December 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 impacted by the project are operating at acceptable level of service standards.

Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMIP Designation Roadway Lanes, Existing and Concurrency PM Peak Period Operating Level of Service (LOS)														
Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Total Trips With D.O's Trips	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	% Impact	Total Trips With Amend.	Concurrency LOS with Amend.
Proposed Development: 63 single-family attached units, generating 34 PM peak hour trips.														
9790	SW 127 Avenue	south of SW 216 Street	2 UD	D	1,197	411	C	218	629	D	1	0.08%	630	D
F-0050	SW 112 Avenue	north of Florida's Turnpike/HEFT	4 DV	D	3,580	2,531	C	417	2,948	C	1	0.03%	2,949	C
F-0008	US 1/SR 5	south of SW 232 Street	4 DV	E+20%	4,296	2,533	C	812	3,345	C	16	0.37%	3,361	C
9898	SW 216 Street	west of US 1/SR 5	2 UD	D	1,440	901	C	498	1,399	D	3	0.21%	1,402	D
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
99103	SW 232 Street	east of US 1/SR 5	2 UD	D	1,197	404	C	116	520	C	3	0.25%	523	C
99736	SW 112 Avenue	north of SW 232 Street	4 DV	D	3,580	2,475	C	719	3,194	C	3	0.08%	3,197	C
9914	SW 248 Street	east of SW 127 Avenue	2 UD	E	1,440	716	C	425	1,141	C	6	0.42%	1,147	C
9971	US 1/SR 5	south of SW 248 Street	4 DV	E+20%	4,296	2,133	C	1,247	3,380	C	4	0.09%	3,384	C
F-2264 ⁽¹⁾	Florida's Turnpike/HEFT	north of SW 112 Avenue	6 DV	D	10,220	8,365	D	0	8,365	D	1	0.01%	8,366	D
F-2258 ⁽²⁾	Florida's Turnpike/HEFT	north of SW 137 Avenue	6 DV	D	10,220	9,972	D	0	9,972	D	1	0.01%	9,973	D

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	<p>Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, December 2023.</p> <p>Notes: DV= Divided Roadway; UD=Undivided Roadway.</p> <ul style="list-style-type: none">(1) 2023 traffic counts were collected by Bowman Consulting(2) Peak Hour Volume information based on FDOT's online database for traffic counts, 2023 and using the FDOT Daily Data (0.09 K-Factor) <p>* County adopted roadway level of service standard applicable to the roadway segment: D (90% capacity); E (100% capacity); E+20% (120% capacity) for roadways serviced with mass transit having 20 minutes or less headways in the Urban Infill Area (UIA); E+50% (150% capacity) for locations with extraordinary transit service)</p>

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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 - 6 du/ac)” the application site is assumed to be developed with 26 single-family detached units which would generate approximately 28 PM peak hour trips. Under the requested CDMP land use designation of “Low Medium Density Residential (6 - 13 du/ac)” the application site is assumed to be developed with 63 single-family attached units which would generate approximately 34 PM peak hour trips. The requested change in CDMP land use designation is expected to generate approximately 6 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 are currently operating within the County’s adopted Level of Service (LOS) standards.

Applicant’s Traffic Study

The applicant’s transportation consultant, Vala Group Inc., prepared the *CDMP Traffic Analysis* dated January 22, 2025. A copy of the Traffic Study’s Executive Summary is included in Appendix. The complete Traffic Study is available online at the Department’s website at <https://energov.miamidade.gov/>. The Traffic Study analyzes the existing, short term and long-term traffic impacts that the proposed project will have on the roadways adjacent to and in the vicinity of the application site.

The trip generation analysis for the existing and proposed land use is shown in Table 1 of the traffic study. The PM Peak Hour trip generation for the existing development potential of 26 single family detached dwelling units would be 28 trips. The trip generation from the proposed development potential of 63 single family attached dwelling units would be 34 PM Peak Hour trips or approximately 6 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	26 Units	$\ln(T) = 0.92 \ln(X) + 2.68$	50%	50%	146	146	292
Proposed	Single Family Attached Housing	215	63 Units	$T = 7.62 (X) - 50.48$	50%	50%	214	216	430
Proposed less Current Used for 2045 Analysis							68	70	138
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	26 Units	$\ln(T) = 0.91 \ln(X) + 0.12$	26%	74%	6	16	22
Proposed	Single Family Attached Housing	215	63 Units	$T = 0.52 (X) - 5.70$	31%	69%	8	19	27
Proposed less Current Used for 2045 Analysis							2	3	5
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	26 Units	$\ln(T) = 0.94 \ln(X) + 0.27$	63%	37%	18	10	28
Proposed	Single Family Attached Housing	215	63 Units	$T = 0.60 (X) - 3.93$	57%	43%	19	15	34
Proposed less Current Used for 2045 Analysis							1	5	6

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

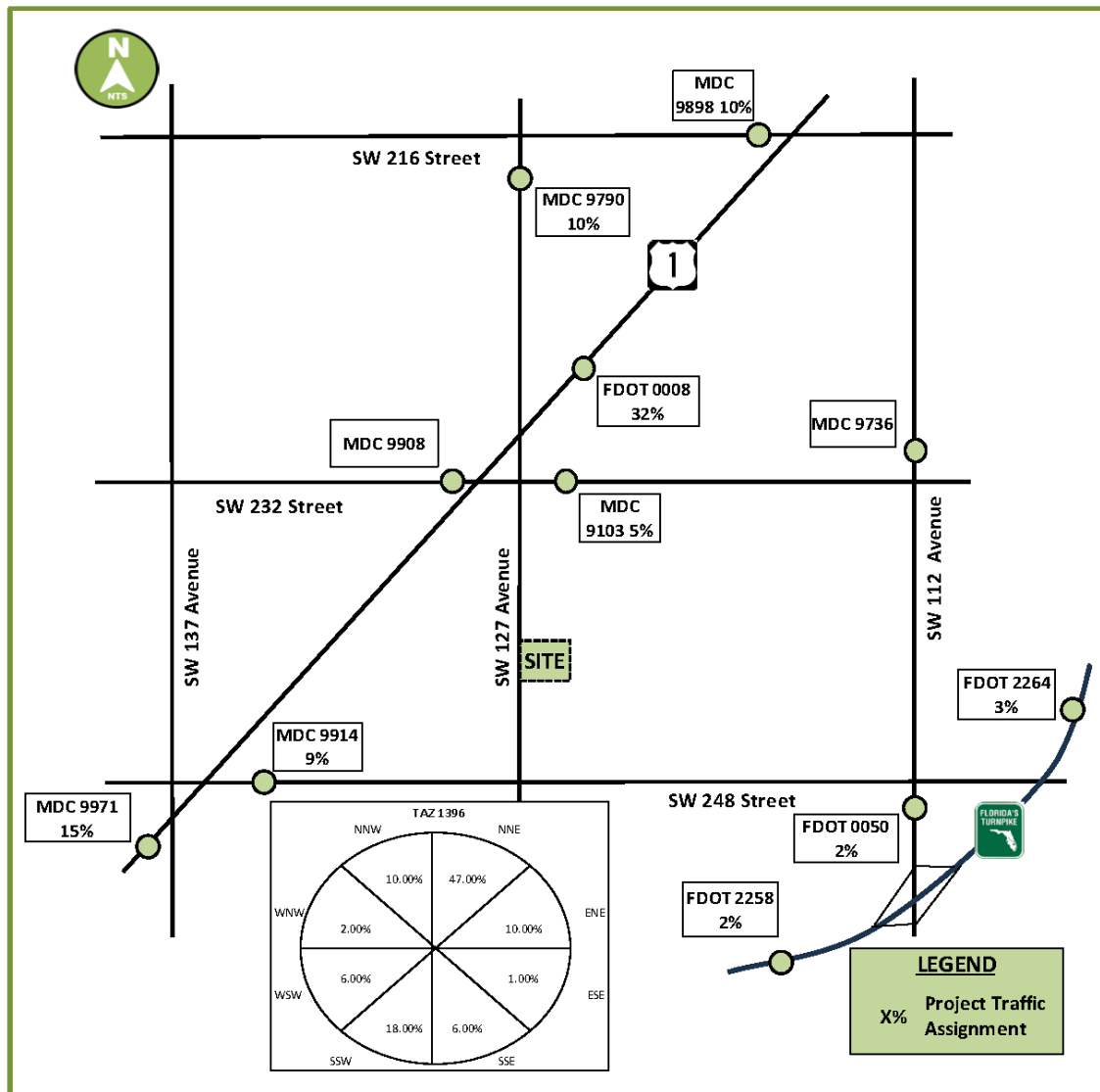
The site is located on TAZ 1396, the cardinal trip distribution for this TAZ was obtained from Miami-Dade County Transportation Planning Organization’s travel demand model called as Southeast Florida Regional Planning Model (SERPM). The TPO publishes cardinal trip distribution for the years 2015 and 2045. The cardinal distribution for the year 2026 was generated by interpolating the distribution percentages of the

years 2015 and 2045. Table 2 below shows the year-2026 trip distribution for TAZ 1396. Figure 2 below shows the project traffic assignment based on the 2026 trip distribution for TAZ 1396.

