


Date: June 2, 2026

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

From: Daniella Levine Cava 
Mayor

Supplement
Agenda Item No. 7(D)

Subject: Supplemental Information on May 2023 Cycle Application
No. CDMP20230013 to Amend the Comprehensive Development Master Plan

The following supplemental information is provided to the Board of County Commissioners regarding May 2023 Cycle Application No. CDMP20230013 to amend the Comprehensive Development Master Plan (CDMP). The information includes: (Exhibit 1) the Final Recommendation report addressing Application No. CDMP20230013 received by the Department of Regulatory and Economic Resources.



Roy Coley
Chief Utilities and Regulatory Services Officer

Final Recommendations Report
Kelly Tractor Company,
Application No. CDMP20230013
Commission District 12 Community Council 5

APPLICATION SUMMARY

Applicant/Representative:	Kelly Tractor Company/Luis Figueredo, Esq., Joseph Goldstein, Esq., Juan Mayol Jr., Esq., Alessandria San Roman, Esq., Holland & Knight LLP
Location:	West of NW 137 Avenue and SR-836 Interchange, and north side of theoretical NW 6 Street
Total Acreage:	±246.07 gross acres/net acres
Current Land Use Plan Map Designation:	"Open Land" (±244.37 acres) and "Industrial and Office" (±1.70 acres)
Requested Land Use Plan Map Designation and Other Changes:	<ol style="list-style-type: none"> 1. Redesignate the application site on the Land Use Plan map to: "Terminals" (±244.37 acres) and "Industrial and Office" (±1.70 acres) <i>(Request withdrawn by the Applicant)</i> 2. Expand the Urban Expansion Area (UEA) to include the application site <i>(Request withdrawn by the Applicant)</i>. 3. Amend the "Terminals" land use category text of the Land Use Element to create the "MIA Transportation and Infrastructure Support Area" <i>(Request revised by the Applicant to instead amend the "Open Land Subarea 3" land use category text to create the "MIA Equipment and Supportive Services Area")</i>. 4. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board. 5. Amend the CDMP Capital Improvements Element, Table 10A Projects with Developer Responsibility to Construct or Cause to Construct to include developer funded roadway project.

Amendment Type: Standard
Existing Zoning District/Site Condition: GU (Interim) / Agricultural uses

RECOMMENDATIONS

Staff Final Recommendation: **DENY** (January 2026)
Staff Initial Recommendation: **TRANSMIT** (July 2025)
Country Club of Miami Community Council (CC5): **DENY AND DO NOT TRANSMIT** (July 8, 2025)
Planning Advisory Board Acting as the Local Planning Agency: **TRANSMIT** (July 14, 2025)
Transmittal Action by the Board of County Commissioners: **TRANSMIT AND ADOPT** (July 17, 2025)
Final Action by the Board of County Commissioners: **TO BE DETERMINED** (January 22, 2026)

Staff's final recommendation is to **"DENY"** the proposed standard amendment to the Comprehensive Development Master Plan (CDMP) as revised by the Applicant to amend the "Open Land" land use category and the "Open Land Subarea 3" text of the Land Use Element to create the 'MIA Equipment and Supportive Services Area', for the following reasons below.

This AMENDED application comes in the form of a text change (instead of a UDB amendment application) but nevertheless introduces fully urban uses outside the UDB without providing for the adequate roadway infrastructure. Such a lack of infrastructure would be unprecedented for an approval associated with such uses, burdening the County and public dollars with the expense of the necessary infrastructure for a new development outside of the urban service area. Although the application proposes to mitigate this impact through a proportionate share mitigation, such mitigation is insufficient and inappropriate outside the urban service area, particularly in the context of the introduction of urban uses AS the applicant's proposed mitigation will not fully address the fiscal impact to the County of allowing the requested use outside the UDB. While the application's location in the SMART Corridors area was one element that made it worthy of transmittal, it has not demonstrated a need for the location of the proposed uses outside the UDB, which is aggravated by the lack of commitment to the necessary infrastructure to support the development and further exacerbates the analysis of the expected impacts on Wetlands of Regional Significance. As noted below, the ±246-acre property subject to this business relocation contains ±162 acres of wetlands, of which ±51 acres are within the Urban Expansion Area (UEA) and ±111 acres are outside both the Urban Development Boundary (UDB) and the UEA, and has not yet demonstrated how it proposes to mitigate those impacts.

Additional text changes requested by the applicant are overly broad and would unnecessarily extend the impact of their application. An amendment allowing uses supportive of limestone quarrying in the totality of Open Land Subarea 3 introduces potentially detrimental uses in environmentally sensitive area, including the Bird Drive Basin, well outside of the boundaries of the subject parcel. In addition, the application proposes that new uses, beyond those requested by this application, could be approved without the need for a 2/3 vote of the Board. Since this parcel will remain outside the UDB, future changes should require a 2/3 vote and be considered in a manner consistent with the evaluation that would occur for any use outside the UDB and sensitive to the environmental significance of the area. The application also proposes a new allowance for "freight rail terminals" on the site without any associated development criteria. Without these criteria, the potential impacts of the proposed freight rail terminal, which could include a variety of new urban uses (i.e. retail, offices, restaurants), cannot be determined and therefore should not be included.

Principal Reasons for Recommendation:

1. The application to facilitate the relocation and expansion of the existing Kelly Tractor business from its current location inside the Urban Development Boundary (UDB) to a ±246.07-acre site primarily outside the UDB continues to generate concerns and therefore Staff recommends its denial. The application was heard and transmitted by the Board of County Commissioners at its July 2025 CDMP meeting and at that time, Staff recommended its transmittal in the Initial Recommendation report dated July 2025. Staff noted several concerns with the application regarding the traffic and environmental impacts the development it proposes would generate, but also recommended transmittal to allow additional time for the concerns to be properly and adequately addressed. Staff's current concerns are regarding traffic and the needed roadway improvement and concerns with the Applicant's proposed "MIA Equipment and Supportive Services Area" text.

As discussed below in Principal Reason No. 2, the application does not provide for the roadway infrastructure necessary to adequately serve the development it proposes to be relocated to a site outside the UDB and the Environmental concerns are addressed in Principal Reason No. 6 below. Staff's concerns with the Applicant's proposed "MIA Equipment and Supportive Services Area" text are discussed in Principal Reason Nos. 3, 4, and 5 below.

It must be noted that Staff's Initial Recommendation of transmittal was based primarily on the fact the area subject of the application is within ½-mile of the East-West Strategic Miami Area Rapid Transit (SMART) Plan corridor and within the County's Transportation Infrastructure Improvement District (TIID), and the merits of facilitating the expansion of an existing business in Miami-Dade County under the appropriate circumstances.

2. The application is inconsistent with CDMP Land Use Element Objective LU-2 and Capital Improvements Element Objective CIE-5 as it fails to demonstrate that the roadways necessary to adequately serve the proposed "MIA Equipment and Supportive Services Area" are available or will be built along with the proposed development. CDMP Objective LU-2 provides that "[d]ecisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, shall be based upon the physical and financial feasibility of providing, by the year 2030, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards..." Similarly, Objective CIE-5 provides that "[d]evelopment approvals will strictly adhere to all adopted growth management and land development regulations and will include specific reference to the means by which public facilities and infrastructure will be provided." CDMP policies, particularly those related to infrastructure outside the UDB, presuppose that urban uses would be accompanied by all necessary and supporting infrastructure.

The Applicant's traffic impacts analysis shows NW/SW 137 Avenue from NW 6 Street to SW 8 Street is projected to operate in violation of its adopted level of service (LOS) standard both in the short-term (year 2026) and the long-term (year 2045) and would be significantly impacted by the traffic from the proposed development (the proposed Kelly Tractor business relocation and expansion). Staff previously noted this in Principal Reason No. 7(ii) of the July 2025 Initial Recommendation report stating that any development, particularly existing development to be relocated as proposed to a site outside the Urban Development Boundary (UDB) must ensure that adequate infrastructure is available or provided for the development. NW/SW 137 Avenue intersects SW 8 Street by a bridge over the C-4 Tamiami Canal that runs along the north side of SW 8 Street. The C-4 Tamiami Canal is a constraint on efforts to widen this segment of NW/SW 137 Avenue north of SW 8 Street beyond its current 9-lane configuration (6 through lanes and three turn lanes). Consequently, efforts to provide additional roadway capacity in the area include alternative roadways such as NW/SW 139 Avenue from SW 8 Street to NW 6 Street, identified in the CDMP as a future 4-lane roadway to the west NW/SW 137 Avenue. It is noted this referenced segment of NW/SW 139 Avenue is outside the UDB and within the Urban Expansion Area (UEA).

The Applicant has committed in the proffered Declaration of Restrictions (covenant) to provide its proportionate share mitigation payment for the traffic impacts of the proposed development. However, such a proportionate share mitigation payment does not ensure the needed roadway capacity would be provided at the time of development, as the payment would not be adequate to fund the cost of right-of-way acquisition and construction of the needed roadway at that time, and the application does not identify how or where the needed roadway infrastructure would be built. Without a commitment from the Applicant, public dollars would likely have to be expended in order to accommodate the private applicant's development. To adequately address the roadway failure, the applicant would need to provide for the necessary infrastructure by either committing to constructing or causing the construction of an appropriate roadway improvement. To the extent that other development may cause the construction of adequate alternatives, the applicant could also elect to commit to not opening facilities until such infrastructure is provided. While NW/SW

139 Avenue is identified in the CDMP as a future 4-lane roadway, it is not funded and therefore not included in the Transportation Improvement Program (TIP) nor the 2045 Long Range Transportation Plan (LRTP) of the Miami-Dade Transportation Planning Organization (TPO). Consequently, the application fails to demonstrate the appropriate coordination of land use and transportation planning as required by the CDMP. It is therefore recommended that the application be denied.

3. The application proposes changes to the 'Open Land Subarea 3' text of the Land Use Element to allow uses that are "supportive" of limestone quarrying, but this change would introduce an overly broad and undefined allowance into the CDMP for environmentally sensitive areas that extend substantially beyond the Kelly Tractor relocation site. The areas that would be impacted by this overly broad allowance include the Bird Drive Basin area outside the UDB, south of SW 8 Street and east of Krome Avenue/SW 177 Avenue, and could introduce uses that conflict with the Comprehensive Everglades Restoration Plan (CERP) and other environmental efforts. This particular component of the requested CDMP text changes is unnecessary and is included to introduce the "MIA Equipment and Supportive Services Area" text that is also proposed to be added to the 'Open Land Subarea 3' text, and both changes are presented herein beginning on page 21. While the development proposed by the Applicant is described as "supportive" of limestone quarrying, it is also supportive of a host of other industries to include construction, logistics and distribution, among others, as stated in the proposed "MIA Equipment and Supportive Services Area" text. Accordingly, Staff recommends this proposed change be either deleted (see CDMP Amendment Requests on page 21) from the proposed "MIA Equipment and Supportive Services Area" text or be denied.
4. The proposed "MIA Equipment and Supportive Services Area" text includes an allowance for "freight rail terminals" without providing appropriate standards or criteria to guide the development of this particular proposed use. It must be noted that Railroad Terminals are currently allowed by and described in the CDMP to include uses designed to serve the traveling public and on-site employees, such as offices, personal services, retail activities, restaurants, auto rental businesses, and lodging establishments. While the application does not include the necessary criteria to guide development of the proposed "freight rail terminals" use and does not distinguish the proposed use from Railroad Terminals, it also is not a necessary component of the proposed application. Staff recommends this change be denied (see page 23, under CDMP Amendment Requests).
5. The "MIA Equipment and Supportive Services Area" text proposed for addition into the CDMP includes language to the effect that subsequent actions to approve any other use or to liberalize the standards governing the uses within the "MIA Equipment and Supportive Services Area" must be approved by the Board of County Commissioners (BCC). To provide for a standard of review appropriate to the environmental sensitivity and significance of the area, Staff recommends that at least a two-thirds majority vote of the BCC be required for any such subsequent CDMP amendments, if this application were to be approved (see page 21, CDMP Amendment Requests).
6. The application to facilitate the relocation and expansion of the existing Kelly Tractor business from its current location inside the Urban Development Boundary (UDB) to a site primarily outside the UDB would generate significant impacts to Wetlands of Regional Significance, the mitigation of which are not demonstrated to be in full compliance with CDMP Objectives CON-4 and CON-7, and Policies CON-4A and CON-7A. These objectives and policies of the CDMP's Conservation, Aquifer Recharge and Drainage Element prohibit the degradation or destruction of wetlands that are habitat critical to endangered or threatened species and provide that Wetlands of Regional Significance depicted on Figure 14 of the CDMP Land Use Element may be impacted under certain limited circumstances. Wetlands are crucial to the ecology and hydrology of the County and serve to provide habitat for wildlife and plant species (including endangered and threatened species), filter and purify surface and groundwater, provide direct recharge of water to the Biscayne Aquifer

(the County's primary source of drinking water), and provide stormwater storage and natural flood protection. The ±246-acre property subject of the Kelly Tractor business relocation contains ±162 acres of wetlands, of which ±51 acres are within the Urban Expansion Area (UEA) and ±111 acres are outside both the Urban Development Boundary (UDB) and the UEA.

Staff previously discussed the wetlands concerns in the Initial Recommendation report published July 2025 and concluded that the application does not demonstrate compliance with Policy CON-7A criteria, which outline five circumstances when impacts to the Wetlands of Regional Significance may be authorized (see Initial Recommendation Principal Reason No. 4 presented on page 10 herein). The application and support documentation assert that the application complies with two (2) of the five (5) circumstances outlined in Policy CON-7A (Criterion No. 4 and Criterion No. 5). Criterion No. 4 allows wetland impacts for activities carried out in accordance with an approved wetland basin management plan. The application area is in the North Trail Basin for which the approved North Trail Basin Management Plan (NTBMP) outlines Cut and Fill Criteria for stormwater management and has the objective that the desirable biological values of the basin are maintained or mitigated. Criterion No. 5 of Policy CON-7A allows wetland impact in highly disturbed or degraded wetland areas where restoration of a wetland with an equal or greater value is feasible. Staff's review concluded the wetlands in the area are not highly disturbed or degraded and thereby the application does not meet Criterion No. 5, and while the Applicant's proffered covenant commits to meeting the cut and fill criteria for the NTBMP, it does not demonstrate the biological values of the basin would be maintained or mitigated as required to meet Criterion No. 4. While the Cut and Fill criteria is one component of the North Trail Basin Management Plan (NTBMP), that alone will not demonstrate that habitat critical to threatened and endangered species would not be degraded or destroyed by the impacts of the proposed development. In the July 2025 report, Staff recommended the Board of County Commissioners (Board) "Transmit" the application to allow additional time for the Applicant to adequately address Staff's concerns with the application.

The Applicant subsequently submitted additional and updated information, including letters dated October 3, 2025, and November 20, 2025, and a Conceptual Stormwater Master Plan that seek to address compliance of the proposed development with the referenced objectives and policies (see Appendix B: Applicant's Correspondence). The information submitted does not demonstrate full compliance with the referenced objectives and policies but incorporates proffers committing to future compliance. The Applicant's revised proffered covenant commits to, among other things, not impacting the wetlands that are currently required to be preserved unless and until those requirements are modified through future permitting activities and modification of the existing permits, covenants, and restrictions. Among the other covenant conditions is a commitment that prior to the approval of certain development orders or permits (such as Class IV wetlands permits) for any portion of the property, the Owner shall conduct a survey to determine if listed species are present on site (see Proffered Declaration of Restrictions discussed on page 29 herein and Appendix A: Proffered Declaration of Restrictions on page A-3). Furthermore, the applicant's proposed "MIA Equipment and Supportive Services Area" text includes a requirement that any land development conform to the wetland basin plans and analyzed in accordance with Policy CON-7J pertaining to consistency with the Comprehensive Everglades Restoration Program (CERP). Any consideration of this proposal must also acknowledge that any land development in the application area will be evaluated for compliance with all applicable provisions of the CDMP.

The Applicant's covenant acknowledges that any plans and proposals for the submitted for "MIA Equipment and Supportive Services Area" during the County's consideration of the CDMP Application process are conceptual in nature and shall not be construed to release, amend or otherwise modify the existing permits, covenants and restrictions (see existing permits, covenants and restrictions discussion under Natural Resources on page 26 herein). The covenant further acknowledges and agrees that the County is in no way waiving its permitting jurisdiction and review

under Chapter 24 of the County Code nor will it entitle the Applicant or owner of the proposed “MIA Equipment and Supportive Services Area” to a favorable review of future permit applications as may be required by Chapter 24 of the Miami-Dade County Code. Should this application be approved, all permitting requirements of Chapter 24-48 must be met for any work in wetlands, including avoiding, minimizing, and mitigating impacts to wetlands on site and, in particular, any impacts to those wetlands that are already under preservation through Covenants with Miami-Dade County. The County will require impacts to wetlands be mitigated on site to the extent that, of the total required mitigation, a portion shall be implemented on site to provide 1 acre of mitigation for each acre of covenanted wetlands impacted and thereafter the remaining mitigation value may be implemented offsite but prioritized to occur in the North Trail Basin to the maximum extent feasible.

7. The Board of County Commissioners (Board) first heard Application No. CDMP20230013 at its July 17, 2025 CDMP public hearing (Transmittal Hearing) and voted to adopt and transmit the application to the Florida Department of Commerce (FloridaCommerce) in its capacity as the State Land Planning Agency, and the other state and regional agencies (Reviewing Agencies) for review and comment in accordance with Chapter 163.3184, Florida Statutes. As further discussed in the Background section of the Staff Analysis herein on page 25, the Reviewing Agencies issued correspondence finding no adverse impacts from the application, if approved, to any state or regional resources and facilities and therefore raised no objection against the application.

The Florida Department of Environmental Protection, The Florida Fish and Wildlife Conservation Commission, and The South Florida Regional Planning Commission each provided recommendations and Technical Assistance Comments, which will not form the basis of a challenge to the application if approved. These are further described below on page 27 herein in the “Response to State and Regional Reviewing Agency Comments” section. The correspondences from the State Land Planning Agency (SLPA), and the other Reviewing Agencies are included in Appendix C of this report (see Appendices Page A-69). In addition, no private party raised any objection against the application. Following the Board’s transmittal of the application, the applicant submitted additional data and analysis, and the most recently revised proffered covenant received October 10, 2025 (see Appendix A for the covenant and Appendix B for the additional data and analysis along with the RER- Environmental Code Coordination and Public Hearings staff response).

It is noted that while Staff raised the question of the proposed development’s consistency with the Comprehensive Everglades Restoration Plan (CERP), including the Biscayne Bay and Southern Everglades Ecosystem Restoration (BBSEER) project. The Reviewing Agencies, including the South Florida Water Management District, did not raise any concerns regarding the proposed development and impacts to CERP and BBSEER. The South Florida Water Management District has manangement responsibilities (with the Army Corpse of Engineers) for CERP and BBSEER.

8. The basis for Staff’s recommendation is outlined above and in the original analysis of the application included in the *Initial Recommendation* report, dated July 2025. The Principal Reasons published in the Initial Recommendation report and map series depicting the site of the withdrawn land use change request are presented below. The full Initial Recommendation report and other documents related to the application can be accessed through the following link: [CDMP20230013. https://energov.miamidade.gov/EnerGov_Prod/SelfService/#!/plan/85a528ca-fa52-4ba9-8a83-a24d51563e8e?tab=attachments](https://energov.miamidade.gov/EnerGov_Prod/SelfService/#!/plan/85a528ca-fa52-4ba9-8a83-a24d51563e8e?tab=attachments)

Principal Reasons for Recommendation, as stated in Initial Recommendations Report:

1. The application seeks to facilitate the relocation of the existing Kelly Tractor Company headquarters from its current location inside the Urban Development Boundary (UDB) adjacent to the SR-826 (Palmetto Expressway) interchange at NW 58 Street to a ±246.07-acre property located primarily outside the UDB, without adequately demonstrating there is a warranted need to relocate an urban use to a site outside the UDB. Furthermore, the proposed relocation site has significant environmental constraints and is in an area where one of the primary roadways (NW 137 Avenue) does not have the capacity to accommodate the traffic impacts from the proposed development, as discussed in Principal Reason Nos. 4 and 7.ii below, respectively. To accomplish the referenced relocation, the Applicant currently proposes to amend the “Open Land Subarea 3” CDMP Land Use Element text to allow for a variety of uses that are more akin to those permitted in urban land use categories inside the UDB than those permitted outside the UDB (see table of Proposed Uses on page 22 herein). Additionally, the proposed uses, if approved, would be substantially beyond the scale and range of uses currently at the existing Kelly Tractor facility that is inside the UDB, as discussed below. While facilitating the expansion of an existing business in Miami-Dade County has merit and should be encouraged under the appropriate circumstances, the application fails to demonstrate that adequate expansion of the existing business cannot be accomplished on the existing ±41.25-acre site plus a vacant adjacent ±9.43-acre parcel owned by Kelly Tractor that is also designated “Industrial and Office” inside the UDB.