Table 2 – Site Traffic Distribution

YEAR	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2015	44.80%	11.00%	0.70%	8.60%	17.00%	5.10%	3.10%	9.90%
2045	49.80%	7.40%	0.80%	2.70%	19.60%	6.50%	1.90%	11.40%
2026	46.63%	9.68%	0.74%	6.44%	17.95%	5.61%	2.66%	10.45%

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. Eleven 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	ROADWAY	FROM	TO	FACILITY TYPE	ADOPTED LOS ³	LOS CAPACITY	TRAFFIC COUNT	DO TRIPS	TOTAL VOLUME	LOS	VOLUME TO CAPACITY RATIO (V/C)	MEETS CAPACITY
MDC9790 ¹	SW 127 Avenue	SW 216 Street	SW 232 Street	2L	D	1,197	411	218	629	D	0.53	YES
FDOT 0050 ¹	SW 112 Avenue	SW 248 Street	SW 264 Street	4LD	E	3,580	2,531	417	2,948	C	0.82	YES
FDOT 0008 ¹	US-1	SW 216 Street	SW 232 Street	4LD	E+20%	4,296	2,533	812	3,345	C	0.78	YES
MDC9898 ¹	SW 216 Street	US-1	SW 134 Avenue	2L	D	1,440	901	498	1,399	D	0.97	YES
MDC9908 ¹	SW 232 Street	US-1	SW 134 Avenue	2L	D	1,440	775	496	1,271	D	0.88	YES
MDC9103 ¹	SW 232 Street	US-1	SW 117 Avenue	2L	D	1,197	404	116	520	C	0.43	YES
MDC9736 ¹	SW 112 Avenue	SW 216 Street	SW 232 Street	4LD	D	3,580	2,475	719	3,194	C	0.89	YES
MDC9914 ¹	SW 248 Street	SW 112 Avenue	SW 127 Avenue	2L	E	1,440	716	425	1,141	C	0.79	YES
MDC9971 ¹	US-1	SW 248 Street	SW 268 Street	4LD	E+20%	4,296	2,133	1,247	3,380	E	0.79	YES
FDOT-2264 ²	Florida's Turnpike	SW 248 Street	SW 232 Street	6LD	D	10,220	8,365	0	8,365	D	0.82	YES
FDOT-2258 ¹	Florida's Turnpike	SW 248 Street	SW 268 Street	6LD	D	10,220	2,302	0	2,302	D	0.23	YES

Notes: 1. Based on MDC Traffic Concurrence Database.

2. FDOT 2264 based on Collected Data

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

The applicant's traffic study included a cumulative 2026 short term roadway impact analysis, which included reserved trips from approved developments not yet constructed, a 2.3 percent annual growth-rate factor based on FDOT's historical traffic volumes to account for future background volumes, project trips from the nearby CDMP amendment projects – Princeton Assemblage (CDMP20240010), Bluenest 24425 SW 127 Avenue (CDMP20240021), Bluenest 24000 SW 124 Avenue (CDMP20240019), K-Legacy Townhomes (CDMP20240008), AMC Park (CDMP20230022), Bluenest at SW 226 Street (CDMP20240017), Blue Tango (CDMP20230027), and Somerset Academy (CDMP20230001); 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. This evaluation determined that three roadways adjacent to and in the vicinity of the application site would be operating below the County's adopted Level of Service (LOS) standards in 2026:

- SW 216 Street from Old Cutler Road to SW 112 Avenue would be operating at LOS 'F' but the adopted LOS is 'D'.
- SW 216 Street from US-1 to SW 134 Avenue would be operating at LOS 'F' but the adopted LOS is 'D'.
- SW 248 Street from SW 127 Avenue to SW 137 Avenue would be operating at LOS 'F' but the adopted LOS is 'D'.

The three roadway segments that are projected to fail in 2026, fail even without impacts from this project. Also, the traffic impact from this project on the roadway segments are insignificant as the percentage impact is less than five percent. See the applicant's Table 7A below for the short-term roadway impact analysis.

The applicant's traffic study also included a cumulative 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 along with the project trips from the referenced projects, to determine the impact on the surrounding roadway segments. The long-term analysis determined that six roadway segments shown below are projected to operate below the County's adopted level of service standards:

- SW 216 Street from US-1 to SW 134 Ave. would be operating at LOS 'F' but the adopted LOS is 'D'.
- SW 127 Avenue from SW 216 Street to SW 232 Street, the adopted LOS is 'D', but the roadway would be operating at LOS 'F'.
- US-1 from SW 216 Street to SW 232 Street would be operating at LOS 'F' but the adopted LOS is 'E+20%'.
- SW 112 Avenue from SW 200 Street to SW 216 Street, the adopted LOS is 'E', but the roadway would be operating at LOS 'F'.
- Florida's Turnpike from SW 248 Street to SW 232 Street, the adopted LOS is 'E', but the roadway would be operating at LOS 'F'.
- Florida's Turnpike from SW 248 Street to SW 268 Street, the adopted LOS is 'E', but the roadway would be operating at LOS 'F'.

The six roadways that are projected to fail in 2045, fail even without impacts from this project. Also, the traffic impact from this project on the six roadway segments is insignificant as the percentage impact is less than five percent. Even though the project traffic impact is not significant on Florida's Turnpike and US-1, since both these roadways are evacuation routes, they must be improved by the applicant by entering into a proportionate fair share agreement with the County. See the applicant's Table 7B below for the 2045 Long Term analysis.

To conclude, 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, short-term (year 2026) and long-term (year 2045) traffic conditions. The results indicate that three roadway

segments fail in the short-term and six roadway segments fail in the long term. The failing roadways are not significantly impacted by the project traffic. But Florida's Turnpike and US-1 are evacuation routes hence the roadways must be improved by the applicant by entering into a proportionate fair share agreement with the County to be consistent with the requirements of CDMP.

Table 7A Supplemental 2026 Short Term Roadway Capacity Analysis Summary

COUNT STATION	ROADWAY	FROM	TO	FACILITY TYPE	ADOPTED LOS	LOS CAPACITY	TRAFFIC COUNT	DO TRIPS	2026 VOLUME*	PROJECT TRIPS							TOTAL TRAFFIC	VOLUME TO CAPACITY RATIO (%/C)	LOS WITH PROJECT	MEETS CONCURRENCY?	
										Princeton Assemblage	Bluenest 24425 SW 127 Avenue	Bluenest 24000 SW 124 Avenue	K-Legacy Townhomes	AHC Park	Bluenest at SW 226 Street	Blue Tango					Sommeret Academy
IMDC 9790	SW 127 Avenue	SW 216 Street	SW 232 Street	2L	D	1,197	411	218	659	3	3	3	1	3	14	0	0	686	0.57	C	YES
FDOT 0050	SW 112 Avenue	SW 248 Street	SW 264 Street	4LD	E	3,580	2,531	417	3,130	1	1	1	2	1	0	36	11	3,183	0.89	D	YES
FDOT 0008	US-1	SW 216 Street	SW 232 Street	4LD	E+20%	4,296	2,533	812	3,527	10	11	10	5	44	6	5	0	3,618	0.84	D	YES
IMDC 9898	SW 216 Street	US-1	SW 134 Avenue	2L	D	1,440	901	498	1,464	3	3	3	1	10	7	0	0	1,491	1.04	F	NO
IMDC 9908	SW 232 Street	US-1	SW 134 Avenue	2L	D	1,440	775	496	1,327	1	1	1	2	5	2	0	4	1,343	0.93	D	YES
IMDC 9103	SW 232 Street	US-1	SW 117 Avenue	2L	D	1,197	404	116	549	2	2	2	6	10	2	5	18	596	0.50	C	YES
IMDC 9736	SW 112 Avenue	SW 216 Street	SW 232 Street	4LD	D	3,580	2475	719	3,372	3	3	3	14	0	0	12	11	3,418	0.95	D	YES
IMDC 9914	SW 248 Street	SW 112 Avenue	SW 127 Avenue	2L	E	1,440	716	425	1,192	3	3	3	5	7	0	21	67	1,301	0.90	C	YES
IMDC 9971	US-1	SW 248 Street	SW 268 Street	4LD	E+20%	4,296	2,133	1,247	3,533	5	5	5	0	17	0	11	34	3,610	0.84	E	YES
FDOT-2264	Florida's Turnpike	SW 248 Street	SW 232 Street	6LD	D	10,220	8,365	0	8,966	1	1	1	5	3	0	29	38	9,044	0.88	D	YES
FDOT-2258	Florida's Turnpike	SW 248 Street	SW 268 Street	6LD	D	10,220	2,302	0	2,467	1	1	1	0	2	0	7	16	2,495	0.24	C	YES
F-8370	SW 248 Street	SW 87 Avenue	SW 97 Avenue	2L	D	1,197	212	0	227	0	0	0	0	0	0	1	0	228	0.19	C	YES
IMDC 9822	SW 137 Avenue	US-1	Florida's Turnpike	4LD	E+20%	3,866	1,006	583	1,661	1	0	0	0	0	0	12	29	1,703	0.44	C	YES
IMDC 9904	SW 2205 Street	US-1	SW 216 Street	2L	D	1,197	433	137	601	0	0	0	6	0	0	0	4	611	0.51	C	YES
F-8124**	SW 248 Street	SW 127 Avenue	SW 137 Avenue	2L	D	1,440	1,432	0	1,535	0	0	0	0	0	0	1	61	1,597	1.11	F	NO
IMDC 9916	SW 248 Street	US-1	SW 147 Avenue	2L	E	1,440	505	156	697	0	0	0	0	0	0	21	5	723	0.50	C	YES
IMDC 9738	SW 112 Avenue	SW 264 Street	HEFT	4LD	D	3,420	1,632	75	1,824	0	0	0	0	0	0	12	2	1,838	0.54	C	YES
FDOT 346	US-1	SW 112 Avenue	SW 200 Street	6LD	E+20%	6,468	2,819	307	3,329	35	0	0	0	0	15	5	31	3,415	0.53	C	YES
IMDC 9896	SW 216 Street	SW 112 Avenue	Old Cutler Road	4LD	D	2,628	2,544	59	2,786	0	0	0	4	0	0	0	0	2,790	1.06	F	NO
FDOT 1095	SW 112 Avenue	SW 200 Street	SW 216 Street	4LD	E	3,580	2,590	185	2,758	0	0	0	14	0	0	0	0	2,772	0.77	C	YES
IMDC 9900	SW 216 Street	SW 127 Avenue	SW 137 Avenue	2L	C	1,359	777	158	947	0	0	0	0	0	7	0	0	954	0.70	C	YES
IMDC 9910	SW 232 Street	SW 137 Avenue	SW 147 Avenue	2L	C	1,359	570	174	750	0	0	0	0	0	1	0	0	751	0.55	C	YES

* 2026 volumes derived by applying a growth rate and adding development order traffic

** 2026 volumes taken from Committed Development Study

Table 7B Supplemental 2045 Long Term Roadway Capacity Analysis Summary

COUNT STATION	ROADWAY	FROM	TO	FACILITY TYPE ¹	ADOPTED LOS	LOS CAPACITY ²	2045 DAILY VOLUME	2045 PEAK HOUR VOLUME ²	PROJECT TRIPS								TOTAL TRAFFIC	VOLUME TO CAPACITY RATIO (V/C)	LOS WITH PROJECT	MEETS CAPACITY	
									Princeton Assemblage	Bluenest 24425 SW 127 Avenue	Bluenest 24000 SW 124 Avenue	K-Legacy Townhomes	Bluenest at SW 226 Street	Blue Tango	Sommerzet Academy						
MDC 9790	SW 127 Avenue	SW 216 Street	SW 232 Street	2L	D	1,197	21,200	1,908	1	1	0	0	2	0	0	0	0	1,912	1.60	F	NO
FDOT 0050	SW 112 Avenue	SW 248 Street	SW 264 Street	4LD	E	3,580	12,800	1,152	0	0	0	1	1	0	3	3	0	1,160	0.32	C	YES
FDOT 0008	US-1	SW 216 Street	SW 232 Street	4LD	E+20%	4,295	48,500	4,365	1	2	0	2	26	0	1	0	0	4,397	1.02	F	NO
MDC 9898	SW 216 Street	US-1	SW 134 Avenue	2L	D	1,440	15,200	1,458	1	1	0	0	6	0	0	0	0	1,466	1.02	F	NO
MDC 9908	SW 232 Street	US-1	SW 134 Avenue	2L	D	1,440	13,100	1,179	0	0	0	1	3	0	0	1	0	1,184	0.82	D	YES
MDC 9736	SW 112 Avenue	SW 216 Street	SW 232 Street	4LD	D	3,580	27,200	2,448	1	1	0	5	0	0	8	3	0	2,466	0.69	C	YES
MDC 9914	SW 248 Street	SW 112 Avenue	SW 127 Avenue	2L	E	1,440	12,500	1,125	0	1	0	2	4	0	5	14	0	1,151	0.80	C	YES
MDC 9971	US-1	SW 248 Street	SW 268 Street	4LD	E+20%	4,295	40,400	3,636	1	1	0	0	10	0	3	7	0	3,658	0.85	D	YES
FDOT 2164	Florida's Turnpike	SW 248 Street	SW 232 Street	6LD	D	10,220	134,500	12,105	0	0	0	2	2	0	7	9	0	12,125	1.19	F	NO
FDOT 2158	Florida's Turnpike	SW 248 Street	SW 268 Street	6LD	D	10,220	128,200	11,538	0	0	0	0	1	0	2	3	0	11,544	1.13	F	NO
F-8370	SW 248 Street	SW 87 Avenue	SW 97 Avenue	2L	D	1,197	3,900	351	0	0	0	0	0	0	0	0	0	351	0.29	C	YES
MDC 9822 ³	SW 137 Avenue	US-1	Florida's Turnpike	4 LD	E+20%	3,865	34,900	3,141	0	0	0	0	0	0	1	6	0	3,148	0.81	C	YES
MDC 9904 ³	SW 220 Street	US-1	SW 216 Street	2L	D	1,197	4,100	369	0	0	0	2	0	0	0	1	0	372	0.31	C	YES
F-8124 ³	SW 248 Street	SW 127 Avenue	SW 137 Avenue	2L	D	1,440	12,500	1,125	0	0	0	0	0	0	0	13	0	1,138	0.79	C	YES
MDC 9916 ³	SW 248 Street	US-1	SW 147 Avenue	2L	E	1,440	1,700	153	0	0	0	0	0	0	0	1	0	154	0.11	C	YES
MDC 9738 ³	SW 112 Avenue	SW 264 Street	HEFT	4LD	D	3,420	14,900	1,341	0	0	0	0	0	0	0	0	0	1,341	0.39	C	YES
FDOT 346 ³	US-1	SW 112 Avenue	SW 200 Street	6LD	E+20%	6,468	68,200	6,138	0	0	0	0	0	1	0	7	0	6,146	0.95	E	YES
MDC 9895	SW 216 Street	SW 112 Avenue	Old Collier Road	4LD	D	2,628	25,200	2,558	0	0	0	1	0	0	0	0	0	2,539	0.97	D	YES
FDOT 1095	SW 112 Avenue	SW 200 Street	SW 216 Street	4LD	E	3,580	42,900	3,861	0	0	0	5	0	0	0	0	0	3,866	1.08	F	NO

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

2. Volume derived by Applying 0.19 K-factor to 2045 Daily Volume.

3. 2045 Volume taken from Committed Development Traffic Study.