The proposed relocation and expansion of the existing Kelly Tractor operations onto the ±246.07-acre site (Application Area) is to facilitate, as stated in the application, storing “a much larger inventory of heavy and specialized equipment to meet the County’s growing demand for years to come”. The application notes that the Kelly Tractor Company has operated in Miami-Dade County for over 90 years and comprises almost 260,000 square feet of buildings (equivalent of almost 6 acres of single-story buildings) plus outdoor equipment storage and other uses on the existing ±41.25-acre site which serves as its headquarters. The application proposes 2,703,400 square feet of buildings (equivalent of 63 acres of single-story buildings, over a tenfold increase) plus outdoor equipment storage and other uses on the ±246.07-acre site as detailed on page 27 herein. The information provided in the application and the Applicant’s supplemental data and analyses do not demonstrate the basis for the scale of the proposed expansion to warrant relocation to outside the UDB, particularly when viewed in regards to the site’s environmental constraints and the lack of adequate roadway capacity in the area as discussed in Principal Reason Nos. 4 and 7.ii below. Accordingly, Staff recommends ‘Transmittal’ of the application towards facilitating a long standing business in the community as outlined in Principal Reason No. 2 below.

2. The applicant’s proposed relocation of the existing Kelly Tractor operations to a primarily “Open Land” designated property located outside the UDB does not demonstrate consistency with the “Open Land” land use category and Land Use Element Objective LU-1 and policies LU-1B, LU-1C and LU-10A. Objective LU-1 and the referenced policies require the County to prioritize infill development on vacant sites in urbanized areas and redevelopment of substandard or underdeveloped, environmentally suitable urban areas contiguous to existing urban development where urban services and facilities have the capacity to accommodate additional demand. The existing Kelly Tractor site and the adjacent ±9.43-acre vacant Kelly Tractor parcel are appropriately designated and zoned for industrial uses, including expansion of the Kelly Tractor operations. Additionally, the "Open Land" text provides that lands so designated have been set aside for uses other than urban development and notes that such land is intended to

serve specified functions that include limestone quarrying, utility and communication facilities, compatible institutional uses, seasonal agriculture, recreational uses, and rural residences. Because Open Land areas primarily consist of wetlands, no use other than rural residential is definitely allowed (CDMP page I-73). The recommended transmittal of the application would allow the applicant additional time to adequately address these concerns.

The application and supplemental information do not demonstrate that industrial parcels within the UDB, particularly the existing Kelly Tractor site and the adjacent ±9.43-acre vacant Kelly Tractor parcel, are not sufficient to accommodate expansion of the Kelly Tractor operations to then warrant approval of the applicant's request to relocate the urban use onto the ±244.37 acres outside the UDB. Staff's analysis determined that 782.51 acres of vacant land are zoned or designated for industrial uses in the North Central Planning Analysis Tier (the analysis area where the application site is located generally north of SW 8 Street and south and west of Okeechobee Road). North Central Planning Analysis Tier has industrial land capacity for approximately 18 years at an annual absorption rate of 42.54 acres per year (see "Supply and Demand Analysis" on page 30). While it is acknowledged that there is no vacant industrial parcel inside the UDB of the size of the proposed site, the applicant has not adequately justified the need for a site this size for the existing or near-future needs of Kelly Tractor.

In addition, Staff conducted an analysis of businesses similar to Kelly Tractor and found that these establishments have not required the amount of acreage, nor the range of uses requested in the application. Kelly Tractor's headquarters is located in Miami-Dade County on the above mentioned ±41.25-acre site together with Pantropic Power, a business owned by Kelly Tractor. The existing site and the adjacent vacant ±9.43-acre industrial parcel are designated "Industrial and Office" on the CDMP Land Use Plan Map and located in the vicinity of SR-826/Palmetto Expressway interchange at NW 58 Street (west of the interchange). Kelly Tractor has several operations located throughout Florida, including Davie, West Palm Beach, Clewiston, Fort Myers, Mulberry and Orlando. These other locations operate on sites that are comparable or smaller than the existing location in Miami-Dade County. The largest of these satellite operations, in Fort Myers, occupies a total of ±43 acres, of which only ±28 acres are used for business; the remaining acres are vacant. In addition, as further detailed in the 'Regional and National Competitors' section of the Staff analysis herein on page 31, the local and regional competitors for Kelly Tractor operate on similar or smaller sized properties. While the CDMP encourages and supports the growth of businesses, such as through Economic Element Goal III, which calls for the County to increase employment and investment through assistance to business, among other things, it must be appropriately demonstrated that the relocation of the existing business to a location that is currently outside the UDB is warranted. As mentioned above, Staff recommends "Transmittal" of the application which would allow additional time for the applicant to adequately address these concerns.

3. Should the application be approved and the proposed development built, it would generate more tax revenue to Miami-Dade County than if the area remains undeveloped and would thereby further support the Strategic Miami Area Rapid Transit (SMART) Plan through the Transportation Infrastructure Improvement District (TIID). The ±246.07-acre application area is within one mile of the East-West Corridor, one of the SMART Plan corridors, and is bifurcated by the UDB, with ±244.37 acres outside the UDB and ±1.7 acres inside the UDB. The Miami-Dade Board of County Commissioners (Board) endorsed the SMART Plan corridors in 2016 (Resolution No. R-523-16) and, in 2019 (Ordinance 19-07), established CDMP policies for development of properties inside the UDB within one (1) mile of the East-West Corridor and one-half (1/2) mile of the remaining SMART Plan corridors. The application site is located within the SMART Plan related TIID, as established through Ordinance 18-8. Within the TIID, future

ad valorem tax revenue increases are captured to help fund the SMART Plan rapid transit projects in combination with other local, state, and federal funding sources.

4. The proposed development would impact Wetlands of Regional Significance on the application site located in the North Trail Wetland Basin as depicted in Figure 14 of the CDMP Land Use Element, and it is unclear this time the extent of such impacts and how those impacts would be mitigated. The application area contains approximately 162.19 acres of wetlands of which approximately 63 acres (± 40.3 acres of wetland agricultural furrows, ± 10.8 -acre bayhead, ± 12.3 -acre prairie) are preservation areas protected under covenants and associated with Class IV permit 2008-CLIV-PER-00056. CDMP Policy CON-7A states that the degradation or destruction of Wetlands of Regional Significance that may be contained within the areas depicted on the Wetlands of Regional Significance Map (Figure 14 of the CDMP Land Use Element) shall be limited to activities that (1) are necessary to prevent or eliminate a threat to public health, safety or welfare; or (2) are water dependent and no other reasonable alternative exists; or, (3) clearly in the public interest and no other reasonable alternative exists; or (4) are carried out in accordance with an approved basin management plan; or (5) are in areas that have been highly disturbed or degraded and where restoration of a wetland with an equal or greater value in accordance with federal, State and local regulations is feasible. Habitats critical to endangered or threatened species shall not be degraded or destroyed. The applicant asserts that the application qualifies under criteria #4 and #5, however staff analysis finds that these qualifications are not met.

The application and support documentation assert that compliance with the North Trail Basin Cut and Fill Criteria constitutes conformance with criterion #4 of Policy CON-7A. While the Cut and Fill criteria is one component of the North Trail Basin Management Plan (NTBMP), it includes broader goals and guidelines and directs that all proposed work requiring a Class IV permit be consistent therewith. The goals set out in the NTBMP (as adopted by Ordinance No. 92-80) are to ensure that development does not increase the risk of flood damage in the wetland basin or the basin of associated drainage canals and does not decrease necessary water storage or recharge of the Biscayne Aquifer and that desirable biological values of the basin are maintained or mitigated. The development proposed in the application has the potential to impact high quality wetlands that provide important water storage and recharge and that meet the criteria for habitat that is critical to threatened and endangered species. Therefore, the application fails to demonstrate compliance with criterion #4 of CON-7A.

The application and support documentation also assert that the proposed development complies with criterion #5 of CON-7A contending the wetlands on the site are highly disturbed or degraded. Specifically, the applicant's report titled "Evaluation of Policy CON-7A" states "the site no longer contains significant biological and hydrological functions justifying preservation." However, site assessments conducted by DERM staff in 2009, 2022, and 2024 revealed the wetland furrows contained hydrologic conditions capable of supporting native wetland plant species. The wetlands surrounding the ridge and furrow system were described as an intact wet prairie. Sightings of wetland-dependent fauna were documented, such as mosquito fish (*Gambusia holbrooki*), marsh rabbit (*Sylvilagus palustris*) scat and tracks, white-tail deer (*Odocoileus virginianus*) and apple snails (*Pomacea paludosa*), the main food source for the federally listed endangered species, Everglade snail kite (*Rostrhamus sociabilis*). Therefore, the application also fails to demonstrate compliance with criterion #5 of CON-7A.

CDMP Policy CON-7A also directs that, when reviewing applications that would result in impacts to Wetlands of Regional Significance, habitats critical to endangered or threatened species shall not be degraded or destroyed. Information provided in the Applicant's report titled

“Environmental Site Evaluation Listed Species and Wetland Conditions Assessment” by EAS Engineering, Inc., and dated December 10, 2024 indicates that the wetland furrows provide optimal foraging conditions for the threatened wood stork due to their longer inundation periods and ability to establish an aquatic prey base. The assessment of the endangered Everglade snail kite indicates the site contains areas that provide appropriate foraging habitat, particularly the wetland furrows. The application fails to demonstrate that the impacts of the proposed development will not degrade or destroy habitats critical to endangered or threatened species.

5. The Application Area being partly within a CDMP designated Urban Expansion Area (UEA), approximately 87 acres, may be considered for urban growth in the future when warranted, but the application proposes urban growth on the ±246.07 acres in a manner contrary to established County policy on how such growth is to occur. The UEAs represent areas that are projected for development beyond the year 2030 contingent upon those areas being brought into the UDB by CDMP amendment (CDMP, page I-89). The CDMP policies that guide the amendment process exist to ensure that expansion of the urban area occurs in a planned and coordinated manner. Specifically, applications proposing expansion of the UDB must demonstrate that a need exists for additional urban uses in accordance with CDMP Policy LU-8F and adhere to the limitations and criteria set forth in Policies LU-8G and LU-8H. By its proposed introduction of urban-type land uses into the Open Land category, the application would allow for such uses outside of the UDB without adherence to the policies that typically govern such amendments.

6. This application would require the extension of water and sewer utilities outside the Urban Development Boundary and the Urban Expansion Area, contrary to CDMP text and policy, in a manner that would create a long-term maintenance obligation for the County. The CDMP text (page I-84) recognizes that the availability of infrastructure and services can influence land markets and development activities and provides that the UDB serve as an envelope within which public expenditures for urban infrastructure will be confined. It further states that “in this regard the UDB serves as an urban services boundary in addition to a land use boundary”, underscoring the importance of the UDB amendment process discussed in Principal Reason No. 5 above. Further, CDMP Policy WS-1H states, in part, that “new potable water supply or wastewater collection lines should not be extended to provide service to land within areas designated Agriculture, Open Land, or Environmental Protection on the Land Use Plan map. New potable water or wastewater lines to serve land within these areas, or connections to existing lines should be approved or required only where the absence of the service would result in an imminent threat to public health or safety.” The policy further states that the use of on-site facilities should be given priority consideration. In order to address this issue, the application proposes a text change that would narrowly apply to development within the MIA Equipment and Supportive Services Area. Specifically, the application states “Notwithstanding the provisions of this Plan that prohibit the extension of infrastructure outside of the UDB, improvements within the MIA Equipment and Supportive Services Area shall be connected to public water and public sanitary sewer.” While the proposed text change would exempt the development from the CDMP policies that prohibit the extension of infrastructure outside of the UDB, it fails to address the concerns that underpin those policies. Specifically, the applicant has not adequately demonstrated that the use of on-site facilities is not feasible to serve the proposed development or that the proposed extension of central water and sewer service would not facilitate further development outside of the UDB or generate additional pressure to move the UDB. Required infrastructure serving development is typically built by the developer, and those portions within the public right-of-way, including public water and sanitary sewer mains are typically conveyed to Miami-Dade County to be maintained in perpetuity as public

infrastructure. For this application, this would require the County to operate and maintain any dedicated infrastructure that would be located outside the Urban Development Boundary.

7. The application as originally filed sought amendment of the Land Use Plan map to designate the site as Terminals, among other requests, and despite the changes made the application continues to propose development specific to the original application site and an additional parcel, is thereby reviewed against CDMP Land Use Element Policy LU-8E, and is found to not demonstrate full compliance with the policy criteria. Policy LU-8E requires LUP map amendment applications to consider factors such as: (i) the proposed amendment's ability to "[s]atisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;" (ii) whether the proposed amendment would "[e]nhance or impede provision of [public] services [or facilities] at or above adopted LOS Standards;" (iii) whether the proposed amendment would "[b]e compatible with abutting and nearby land uses"; (iv) whether the proposed amendment would "[e]nhance or degrade environmental or historical resources;" (v) whether the proposed amendment would "[e]nhance or degrade systems important to the County as a whole"; and (vi) whether the proposed amendment would "promote transit ridership and pedestrianism" pursuant to Objective LU-7 and associated policies. Each factor is discussed below:

- i. Need to Accommodate Population or Economic Growth:* As noted in Principal Reason No. 1 above, the application seeks to expand and relocate the Kelly Tractor Company operations to the application site, which could, but is not demonstrated to, accommodate economic growth. The proposed 2,703,400 square feet of development proposed to house equipment storage, fabrication, service and repair, employee training, parts and component sales, , administration offices and classrooms, limited commercial/retail and similar uses are analyzed as industrial uses given the nature of the proposed development. As discussed above and in the 'Supply and Demand Analysis section herein on page 30, Kelly Tractor Company owns a vacant ±9.43-acre parcel adjacent to its existing headquarter site that can accommodate expansion of the business. Furthermore, the application does not demonstrated a clear need to relocate the existing use outside the UDB at this time.
- ii. Public Facilities and Services:* *The application provides for access to the Application area through the construction of the northern two lanes of NW 6 Street, from NW 137 Avenue to theoretical NW 139 Avenue, which roadway segment is a 'Major Roadway' (three or more lanes) as depicted on the CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map. The applicant proffered a Declaration of Restrictions (covenant) that, among other things, commits to provide access from NW 137 Avenue to the Property by way of NW 6th Street and has requested to amend the CDMP to include the road improvement in the Capital Improvements Element (CIE).*

However, the proposed development is projected to generate significant impacts to NW/SW 137 Avenue (north of SW 8 Street), also a 'Major Roadway' as depicted on the LUP map and the application does not address those impacts. Furthermore, NW/SW 137 Avenue from NW 6 Street to SW 8 Street is projected to operate in violation of its adopted level of service (LOS) standard and therefore any development, particularly existing development to be relocated outside the UDB is to ensure that adequate infrastructure is available or provided for the development (see Roadways analysis on page 54 herein). The projected failure of this NW/SW 137 Avenue segment is identified in the 2045 Long Term analysis in the Applicant's August 2023 'CDMP Amendment Traffic Impact Study', but the application does not address this violation in the roadway LOS standard.

The proposed “MIA Transportation and Infrastructure Support Services Area” text would allow the proposed development to be connected to water and sewer infrastructure and the applicant’s proffered covenant includes a commitment to connecting the water and sewer infrastructure. Required water and sewer infrastructure serving development is typically built by the developer, and those portions within the public right-of-way, including public water and sanitary sewer mains are ordinarily conveyed to Miami-Dade County to be maintained in perpetuity as public infrastructure. For this application, this would require the County to operate and maintain any dedicated infrastructure that would be located outside the Urban Development Boundary.

- iii. *Compatibility*: The proposed development is compatible with the Miami-Dade School Board transportation center and a radio broadcasting tower and antenna field facility east of the site. Further, the proposed development could be generally compatible with the abutting and adjacent vacant properties located outside of the UDB to the south and west.
- iv. *Environmental and Historical Resources*: Approval of the application may impact archaeological and environmental resources on the site, including threatened and endangered species as discussed in Principal Reason No. 4 above and as discussed below.

Archeological Resources: The application area, the site of the Applicant’s proposed “MIA Transportation and Infrastructure Support Services Area”, is within the eastern Everglades area, known to contain Everglades Tree Island sites, and includes a portion of the historically designated Leigh Archaeological Zone (southeastern most portion of Folio 30-3953-000-0130). A Cultural Resource Assessment Survey dated August 2023, confirmed the existence of Archaeological Site 8DA93 in the southeastern corner of the application area. A Certificate To Dig (CTD) permit and consultation with Miami-Dade Office of Historic Preservation (OHP) staff shall be required before any ground disturbing activities commence near the Leigh Archaeological Zone. The applicant’s proffered covenant commits to preserving and making no physical alteration to the Archaeological Site.

Wetlands: The application area lies within the North Trail Basin and contains wetlands including Wetlands of Regional Significance as depicted on Figure 14 of the CDMP Land Use Element, as discussed in Principal Reason No. 5 above. The application site contains approximately 162.19 acres of wetlands of which approximately 63 acres are preservation areas protected under covenants and associated with Class IV permit 2008-CLIV-PER-00056 (±40.3 acres of wetland agricultural furrows, ±10.8-acre bayhead, and ±12.3-acre prairie). The application area is part of a high functioning wetland ecosystem, as determined by DERM, and that the application has not demonstrated how it meets the criteria for development within Wetlands of Regional Significance.

Wetland areas in the North Trail Wetland Basin may be significant to Comprehensive Everglades Restoration Plan (CERP) efforts including the Biscayne Bay and Southern Everglades Ecosystem Restoration (BBSEER) project. Under BBSEER, a number of alternatives that would include CERP features in the area of the application are being evaluated due to the strategic location of these wetlands. CERP requires additional areas to store and distribute water to restore Biscayne Bay and its coastal wetlands, and these needs are a focus of the BBSEER study. The current round of BBSEER modeling includes use of the Pennsuco wetlands to the west of the application site as a water storage and conveyance feature. Since the modeling effort is not complete, the extent of any needed

wetland buffer areas to the east is not yet known. Therefore, the proposed development's potential impacts to the CERP BBSEER project cannot be determined at this time.

Land Use Element Policy LU-3J states that "Miami-Dade County continues to support the Comprehensive Everglades Restoration Plan (CERP), and related regional and local habitat restoration and preservation initiatives through its development review processes and long range land planning initiatives." In addition, Conservation, Aquifer Recharge and Drainage Element Policy CON-7J provides that "(i)n evaluating applications that will result in alterations or adverse impacts to wetlands Miami-Dade County shall consider the applications' consistency with Comprehensive Everglades Restoration Program (CERP) objectives. Applications that are found to be inconsistent with CERP objectives, projects or features shall be denied." Although the application site has not been formally identified as part of a CERP project, additional information is needed to determine the application's consistency with CERP-related policies.

Tree Resources: In addition to wetlands, the site of the proposed development also contains tree resources, that may include specimen trees (trees with a trunk diameter at breast height of 18 inches or greater) that are to be protected pursuant to section 24-49.2 of the Miami-Dade County Code. Any removal and/or relocation of tree resources that are subject to the Tree Preservation and Protection provisions of the Code require a Miami-Dade County Tree Permit.

Threatened and Endangered Species: The site of the applicant's proposed "MIA Transportation and Infrastructure Support Services Area" is located within the core foraging area of the federally threatened wood stork and lies just east of the location of long-term nesting areas for these species. The site is also within the consultation area for the U.S. Fish and Wildlife Service's consultation area for the endangered Everglade snail kite and the Florida bonneted bat, which may utilize the site for nesting, roosting, and foraging. While the application and supplemental information acknowledge the location of the Application area within Wetlands of Regional Significance and makes certain commitment to abide by certain permits, covenants and restrictions, it does not adequately address the potential impacts to threatened and endangered species, as discussed in Principal Reason No. 3 above.

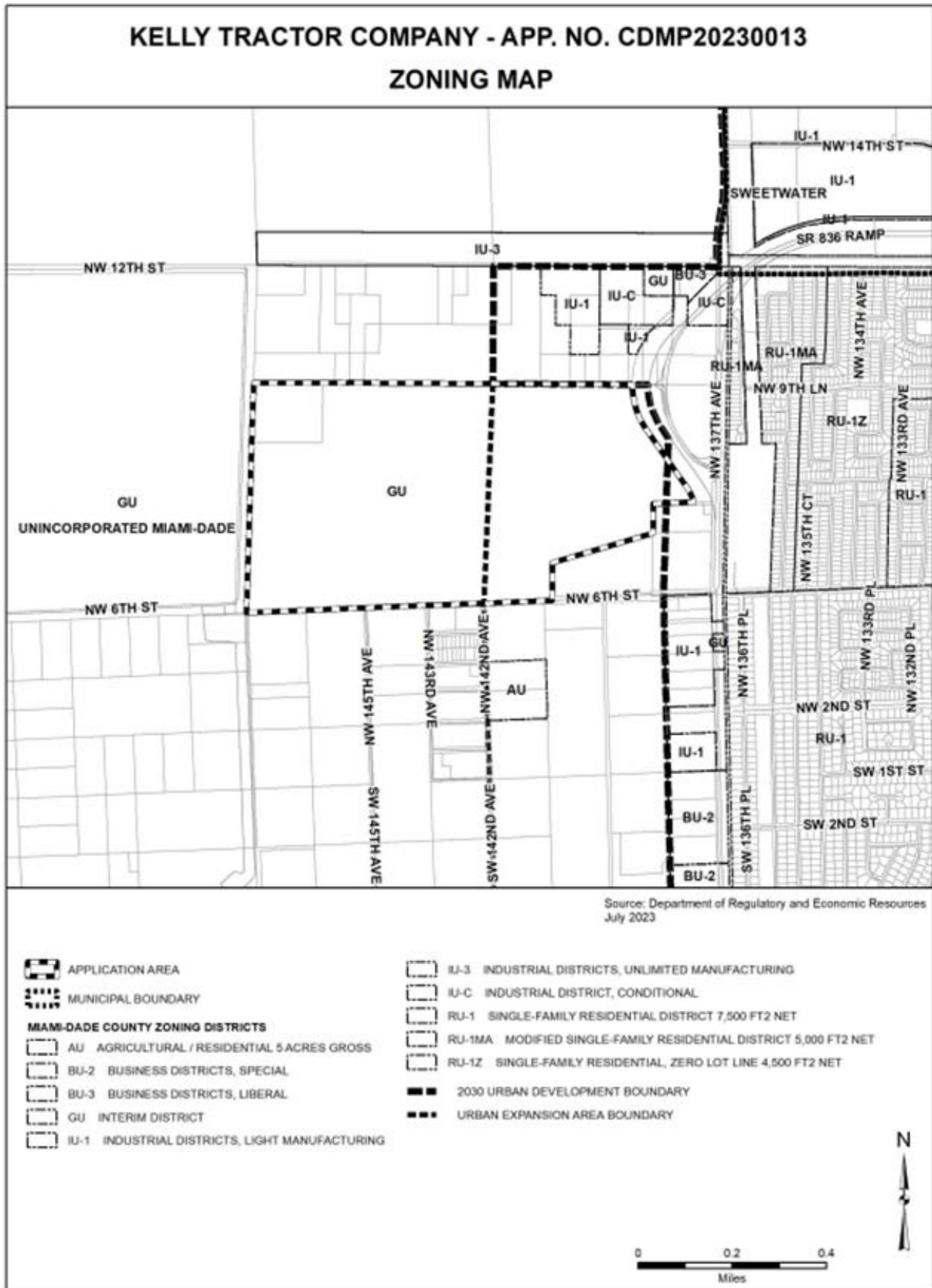
- v. *Enhance or Degrade Countywide Systems:* As discussed in Principal Reason No. 7.ii above, the proposed in the application would generate traffic impacts to NW/SW 137 Avenue that are not mitigated for in the application and that roadway is projected to operate in violation of is adopted LOS standard.
- vi. *Transit Ridership and Pedestrianism:* The application and the proposed development does not directly support mass transit ridership and pedestrianism. The site of the proposed development is outside the UDB and would remain outside the UDB if the application is approved, and consequently, transit service will not be provided to the site. The general vicinity of the site is served by Metrobus Route 137 at 30 minutes peak hour (am/pm) headways with the nearest southbound bus stop located at SW 137 Avenue and SW 8 Street, approximately one mile away from the site, inside the UDB. It is noted that the existing Kelly Tractor site inside the UDB is adjacent to a bus stop served by Metrobus Route 87 with 30-minute peak hour headways.

However, it is also noted however that the proposed development could indirectly support transit ridership and pedestrianism through its location within the TIID and its ad valorem tax

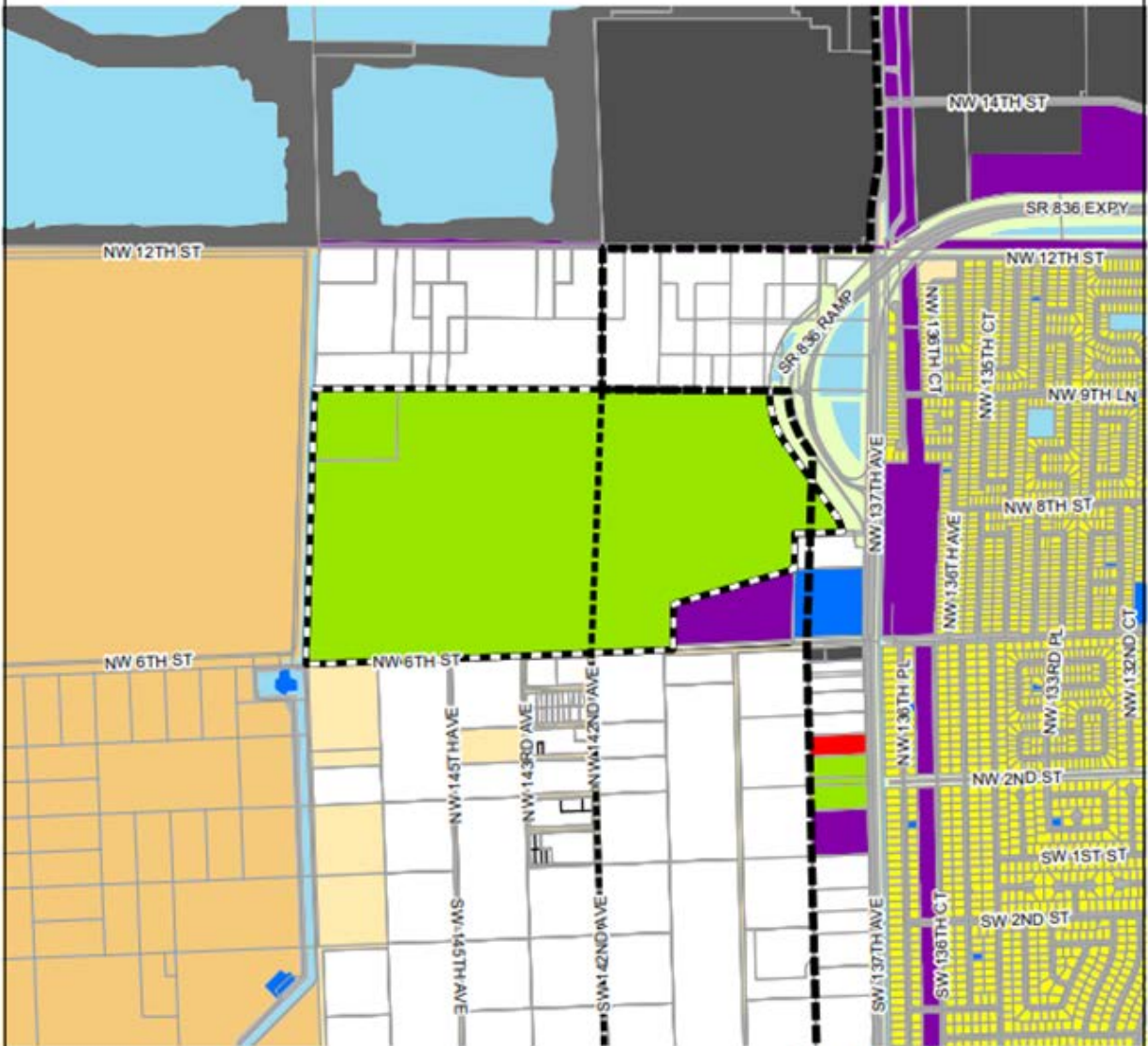
revenue contributions to fund transit infrastructure as discussed in Principal Reason No. 3 above.

8. Statement A.6 of the CDMP's Statement of Legislative Intent contemplates instances where a choice between different priorities and provisions of the CDMP must be made for public health, safety and welfare. Accordingly, Statement A.6 notes, in part, "[t]he Board recognizes that a particular application may bring into conflict and necessitate a choice between, different goals, priorities, objectives, and provisions of the CDMP." The recommended transmittal of the application would allow time for this policy question to be fully explored and the merits of the application to be considered in relation to the environmental and traffic concerns, before final action is taken by the Board.





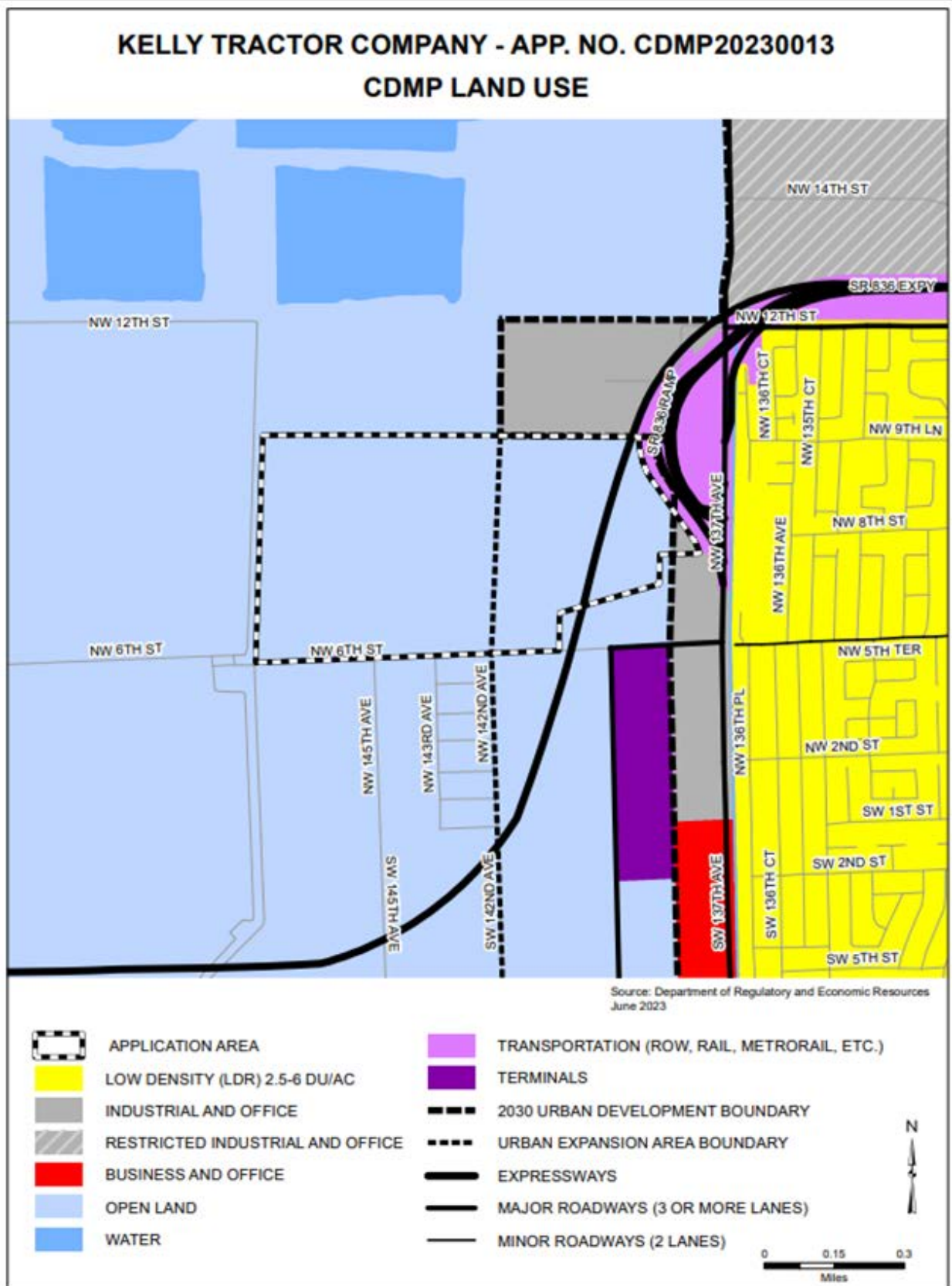
KELLY TRACTOR COMPANY - APP. NO. CDMP20230013 EXISTING LAND USE



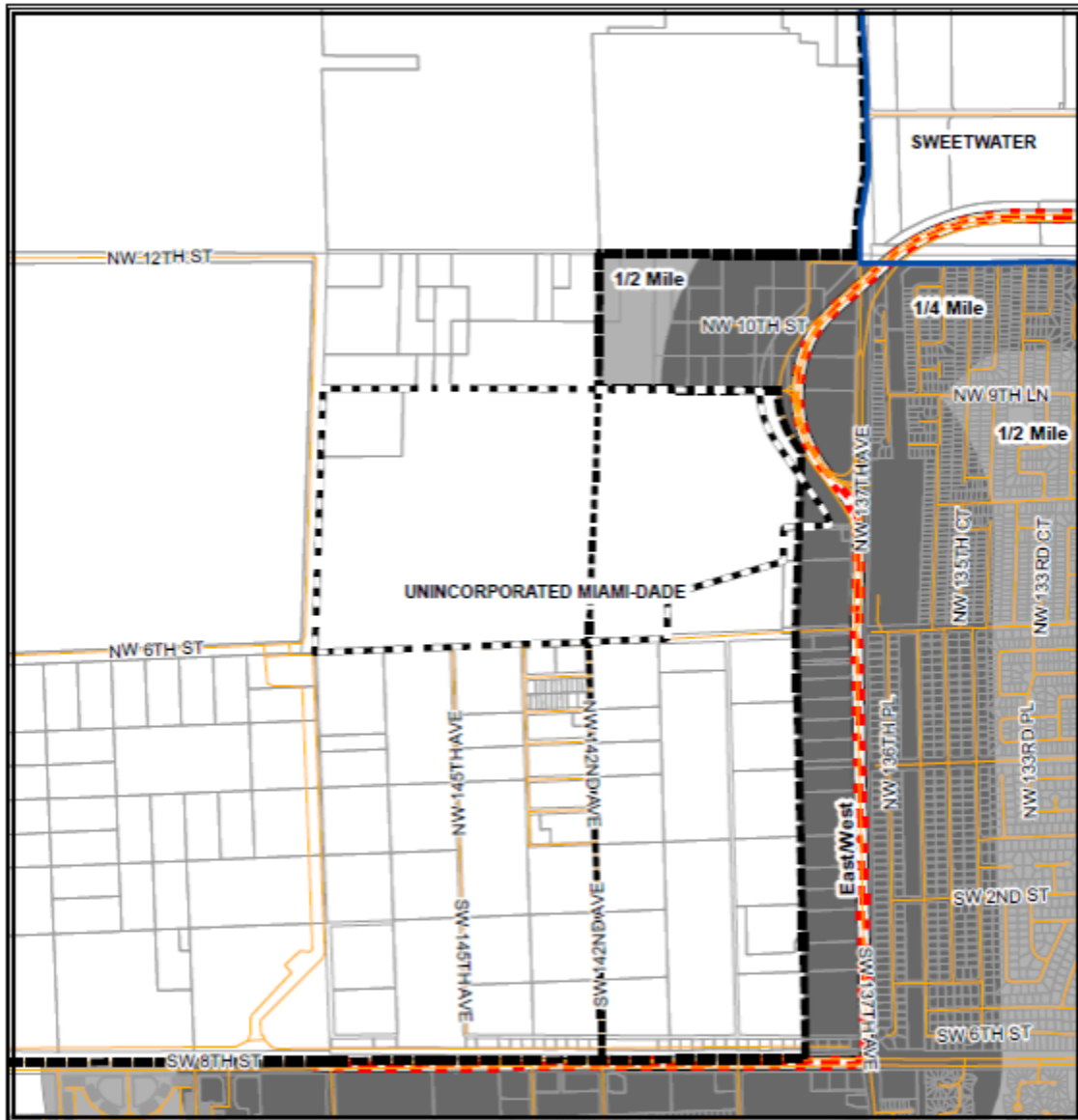
Source: Department of Regulatory and Economic Resources
June 2023

- | | |
|--|--------------------------------------|
| Application Area | Streets, Expressway RW |
| Single-Family | Agriculture |
| Commercial, Shopping Centers, Stadiums | Vacant Government Owned, Unprotected |
| Institutional | Vacant, Protected, Government Owned |
| Industrial Extraction | Vacant Privately Owned, Unprotected |
| Industrial | Inland Waters |
| Communications, Utilities, Terminals | 2030 Urban Development Boundary |
| Streets, Roads, Expressways, Ramps | Urban Expansion Area Boundary |



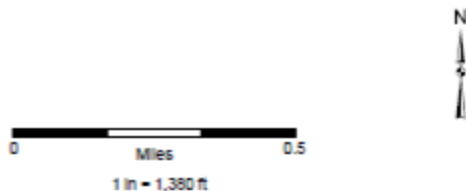


KELLY TRACTOR COMPANY - APP. NO. CDMP20230013 SMART PLAN CORRIDOR



Source: Department of Regulatory and Economic Resources
September 2025

- APPLICATION AREA
- SOUTH DADE TRANSITWAY SMART PLAN CORRIDOR
- SMART Plan Corridor Buffers**
- 1/2 MILE
- 1/4 MILE
- MUNICIPAL BOUNDARY
- 2030 URBAN DEVELOPMENT BOUNDARY
- URBAN EXPANSION AREA BOUNDARY



CDMP AMENDMENT REQUESTS

1. Amend the CDMP Land Use Element text under Open Land and subsection Open Land on page I-77 as outlined below¹.

Open Land Subarea 3 (Tamiami-Bird Canal Basins).

This subarea is bounded on its north by hypothetical NW 12 Street and SW 8 Street, on the east by the year 2030 UDB, on the south by the year 2030 UDB and hypothetical SW 56 Street, and on the west by SW/NW 147 Avenue and Levee 31N. The subarea: includes the eastern portion of the North Trail basin and the Bird Drive Everglades basin. Uses that can be considered for approval in this subarea include rural residences at a maximum density of 1 dwelling unit per 5 acres, compatible institutional uses, public facilities, utility and communications facilities, seasonal agricultural use, recreational use, ~~or limestone quarrying and supportive~~ and ancillary uses, or the MIA Equipment and Supportive Services Area.

* * *

MIA Equipment and Supportive Services Area

The boundaries of the MIA Equipment and Supportive Services Area are as follows: NW 9th Lane on the north, NW 147 Avenue on the west, NW 6th Street on the south, and NW 137 Avenue and State Road 836 on the east. The purpose of the MIA Equipment and Supportive Services Area is to centralize certain storage, service, operation and the maintenance of heavy construction and specialized equipment critical to the limestone quarries, building and maintaining the County's infrastructure, including roadways, water and sewer infrastructure and major stormwater management facilities and to generally support the construction industry in the County. The construction machinery and specialized equipment that would be stored, serviced and maintained in the MIA Equipment and Supportive Services Area plays a pivotal role in the County's limestone production. The Area is located within the boundaries of the Rockmining Overlay Zoning Area (ROZA) and in close proximity to the major mining operations in the County's Lake Belt Area. The MIA Equipment and Supportive Services Area is also critical in supplying the County, State and their contractors with equipment vital to building and repairing highways, roads, bridges, tunnels, railroads, water and sewer and stormwater and environmental infrastructure, landfills, marinas, correctional facilities, airports, and the Port of Miami.

The MIA Equipment and Supportive Services Area is strategically located and is directly served by State Road 836, thereby having excellent accessibility to the County's transportation network. Notwithstanding any other provisions of this Plan, the MIA Equipment and Supportive Services Area is limited to the uses detailed below and any action to approve any other use or to liberalize the standards governing said uses must be approved by an affirmative vote of not less than two-thirds of the total membership of the Board of County Commissioners then in office. The purpose of the MIA Equipment and Supportive Services Area is to support the County's existing and planned infrastructure, as well as to serve and support the mining industry, construction, development, logistics and distribution resources and facilities that cater to local, regional, and interstate transportation operations.

¹ Single underlined words are the Applicant's proposed CDMP text changes as transmitted to the State Land Planning Agency and other reviewing agencies by the Board of County Commissioners at its July 17, 2025 CDMP meeting. Double strikethrough and double underlined words are Staff's revisions made since transmittal of the application. All other words are exiting text of the CDMP and remain unchanged.