Transit

Existing Service

The property is served by Metrobus Route 70 at a bus stop located at SW 248 Street and SW 123 Place approximately 0.3 miles away (6-minute walk). The property is also served by Metrobus Routes 34 and 38 at a bus stop along the South Dade Transitway at SW 244 Street approximately 1.13 miles away (a 30-minute walk). Headways for the services mentioned above are listed in the table below.

Metrobus Route Service Summary

Route	Service Headways (in minutes)					Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8 pm)	Saturday	Sunday	
70	60	60	60	60	60	L
34	10	10	n/a	n/a	n/a	L/F
38	12	15	15	20	30	L/F

Source: 2024-2033 Transit Development Plan, Miami Dade Department of Transportation and Public Works, January 2025 Line Up, January 2025.

Notes: L means Metrobus local route service; E means Express or limited stop Metrobus route service; and F means Metrobus feeder service to Metrorail.

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 TDP there are two Funded Capital Projects. First, The South Dade Transitway project will implement Gold Standard BRT along the Transitway from the SW 344th Street Park- and-Ride to Dadeland South Metrorail Station. Second, The TOD Master Plan for the South Corridor project will plan along the Strategic Miami Area Rapid Transit (SMART) Plan's South Corridor to boost smart economic development and mobility through mixed-use development around transit stations, located approximately 1.13 miles away from the subject site.

DTPW Comments/Recommendations

DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. Incorporate pedestrian accessibility into residential neighborhood design to enable safe pedestrian access to neighboring properties, adjacent transit stops, and planned future rapid transit stations. The existing total combined resident and work force population is below 10,000 persons. Additional residents will be provided with transit service having better than 30-minute headways. According to the traffic impact study, the proposed CDMP amendment would create a minimal net increase in trips, which can be absorbed by Metrobus Routes 344 and 70. Upon DTPW's review for mass transit concurrency, the application is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard as stated in CDMP Policy MT-1A. DTPW has no objections to this application.

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-1F. To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.
- LU-4A. When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
- LU-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-8B. Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.
- LU-8F. The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report (EAR) plus a 5-year surplus (a total 15-year Countywide supply beyond the date of EAR adoption). The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.
- 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-8. Bring about housing design and development alternatives that are aesthetically pleasing, encourage energy efficiency and enhance the overall health, safety and general welfare of County residents.
- HO-8A. Ensure that growth management, housing design, and development alternatives form an integral part of a community of functional neighborhoods and town centers that promote community identity, and enhance the overall quality of life.
- 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.
- CON-8A. Specimen trees and Natural Forest Communities in Miami-Dade County shall be protected through the maintenance and enforcement of the County's Tree and Forest Protection and Landscape Code, as may be amended from time to time. The County's Natural Forest Inventory shall be revised periodically to reflect current Natural Forest Community conditions. A Natural Forest Community shall not be removed from the inventory unless its quality and resource values have been degraded to the point where it cannot be restored.

ADDITIONAL ITEMS
OUT OF CYCLE 2024 APPLICATION NO. CDMP20240021
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
(Consisting of additional materials related to the application not included in the Initial Recommendations Report)

ITEM		PAGE NO.
1	Community Council 15 Resolution for hearing held on February 19, 2025	A-1
2	Community Council 15 Minutes for hearing held on February 19, 2025	A-2
3	Planning Advisory Board Resolution for hearing held on March 3, 2025	A-5
4	Planning Advisory Board Minutes for hearing held on March 3, 2025	A-10
5	Proffered Revised Declaration of Restrictions, submitted May 27, 2025	A-19
6	Request from applicant for 180 day extension for final hearing, submitted June 17, 2025	A-30

the link below.

https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/569dc72e-bdfa-4b7a-9fbd-c072042055b2

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RESOLUTION NO. 15-2-25
 SOUTH BAY COMMUNITY COUNCIL (15) ISSUING
 RECOMMENDATION ON 2024 OUT-OF-CYCLE
 CYCLE APPLICATION NO. CDMP20240021 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 February 19, 2025, 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 October 2024 Cycle CDMP Amendment Application No. CDMP202400019 be adopted with change and with acceptance of the proffered Declaration of Restrictions, per staff's recommendation.

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

Venusmia Fernande Lovely	Yes	Paul Morrow	Absent
Timothy Forbes	Yes	Marjorie Murillo, Vice Chair	Yes
Johhny Farias	Absent		
Enid Wahington Demps, Chair Yes			

Board Chair Demps hereupon declared the resolution duly passed and adopted this 19th day of February 2025.

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


 Rosa Davis, Executive Secretary

MINUTES

Community Council 15
Public Hearing on October 2024 CDMP Cycle Application No. CDMP20240019 and Out of
Cycle Application No. CDMP20240021
To Amend the Comprehensive Development Master Plan
In Person/Virtual Hearing

February 20, 2025, 6:30 PM

Department of Regulatory and Economic Resources (RER) Staff Present

Physical Attendance

Rosa Davis, Section Supervisor, Metropolitan Planning Section, Planning Division
Jennifer Snell, Community Development Municipal Planning Liaison, Planning
Division
Ivo Rondinoni, Senior Planner, Metropolitan Planning Section, Planning Division
Felix Acosta, Agenda Clerk, Development Services Division
Thomas Gomez, Agenda Clerk, Development Services Division

Virtual Attendance

Noel Stillings, Principal Planner, Metropolitan Planning Section, Planning Division
Ana Lezcano, Strategic Metro Planner, Metropolitan Planning Section, Planning
Division
James McCall, Strategic Metro Planner, Metropolitan Planning Section, Planning
Division
Mark Dorsey, Principal Planner, Metropolitan Planning Section, Planning Division

I. CALL TO ORDER AND OPENING REMARKS

Community Council 15 in person/virtual public hearing opened at 6:30 p.m. Chair Enid Washington Demps called the meeting to order and following the Pledge of Allegiance, asked Staff to conduct the roll call.

Roll Call

Ms. Rosa Davis, Planning Section Supervisor, conducted the roll call and determined that there was quorum with four Community Council 15 members present as follows:

Venusmia Fernande Lovely	Present
Timothy Forbes	Present
Marjorie Murillo, Vice Chair	Present
Enid Washington Demps, Chair	Present

Chair Enid Washington Demps welcomed everyone to the public hearing on the October 2024 Cycle Small-scale Application Nos. CDMP20240019 and CDMP20240021.

II. AGENDA ITEM

2024 Out of Cycle Application No. CDMP20240021

Mr. Ivo Rondinoni, Community Development Municipal Plan Liaison, provided an overview of Application No. CDMP20240021, filed by Bluenest Development, LLC. He explained that the application site is ±4.46 gross acres and is currently undeveloped, and noted that the properties surrounding the application site are characterized by a variety of housing types including estate density homes, and several multifamily developments. Mr. Rondinoni stated that the applicant seeks to redesignate the application site from "Low Density Residential" (2.5 to 6 dwelling units per acre) to "Low Medium Density Residential" (6 to 13 dwelling units per acre) that would allow the property to be developed with a maximum of 57 residential units. However The applicant has proffered a Declaration of Restrictions, that among other things, proposes 20% of the units on the application site as workforce housing units and to limit development on the site to a maximum of 60 residential units. Mr. Rondinoni explained that staff is recommending to redesignate the site to "Low-Medium Density with One Density Increase (DI-1)", which would allow a density of 6 to 13 dwelling units per gross acre and requires the site to be made compatible with the surrounding uses through the incorporation of urban design principles.

In closing, Mr. Rondinoni stated that staff recommended to adopt the application with change to redesignate the site from "Low Density Residential" to "Low-Medium Density Residential with One Density Increase (DI-1)" and with acceptance of the proffered Declaration of Restrictions.