The MIA Equipment and Supportive Services Area may be developed with indoor and outdoor heavy equipment and cargo storage, repair and support services, infrastructure and facilities, including:

<u>Proposed Uses</u>	<u>Building Area (Square Feet)</u>
<u>Indoor Storage of Equipment, Machinery, Parts and Components</u>	<u>2,240,000</u>
<u>Fabrication and Repair</u>	<u>300,000</u>
<u>Equipment Operations Training Facility</u>	<u>18,000</u>
<u>Administrative Offices and Classrooms</u>	<u>80,000</u>
<u>Equipment Display</u>	<u>10,000</u>
<u>Parts Area</u>	<u>5,000</u>
<u>Equipment Rental and Sales Office</u>	<u>20,000</u>
<u>Limited Commercial Uses (i.e. banks or convenience store) to serve the firms and workers in the MIA Transportation and Infrastructure Support Area¹</u>	<u>30,000</u>

¹ Up to 30,000 square feet of very limited commercial uses such as restaurant, food trucks, retail, personal services (i.e. banks or convenience store) to serve the firms and workers in the MIA Transportation and Infrastructure Support Area are allowed to be dispersed as small business districts and centers. The specific range and intensity of uses appropriate in a particular MIA Transportation and Infrastructure Support Area may vary by location as a function of the availability of public services and accessibility.

Additional and associated uses may include the following:

- Onsite fuel station for heavy equipment and on highway field service and delivery vehicles. The operation will consist of up to eight (8) pumps, four gasoline, and four diesel fuel pumps. Electrical vehicle charging stations may be provided in accordance with County Code requirements.
- Helicopter landing pad and hangar (approximately 8,000 square feet).
- Up to four truck and equipment washing bays each will be approximately 10,000 square feet (total 40,000). The washing facilities with closed loop recycling; and truck weighing scales.
- Up to ten acres of transloading facilities (as otherwise defined herein) and vertical shipping container storage, not exceeding six (6) levels in height.
- Overnight vehicle parking consisting of up to 200 spaces for parking trucks.
- Designated outdoor areas for heavy equipment training programs.
- ~~Freight rail terminals~~

Notwithstanding the provisions of this Plan that prohibit the extension of infrastructure outside of the UDB, improvements within the MIA Equipment and Supportive Services Area shall be connected to public water and public sanitary sewer. Moreover, any land development shall conform to the wetland basin plans and be analyzed in accordance with Policy CON-7J and other applicable provisions of this Plan, and in accordance with applicable portions of the Code.

By 2026, unless otherwise extended by the Board of County Commissioners, Miami-Dade County shall develop land development regulations to permit the uses contemplated in the MIA Equipment and Supportive Services Area. The MIA Equipment and Supportive Services Area will be developed in a manner that generally conforms with the following development criteria (“Development Criteria”):

- (i) the maximum Floor Area Ratio (FAR) on parcels to be developed with vertical construction shall be 0.50; and
- (ii) a minimum of 10% of the net lot area of the property shall be developed as landscaped open space. Open space includes exterior surface areas consisting of outdoor, at grade space, including but not limited to greens, squares, plazas, courtyards, terraces, lawns, entrance features, greenbelts, unpaved passive and active recreation areas, water retention areas, canals and other water bodies, (including abutting canals), paseos, pedestrian paths, bicycle paths and/or associated landscape areas, landscaping with road rights of way including medians, and above-grade landscaped roof terraces/gardens on buildings or garage structures.

2. Amend the Capital Improvements Element as outlined below:

Project Number	Project Name and Location	Purpose/ Estimated Year of Completion	Expenditures/Revenues					Six Years Totals	Future Years	Project Totals	Funding Source
			2019/20	2020/21	2021/22	2022/23	2023/24				
			(In Thousands of Dollars)								
32	Construction of northern 2-lanes of NW 6 Street from NW 137 Avenue to NW 139 Avenue	2030	=	=	=	=	=	=	=	830,000	507.6

a) Revise the “List of Funding Sources” text in the Capital Improvement Element on page X-76, as follows:

Impact Fees/Exactions

- 500 Road Impact Fees
- 501 Park Impact Fees
- 507 Developer Fees/Donation
 - 507.1 Developer Fees/Donation Responsibility/Construct or Cause to Construct – American Dream Miami (May 2016 CDMP Amendment Application No. 5)
 - 507.2 Developer Fees/Donation Responsibility / Construct or Cause to Construct – May 2016 CDMP Amendment Application No. 6 Property Owners
 - 507.6 Developer Fees/Donation/Construct or Cause to Construct – MIA Equipment and Supportive Services Area (May 2023 Application No. CDMP20230013) subject to credit as a contribution-in-lieu of road impact fees
- 520 Water Connection Charges
- 521 Wastewater Connection Charges

STAFF ANALYSIS

Background

The application was filed on May 31, 2023, and originally requested amendment to the Comprehensive Development Master Plan (CDMP) text and Adopted 2030 and 2040 Land Use Plan (LUP) map to allow development of a ±246.07-acre property owned by the Kelly Tractor Company (the Application Area). The requested LUP map amendment sought to change the land use designation of a ±244.37-acre portion of the Application Area that is outside the Urban Development Boundary (UDB) as depicted on LUP map from “Open Land” to “Terminals” and to expand the Urban Expansion Area (UEA) to include the entire ±244-acre portion of the property that is outside the UDB (see Initially Proposed CDMP Land Use on page 20 above). The requested CDMP text amendment included revision to the Interpretive Text of the Land Use Element to add the “MIA Transportation and Infrastructure Support Area” as an allowable set of uses in the “Terminals” land use category. Additionally, the original application as filed included a request to 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.

Through letter dated August 2, 2024, the applicant revised the requested text amendment and withdrew the above-referenced LUP map amendment (the UEA expansion and the land use change to Terminals) that the application now requests the following:

1. Text revisions to the CDMP Land Use Element to add the “MIA Equipment and Supportive Services Area” to the “Open Land” land use category text, specifically to Open Land Subarea 3 (Tamiami-Bird Canal Basins);
2. The addition of the revised 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; and
3. Amendment to the CDMP Capital Improvements Element to add the applicant’s proposed construction and improvement to portions of NW 6th Street.

While the ±246.07-acre Kelly Tractor owned property is identified as the Application Area, it is important to note that the August 2024 revisions made by the applicant to modify the Open Land Subarea 3 text, if approved, could result in an abutting parcel outside the UDB and inside the UEA, a ±13.41-acre property that is an existing antenna field facility owned by Radio Peace Catholic Broadcasting, Inc., being eligible for development proposed in the application. This is a direct result of the boundaries described for the “MIA Equipment and Supportive Services Area” as proposed to be added to the Open Land Subarea 3 text does not specifically exclude the ±13.41-acre antenna field facility.

The Miami-Dade Board of County Commissioners (Board) first heard Application No. CDMP20230013 at its July 17, 2025 CDMP public hearing (Transmittal Hearing) and voted to adopt and transmit it to the Florida Department of Commerce (FloridaCommerce), in its capacity as the State Land Planning Agency (SLPA), and the other state and regional agencies (Reviewing Agencies) for review and comment in accordance with Chapter 163.3184, Florida Statutes. No objections were raised against the application by the Reviewing Agencies or any Affected Parties and the comments of the Reviewing Agencies are presented in ‘Appendix C: State and Regional Agency Review Comments’ and addressed on page 27 herein.

Environmental Conditions

Potable Water Supply and Wastewater Facilities

CDMP20230013 application area is located primarily outside the UDB, where typically public water and sanitary sewer services are not available and are discouraged outside the UDB by the CDMP, particularly Policies WS-1A and WS-1H of the Water Sewer and Solid Waste Element. However, the proposed MIA Equipment and Supportive Services Area requires that development shall be connected to public water and public sanitary sewer. The applicant has also submitted a Conceptual Water and Sewer Master Plan dated December 16, 2024, proposing connection to the public water and the public sanitary sewer services. Additionally, the proposed declaration of restrictions, dated October 10, 2025, paragraph 3.B. provides that any development on the property shall connect to the public water and public sanitary sewer system.

Drainage and Flood Protection

RER-Water Control Section has reviewed the revised "Conceptual Stormwater Management Master Plan" dated December 22, 2025, signed and sealed by Michael P. Carr, P.E., and notes that this submittal incorporates RER-Water Control comments. Based on this revised "Conceptual Stormwater Management Master Plan" RER-Water Control has no further comments on the CDMP application.

Relevant Chapter 24 Provisions regarding stormwater management: The subject parcels are located in the North Trail Basin. A Cut and Fill review and approval is required by the Water Control Section in accordance with Section 24-48.20. A Cut and Fill application has been submitted for compliance with the water management and fill criteria for the basin. The application is currently under review and conceptually approvable. The stormwater management covenant must be recorded prior to the issuance of construction permits.

Natural Resources

The application area associated with the proposed amendment (folios 30-3953-000-0130 & -0138) lies within the North Trail Basin and contains wetlands as defined by section 24-5 of the Code. Any work in wetlands within the subject application area would require a new Class IV permit with appropriate mitigation and will only be approved to use clean fill as defined in section 24-5 of the Code.

A Class IV permit, CC-898, was issued to Osprey Services, Inc. in May of 1985 and authorized impacts to 240 acres of wetlands for agricultural rock plowing. CC-898 subsequently expired on February 27, 1989. DERM records indicate that of the 240 acres of wetlands permitted for agriculture, approximately 84.35 acres were constructed (42.18 acres were placed into filled agricultural ridges for planting and 42.18 acres remained as wetland furrows) prior to permit expiration.

On September 13, 2012, Class IV permit, 2008-CLIV-PER-00056 was issued to MDXQ, LLC and authorized work on 96.04 acres of wetlands within the subject application site. The 96.04 acres consisted of approximately 1.41 acres of fill for an access road and equipment storage area, 80.6 acres of ridge and furrow agriculture (40.3 acres of filled agricultural ridges for planting and 40.3 acres of wetland furrows), and 14.04 acres of additional agriculture that was not constructed. To compensate for the filling impacts to wetlands, the permit required the preservation and enhancement of wetland furrows to be used as mitigation for the filled ridges, and an additional 23.1 acres of wetlands within the application area, consisting of 12.4 acres of prairie and a 10.8-acre bayhead hammock (Exhibit A). This permit expired on May 12, 2023.

In summary, the site contains approximately 83.88 acres of filled areas and 162.19 acres of wetlands. Of the 162.19 acres of wetlands remaining on site, approximately 63 acres (40.3 wetland agricultural furrows, 10.8-acre bayhead, 12.3-acre prairie) are preservation areas protected under the covenants listed below associated with Class IV permit 2008-CLIV-PER-00056 (Official Records Book 28488, Pages 2722-2731, CFN 2013R0120311 and Book 28488, Pages 2891-2900, CFN 2013R0120367). The table below outlines the acreages as described.

DERM Wetland Permit CC-898 Summary				
Site Plan Component	Acreage	Constructed Acreage	Breakdown of Acreage	
			Filled ridges for planting	Wetland furrows
Initial Agricultural Use	240	84.35	42.18	42.18

DERM Wetland Permit 2008-CLIV-PER-00056 Summary						
Site Plan Component	Acreage	Breakdown of Acreage				
		Filled ridges for planting	Wetland furrows	Access road	Fill pad	Unimpacted wetlands
Additional Agricultural	96.04	40.30	40.30	0.41	1.00	14.04
Perimeter of Bayhead	10.8					10.80
Conservation Easement	12.3					12.30
Firebreak/Fallow Prairie	42.58					42.58

Site Acreage Summary						
	Site	Filled ridges for planting	Wetland furrows	Access road	Fill pad	Unimpacted wetlands
Total	246.07	84.27	82.47	0.41	1.00	79.72
Percentage of Site	100%	34%	34%	0.2%	0.4%	32%

The restrictive covenants listed below run with the land and remain in full force and effect and are binding to the property owners, successors, grantees, and assigns until modified or released by the Miami-Dade County of County Commissioners.

The Department has reviewed the revised items submitted on November 20, 2025, and confirmed that the applicant provided language that was previously requested. Specifically, the applicant has stated that all proposed work within wetlands under this application is conceptual, and that:

“no work will occur in areas protected by the existing permits, covenants, and restrictions unless modified through future permitting activities and modification of the existing permits, covenants, and restrictions.”

To address policy CON-7A, the applicant acknowledges that “any plans and proposals for the Property submitted during the County’s consideration of the CDMP Application process are conceptual in nature and shall not be construed to release, amend or otherwise modify the Existing Permits, Covenants and Restrictions. Such conceptual site plans and proposals are merely intended to provide a layout of the future potential development of the Property. By reviewing and issuing comments on the plans and proposals, the Division of Environmental Resources Management (“DERM”) is in no way waiving its permitting jurisdiction and review

under Chapter 24 of the County Code nor will it entitle the Owner to a favorable review of future permit applications as may be required by Chapter 24.”

Based on this information, the department will provide an analysis of impacts to wetlands as part of the Class IV permit process.

Critical Habitat/Endangered Species

Objective Con-9 of the Conservation, Aquifer Recharge and Drainage Element of CDMP states, “*Freshwater fish, wildlife and plants shall be conserved and used in an environmentally sound manner and undeveloped habitat critical to federal, state or County designated endangered, threatened, or rare species or species of special concern shall be preserved.*” More specifically, Policy CON-9A states “*All activities that adversely affect habitat that is critical to Federal or State designated, endangered or threatened species shall be prohibited unless such activity(ies) are a public necessity and there are no possible alternative sites where the activity(ies) can occur.*” In addition, Policy CON-9B states “*All nesting, roosting, and feeding habitats used by federal or State designated endangered or threatened species, shall be protected, and buffered from surrounding development or activities and further degradation or destruction of such habitat shall not be authorized.*”

CON-9F of the CDMP states, “*The County's planning for the future development of open space and wetland mitigation areas shall include the protection, conservation and/or restoration of wildlife habitats.*”

The application area is located within the core foraging area of the federally threatened wood stork (*Mycteria americana*) and lies just east of the location of the numerous long-term rookeries for this species. The subject application area is also within the U.S. Fish & Wildlife consultation area for the endangered Everglade snail kite (*Rostrhamus sociabilis*) and Florida bonneted bat (*Eumops floridanus*), which may utilize the subject property for nesting, roosting, and foraging. The Miami-Dade County population of Florida bonneted bat is known to forage and socialize over dark, open spaces adjacent to natural areas such as open water, forested areas, wetlands, and areas with significant tree resources.

RER acknowledges the “Response to County Planning Staff and Florida Fish and Wildlife Conservation Commission Comments” dated October 1, 2025, which states, in summary, the applicant with conduct species-specific surveys for threatened and endangered species and implement appropriate best management practices.

To address Objective CON-9 and associated policies of the CDMP, the applicant acknowledges that “any plans and proposals for the Property submitted during the County’s consideration of the CDMP Application process are conceptual in nature and shall not be construed to release, amend or otherwise modify the Existing Permits, Covenants and Restrictions. Such conceptual site plans and proposals are merely intended to provide a layout of the future potential development of the Property. By reviewing and issuing comments on the plans and proposals, the Division of Environmental Resources Management (“DERM”) is in no way waiving its permitting jurisdiction and review under Chapter 24 of the County Code nor will it entitle the Owner to a favorable review of future permit applications as may be required by Chapter 24.” Based on this information, the department has no further comments and will evaluate the endangered species surveys as part of the Class IV permit process.

Proffered Declaration of Restrictions (Covenant)

The applicant proffered a revised covenant on October 10, 2025, included herein as “Appendix A: Proffered Declaration of Restrictions”, that:

1. Limits the use of the property to those uses listed for the proposed MIA Equipment and Supportive Services Area in Open Land Subarea 3.
2. Sets a maximum Floor Area Ratio (FAR) to 0.5.
3. A minimum of 10% of the net lot area shall be developed as passive landscaped open space or active recreation space and lists how these spaces would be used including allowances for space to be used for landscaped roof terraces/gardens on buildings or garage structures.
4. Prohibits residential use of the property except overnight stays to provide security.
5. Requires development on the property to be connected to public water and public sanitary sewer.
6. Commits to providing bicycle racks for non-motorized travel would be provided throughout the application area.
7. Requires access from NW 137 Avenue be provided to the Property (“Road Improvement”) via NW 6th Street.
8. Commits the owner to submit a signed and sealed conceptual stormwater master plan to DERM for review and approval.
9. Commits to conducting no work in areas protected by the Existing Permits, Covenants and Restrictions unless modified and allowed through future permitting activities and modification of the Existing Permits, Covenants and Restrictions.
10. Recognizes that any plans and proposals for the Property that have been submitted during the County’s consideration of the CDMP Application review process are conceptual in nature and shall not be construed to release, amend or otherwise modify the Existing Permits, Covenants and Restrictions.
11. Requires the seek and obtain all appropriate permits and approvals prior to any dredging, filling, and development of any wetlands located within the Property
12. Commits the owner to conduct a survey to determine the absence or presence of listed plant and wildlife species utilizing professionally recognized survey timeframes and sampling methodology which shall be subject to review and approval by DERM prior to implementation.
13. Commits the owner to preserve and make no physical alteration to the Archaeological Site in the application area.
14. Commits to provide the proportionate share mitigation payment for traffic impacts to NW/SW 137 Avenue between SW 6 Street and SW 8 Street 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.

Response to State and Regional Reviewing Agency Comments

Pursuant to Chapter 163.3184(3), Florida Statutes, (F.S.), the CDMP application was transmitted to the Florida Department of Commerce (FloridaCommerce) and the other state and regional agencies (Reviewing Agencies) for their review and comments. In accordance with Section 163.3184(3)(b)(2), F.S., the Reviewing Agencies reviewed the application and did not find any potential adverse impacts to important state resources or facilities that would be generated by the application, if approved. However, The Florida Department of Environmental Protection, The Florida Fish and Wildlife Conservation Commission, and The South Florida Regional Planning Council provided technical assistance comments.

The Florida Department of Environmental Protection (FDEP) Comments

FDEP has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction. The Department's Office of Water Policy and Ecosystems Restoration noted that the amendment area identified in the proposal is within the footprint of the three current alternatives for the Biscayne Bay and Southeastern Everglades Ecosystem Restoration (BBSEER) Project (Alt 31, Alt 32, and Alt 32A), however, there is no direct connection to any of the proposed BBSEER project features identified in those alternatives. Any potential impacts to the BBSEER project from the proposed change in land use would be mitigated through the regulatory processes that would need to be satisfied prior to development.

Response: It is acknowledged that any potential impacts to the BBSEER project would be mitigated through the regulatory processes that would need to be satisfied prior to development.

The Florida Fish and Wildlife Conservation Commission (FWC) Comments

Historically, a majority of the site has been used for agricultural purposes. However, site assessments by County staff revealed that the wetland furrows on the site contained hydrological conditions capable of supporting native wetland plant species. Further, the wetlands surrounding the ridge and furrow system were described as an intact wet prairie. The dominant land covers on the site include approximately 160.6 acres of tree farms with wetland furrows, 69.2 acres of wet prairie, 13.4 acres of freshwater forested wetlands, 2.6 acres of fill road, and 0.2 acres of exotic dominated uplands. Four federally endangered species have potential to occur within the application area. FWC analysis found that the project site is located near, within, or adjacent to potential habitat for the State threatened little blue heron, tricolored heron, and least tern.

FWC recommends that species-specific surveys be conducted prior to any clearing or construction. Furthermore, due to the potential for wading bird nesting activity, particularly in areas that may be inundated during the breeding season, FWC recommends that specific surveys be conducted for wading birds, during their breeding season, prior to the commencement of any clearing, grading, or filling activities. If evidence of nesting is found during this period, FWC recommends that any wading bird nest sites be buffered by 330 feet to avoid disturbance by human activities.

Construction activity may create conditions conducive for least tern nesting, so FWC also recommends measures be taken including conducting such activities outside breeding season, clearing and grading only when ready to build, and avoiding leaving cleared or graded areas inactive for extended periods. Additionally, the application area may also contain habitat suitable for the federally listed species identified above. FWC staff recommends coordination with the U.S. Fish and Wildlife Service (USFWS) Florida Ecological Services Office (ESO) as necessary for information regarding potential impacts to these species. Finally, because the application area may also contain invasive species. Site workers who encounter these species or other non-native wildlife are requested to report these sightings, whether dead or alive to <http://www.IveGot1.org>.

Applicant Response: The applicant provided a response dated October 3, 2025 (See Appendix B), stating that species-specific surveys will be conducted in accordance with the protocols provided by FWC prior to site development. Clearing, grading and construction activities should occur outside the breeding season and, if feasible, will only occur when ready to build. The applicant also stated that sit workers would report any encounters with non-native or high priority invasive species, and that the applicant already coordinated with the US Fish and Wildlife Service and received a Technical Assistance letter on December 10, 2024.