The representatives for the applicant Pedro Gassant, expressed the importance of approving this application and that this type of housing is needed in the area, due to its close distance to schools. They also mentioned this application would provide opportunities for affordable housing within the UDB.

One public comment which was made by Maryland Ross, opposed the application stated her concern for SW 127th Ave and that there is no need for new development. She stated that the neighborhood should stay a single-family neighborhood and that there was no place for cars to park. She also stated that there is a termite problem that could negatively affect the proposed development.

After the public comments, several Board members discussed that they prefer townhomes with parking in the front as opposed to rear loaded buildings. They also asked if these will be townhomes or condo plats. Board member Lovely then asked if they want to create affordable housing why do they are limiting the number of units to 60 if the redesignation would allow for more units.

The applicant's representatives Pedro Gassant made a final statement where you addressed the concerns of the comments of the Board concerning the maximum number of 60 units by stating that the lot size would not allow for more than 60 units according to their architectural design.

A motion to Adopt with Change as Recommended by Staff with acceptance of the revised Proffered Declaration of Restrictions was made by Board Member Murillo. Board Member Forbes seconded the motion. The motion passed unanimously as follows:

Venusmia Fernande Lovely	Yes
Marjorie Murillo, Vice Chair	Yes
Timothy Forbes	Yes
Enid Washington Demps, Chair, Yes	

Adjournment

There being no further business before the Board, Chair Curtis Lawrence, adjourned the hearing at 8:00 pm.

Respectfully submitted,

Rosa Davis, Secretary

RESOLUTION NO. 25-3

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 2024 OUT-OF-CYCLE SMALL-SCALE
APPLICATION NO. CDMP20240021 TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN

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

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

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

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

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

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

WHEREAS, Out-of-Cycle Application Nos. CDMP20240021 requested adoption, if eligible, as a small-scale CDMP amendment; and

WHEREAS, Application No. CDMP20240021 was filed by a private party as an Out-of-Cycle Application to Amend the CDMP and is contained in the document titled "Out-of-Cycle Application No. CDMP20240021 to Amend the Comprehensive Development Master Plan," dated December 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 Application No. CDMP20240021 in a report titled "Initial Recommendation Application No. CDMP20240021 to Amend the Comprehensive Development Master Plan," dated February 2025, and kept on file with and available upon request from the Department; and

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

WHEREAS, Application No. CDMP20240021 also requested to be processed concurrently with Zoning Application No. Z2024000201; 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. CDMP20240021 that would directly impact its council area and issued recommendations on Application No. CDMP20240021 to the Planning Advisory Board and the Commission; and

WHEREAS, section 2-116.1(3)(h), requires the Board of County Commissioners to hold a public hearing within 180 calendar days after the Application filing period unless a greater time is deemed necessary by the Board of County Commissioners, or the Department Director extends the time at the applicant's request prior to the earliest deadline for the publication of required public hearing notices; and

WHEREAS, the 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 Applications; and

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

This Agency hereby makes the following recommendations to the Commission regarding the adoption of small-scale Land Use Plan map Application No. CDMP20240021 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	• Recommended Action on Small-Scale Amendment
CDMP 20240021	Blunest Development LLC / Alessandria San Roman, Esq., Mischael Cetoute, Esq., and Pedro Gassant, Esq., Holland & Knight, LLP / Located on the east side of SW 127 Avenue and ±950 feet north of SW 248 Street (at theoretical SW 244 Street) / ±4.46 gross/net acres.	Adopt as requested by the applicant, with acceptance of the proffered Declaration of Restrictions
<p><u>Requested Amendment to the CDMP</u></p> <p>1. Redesignate the application site on the LUP map:</p> <p style="padding-left: 40px;">From: “Low Density Residential” (2.5 to 6 dwelling units per gross acre).</p> <p style="padding-left: 40px;">To: “Low-Medium Density Residential” (6 to 13 6 dwelling units per gross acre).</p> <p>2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.</p> <p style="text-align: center;">Small-Scale Amendment</p>		

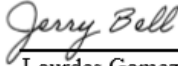
The motion to Adopt, as requested by the applicant, and with acceptance of the applicant’s proffered Declaration of Restrictions was moved by Board Member Huembes. Board Member Morris seconded the motion. The motion passed 6 to 1 as follows:

Lynette Cardoch	No	Max Losner	Absent
Alisa Cepeda	Yes	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Yes
Eric Fresco	Yes	Daniel Rogers	Absent
Seth Gadinsky	Absent	Ernie Thomas	Absent
Horacio C. Huembes	Yes		

William McRea, Vice Chair, Absent
 Frank Lago, Chair, Yes

Local Planning Agency
March 3, 2025
Page 5

The above actions were taken by the Planning Advisory Board, acting as the Local Planning Agency, at its public hearing on March 3, 2025, and are certified correct by Lourdes Gomez, Executive Secretary to the Planning Advisory Board.

 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 January 2024 Cycle Application No. CDMP20240003;
October 2024 Cycle Application Nos. CDM20240015 and CDMP20240019;
and 2024 Out-of-Cycle Application No. CDMP20240021
to Amend the Comprehensive Development Master Plan

March 3, 2025, 10:00 AM

Planning Advisory Board Members

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

William McRea, Vice Chair, Absent
Frank Lago, Chair, Present

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

* Present after roll call

Department of Regulatory and Economic Resources (RER) Staff Present

Planning Division

Jerry Bell, Assistant Director for Planning, Planning Division
Garett Rowe, Chief, Metropolitan Planning Section, Planning Division
Robert Hesler, Planning Section Supervisor, Planning Research Section, Planning Division
Manuel Armanda, Chief, 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
Alex David, Strategic Metro Planner, Metropolitan Planning
Mark Dorsey, Principal Planner, Metropolitan Planning
Noel Stillings, Principal Planner, Metropolitan Planning
Rommel Vargas, Senior Planner, Metropolitan Planning
Ivo Rondinoni, Senior Planner, Metropolitan Planning

Other County Staff Present

Cristina Rabionet, Assistant County Attorney, County Attorney's Office
Christine Velazquez, Division Chief II, Code Coordination & Environmental Initiatives
Division, Department of Environmental Resources Management
Ninfa Rincon, Chief, Code Coordination & Environmental Initiatives Division,
Department of Environmental Resources Management
Carlos Lopez, Park Planner II, Miami-Dade County Parks, Recreation and Open
Spaces Department
Francisco Arbelaez, Principal Planner, Miami-Dade Transit Division, Department of
Transportation and Public Works
Brandon Fennell, Senior Planner, Miami-Dade Transit Division, Department of
Transportation and Public Works
James Ferguson, Assistant Director, Planning & Regulatory Compliance, Miami-Dade
Water and Sewer Department

CALL TO ORDER AND OPENING STATEMENTS

The Planning Advisory Board (PAB) public hearing was called to order at 10:09 a.m. by PAB Chair Lago, introduced himself and following the Pledge of Allegiance, asked Staff to conduct a roll call. Ms. Noel Stillings, Principal Planner, conducted a roll call and determined quorum was met as there were six members present.

PAB Chair's Introductory Remarks, Chair's Report

PAB Chair Lago reviewed the procedures and objectives of the public hearing and formally welcomed the public. For his Chair's Report, he noted that he has asked Staff to provide a report that could track the PAB's recommendations to the Board of County Commissioners (BCC) regarding CDMP applications. In response to Chair Lago's inquiry, Mr. Garrett Rowe, Chief of Metropolitan Planning, introduced himself and stated that Staff will have such a report starting with the December 2, 2024 PAB hearing, that will detail the Staff, PAB recommendation, and BCC action on each application.

Deferrals

Chair Lago noted that three CDMP applications were requesting deferral, namely Application Nos. CDMP20240014, CDMP20240016 and CDMP20240017. Mr. Rowe explained that even though the three applications were advertised for the PAB meeting, they were deferred at the Community Council for a future date. Chair Lago opened the public hearing on the deferral requests, and one member of the public spoke in favor.

Board member Diaz-Padron made a motion to defer Application Nos. CDMP20240014, CDMP20240016 and CDMP20240017 to a future PAB hearing date. Board member Cardoch seconded the motion, and the motion passed 6 to 0.