The South Florida Regional Planning Council (SFRPC) Comments

SFRPC recommends aligning initiatives such as private/public partnerships for land assembly and brownfield redevelopment with broader economic development strategies to ensure that existing industrial land inside the UDB is utilized to the highest and best use and to minimize potential future development outside the UDB. It also recommends that site planning should buffer the property from the C-4 Inflow canal at the application area's western edge. The applicant also should work with the County to address and minimize potential adverse impacts to Wetlands of Regional Significance, and ensure that there are no adverse impacts to the habitat of federal or state-designated endangered and threatened species. Furthermore, SFRPC recommends that the Applicant work with Miami-Dade County to address impacts to NW/SW 137 Avenue to ensure that necessary infrastructure is either available or provided, and the Applicant should ensure that potential connections to regional transit are maximized to the extent possible.

SFRPC also finds that there are potential positive economic development outcomes that this Amendment could catalyze if adopted. The project has the potential to contribute to the economic vitality of the region by creating jobs and growing key industry sectors.

Response: The County is conducting its Evaluation and Appraisal Report process for the Comprehensive Development Master Plan, which includes its Economic Development element. Coordination of industrial land development is a feature of that plan element. The coordination of waterways, wetlands, and species protection is being conducted with DERM and RER. The roadway issues with NW/SW 137 Avenue remain an issue that leads to a current recommendation of denial for the application.

THIS PAGE INTENTIONALLY LEFT BLANK

APPENDICES

ITEMS	PAGE NO.
Appendix A: Proffered Declaration of Restrictions	A-3
Appendix B: Applicant's Correspondence	A-25
1. Applicant's letter submitting Survey, Site Plan, and Conceptual Stormwater Management Master Plan, dated November 20, 2025	A-27
2. Applicant's letter responses to DERM Analysis of Application CDMP20230013 - RFI #3, dated November 20, 2025	A-59
3. Applicant's letter Response to County Staff and Florida Fish and Wildlife Conservation Commission Comments, dated October 3, 2025	A-62
Appendix C: State and Regional Agency Review Comments	A-69

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

- <https://www.miamidade.gov/planning/cdmp-amendment-cycles.asp#exapps2020>, or
- https://energov.miamidade.gov/EnerGov_Prod/SelfService/#/plan/85a528ca-fa52-4ba9-8a83-a24d51563e8e

THIS PAGE INTENTIONALLY LEFT BLANK

APPENDIX A

PROFFERED DECLARATION OF RESTRICTIONS

THIS PAGE INTENTIONALLY LEFT BLANK

Received 10/10/2025
RER Planning
CDMP20230013

This Instrument was Prepared by:

Name: Joseph G. Goldstein, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue
Suite 3300
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

(Comprehensive Development Master Plan)

WHEREAS, MDXQ LLC, a Florida limited liability company (the "Owner"), holds fee simple title to that certain approximately two hundred and forty six (+/-246) acres parcel of land, generally located west of NW 137 Avenue and Florida State Road 836, north of NW 6 Street and south of NW 9 Lane (as identified by Folio Nos. 30-3953-000-0130 and 30-3953-000-0138), in unincorporated Miami-Dade County, Florida, described in Exhibit "A" attached hereto and is hereinafter referred to as the "Property" or "Application Area;

WHEREAS, KELLY TRACTOR COMPANY, a Florida corporation (the "Applicant" or "Kelly") has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") with respect to the Application Area in the May 2023 amendment cycle as Application No. CDMP20230013 (the "Application");

WHEREAS, the Application seeks text revisions to the CDMP Land Use Element to add the MIA Equipment and Supportive Services Area in the "Open Land" land use category, Open Land Subarea 3;

WHEREAS, an approximately 3.129 +/- acre portion of the Property, which is located within the Urban Development Boundary and is legally described in Exhibit "B", is not part of the

MIA Equipment and Supportive Services Area and will not be developed except that it may be utilized to meet open space requirements; and

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

NOW, THEREFORE, in order to assure Miami-Dade County, Florida (the "County") that the representations made by the Owner and the Applicant during the County's 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 Application Area, which shall be binding on the successor owners of the Application Area:

1. **Development Intensity and Permitted Uses.**

A. The use of the Property shall be limited to the uses listed in the "Open Land" designation of the CDMP under the MIA Equipment and Supportive Services Area in Open Land Subarea 3, including all accessory and ancillary uses that are supportive of the MIA Equipment and Supportive Services Area, with a maximum floor area ratio 0.5. Any changes to the Application shall be in accordance and consistent with and subject to the County Code, CDMP provisions, procedures, and limitations for modifying said changes.

B. Development within the MIA Equipment and Supportive Services Area will be developed in a manner that generally conforms with the following development criteria: (i) a minimum of 10% of the net lot area shall be developed as passive landscaped open space or active recreation space; and (ii) such open space, whether active or passive, includes exterior surface areas consisting of outdoor, at-grade space, including but not limited to greens, squares, plazas, courtyards, terraces,

lawns, entrance features, may consist of greenbelts, unpaved passive and active recreation areas, water retention areas, canals and other water bodies, (including abutting canals), paseos, pedestrian paths, bicycle paths and/or associated landscape areas, landscaping with road rights of way including medians, and above-grade landscaped roof terraces/gardens on buildings or garage structures. Prior to the issuance of a certificate of use for any building on the Property, the Owner shall designate, improve and thereafter maintain an outdoor recreational area for the benefit and enjoyment of its employees ("Recreational Area"). The Recreational Area shall, at a minimum, be improved with benches, a covered area and landscaping. Shade trees shall be planted adjacent to sidewalks, walkways and walking paths throughout the Property.

C. There shall be no residential use on the Property, except to allow overnight stays to provide security for the Property.

2. **Future Site Plan Review for Application Area.** The Application Area is intended to be developed over time in a manner that generally conforms with the uses set forth in the Application and the terms set forth herein. Prior to the issuance of a building permit for the any of the uses listed in the "Open Land" designation of the CDMP under the MIA Equipment and Supportive Services Area in Open Land Subarea 3, the Owner shall, establish land development regulations for the development of the Application Area, which, at a minimum, provide for the approval of an application for administrative site plan review ("ASPR") from the Department of Regulatory and Economic Resources, or successor department, in accordance with Section 33-310.4 of the Code of Miami-Dade County, whether or not such approval would otherwise be required by Section 33-310.4 or

any other provision of the Code. Nothing in this Paragraph shall preclude the issuance of other permits (other than a foundation permit), such as, but not limited to, fence permits to secure the perimeter of the Property, and zoning improvements permits to allow site work activities.

3. **Concurrency and Phasing.**

- A. The project shall meet concurrency and satisfy the requirements set forth in Chapter 33G of the Miami-Dade County Code (“Code”).
- B. It is expressly understood and agreed that the Application Area shall be connected to public water and public sanitary sewer as provided in paragraph 6 below.
- C. It is also expressly understood that the Application Area may be developed in phases over an extended period of time and that any analysis, permitting, and mitigation shall recognize such extended development phasing as part of the review of the Application, zoning, platting or subsequent development permitting or approvals.
- D. In an effort to enhance non-motorized connectivity, the Owner shall provide bicycle racks at appropriate locations throughout the Application Area.

4. **Road Improvement(s).** The Owner shall provide access from NW 137 Avenue to the Property (“Road Improvement”) via NW 6th Street to be included in the amendments to the CDMP Capital Improvements Element (CIE) with regard to the Road Improvement adopted with the Application. Zoning application(s) for the project(s) shall specifically address the completion of the Road Improvement and changes to the CIE adopted as part of the Application. The Owner may submit future analyses, independent studies, or other evidence, in a form acceptable to the County, to determine if the Road Improvement

remains necessary for the project(s) or if other improvements are required. Any such future analyses or independent studies shall be subject to the review and approval of the Department of Transportation and Public Works, or successor agency, as well as the Planning Division of the Department of Regulatory and Economic Resources, or its successor agency. The CIE may be amended by the County from time to time in accordance with applicable laws and procedures in effect at the time. Such amendments may occur without the need for any amendment to this Declaration. The Road Improvement in addition to other road improvements shall be eligible for credit as a contribution-in-lieu of mobility fees impact fees, subject to the procedures set forth in Chapter 33E of the Code.

5. **Environment.**

E. Owner shall submit to DERM for review and approval a signed and sealed conceptual stormwater master plan

A. **Stormwater Management.** Prior to the approval by the Division of Environmental Resources Management (“DERM”) of a zoning site plan, soil improvement permit, building permit, Environmental Resource Permit for paving and drainage, or any other DERM review or permit, the (the “Conceptual Stormwater Management Master Plan”), which describes (i) how stormwater within the Application Area will be managed; (ii) a representative assessment of any soil and groundwater contamination that may be present; (iii) the effect of the development on the drainage on adjacent properties; (iv) any impacts to existing stormwater features, such as canals and agricultural ditches; and (v) how the post-development conditions of the Application Area will be the same or better than the pre-

development stormwater management, water quantity, and water quality levels of service conditions.

B. Wetlands, Endangered and Threatened Species.

- i. **Status of Existing Permits, Covenants and Restrictions.** The majority of the Property is currently designated as a wetland under County regulations and is subject to the following certain permits, covenants and restrictions “Existing Permits, Covenants and Restrictions”).

Existing Permits, Covenants and Restrictions	Date of Documents
DERM Permit No. CC-898	June 7, 1985 as further modified on February 27, 1987
DERM Permit No. CLIV-2008-00056	September 13, 2012
Restrictive Covenant as recorded in Official Records Book 28488, Pages 2722-2731 of the Public Records of Miami-Dade County, Florida	February 13, 2013
Restrictive Covenant as recorded in Official Records Book 28488, Pages 2891-2900 of the Public Records of Miami-Dade County, Florida	February 13, 2013

Specifically, with regard to the Existing Permits, Covenants and Restrictions, the Owner acknowledges that the Existing Permits, Covenants and Restrictions were established as a result of past Class IV permitting activity. Further, the Owner commits that no work will occur in areas protected by the Existing Permits, Covenants and Restrictions unless modified through future permitting activities and modification of the Existing Permits, Covenants and Restrictions. Finally, the Owner acknowledges that any plans and proposals for the Property submitted

during the County's consideration of the CDMP Application review process are conceptual in nature and shall not be construed to release, amend or otherwise modify the Existing Permits, Covenants and Restrictions. Such conceptual site plans and proposals are merely intended to provide a layout of the future potential development of the Property. By reviewing and issuing comments on the plans and proposals, the Division of Environmental Resources Management ("DERM") is in no way waiving its permitting jurisdiction and review under Chapter 24 of the County Code nor will it entitle the Owner to a favorable review of future permit applications as may be required by Chapter 24.

- ii. **Environmental Permit Process.** The Owner shall timely seek and obtain all appropriate permits and approvals prior to any dredging, filling, and development of any wetlands located within the Property. Fill used on the Property shall only consist of clean fill as defined by Section 24-5 of the Code of Miami-Dade County. Prior to the approval of any of the following development permits or orders, including: zoning actions, tentative plats, final plats, building permits, zoning improvement permits, lake excavation permits, and Class IV wetlands permits, for development of any portions of the Property, the Owner shall conduct a survey to determine the absence or presence of (i) listed plant species found in Appendix A and (ii) listed wildlife species found in Appendix B of the CDMP within the area or phase of development subject to the request for approval of said development order. The survey(s) shall utilize professionally recognized survey

timeframes and sampling methodology and shall be subject to review and approval by DERM prior to implementation. The Owner shall prepare or revise site plans, tentative plat applications, final plat applications, building permit plans, zoning improvement permits, lake excavation permits and Class IV wetlands permit plans, subject to DERM review and approval, as necessary to comply with requirements of Chapter 24 of the Code of Miami-Dade County and for conformance with the provisions of the CDMP, Class IV permit approval, and approved Stormwater Management Plan, and any other environmental permits or approvals issued pursuant to Chapter 24 of the Code.

6. **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. Moreover, if a

public pump station is required at the time the Water and Sewer Agreement is requested for the Property, the Owner will install a public sanitary sewer pump station at the Owner's expense to provide service to the proposed development, subject to any applicable DERM and WASD approvals.

7. **Archaeological Site/Potential Unmarked Human Burial.** The Phase One Archeological Assessment submitted as part of the County's review of the Application has confirmed the existence of archaeological Site 8DA93 in the southeastern corner of the Application Area (the "Archaeological Site"), as such designated by Miami-Dade County. The Owner has an interest in protecting and preserving the unmarked burials, human skeletal remains and associated burial artifacts within the Archaeological Site. As such, the Owner covenants that it shall preserve and make no physical alteration to the Archaeological Site. The Archaeological Site is legally-described in Exhibit "C". This Covenant will run with the land and shall be in effect in perpetuity.
8. **Flood Protection.** The Owners must submit a signed and sealed "Conceptual Stormwater Master Plan" to the Division of Environmental Resources Management (DERM) for review and approval prior to approval of the first tentative plat, soil improvement permit, building permit, ERP, or paving and drainage. It is specifically acknowledged that such Conceptual Master Plan may be different from the stormwater plan adopted for the Property based on data obtained during the permitting process.
9. **Road Mitigation.** In furtherance of the CDMP, the Owner acknowledges and agrees that because the Application has an impact on NW/SW 137 Avenue between SW 6 Street and SW 8 Street, 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, 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 route along NW/SW 137 Avenue between SW 6 Street and SW 8 Street 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.

MISCELLANEOUS

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

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

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then owner(s) of the property, including joinders of all mortgagees, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the property is incorporated within a new municipality or annexed into an existing municipality, and the successor municipality amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such

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

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

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

Authorization for Miami-Dade County (or successor municipality) to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied

with, in addition to any other remedies available, the County (or successor municipality) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

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

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

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

Recordation and Effective Date. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application by the Board of County Commissioners. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon

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

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

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

[Signature Pages to Follow]

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

WITNESSES:

MDXQ LLC, a Florida limited liability Corporation

Signature

Printed Name

Address: _____

By: _____

Name: Christopher L. Kelly

Title: President

Address: _____

Signature

Printed Name

Address: _____

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

The foregoing instrument was acknowledged before me by Christopher L. Kelly, as President of MDXQ LLC, a Florida limited liability company, and for the purposes stated herein on behalf of said limited liability company. 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.

Notary Signature

Print Name

Commission Number

My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION AND SKETCH FOR THE APPLICATION AREA

A portion of Government Lot 3 lying between Township 53 South and 54 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Government Lot 3; thence North $01^{\circ}35'33''$ East along the West line of said Government Lot 3 for 2592.55 feet; thence South $89^{\circ}19'56''$ East along a line parallel to and 1320.00 feet South of, as measured at right angles to, the North line of said Government Lot 3, for 5168.67 feet; thence South $00^{\circ}51'03''$ West along a line parallel to and 140.00 feet West of, as measured at right angles to, the East line of said Government Lot 3 for 1320.01 feet; thence North $89^{\circ}19'56''$ West along a line parallel to and 2640.00 feet South of, as measured at right angles to, the North line of said Government Lot 3 for 660.25 feet; thence South $00^{\circ}51'03''$ West along a line parallel with said East line of Government Lot 3 for 326.97 feet to a point being 698.96 feet North of, as measured at right angles to, the South line of said Government Lot 3; thence South $73^{\circ}44'48''$ West for 1169.68 feet; thence South $00^{\circ}51'03''$ West along a line, parallel to said East line of Government Lot 3 for 420.00 feet to a point on the South line of said Government Lot 3, said point being 1921.32 feet West of the Southeast corner of said Government Lot 3; thence South $87^{\circ}34'44''$ West along the South line of said Government Lot 3 for 3429.60 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING PROPERTY:

Commence at the Northeast corner of Excess Government Lot 3 lying between Township 53 South and Township 54 South, Range 39 East in Miami-Dade County, Florida, this also being the Southeast corner of Section 34, Township 53 South, Range 39 East; thence North $89^{\circ}09'49''$ West along the North line of said Excess Government Lot 3 for 140.00 feet; thence departing said North line of Excess Government Lot 3, South $01^{\circ}00'39''$ West along a line 140.00 feet Westerly of, as measured at right angles to and parallel with the East line of said Excess Government Lot 3 for 1320.00 feet to the Point of Beginning of the hereinafter described parcel of land; from said Point of Beginning, thence continue South $01^{\circ}00'39''$ West along said parallel line for 1320.01 feet; thence departing said parallel line, North $89^{\circ}09'49''$ West for 108.60 feet to a Point of Non-Tangent Intersection with the arc of a circular curve concave to the Southwest, and with said Point of Non-Tangent Intersection bearing North $76^{\circ}47'17''$ East from the center of said curve; thence Northwesterly along the arc of said curve, having a radius of 608.00 feet and a central angle of $23^{\circ}36'54''$ for 250.59 feet to the Point of Non-Tangent Intersection with a line bearing North $36^{\circ}49'37''$ West, with said Point of Non-Tangent Intersection bearing North $53^{\circ}10'23''$ East from the center of said curve; thence North $36^{\circ}49'37''$ West along said intersecting line for 760.42 feet to a Point of Non-Tangent Intersection with the arc of a circular curve concave to the Northeast, with said Point of Non-Tangent Intersection bearing South $53^{\circ}10'23''$ West from the center of said curve; thence Northwesterly along the arc of said curve, having a radius of 860.00 feet and a central angle of $35^{\circ}34'27''$ for 533.96 feet to a Point of Non-Tangent Intersection with a line lying 1320.00 feet Southerly of, as measured at right angles to and parallel with said North line of Excess Government Lot 3, with said Point of Non-Tangent Intersection bearing South $88^{\circ}44'49''$ West from the center of said curve; thence South $89^{\circ}09'49''$ East along said parallel line for 864.40 feet to the Point of Beginning.

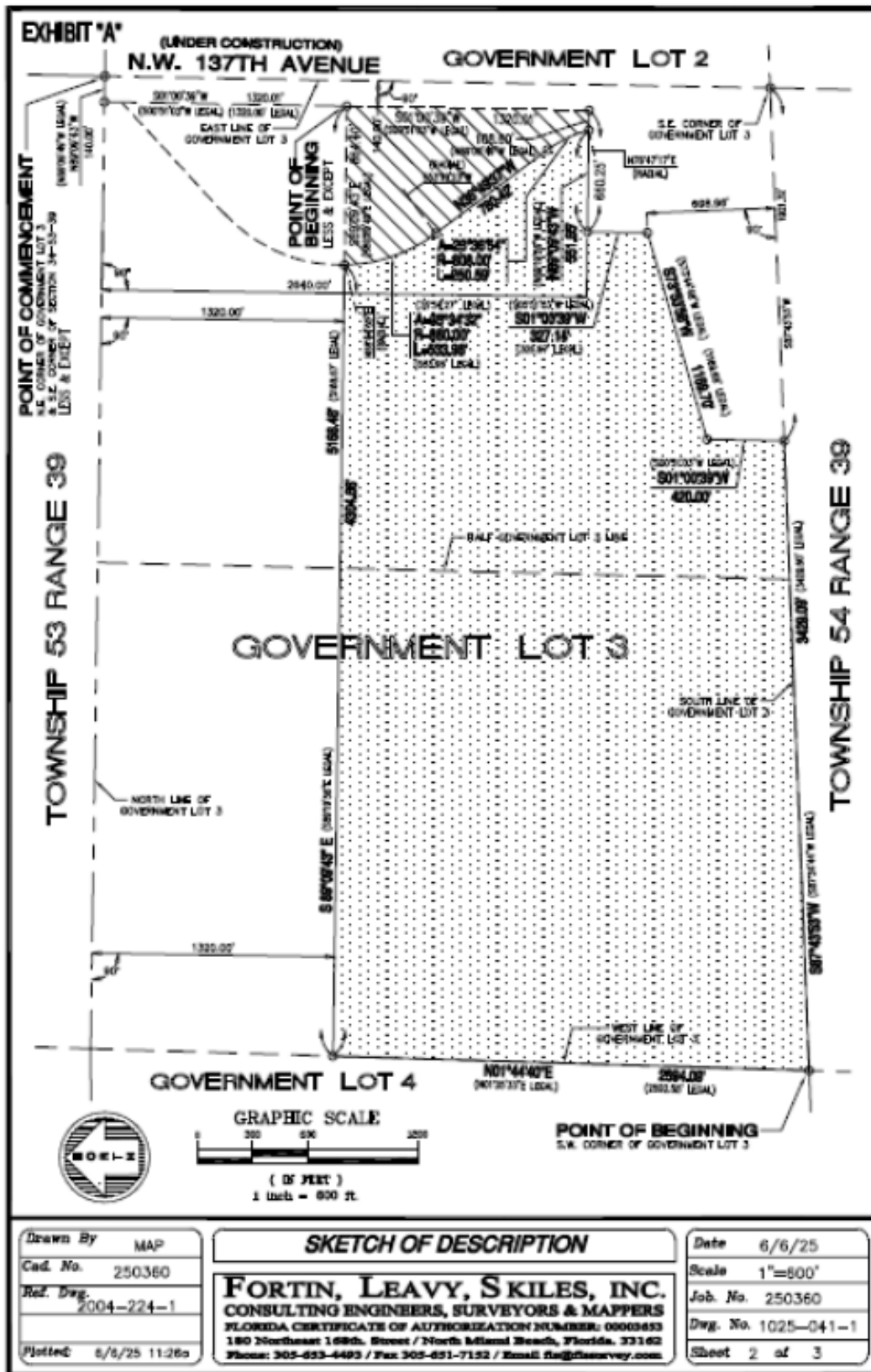


EXHIBIT "B"

**LEGAL DESCRIPTION AND SKETCH FOR PORTION OF PROPERTY WITHIN THE
UDB**



A portion of Government Lot 3 lying between Township 53 South and 54 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Government Lot 3; thence N 89°09'43" W along the North line of said Government Lot 3 for 140.00 feet; thence S 01°00'39" W along a line 140.00 feet Westerly of, as measured at right angles, and parallel with the East line of said Government Lot 3 for 1320.01 feet, the following two (2) courses being along a line 2640.00 feet Southerly of, as measured at right angles, and parallel with said North line of Government Lot 3; 1) thence N 89°09'43" W for 108.60 feet to the Point of Beginning of the hereinafter described parcel of land; 2) thence continue N 89°09'43" W for 407.67 feet; thence N 01°45'41" E along the Urban Development Boundary Line for 599.03 feet; thence S 36°49'37" E for 473.78 feet to a point of curvature; thence Southeasterly along a 608.00 foot radius curve leading to the right through a central angle of 23°36'54" for an arc distance of 250.59 feet to the Point of Beginning.

Draft 10/10/17

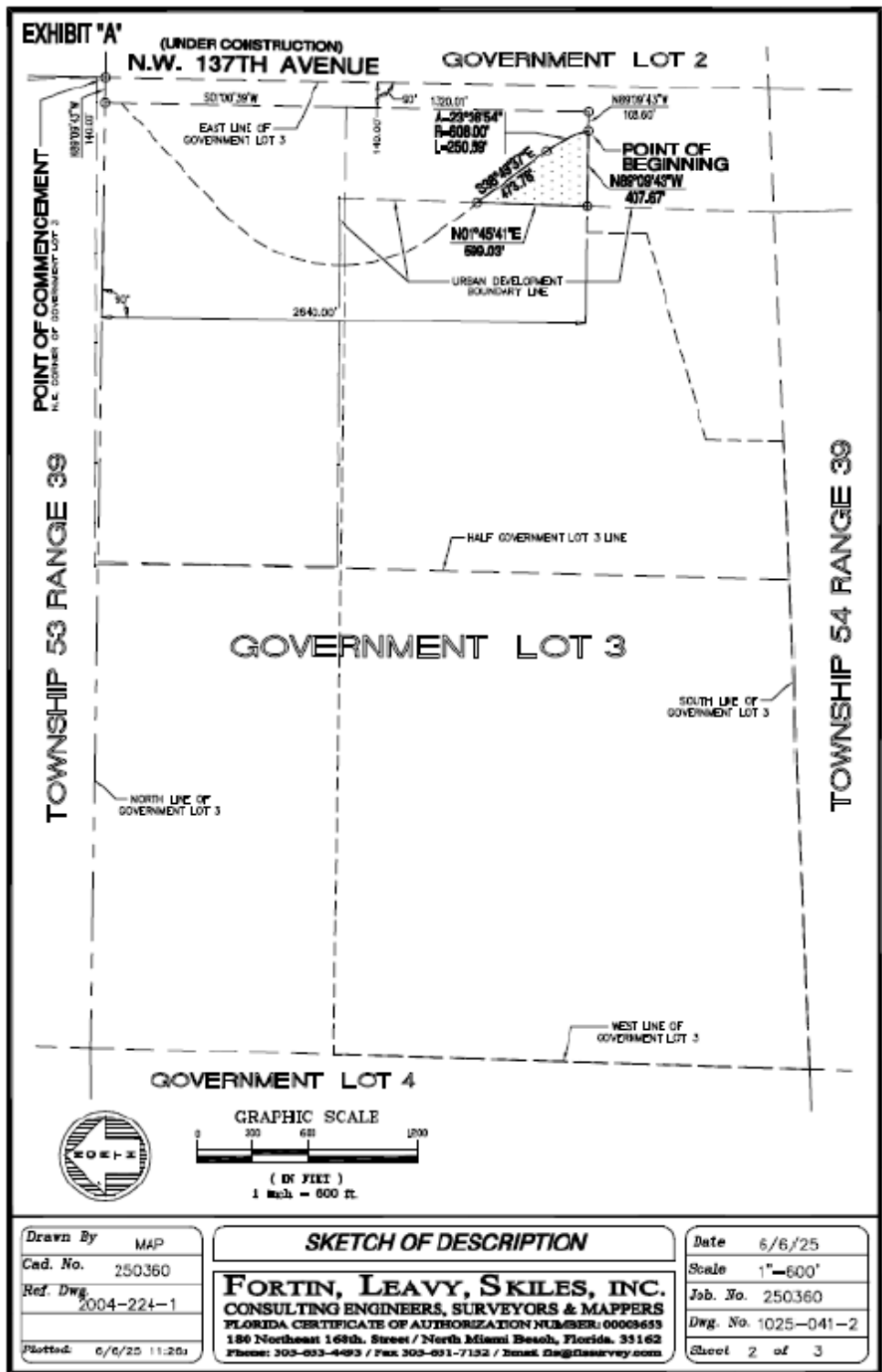


EXHIBIT "C"

LEGAL DESCRIPTION FOR THE ARCHAEOLOGICAL SITE

A portion of Government Lot 3 lying between Townships 53 South and 54 South, Range 39 East, being more particularly described as follows:

COMMENCE at the Southwest corner of said Government Lot 3; thence N87°34'44"E, along the South line of Government Lot 3, for a distance of 3429.60 feet; thence N00°51'03"E, for a distance of 420.00 feet to the POINT OF BEGINNING of the herein after described parcel of land; thence N51°28'46"E, for a distance of 492.10 feet; thence N17°47'48"E, for a distance of 592.03 feet; thence N48°41'29"E, for a distance of 440.86 feet; thence N74°35'29"E, for a distance of 394.49 feet; thence S36°59'44"E, for a distance of 492.02 feet to a point of curvature of a circular curve to the right, concave to the Southwest; thence southeasterly along the arc of said curve, having for its elements a radius of 608.00 feet, through a central angle of 23°36'54", for an arc distance of 250.59 feet; thence N89°19'56"W, for a distance of 551.65 feet; thence S00°51'03"W, for a distance of 326.97 feet; thence S73°44'48"W, for a distance of 1169.68 feet to the POINT OF BEGINNING.

Containing 810,495 Square feet or 18.61 Acres more or less by calculations.

Draft 10/25

APPENDIX B
APPLICANT'S CORRESPONDENCE

ITEMS	PAGE NO.
Applicant submitted Conceptual Stormwater Management Master Plan, dated November 20, 2025	A-27
Applicant submitted Response to comments provided on Drainage and Flood Protection, dated November 20, 2025	A-59
Applicant submitted Response to State and County Comments, dated October 3, 2025	A-62

THIS PAGE INTENTIONALLY LEFT BLANK



Technical Excellence
Practical Experience
Client Responsiveness

November 20, 2025

Chris L. Kelly
MDXQ, LLC
10773 NW 58th Street #83
Doral, FL 331678

**Re: Conceptual Stormwater Management Master Plan
Kelly Tractor Company
Miami Dade County, Florida
Langan Project No.: 330124301**

Dear Chris:

The purpose of this letter is to describe the anticipated stormwater management improvements associated with the development and other public infrastructure for the proposed development program for the MIA Transportation and Infrastructure Support Area. The development is generally located northwest of the NW 6th Street and NW 139th Avenue. Refer to the attached survey and proposed Master Plan prepared by Arcadis dated 12/04/24 in **Appendix A**.

PROPOSED DEVELOPMENT AREA

The proposed development is located within the North Trail Basin, therefore the stormwater design shall comply with the requirements of said basin. The proposed development stormwater design will conceptually include exfiltration trenches and retention areas. These stormwater best management practices will be designed in accordance with the current Miami-Dade County requirements at the time they are permitted for construction. The design parameters and standards used for the proposed development can be found in **Appendix B**.

Existing Conditions

The existing site is a low laying area with no stormwater management treatment or attenuation systems. Site runoff will generally stage onsite and flow offsite to other adjacent low laying areas via overland flow.

Background

The current average October water table elevation in the project area is currently 5.56 NGVD29 (4.06 NAVD) according to Miami Dade County's "Groundwater Level Baseline October 2040" Map.

The 100-year flood elevation based on current FEMA FIRM the site is located within zone AH elevation 7 feet NGVD29. Based on the preliminary FEMA FIRM maps, the site will remain in AH elevation 7 feet NGVD29.

110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com

New Jersey • New York • Connecticut • Massachusetts • Pennsylvania • Ohio • Illinois • North Carolina • Virginia • Washington, DC
California • Texas • Arizona • Utah • Colorado • Washington • Florida | Athens • Calgary • Dubai • London • Panama

Proposed Conditions

The proposed retention areas and exfiltration trenches will provide water quality treatment and retain the water quantity design storm per Miami-Dade County requirements prior to discharging into the proposed lake. Additionally, a perimeter berm will be provided to retain the onsite runoff generated by the 100-year 3-day storm event, including the right-of-way (R/W) areas as required by the North Trail Basin. The perimeter berm set at the 100-year 3-day storm event will be set at or below the new Miami-Dade Flood Criteria of 7.81' NGVD plus 8 inches.

	Area
Building	27.38 Acres
Retention Area	31.61 Acres
Pervious Area	20.40 Acres
Impervious Area	124.90 Acres
Conservation Easement	33.91 Acres
R/W	7.802 Acres

Water Quantity

Preliminary stage storage calculations were completed for a conceptual development on the parcel and abutting right-of-way as required on sites located in Cut and Fill basins. Based on these preliminary calculations the site will require a stormwater management area of 31.61 acres measured at the top of bank with 95 ac-ft of offsite credit storage. The offsite credit will be provided by the conservation easement/preserve areas (total of 54.09 ac-ft) and offsite credit storage (40.91 ac-ft). This will maintain the 100-year 3-day storm event to a peak stage at a max elevation of 10.17-feet NGVD. The perimeter berm will be set at elevation of 8.48-feet NGVD +/- to retain the proposed improved areas. Please refer to **Appendix C** for the stage storage calculations.

Water Quality

The proposed stormwater management system shall be comprised of a network of exfiltration trench which will provide the required water quality treatment, prior to discharge into the proposed lake. The system will be controlled by control structures which will have weirs set at elevations at 6.30-feet NGVD prior to discharge. Refer to the water quality calculations in **Appendix D**.

The exfiltration trench system, consisting of trench 5-ft wide by 15-ft deep with 18-inch perforated pipe, has been designed to provide the required water quality treatment for the



proposed improvements. The proposed exfiltration trench system will treat the first inch of runoff from the developed project, or the total runoff of 2.5 inches times the percentage of imperviousness, whichever is greater. The total length of exfiltration trench required for water quality treatment was calculated in accordance with the SFWMD Environmental Resources Permitting Manual, using a safety factor (SF) of two. A minimum of 11,315-lf of exfiltration trench is required to provide the required water quality treatment, and 35,000-lf of exfiltration trench is required for the 5-Year storm event with zero overflow and nutrient analysis.

Nutrient Analysis

Additionally, a pre vs post development nutrient analysis was conducted for the pre-conditions vs the post-conditions. The analysis was done using UCF BMP Trains program, see attached analysis report **Appendix E**. In this analysis, the land use considered for the pre-conditions was Agricultural, and for the post-conditions was Light Industrial. Agricultural was used for this analysis because historically the site has been used for agricultural uses.

Summary Table

Nitrogen (N)		
	Required	Proposed
Total N post load		564.45 kg/yr
Total N discharge load	118.25 kg/yr	89.53 kg/yr
% removal	79%	84%

Phosphorus (P)		
	Required	Proposed
Total P post load		122.30 kg/yr
Total P discharge load	20.57 kg/yr	7.04 kg/yr
% removal	83%	94%

The proposed improvements will provide a net improvement in water quality by meeting and exceeding the districts requirements.

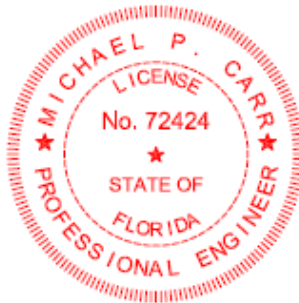
Additionally, the roads within the R/W will have their own separate drainage system that meets Miami-Dade County’s road requirements. These requirements include exfiltration trench system to address water quality and accommodate the 10-Year storm event with a safety factor of 4, without any connection to the onsite drainage system nor proposed onsite proposed lake.

The stormwater management areas are proposed within the land associated with restrictive covenant (CFN 2013R0120367 and CFN 2013R0120311). No work will occur in areas protected by the Existing Permits, Covenants and Restrictions unless and until modified through future permitting activities and modification of the Existing Permits, Covenants, and Restrictions. Any future management system approvals will be subject to Wetlands Resources Section Approval.



If you have any questions please do not hesitate to contact me at 954-320-2120.

This item has been digitally signed and sealed by Michael Carr, PE, on the date adjacent to the seal.
Signature must be verified on any electronic copies.



Sincerely,
Langan Engineering and Environmental Services, Inc.



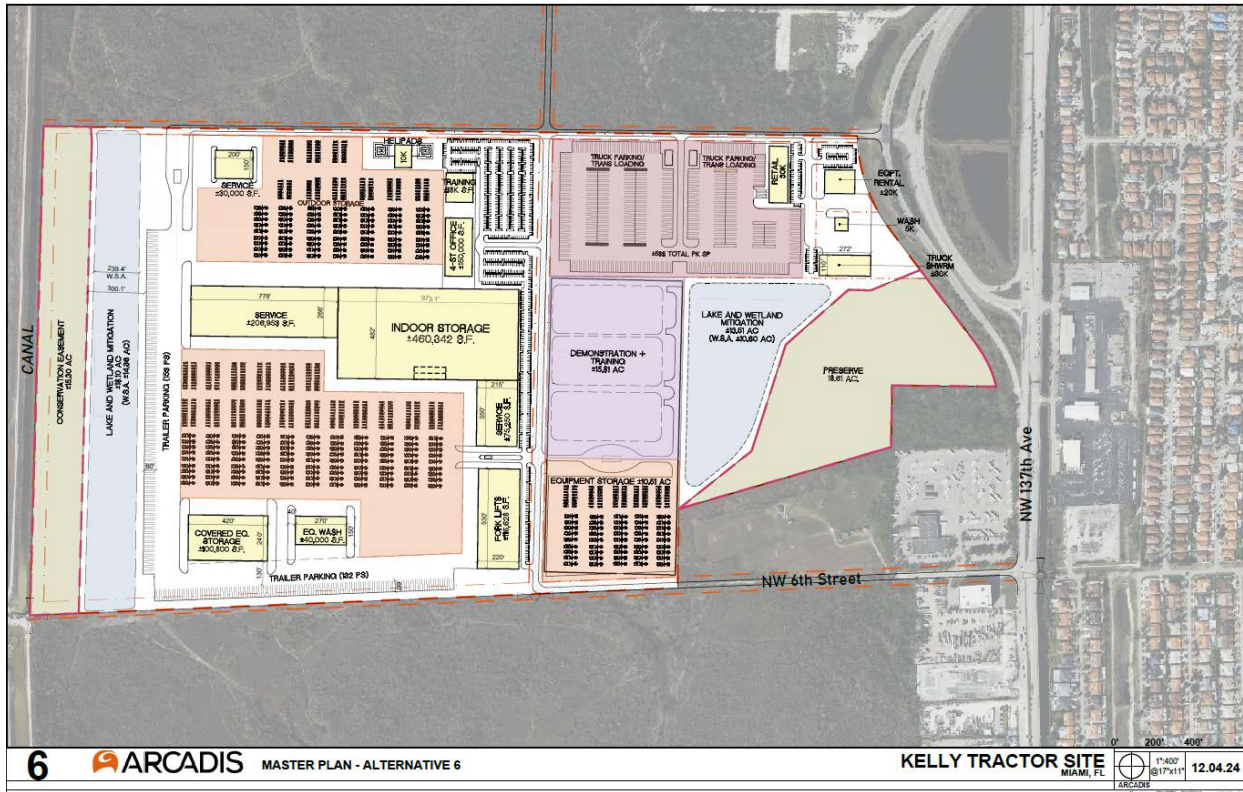
Michael Carr, PE, LEED AP
Associate Principal
Florida Professional Engineer Lic. No. 72424

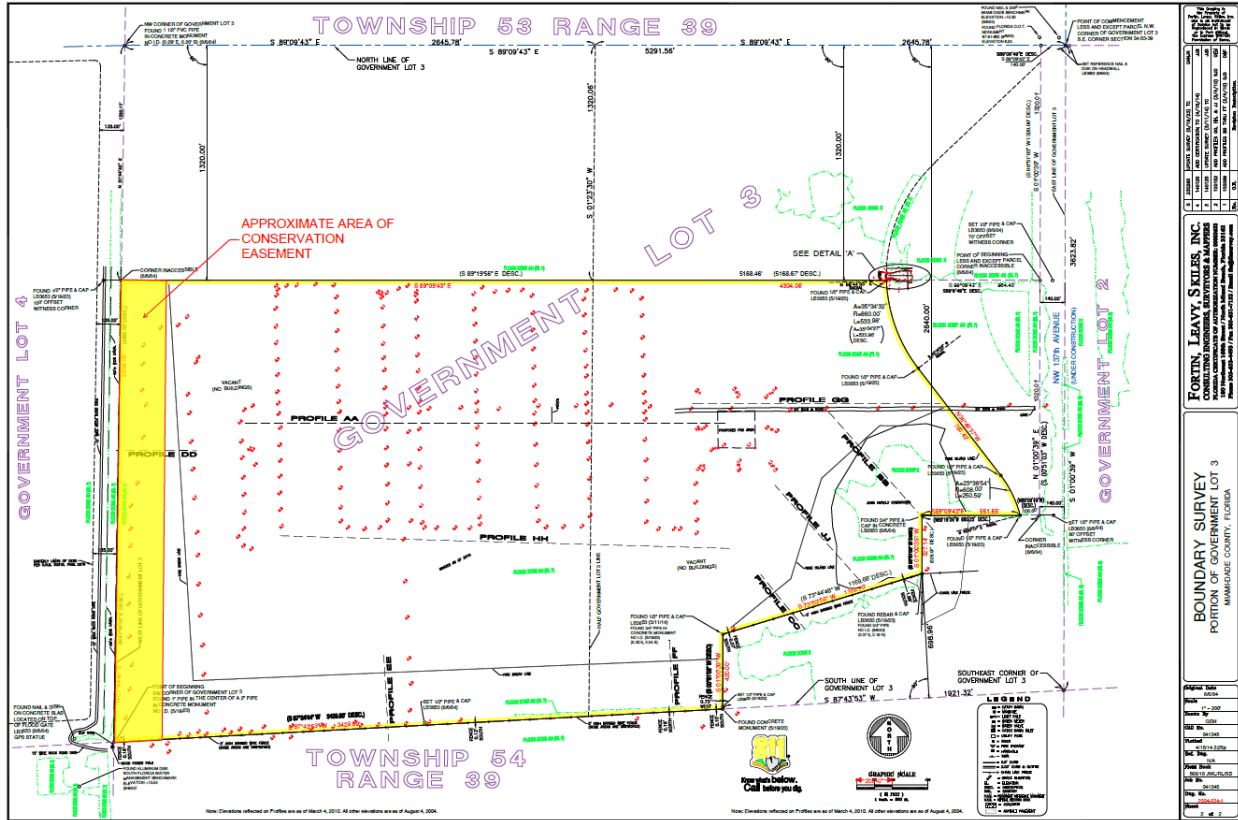
A handwritten signature in blue ink, appearing to read "Monica Blanco".