JANUARY 2024 CYCLE APPLICATION

Application No. CDMP20240003

Ms. Rosa Davis, Planning Section Supervisor, introduced the application as addressing a ±22.93 gross acres (±20.72 net acres) parcel located inside but next to the Urban Development Boundary at the northeast corner of the intersection of SW 197 Avenue and theoretical SW 328 Street. She added that the site is designated "Estate Density Residential" on the CDMP Adopted 2030 and

2040 Land Use Plan (LUP) map, which allows a maximum residential density of 2.5 dwelling units per gross acre, or 57 single family units. She stated that the applicant requests that the application site be redesignated to "Estate Density Residential with One Density Increase - DI-1" which would allow the applicant to build the site at a maximum residential density of 6 units per gross acre or 137 residential units. She explained that to obtain the maximum density of 6 units per acre, the DI-1 overlay designation requires the applicant to utilize sound urban design principles, as adopted by County ordinance or depicted in the Miami-Dade County Urban Design Manual, in the design of the development. Ms. Davis noted that the applicant proffered a Declaration of Restrictions (covenant) committing to incorporate certain urban design principles in the design of the development and restricts development of the site to a maximum 115 dwelling units. She further noted that the covenant provides for proportionate share mitigation of traffic impacts to Krome Avenue (a hurricane evacuation route), commits to mitigate for light spillage onto adjacent properties with agricultural uses and provide storm water management to prevent flooding of adjacent agricultural land.

Ms. Davis stated that staff's recommendation is to adopt the application with acceptance of the proffered covenant and that the application is being processed concurrently with zoning Application No. Z2024000023. She also stated that the recommendations of the Redland Community Council was to "Adopt with Acceptance of the Proffered Declaration of Restrictions" the application, with the condition that the applicant meet with neighbors prior to the Planning Advisory Board (PAB) hearing and provide an update to the PAB regarding the results of said meeting.

Ms. Maritza Haros, the applicant's representative, asked the PAB members to follow staff's recommendation to adopt the application. She provided background on the application noting that the site is surrounded by uses that are compatible with the proposed development. Ms. Haro also noted that the site is within Minor Statistical Area 7.6 (MSA 7.6), where residential land supply is projected to be depleted by the year 2031. She further stated that County agencies reviewed the application and noted that its approval of the will not cause a violation in the adopted level of service standard for public services and facilities or, where there were impacts, the applicant has committed to mitigating said impacts in the proffered covenant. Ms. Haro concluded by stating that, pursuant to the Community Council's condition, the applicant met with neighbors to address their concerns on the proposed development.

The Chair opened the public hearing. Two residents spoke on the application citing that there was a lack of notice from the applicant regarding the meeting with the neighbors. They expressed concerns that the area near the site is mostly agriculture uses and low-density estate homes, which they believe is not compatible with the proposed development. The residents also expressed concern that the proposed development will generate too much traffic, especially along Krome Avenue and that there are almost no local parks in the area near the site. One of the residents requested that the impact fees that would be generated from the proposed development be spent locally to improve public infrastructure. The Chair thereafter closed public hearing.

Chair Lago opened the meeting for the Board's discussion. The PAB members inquired how the impact fees are currently used and if they could be targeted to a specific area. Mr. Garrett Rowe, Chief of Metropolitan Planning, explained that impact fees are utilized according to specific zones as outlined in the County Code, to fund projects identified within those zones. As such, impact

fees may or may not be used in areas close to the site depending on whether there is a planned project in the proximate area. Mr. Rowe noted that there are ongoing discussions with the Board of County Commissioners regarding community benefits and the use of impact fees.

The Board also inquired about the lack of notices regarding the Applicant's neighborhood meetings. Ms. Haro stated that there were sign-in sheets available for residents to leave their contact information at the Community Council hearing, adding that email notices were also sent to those who added their contact information in the sign-in sheet. After the Board's discussion, the Chair requested a motion.

The motion to Adopt with Acceptance of the Proffered Declaration of Restrictions, as per Staff Recommendation, was moved by Board Member Huembes. Board Member Morris seconded the motion. The motion passed unanimously as follows:

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

William McRea, Vice Chair, Absent
 Frank Lago, Chair, Yes

OCTOBER 2024 CYCLE APPLICATION

Application No. CDMP20240015, Bluenest at Krome I, LLC

Mr. James McCall, RER Strategic Metro Planner, explained that Application No. CDMP20240015 was filed by Bluenest at Krome I, LLC, and that the application site is ±91.48 gross acres located south of SW 272 Street/Epmore Drive, between SW 177/Krome Avenue and SW 172 Avenue inside but adjacent to the UDB. He explained that the existing uses on the site include nurseries, agricultural fields, groves and a single-family home. Mr. McCall noted that the properties surrounding the application site are primarily characterized by single-family detached estate homes, nurseries, agricultural fields and gas stations. Mr. McCall explained that the applicant is requesting a CDMP land use change from "Estate Density Residential" (1 to 2.5 dwelling units per gross acre) on ±89.38 acres and "Business and Office" on ±2.1 acres to "Low-Medium Density Residential" (6 to 13 dwelling units per acre) on ±81.11 acres and "Business and Office" on ±10.31 acres. The current designation of "Estate Density Residential" and "Business and Office" would allow the maximum development potential of 223 residential units and 18,818 square feet of retail space, or 235 residential units if developed entirely as a residential development. The requested "Low-Medium Density Residential" and "Business and Office" designations would allow the property to be developed with up to 1,054 residential units and 141,134 square feet of retail space. He noted the applicant has proffered a Declaration of Restrictions (covenant) limiting the development to a maximum of 700 residential units and commits to set aside 20% of the units as for-sale workforce housing units. He noted the covenant also commits to connect to water and sewer service, provide a Conceptual Stormwater Master Plan, ensure proper fire rescue water flow, prohibit external street lights along the perimeter of the property adjacent to agricultural uses, incorporate sound urban design principles in the design of the development, provide notice in all

future contracts for sale or lease of the property regarding proximity to agricultural uses. He outlined that the projected impacts of development of the application site were found not to cause a violation in the adopted level of service (LOS) standards for public facilities and services but that staff has some concerns regarding the compatibility of the proposed designation with surrounding uses.

Mr. McCall explained that staff's recommendation is to Transmit with Changes, the changes include redesignating the residential portion of the site to "Low Density Residential with One Density Increase" (DI-1) instead of the requested "Low-Medium Density Residential". He noted the "Low Density Residential with DI-1" designation will require the applicant to follow Miami-Dade County urban design standards into the design of the proposed project in order to obtain the desired maximum density of 13 units per gross acre. He explained that the incorporation of urban design principles will ensure that the development would be more compatible with the surrounding area and that staff's recommended changes include adding two parcels (± 5.86 acres) surrounded by the application site to avoid creating isolated spots of "Estate Density Residential" parcels. He highlighted that the recommended addition would increase the application site to ± 97.65 gross acres. He stated Staff is recommending transmittal of the application to allow the applicant time to work with County staff to address pending issues.

Chair Lago recognized Mr. Pedro Gassant, legal representative of the applicant, and called on him to make the applicant's presentation. Mr. Gassant focused on the need for more affordable housing in Miami-Dade County. He noted that the application contributes to addressing the housing need by setting aside 20 percent of the dwelling units in the development for workforce housing as for sale units. Mr. Gassant also mentioned that the application requests to expand the "Business and Office" area at the northwest corner of the site from ± 2.1 to ± 10.34 gross acres in order to develop neighborhood serving commercial uses that would serve the area. He emphasized that the proposed development would be compatible with the surrounding neighborhood.

Chair Lago opened the public hearing. Nine people spoke addressing the application seven of whom spoke in favor of the application. Some of those in favor of the application highlighted that the project would provide affordable housing opportunities for police officers, teachers and others in the workforce to buy a home and live in the community, allowing residents who are getting priced out to remain in the area. Others expressed the hope that the project would help to create jobs. Two people spoke in opposition of the application stating that the proposed project was incompatible with the estate homes and adjacent agricultural uses in the area. They also questioned the affordability of the homes being proposed and expressed concerns regarding traffic, the impact to the hurricane evacuation route, and the preservation of historic resources on the site.