Monica Blanco, PE
Project Engineer

- Enclosure(s): Appendix A – Survey and Site Plan
Appendix B – Design Storms, Stormwater Parameters
Appendix C- Stage storage calculations.
Appendix D- Exfiltration Trench Calculations
Appendix E- Nutrient Analysis (BMP Trains)

Appendix A
Survey and Site Plan





Appendix B
Design Storms, Stormwater Parameters and
Percolation Tests

ENVIRONMENTAL RESOURCE PERMIT APPLICANT'S HANDBOOK VOLUME II
Effective: MAY 22, 2016

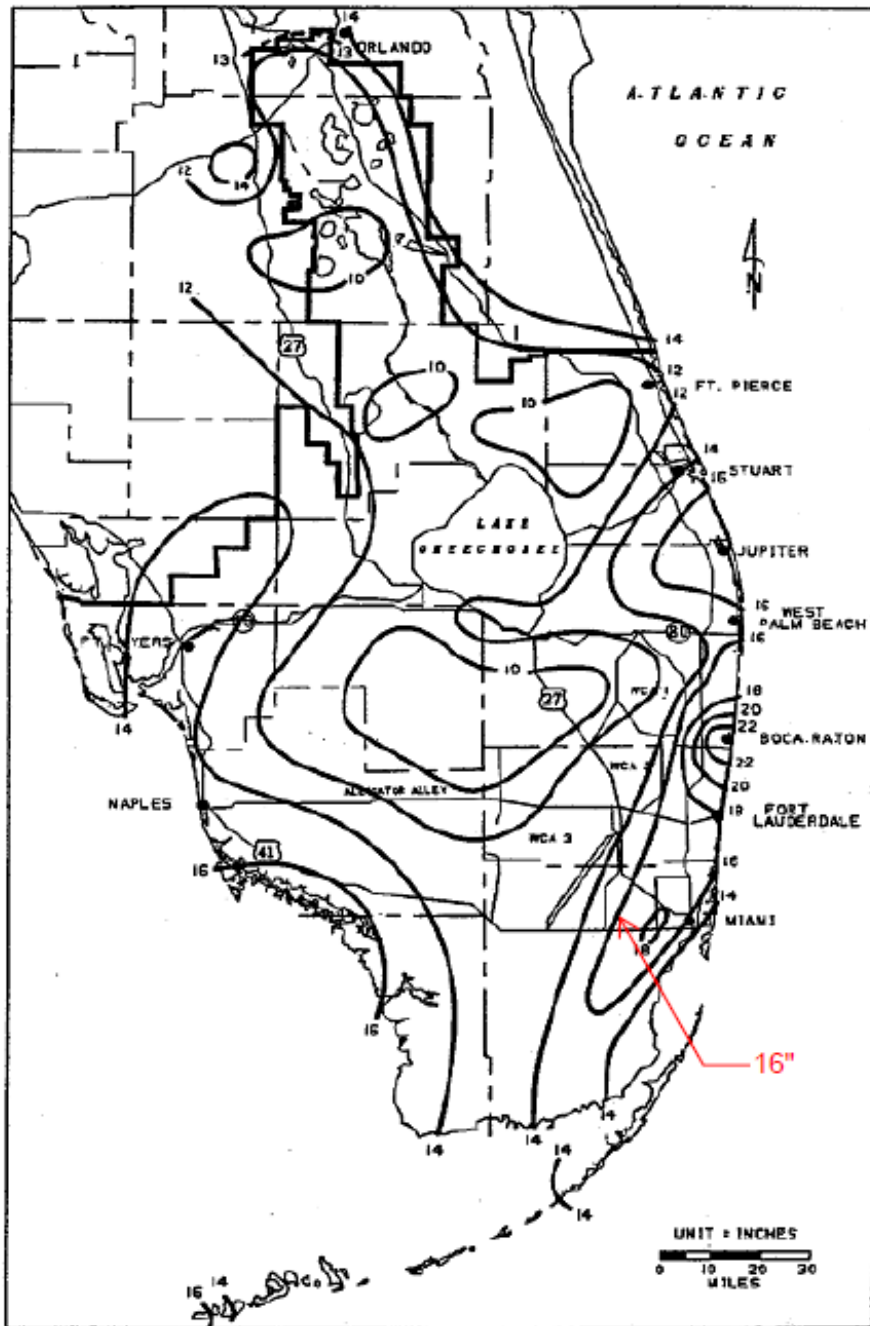


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

Appendix C

Stage-Storage Calculations

Langan Engineering and Environmental Services

15150 NW 79th Court, Suite 200
 Miami Lakes, FL 33016
 (786) 264-7200

Date:	November 20, 2025
Project Name:	Kelly Tractor
Project Number:	
Prepared By:	MJB

2E+06 52.361

SURFACE WATER MANAGEMENT CALCULATIONS (S.F.W.M.D. CRITERIA)

I. GIVEN:

A. <u>ACREAGE:</u>		PERCENTAGE
1		
3	Green area	7.58 ac.
4	Lake	31.61 ac.
5	Impervious	124.90 ac.
6	Building	27.38 ac.
7	Demonstration + Training area (Pervious)	12.82 ac.
8	Conservation Easement	33.910 ac.
9	R/W	7.802
6	Total =	246.00 ac.
	Drainage Contributing Area=	212.093 ac. (Does not include Conservation Easement)

Langan Engineering and Environmental Services

15150 NW 79th Court, Suite 200
 Miami Lakes, FL 33016
 (786) 264-7200

Date:	November 20, 2025
Project Name:	Kelly Tractor
Project Number:	
Prepared By:	MJB

2E+06 52.361

SURFACE WATER MANAGEMENT CALCULATIONS (S.F.W.M.D. CRITERIA)

I. GIVEN:

A. ACREAGE:	PERCENTAGE
1	
3 Green area	7.58 ac.
4 Lake	31.61 ac.
5 Impervious	124.90 ac.
6 Building	27.38 ac.
7 Demonstration + Training area (Previous)	12.82 ac.
8 Conservation Easement	33.910 ac.
9 R/W	7.802
6 Total =	<u>246.00 ac.</u>
Drainage Contributing Area=	<u>212.093 ac.</u> (Does not include Conservation Easement)

B. OTHER:

1. The current zoning on the property is Light Industrial

II. DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

1. If a wet detention system, then whichever is the greater of the following:
 - a. The first inch of runoff from the entire project site.
 - b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.

Also, the following shall apply:

4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENTS AND RAINFALL AMOUNTS:

- a. Design Event for Quality:

Frequency:	NA year
Duration:	NA hour
Amount:	NA inches
- b. Design Event for Minimum Road Elevation (if not specified by Local District Criteria):

Frequency:	5 year
Duration:	24 day
Amount:	6.50 inches
- c. Design Event for Minimum Discharge Elevation:

Frequency:	25 year
Duration:	3 day
Amount:	12.50 inches
- d. Design Event for Minimum Finish Floor Elevation:

Frequency:	100 year
Duration:	3 day
Amount:	16.00 inches

2. ADDITIONAL DESIGN INFORMATION:

- a. Design Water / Control Elevation: 4.90 NGVD. 3.40 NAVD
 (Note: Proposed minimum road elevation must be at least 2 feet above the wet season water table or control elevation.)
- b. Drainage Basin / Canal Number: N.A.
- c. Receiving System Regulated Stage Elevation: N.A. NGVD.
- d. Design Storm Allowable Discharge: 0.00 cfs.
- e. Time of Concentration: N.A. hour
- f. Minimum Discharge:
 Residential projects shall have systems with the calculated ability to discharge by surface flow or subsurface percolation at least 3/8 inch per day.
- g. Miami-Dade County Flood Criteria 7.61 NGVD 6.31 NAVD

III COMPUTATIONS:

A. WATER QUALITY COMPUTATIONS:

1. Compute the first inch of runoff from the entire developed project site:

$$= 1.00 \text{ inch} \times 238.20 \text{ acres} \times (1 \text{ foot} / 12 \text{ inches}) \quad (*\text{does not include R/W})$$

$$= \underline{19.850 \text{ ac-ft for the first inch of runoff}}$$
2. Compute 2.5 inches times the percent impervious for the developed project site:
 - a. Site area for water quality pervious / impervious calculations only:

$$= \text{Total Project} - (\text{Lake Area} + \text{Conservation Easement} + \text{R/W})$$

$$= 246.003 \text{ acres} - (31.614 \text{ acres} + 33.910 \text{ acres} + 7.802 \text{ acres})$$

$$= \underline{172.677 \text{ acres of site area for water quality calculations}}$$
 - b. Impervious area for water quality pervious / impervious calculations only:

$$= \text{Site area for water quality} - \text{Pervious area}$$

$$= 172.677 \text{ acres} - 20.396 \text{ acres}$$

$$= \underline{152.281 \text{ acres of impervious area for water quality calculations}}$$
 - c. Percentage of impervious area for water quality:

$$= \text{Impervious area for water quality} / \text{Site area for water quality} \times 100\%$$

$$= 152.281 \text{ acres} / 172.677 \text{ acres} \times 100\%$$

$$= \underline{88.19 \% \text{ Impervious}}$$
 - d. For 2.5 inches times the percentage of impervious area:

$$= 2.5 \text{ inches} \times 88.19 \%$$

$$= \underline{2.205 \text{ inches to be treated}}$$
 - e. Compute volume required for quality detention:

$$= \text{Inches to be treated} \times (\text{Total Site Area} - \text{Lake Area} + \text{conservation easement} + \text{r/w})$$

$$= 2.205 \text{ inches} \times (246.003 \text{ acres} - 73.326 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{31.725 \text{ ac-ft required for detention storage}}$$
3. The first inch of runoff from the entire developed site = 19.850 ac-ft
 2.5 inches times the percentage of impervious area = 31.725 ac-ft

The volume of 31.725 ac-ft controls:

4. If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:

$$= 0.5 \text{ inches} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.5 \text{ inches} \times (246.003 \text{ acres} - 0.000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{10.250 \text{ ac-ft required for pre-treatment}}$$
5. Compute credit for using one of the following systems:
 - a. Wet detention volume to be provided:

$$= \text{Total required detention} - \text{Pre-treatment}$$

$$= 31.725 \text{ ac-ft} - 10.250 \text{ ac-ft}$$

$$= \underline{21.475 \text{ ac-ft of volume required for wet detention}}$$
 - b. Dry detention volume to be provided (75% of the total required detention volume):

$$= \text{Total required detention volume} \times 75\%$$

$$= 31.725 \text{ ac-ft} \times 75\%$$

$$= \underline{23.794 \text{ ac-ft of volume required for dry detention}}$$
 - c. Dry retention volume to be provided (50% of the total required detention volume):

$$= \text{Total required detention volume} \times 50\%$$

$$= 31.725 \text{ ac-ft} \times 50\%$$

$$= \underline{15.863 \text{ ac-ft of volume required for dry retention}}$$

B.

SUMMARY OF WATER QUALITY COMPUTATIONS:

Item:	Description:	Quantity
A.1	First inch of runoff from entire project site =	19.850 ac-ft
A.2	2.5 inches times percent impervious =	31.725 ac-ft
A.3	Volume to be treated =	31.725 ac-ft
A.4	Pre-treatment required for commercial site =	10.250 ac-ft
A.5.a	Wet detention volume required =	21.475 ac-ft
A.5.b	Dry detention volume required =	23.794 ac-ft
A.5.c	Dry retention volume required =	15.863 ac-ft
A.5.d	Exfiltration trench volume required =	31.725 ac-ft

C.

STAGE ELEVATION INFORMATION:

Item:	Description:	S type	Length ft.	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1	Lake	V		24.960	4.90	4.90	100	100	11.77
2	Lake	L		6.634	4.90	7.81	0	30	3.14
3		V							0.00
4	Impervious	L		124.901	7.30	8.10	100	100	53.39
5		V							0.00
6	Green area	L		7.580	5.90	7.80	0	30	3.57
7	Demonstration + Training area (Pervious)	L		12.816	7.10	8.10	0	100	6.04
8		L							0.00
9	R/W	L		7.802	7.80	8.75	100	100	3.68
10		L							0.00
11	Building	V		27.380	9.00	9.00	100	100	12.91
E	Seepage and Evapotranspiration								
Total:				212.093	4.90	9.00	87.25	96.64	100.0

* Abbreviations: S = Storage; (V = Vertical Storage & L = Linear Storage)
 I = Impervious
 C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)
 T = Exfiltration Trench

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: **2 FLATWOODS**

Depth to Water Table ft.	Cumulative Water Storage (Pre-Dev.) in.	Compacted Water Storage (Post 50%) in.	Compacted Water Storage (Post 100%) in.
1	0.76	0.67	0.37
2	2.50	2.19	1.68
3	5.40	4.73	4.05
4	9.00	7.68	6.75

2. Available Soil Storage Calculation:

Item:	Description:	Ave. Elev. ft.	S in.	P Area acres	Volume Stored ac-in
1	Lake	4.90	0.00	0.000	0.00
2	Lake	6.36	1.36	6.654	9.03
3	0	0.00	0.00	0.000	0.00
4	Impervious	7.70	3.62	0.000	0.00
5	0	0.00	0.00	0.000	0.00
6	Green area	6.85	2.11	7.580	16.00
7	Demonstration + Training area (Pervious)	7.60	3.40	12.816	43.34
8	0	0.00	0.00	0.000	0.00
9	R/W	8.28	5.06	0.000	0.00
10	0	0.00	0.00	0.000	0.00
11	Building	9.00	6.73	0.000	0.00
Total:		7.08	22.29	27.650	68.58

* Abbreviations: S = Soil Storage
P = Pervious

3. Moisture Storage Calculation (S):

$$= \text{Available soil storage} / \text{Total Site Area}$$

$$= 68.58 \text{ ac-in} / 246.003 \text{ acres}$$

$$= \underline{0.28 \text{ inches}}$$

4. SCS Curve Number Calculation (CN):

$$= 1000 / (S + 10)$$

$$= 1000 / (0.279 + 10)$$

$$= \underline{97}$$

E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

Stage ft	Item:	STORAGE (ac-ft)										E ac-ft	Total ac-ft	
		1 ac-ft	2 ac-ft	3 ac-ft	4 ac-ft	5 ac-ft	6 ac-ft	7 ac-ft	8 ac-ft	9 ac-ft	10 ac-ft			
4.90		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.40		12.48	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95.00	107.77
5.90		24.96	1.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95.00	121.10
6.40		37.44	2.57	0.00	0.00	0.00	0.50	0.00	0.00	0.00	0.00	0.00	95.00	135.51
6.90		49.92	4.57	0.00	0.00	0.00	1.99	0.00	0.00	0.00	0.00	0.00	95.00	151.49
7.81		72.63	9.68	0.00	20.30	0.00	7.28	3.23	0.00	0.00	0.00	0.00	95.00	208.13
10.17		131.54	25.38	0.00	308.50	0.00	25.17	32.94	0.00	14.79	0.00	0.00	95.00	633.32
11.17		156.50	32.04	0.00	433.41	0.00	32.75	45.75	0.00	22.59	0.00	0.00	95.00	818.03
12.17		181.46	38.89	0.00	558.31	0.00	40.33	58.57	0.00	30.39	0.00	0.00	95.00	1002.74
13.17		206.42	45.74	0.00	683.21	0.00	47.91	71.39	0.00	38.19	0.00	0.00	95.00	1187.46
14.17		231.38	52.00	0.00	808.11	0.00	55.49	84.20	0.00	45.99	0.00	0.00	95.00	1372.17
15.17		256.34	58.65	0.00	933.01	0.00	63.07	97.02	0.00	53.80	0.00	0.00	95.00	1556.88
16.17		281.30	65.31	0.00	1057.91	0.00	70.65	109.84	0.00	61.60	0.00	0.00	95.00	1741.60
17.17		306.26	71.96	0.00	1182.81	0.00	78.23	122.65	0.00	69.40	0.00	0.00	95.00	1926.31
18.17		331.22	78.61	0.00	1307.71	0.00	85.81	135.47	0.00	77.20	0.00	0.00	95.00	2111.02
19.17		356.18	85.27	0.00	1432.61	0.00	93.39	148.29	0.00	85.01	0.00	0.00	95.00	2295.74
20.17		381.14	91.92	0.00	1557.51	0.00	100.97	161.10	0.00	92.81	0.00	0.00	95.00	2480.45
21.17		406.10	98.57	0.00	1682.41	0.00	108.55	173.92	0.00	100.61	0.00	0.00	95.00	2665.16
22.17		431.06	105.23	0.00	1807.31	0.00	116.13	186.74	0.00	108.41	0.00	0.00	95.00	2849.87
23.17		456.02	111.88	0.00	1932.21	0.00	123.71	199.55	0.00	116.22	0.00	0.00	95.00	3034.58

* Abbreviations: E = Exfiltration Trench

F. MINIMUM BUILDING FINISH FLOOR ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event:
 = 16.00 in.

2. Compute inches of runoff, Q:

$$= \frac{(P - (0.2 S))^2}{P + (0.8 S)}$$

$$= \frac{(16.00 \text{ in.} - (0.2 \times 0.28 \text{ in.}))^2}{16.00 \text{ in.} + (0.8 \times 0.28 \text{ in.})}$$
 = 15.67 inches of runoff

3. Compute volume of runoff:

$$= (\text{Inches of Runoff}) \times (\text{Project Area})$$

$$= 15.67 \text{ inches} \times 246.003 \text{ acres} \times (1 \text{ foot} / 12 \text{ inches})$$
 = 321.24 ac-ft of storage required (zero discharge)
 =

4. From the stage vs storage curve, 321.24 ac-ft corresponds to elevation 8.44 NGVD. < 8.48' NGVD

Langan Engineering and Environmental Services

15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
(786) 264-7200

Date:	November 20, 2025
Project Name:	Kelly Tractor (Conservation Easement)
Project Number:	
Prepared By:	MJB

SURFACE WATER MANAGEMENT CALCULATIONS (S.F.W.M.D. CRITERIA)

I. GIVEN:

<u>A. ACREAGE:</u>		<u>PERCENTAGE</u>
1	Conservation Easement	33.910 ac.
2		ac.
3		ac.
4		ac.
5		ac.
6		ac.
7		ac.
8		ac.
9		
6	Total =	<u>33.91 ac.</u>

B. OTHER:

1. The current zoning on the property is Light Industrial

II. DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

1. If a wet detention system, then whichever is the greater of the following:
 - a. The first inch of runoff from the entire project site.
 - b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.

Also, the following shall apply:

4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENTS AND RAINFALL AMOUNTS:

- a. Design Event for Quality:

Frequency:	NA year
Duration:	NA hour
Amount:	NA inches
- b. Design Event for Minimum Road Elevation (if not specified by Local District Criteria):

Frequency:	5 year
Duration:	24 day
Amount:	6.50 inches
- c. Design Event for Minimum Discharge Elevation:

Frequency:	25 year
Duration:	3 day
Amount:	12.50 inches
- d. Design Event for Minimum Finish Floor Elevation:

Frequency:	100 year
Duration:	3 day
Amount:	16.00 inches

2. ADDITIONAL DESIGN INFORMATION:

- a. Design Water / Control Elevation: 4.90 NGVD.
(Note: Proposed minimum road elevation must be at least 2 feet above the wet season water table or control elevation.)
- b. Drainage Basin / Canal Number: N.A.
- c. Receiving System Regulated Stage Elevation: N.A. NGVD.
- d. Design Storm Allowable Discharge: 0.00 cfs.
- e. Time of Concentration: N.A. hour
- f. Minimum Discharge:
Residential projects shall have systems with the calculated ability to discharge by surface flow or subsurface percolation at least 3/8 inch per day.

C.