PAB Members had questions about the standard amendment process and why the item is being transmitted to the state if there are still pending issues. Mr. McCall mentioned that the transmittal process will allow the County and applicant to address pending issues while state agencies review the application. Mr. Garrett Rowe, Chief of Metropolitan Planning, explained the standard application process, and that the next step is for the Board of County Commissioners (BCC) to hear the application and determine whether to transmit it for review by the state and regional reviewing agencies.

PAB members asked about staff's recommendation to include the two parcels. Mr. Rowe responded that the review of the potential impacts from adding these two parcels was ongoing but pending. PAB members asked about the stormwater retention requirements of the County

and if the development would be able to get a building permit. Mr. Rowe mentioned that the stormwater management requirements were updated in 2022, and that the development must retain a certain level of stormwater on site and noted that DERM is present and could provide greater detail if the PAB desired.

The PAB members requested that the applicant explain the workforce housing commitment. Mr. Gassant explained that 20% of the 700 total units, or 140 units, will be set aside as workforce homeownership units. PAB members asked if there are any restrictions on the workforce housing units, and what would happen if they were to be resold within 2 years. Mr. Gassant explained the units would remain through the 20-year control period for workforce housing, and that the Miami-Dade County Department of Public Housing and Community Development (PHCD) monitors the homeowners for income eligibility. Mr. Rowe pointed out that the workforce housing program is voluntary and the typical commitment is for 10% to 20% of units as workforce housing units. PAB members asked what would happen to the existing ownership of properties within the site if the application is approved. Mr. Gassant mentioned that the applicant some parcels and is the contract purchaser of other properties and tenants undertaking the existing agricultural uses are operating under a lease agreement until the lease is terminated and the project is developed.

PAB members also inquired regarding RER-DERM comments on the Florida Bonneted Bat and endangered species. Christine Velazquez, RER Division Chief stated that U.S. Fish and Wildlife Service has designated all Miami-Dade County a consultation area for the Florida Bonneted Bat and that certain areas within the county are designated as critical habitat areas where the presence of the species occupying the area has been documented. She clarified that the application site is not within the critical habitat area for endangered species.

A motion to Transmit and Adopt with acceptance of the proffered Declaration of Restrictions, as requested by the applicant, was moved by Board Member Diaz-Padron. Board Member Huembes seconded the motion. The motion passed 5 to 2 as follows:

Lynette Cardoch	No	Max Losner	Absent
Alisa Cepeda	No	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Yes
Eric Fresco	Yes	Daniel Rogers	Absent
Seth Gadinsky	Absent	Ernie Thomas	Absent
Horacio C. Huembes	Yes		

William McRea, Vice Chair, Absent
 Frank Lago, Chair, Yes

Application No. CDMP20240019, Bluenest Development, LLC (Princeton NE)

Ms. Jennifer Snell, Community Development Plan Liaison, in her overview of Application No. CDMP20240019 noted it was filed by Bluenest Development, LLC, and requests to redesignate the ±27.60-acre site from "Low Density Residential" (2.5 to 6 dwelling units per acre) to "Low-Medium Density Residential" (6 to 13 dwelling units per acre). She noted that currently, with the "Low Density Residential" designation the maximum development potential of the site is 31 detached residential units and the requested designation of "Low-Medium Density Residential" would allow a maximum development potential of 67 residential units. Ms. Snell noted that staff recommends to redesignate the site as "Low Density Residential with One Density Increase" (DI-

1) rather than the requested "Low-Medium Density Residential" designation. She further noted the "Low Density Residential with DI-1" designation requires the incorporation of urban design standards into the design of the proposed project in order to attain the maximum allowable density of 13 units per acre; otherwise, the site must be developed at the underlying density of 6 units per acre. She outlined that requiring the utilization of urban design principles for the higher density will ensure that the development is designed in a manner that is more compatible with the surrounding area.

Ms. Snell explained that the applicant proffered a Declaration of Restrictions (covenant) limiting development to a maximum of 57 residential units. In addition, the covenant commits to set aside 20% of the units for-sale workforce housing, connect to water and sewer, ensure proper Fire Rescue water flow, to provide proportionate share mitigation payment for traffic impacts to the Florida Turnpike which is a hurricane evacuation route, and to submit a Conceptual Stormwater Master Plan to ensure flood protection.

Ms. Snell concluded by stating that staff recommends to adopt the application with change and with acceptance of the proffered Declaration of Restrictions, reiterating the change is to designate the site as "Low Density Residential with One Density Increase" (DI-1) with Urban Design.

Mr. Pedro Gassant, the legal representative of the applicant, provided further details on the application and reviewed the commitments in the proffered covenant. Mr. Gassant explained the proposed development provides a solution to the lack of inventory that exacerbates problems with housing affordability. He stated that the proposed development adds single-family homes to the County's housing inventory, reducing pressure to expand the Urban Development Boundary (UDB). However, he emphasized that he did not agree with adopting Staff's recommendation of a "Low Density with One Density Increase" (DI-1) due to the design complications and potential higher costs associated with the proposed development.

The Chair opened the hearing for public comments then closed the public hearing as there were no public comments on the application.

The PAB members requested clarification on Staff's recommendation. Staff clarified that the recommendation was to "Adopt with change" with the change being to redesignate the site as "Low Density Residential with One Density Increase" rather than the applicant's requested "Low-Medium Density Residential" designation.

The motion to Adopt, as requested by the applicant, and with acceptance of the applicant's proffered Declaration of Restrictions was moved by Board Member Diaz-Padron. Board Member Huembes seconded the motion. The motion passed 6 to 1 as follows:

Lynette Cardoch	No	Max Losner	Absent
Alisa Cepeda	Yes	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Yes
Eric Fresco	Yes	Daniel Rogers	Absent
Seth Gadinsky	Absent	Ernie Thomas	Absent
Horacio C. Huembes	Yes		

William McRea, Vice Chair, Absent
Frank Lago, Chair, Yes

2024 OUT-OF-CYCLE APPLICATION

Application No. CDMP20240021 - Bluenest Development LLC

Mr. Ivo Rondinoni, Senior Planner, explained that the application site is ±4.46 gross acres and is currently undeveloped, and noted that the properties surrounding the application site are characterized by a variety of housing types including estate density homes and several multifamily developments. Mr. Rondinoni stated that the site is currently designated "Low Density Residential" (2.5 to 6 dwelling units per gross acre), which would allow a maximum development potential of 26 residential units. He noted that the applicant is seeking to redesignate the application site to "Low-Medium Density Residential" (6 to 13 dwelling units per acre), which would allow the property to be developed with a maximum of 58 residential units. He explained that the applicant has proffered to provide 20 percent of the proposed units as workforce housing, and given the CDMP allows a 25% density bonus for doing so, the application site could be developed with a maximum of 72 residential units. Mr. Rondinoni explained that the applicant proffered a Declaration of Restrictions limits development on the site to a maximum of 60 residential units. He further explained that the proffered covenant commits to set aside 20% of the residential units on the application site for for-sale workforce housing units, to connect to water and sewer service, ensure proper Fire Rescue water flow, among other commitments.

Mr. Rondinoni noted that staff is recommending to redesignate the site to "Low Density with One Density Increase (DI-1)", which would also allow a density of 6 to 13 dwelling units per gross acre but requires the site to be made compatible with the surrounding uses through the incorporation of urban design principles.

Mr. Pedro Gassant, legal representatives for the applicant, noted he would make his presentation brief and expressed the importance of the application and that the type of housing proposed is needed in the area. He noted the close distance of the application site to schools and highlighted the application would provide opportunities for affordable housing within the Urban Development Boundary (UDB), thereby reducing the need to expand the UDB.

The Chair opened the hearing for public comment. That there were no public comments, the public hearing was then closed.

The motion to Adopt, as requested by the applicant, with acceptance of the applicant's proffered Declaration of Restrictions was moved by Board Member Huembes. Board Member Morris seconded the motion. The motion passed 6 to 1 as follows:

Lynette Cardoch	No	Max Losner	Absent
Alisa Cepeda	Yes	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Yes
Eric Fresco	Yes	Daniel Rogers	Absent
Seth Gadinsky	Absent	Ernie Thomas	Absent
Horacio C. Huembes	Yes		

William McRea, Vice Chair, Absent
Frank Lago, Chair, Yes

OVERALL RESOLUTION

The motion to adopt the foregoing resolution was moved by Board Member Cardoch. Board Member Diaz-Padron seconded the motion. The motion passed 7 to 0 as follows:

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

William McRea, Vice Chair, Absent
Frank Lago, Chair, Yes

NEW/OLD BUSINESS

Ms. Stillings reminded the PAB of their next meeting, scheduled for April 21, 2025 at 2:00 PM.

ADJOURNMENT

Being no further business before the PAB, Chair Lago adjourned the meeting at 12:47 pm.

Respectfully submitted,

Jerry Bell 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, the undersigned, Bluenest Princeton Park LLC, a Florida limited liability company (the "Owner"), holds the 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", which is supported by the Opinion of Title;

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in the 2024 Out-of-Cycle process, which amendment is identified as CDMP Application No. CDMP20240021 (the "Application");

WHEREAS, the Owner has concurrently filed an application with the County's Department of Regulatory and Economic Resources, which application is currently pending under Public Hearing Application No. Z2024000201, for purposes of seeking the rezoning of the Property and certain other approvals to facilitate the future development of the Property, pursuant to section 2-116.1 of the County Code of Ordinances;

WHEREAS, the Owner applied for an amendment seeking to re-designate the Property from "Low Density" residential to "Low Density with One Density Increase (DI-1)" 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 sixty-three (63) residential dwelling units ("Density Limitation").
2. **For-Sale Workforce Housing.** Twenty percent (20%) of the dwelling units shall be designated as for-sale affordable housing to households whose annual income is up to one-hundred forty percent (140%) ("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. **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.

4. **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).
5. **Flood Protection.** The Owner must submit a signed and sealed “Conceptual Stormwater Master Plan” to the Division of Environmental Resources Management (DERM) for review and approval prior to approval of the first tentative plat, soil improvement permit, building permit, ERP, or paving and drainage. It is specifically acknowledged that such Conceptual Stormwater Master Plan may be different from the stormwater plan adopted for the Property based on data obtained during the permitting process.
6. **Road Mitigation.** In furtherance of the CDMP, the Owner acknowledges and agrees that because the Application has an impact on a segment of the Florida Turnpike, a hurricane evacuation route, mitigation is required. The Owner acknowledges that Policy LU-8E and the Capital Improvement Element of the CDMP provides that applications to amend the CDMP Land Use Map are evaluated for, among other things, whether the proposed application would impact emergency management. At the time of any subsequent development order approval (subsequent to the above-referenced concurrent zoning application), including, but not limited to, building permit, Tentative-plat approval, final plat approval, site plan approval or any other development order or development permit approval, the proposed development of the Property will be reanalyzed for concurrency in accordance with Chapter 33G of the Miami-Dade County Code, and at that time the Owner must provide the proportionate share

mitigation payment for impacts to the impacted segment of the hurricane evacuation route unless it is otherwise demonstrated by the applicant, through a traffic analysis, to the satisfaction of the County, that the impact mitigation is no longer required. The proportionate share mitigation payment shall be in accordance with Section 163.3180, Florida Statutes and shall be creditable against the roadway share of the mobility fees applicable to affected roadways due as part of the development of the Property.

7. **Prescribed Burning Notice.** The Owner, its successors, and assigns shall provide all contracts granting any interest in any portion of the Property with a written notice, acknowledgement, and waiver acknowledging that the Property is located within 500 feet of an Environmentally Endangered Lands-managed preserve, Andrew Dodge New Pines Preserve, which is subject to periodic controlled burnings to maintain the health and quality of the protected lands. All contracts for sale or lease or otherwise granting any interest in any portion of the Property shall contain the following statement:

“Grantee(s) hereby acknowledges and understands that the property which is the subject of this conveyance is located in the vicinity of a designated Environmentally Endangered Lands-managed preserve, Andrew Dodge New Pines Preserve, which is subject to periodic controlled burnings to maintain the health and quality of protected pinelands. As a result, Grantee may be affected by smoke generated by the controlled burnings. By acknowledging this notice, Grantee, its successors, and assigns hereby acknowledges and agrees that such controlled burnings do not constitute and shall not be deemed a nuisance by said Grantee. In addition, the Grantee(s) hereby acknowledges and agrees to provide the disclosure in this paragraph in any and all future contracts for sale or lease in any portion of the property.”

8. **Urban Design Guidelines.** The development shall utilize sound urban design principles, including, but not limited to, the Townhouse (Rowhouse) development sections incorporated in Miami-Dade County’s Urban Design Manual (the “Manual”) endorsed by Resolution R-

1360-98, as determined in consultation with the Development Services Division of the Department of Regulatory and Economic Resources, or successor department. These principles will serve as a guideline for the Property's development, and at a minimum, shall incorporate the following:

- a. Buildings shall be compatible with surrounding developments or made compatible through the use of: landscaping; buffers such as walls and fences; architectural styles that complement surrounding development and building height transitions.
- b. Buildings shall have abundant windows and doors at street level and may incorporate a variety of architectural features and treatments on all facades such as: a variety of materials such as stone, metal, stucco, concrete and brick; articulation of building surfaces.
- c. Pedestrian crosswalks shall be clearly delineated on any proposed private roads or drive aisles within the Property and designed with consideration to the special needs of the physically disabled.

MISCELLANEOUS

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at 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 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 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.

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

[Signature Pages to Follow]

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

WITNESSES:

BLUENEST PRINCETON PARK LLC,
a Florida limited liability company

Signature

Print Name

Signature

Print Name

By: _____

Name: Salim Chraibi

Title: Manager

Address: 5301 Waterford Drive
Suite 180, Miami FL 33126

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

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, by Salim Chraibi, as Manager, on behalf of the Bluenest Princeton Park LLC for the purposes stated herein on behalf of the corporation. He is personally known to me or has produced _____ as identification.

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

Signature

Notary Public - State of _____

Print Name

My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

NORTH ONE-HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA,

LESS THE WEST 50 FEET OF THE NORTH 25 FEET OF THE NORTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

AND LESS THE AREA BOUND BY THE EAST LINE OF THE WEST 50 FEET OF THE SW 1/4 OF SAID SECTION 24 AND BOUNDED BY THE SOUTH LINE OF THE NORTH 25 FEET OF THE NORTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 24 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE SOUTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES.

H & K Draft 5/29/2

Holland & Knight

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Holland & Knight LLP | www.hklaw.com

Pedro Gassant, Esq.
(305) 789-7430
Pedro.Gassant@hklaw.com

June 16, 2025

VIA ELECTRONIC MAIL

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

**RE: Bluenest Development LLC (Princeton SW) / Application No. CDMP20240021
/ Timeframe Extension Request**

Dear Mr. Bell:

On behalf of Bluenest Development LLC (“Applicant”), we request an extension of time for the hearing of the Comprehensive Development Master Plan (“CDMP”) amendment application number CDMP2040021. According to Miami-Dade County Code Section 2-116.1(3)(h), the Board of County Commissioners (“BCC”) 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.” Filed Out of Cycle in 2024, the Code required the first public hearing in this case before the Board of County Commissioners to occur by June 2, 2025 (“Timeframe”). However, the Director is unilaterally empowered to extend the Timeframe.

This letter requests an additional **extension of the Timeframe to September 30, 2025**, contingent on the schedule of hearings. The Applicant seeks this extension to continue working with the Miami-Dade County Department of Regulatory and Economic Resources to address pending comments and necessary revisions to the concurrent zoning hearing application. The Applicant anticipates that it will be ready to present the concurrent CDMP and zoning applications to the BCC at the July 2025 meeting. However, in an abundance of caution, the Applicant believes that it is appropriate to obtain an extension.

Thank you for your consideration of this matter. Should you have any questions, please do not hesitate to contact me at (305) 789-7430 or pedro.gassant@hklaw.com regarding the request.