STAGE ELEVATION INFORMATION:

Item:	Description:	S type	Length ft.	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1		V							0.00
2	Conservation Easement	L		33.910	4.60	7.81	0	50	100.00
3		V							0.00
4		L							0.00
5		V							0.00
6		L							0.00
7		L							0.00
8		L							0.00
9		L							0.00
10		L							0.00
11		V							0.00
E	Seepage and Evapotranspiration								
Total:				33.910	4.60	7.81	0.00	50.00	100.0

* Abbreviations: S = Storage; (V = Vertical Storage & L = Linear Storage)
 I = Impervious
 C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)
 T = Exfiltration Trench

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: **2 FLATWOODS**

Depth to Water Table ft.	Cumulative Water Storage (Pre-Dev.) in.	Compacted Water Storage (Post 50%) in.	Compacted Water Storage (Post 100%) in.
1	0.76	0.67	0.37
2	2.30	2.19	1.88
3	5.40	4.73	4.05
4	9.00	7.88	6.75

2. Available Soil Storage Calculation:

Item:	Description:	Ave. Elev. ft.	S in.	P Area acres	Volume Stored ac-in
1	0	0.00	0.00	0.000	0.00
2	Conservation Easement	6.21	1.13	33.910	38.30
3	0	0.00	0.00	0.000	0.00
4	0	0.00	0.00	0.000	0.00
5	0	0.00	0.00	0.000	0.00
6	0	0.00	0.00	0.000	0.00
7	0	0.00	0.00	0.000	0.00
8	0	0.00	0.00	0.000	0.00
9	0	0.00	0.00	0.000	0.00
10	0	0.00	0.00	0.000	0.00
11	0	0.00	0.00	0.000	0.00
Total:		6.21	1.13	33.910	38.30

* Abbreviations: S = Soil Storage
 P = Pervious

3. Moisture Storage Calculation (S):
 = Available soil storage / Total Site Area
 = 38.30 ac-in / 33.910 acres
 = 1.13 inches

4. SCS Curve Number Calculation (CN):
 = 1000 / (S + 10)
 = 1000 / (1.129 + 10)
 = 90

E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

Stage ft.	Item:	STORAGE (ac-ft)										E ac-ft	Total ac-ft	
		1 ac-ft	2 ac-ft	3 ac-ft	4 ac-ft	5 ac-ft	6 ac-ft	7 ac-ft	8 ac-ft	9 ac-ft	10 ac-ft			
4.90		0.00	0.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.48
5.40		0.00	3.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.38
5.90		0.00	8.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.93
6.40		0.00	17.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.11
6.90		0.00	27.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27.94
7.40		0.00	41.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	41.41
7.80		0.00	54.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.09
8.30		0.00	71.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	71.04
8.80		0.00	88.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88.00
9.30		0.00	104.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	104.95
9.80		0.00	121.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	121.91
10.30		0.00	138.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	138.86
10.80		0.00	155.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	155.82
11.30		0.00	172.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	172.77
11.80		0.00	189.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	189.73
12.30		0.00	206.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	206.68
12.80		0.00	223.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	223.64
13.30		0.00	240.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	240.59
13.80		0.00	257.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	257.55
14.30		0.00	274.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	274.50

* Abbreviations: E= offsite credit

Appendix D

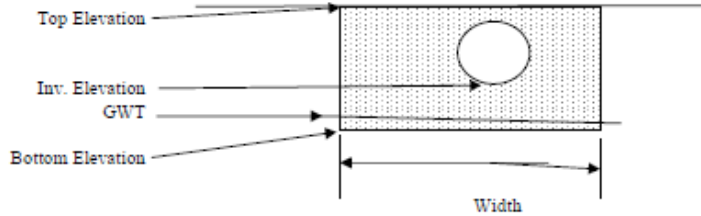
Exfiltration Trench Calcs

LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES

Kelly Tractor

WATER QUALITY AND QUANTITY CALCULATIONS

Total Drainage Area =	172.674	acres.	* Excludes lake, conservation easement and r/w
Impervious Area =	152.280	acres.	(C = 0.90)
Pervious Area =	20.394	acres.	(C = 0.30)
Lowest Grnd. Elev. for Prop. Exfil. Trench =	7.30	ft. NGVD.	
Weir elevation =	6.30	ft. NGVD.	



Proposed Exfiltration Trench:

Top Elevation =	6.30	ft. NGVD.
GWT =	4.900	ft. NGVD.
Pipe Diameter =	18	inches
Inv. Elevation =	3.80	ft. NGVD.
Bottom Elevation =	-7.70	ft. NGVD.
Width =	5.00	feet.
Weir Elevation =	6.30	ft. NGVD.

Existing Exfiltration Trench:

Top Elevation =	n/a	ft. NGVD
GWT =	n/a	ft. NGVD
Pipe Diameter =	n/a	inches
Inv. Elevation =	n/a	ft. NGVD
Bottom Elevation =	n/a	ft. NGVD
Width =	n/a	feet.
Length =	n/a	feet.
Assumed Usage =	0	percent

Weighted k =	5.00E-04	cfs/sf-ft of head.
DESIGN STORM FREQUENCY (YEARS):	100	
MINIMUM TIME OF CONCENTRATION (MINUTES):	10.00	



BASIN DESIGN INFORMATION per DERM

TOTAL DRAINAGE AREA =	69.880	hectares or	172.674	acres.
TOTAL IMPERVIOUS DRAINAGE AREA =	61.627	hectares or	152.280	acres.
IMPERVIOUS RUNOFF COEFFICIENT =	0.90			
TOTAL PERVIOUS DRAINAGE AREA =	8.253	hectares or	20.394	acres.
PERVIOUS RUNOFF COEFFICIENT =	0.30			
SUB-BASIN DRAINAGE AREA =	69.880	hectares or	172.674	acres.
SUB-BASIN IMPERVIOUS DRAINAGE AREA =	61.627	hectares or	152.280	acres.
IMPERVIOUS RUNOFF COEFFICIENT =	0.90			
SUB-BASIN PERVIOUS DRAINAGE AREA =	8.253	hectares or	20.394	acres.
PERVIOUS RUNOFF COEFFICIENT =	0.30			
SUB-BASIN TIME OF CONCENTRATION =	10.00	minutes		
DESIGN STORM FREQUENCY =	100	years		
SUB-BASIN TIME OF CONCENTRATION =	10.00	minutes		
SUB-BASIN TIME FOR FIRST INCH OF RUNOFF =	8.15	minutes		
REQUIRED WATER QUALITY TREATMENT TIME =	18.15	minutes		

WATER QUALITY CALCULATIONS

Water Quality Based on 1" Over the Entire Drainage Area =	19.85	ac-ft
Water Quality Based on 2.5" Over the Impervious Area =	31.73	ac-ft

TREATMENT VOLUME REQUIRED (Greater of the two above):

V _{trmt} =	1,381,941	cu. ft.
V _{trmt} =	31.73	ac.-ft.

TYPICAL EXFILTRATION TRENCH DESIGN by SFWMD

$$L = SF \times (\text{Volume WQ} + \text{Volume Additional}) / [k \times (2 \times H2 \times Du - Du^2 + 2 \times H2 \times Ds) + (1.39 \times 10^{-4}) \times (W \times Du + PS)]$$

Volume = Treatment Vol. - Capacity of Exist. Trench (ac-in)

k = Weighted Hyd. Conductivity (cfs/sf - ft)

H2 = Depth to the Water Table (ft)

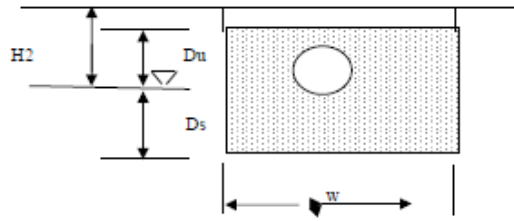
W = Trench width (ft)

Du = Non-Saturated Trench Depth (ft)

Ds = Saturated Trench Depth (ft)

SF = Safety Factor

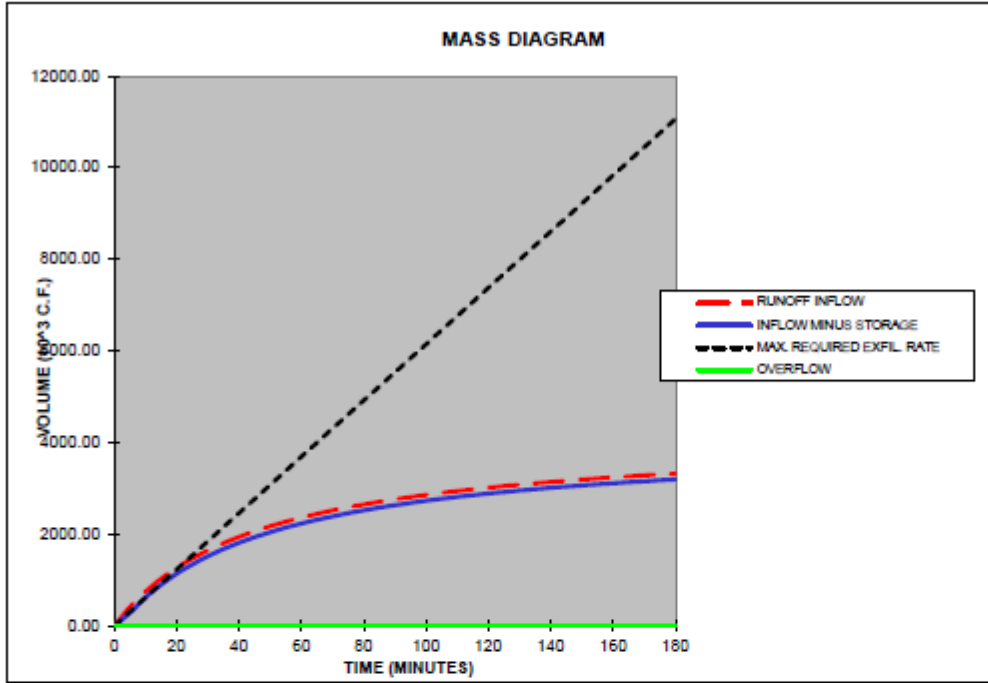
PS = Pipe Storage (ft.³)



Capacity of Exist. Exfil. Trench =	0.000	ha-m or	0.000	ac.-ft.
Treatment Volume =	3.915	ha-m or	31.73	ac.-ft.
Volume =	380.700	ac-in.		
k =	5.00E-04	cfs/sf-ft		
H2 =	2.40	ft.		
W =	5.00	ft.		
Du =	1.40	ft.		
Ds =	12.60	ft.		

L Required = 11315 feet

PROVIDED LENGTH = 35000 feet



MAXIMUM OVERFLOW RATE = 0.00 CFS

Appendix E
Nutrient Analysis (BMP Trains)

Complete Report (not including cost) Ver 4.3.5

Project: Kelly Tractor
Date: 11/20/2025 10:25:06 AM

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	KELLY TRACTOR SITE
Rainfall Zone	Florida Zone 5
Annual Mean Rainfall	57.00

Pre-Condition Landuse Information

Landuse	Agricultural - General: TN=2.800 TP=0.487
Area (acres)	212.09
Rational Coefficient (0-1)	0.03
Non DCIA Curve Number	50.00
DCIA Percent (0-100)	0.00
Nitrogen EMC (mg/l)	2.800
Phosphorus EMC (mg/l)	0.487
Runoff Volume (ac-ft/yr)	34.253
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	118.253
Phosphorus Loading (kg/yr)	20.568

Post-Condition Landuse Information

Landuse	Light Industrial: TN=1.200 TP=0.260
Area (acres)	212.09
Rational Coefficient (0-1)	0.45
Non DCIA Curve Number	95.00
DCIA Percent (0-100)	0.00
Wet Pond Area (ac)	31.61
Nitrogen EMC (mg/l)	1.200
Phosphorus EMC (mg/l)	0.260
Runoff Volume (ac-ft/yr)	381.490
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	564.452

about:blank

11/20/2025

May 2023 Cycle

Application No. CDMP20230013

Phosphorus Loading (kg/yr)

122.298

Catchment Number: 1 Name: KELLY TRACTOR SITE

Project: Kelly Tractor

Date: 11/20/2025

Multiple BMP in Series Design Parameters

BMP in Series Number: 1

BMP Type: Exfiltration

Pipe Span (in)	18.0
Pipe Rise (in)	18.0
Pipe Length (ft)	35,000.0
Trench Width (ft)	5.0
Trench Depth (ft)	15.0
Trench Length (ft)	35,000.0
Aggregate Void %	0.40
Storage Volume (Ac-ft)	24.96
Retention Depth (in over CA)	1.659

BMP in Series Number: 2

BMP Type: Wet Detention

Permanent Pool Volume (ac-ft)	336.000
Permanent Pool Volume (ac-ft) for 31 days residence	32.400
Annual Residence Time (days)	321
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

BMP in Series Number: 3

BMP Type: None

BMP in Series Number: 4

BMP Type: None

Watershed Characteristics

Catchment Area (acres)	212.09
Contributing Area (acres)	180.480
Non-DCIA Curve Number	95.00
DCIA Percent	0.00
Rainfall Zone	Florida Zone 5
Rainfall (in)	57.00

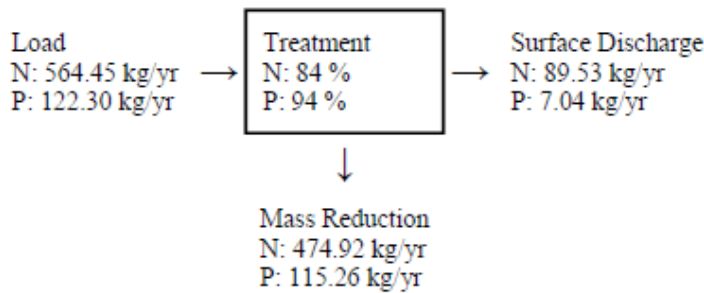
Surface Water Discharge

about:blank

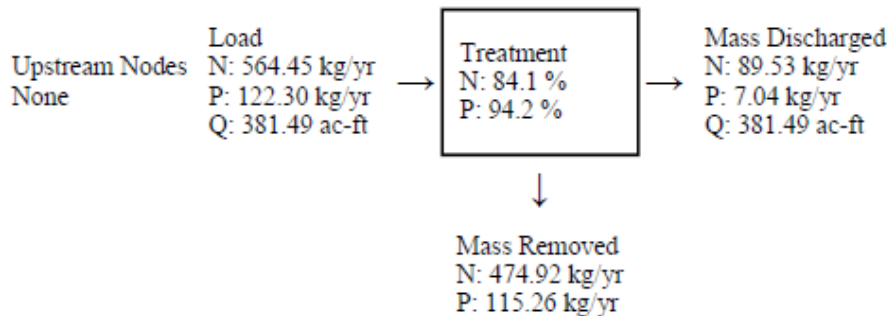
11/20/2025

Required TN Treatment Efficiency (%) 79
Provided TN Treatment Efficiency (%) 84
Required TP Treatment Efficiency (%) 83
Provided TP Treatment Efficiency (%) 94

Load for Multiple BMP in Series



Load Diagram for Multiple BMP (As Used In Routing)



Summary Treatment Report Version: 4.3.5

Project: Kelly Tractor

Date:11/20/2025

Analysis Type: Net Improvement

BMP Types:

Catchment 1 - (KELLY TRACTOR SITE) Multiple BMP

Based on % removal values to the

Routing Summary

Catchment 1 Routed to Outlet

nearest percent

Total nitrogen target removal met? **Yes**

Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	118.25 kg/yr	
Total N post load	564.45 kg/yr	
Target N load reduction	79 %	
Target N discharge load	118.25 kg/yr	
Percent N load reduction	84 %	
Provided N discharge load	89.53 kg/yr	197.41 lb/yr
Provided N load removed	474.92 kg/yr	1047.21 lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	20.568 kg/yr	
Total P post load	122.298 kg/yr	
Target P load reduction	83 %	
Target P discharge load	20.568 kg/yr	
Percent P load reduction	94 %	
Provided P discharge load	7.04 kg/yr	15.52 lb/yr
Provided P load removed	115.258 kg/yr	254.144 lb/yr



Technical Excellence
Practical Experience
Client Responsiveness

20 November 2025

Lisa M. Spadafina
Department of Regulatory and Economic Resources

Re: DERM Analysis of application CDMP220230013- RFI #3
Project Name: Kelly Tractor Company
Folio no. 30-3953-000-0130 & 30-3953-000-0133
Langan Project No.: 330124301

Dear Ms. Lisa Spadafina:

We revised the stormwater calculations report to address comments provided on the Drainage and Flood Protection provided on March 18, 2025

Drainage and Flood Protection

Comment 1: DERM's prior comments below have not been adequately addressed:

a. Water quality calculations need to be revised to accurately reflect the site area breakdown. Specifically, the percent impervious area calculation for water quality (III. Computations – A.2) needs to be revised.

i. The impervious area within the R/W should be accounted for in the water quality computation if the design intent is for the R/W drainage to be interconnected to the lakes. Provide clarification.

b. The requirement of on-site retention of the 100-year - 72-hour storm event needs to be discussed in the Conceptual Stormwater Management Master Plan with enough clarity to understand the plan for the entire development. The retention requirement also applies to the roads and the master plan should explain the plan clearly.

i. The Conceptual Stormwater Management Master Plan does not make reference to the site's location within the North Trail Basin. It should be clearly stated that the conceptual stormwater design is for compliance with the North Trail Basin Cut and Fill criteria.

Response: a. The roads within the right-of-way (R/W) will have their own separate drainage system that meets Miami-Dade County's Road requirements. These requirements include an exfiltration trench to address water quality needs and accommodate a 10-Year storm event with a safety factor of 4, without any connection to the onsite drainage system nor proposed lake.

b. please refer to updated stormwater report clearly stating the retention requirements that do include the road and master plan, page 2, under proposed conditions.

Comment 2: The water quality exfiltration trench calculation should account for storage up to a weir elevation prior to connection to the lakes. The narrative portion of the Conceptual Stormwater Management Master Plan should clearly state the necessity of a weir structure to provide water quality prior to discharge to the lakes.

Response 2. Please refer to update SWM report stating the control structures with weir, page 2 under water quality.

Comment 3: Be advised that for future development applications submitted after March 31st, 2025, post- development pollutant load requirements outlined in Section 24-42.8(4)(c)(ii)(2) will apply.

Response 3: A nutrient analysis has been added to the SWM report, page 3 under nutrient analysis.

Comment 4: Page 17 of the Conceptual Stormwater Management Master Plan labels "E = Exfiltration Trench" and includes 80 ac-ft of storage. Clarify if this 80 ac-ft is exfiltration trench or the offsite storage credit provided by the conservation easement/preserve areas as stated on Page 2. Provide stage storage calculations for the conservation easement/preserve areas to clarify how the volume of storage was obtained.

Response 4: The calculations have been updated to show E as offsite credit.

Comment 5: Page 13 of the Conceptual Stormwater Management Master Plan accounts for a "1" Credit for North Trail Basin" in the 100-year, 3-day rainfall amount. Be advised that for future development applications submitted after March 31, 2025, this credit will not be allowed. Per Section 24- 42.8(4)(c)(ii)(5)(a), exfiltration discharge shall not be used in determining the peak stage for the 100- year/3-day storm event for properties located in a cut and fill basin.

Response: the 1" credit has been removed from the calculations.

DERM Analysis of application CDMP220230013- RFI #3
Project Name: Kelly Tractor Company
Folio no. 30-3953-000-0130 & 30-3953-000-0133
Langan Project No.: 330124301

20 November 2025
Page 3 of 3

Comment 6: The stormwater management areas are proposed within the land associated with restrictive covenants (CFN 2013R0120367 and CFN 2013R0120311). The Conceptual Stormwater Management Master Plan should clearly state this potential limitation and mirror language within the DOR that no work will occur in areas protected by the Existing Permits, Covenants and Restrictions unless and until modified through future permitting activities and modification of the Existing Permits, Covenants, and Restrictions. Any future stormwater management system approvals will be subject to Wetlands Resources Section approval.

Response: A note has been added to the SWM report, page 3.

If you have any questions please do not hesitate to contact us at 954.320.2156.

Sincerely,
Langan Engineering and Environmental Services, Inc.



Michael Carr, PE, LEED AP
Associate Principal



Monica Blanco, PE
Project Engineer

FBPE Registry No. 6601
\\Langan.Com\Data\FTL\Data\330124301\Project Data\Correspondence\2025-11-20 Comment Response Letter -CDMP
DERM.Docx

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Received 10/3/25 RER-Planning
CDMP20230013 - Kelly Tractor

Alessandria San Roman
(305) 789-7580
alessandria.sanroman@hklaw.com

October 3, 2025

VIA ENERGOV PORTAL

Mr. Jerry Bell, AICP
Assistant Director
Department of Regulatory and Economic Resources
111 NW First Street, 12th Floor
Miami, Florida 33131

Re: Kelly Tractor Co. / CDMP20230013 / Response to County Planning Staff and Florida Fish and Wildlife Conservation Commission Comments

Dear Mr. Bell:

As you are aware, this Firm represents Kelly Tractor Co. ("Applicant") in connection with the above referenced Comprehensive Development Master Plan ("CDMP") amendment application (the "Amendment Application") for those parcels of land consisting of \pm 246.07 acres generally located north of NW 6th Street and west of NW 137 Avenue and State Road 836, in unincorporated Miami-Dade County and are identified by the Miami-Dade County Property Appraiser by Folio Nos. 30-3953-000-0130 and 30-3953-000-0138 (the "Property"). The boundaries of the Property are depicted in yellow on the aerial below:



On September 4, 2025, the Applicant received a memorandum from the Florida Fish and Wildlife Conservation Commission ("FWC") regarding its review of the Amendment Application. The FWC analysis of the project site indicates the property is located near, within, or adjacent to potential habitat for the little blue heron, tricolored heron, and the least tern. A comprehensive response to the FWC memorandum is included in Exhibit "A".

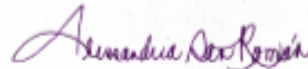
Mr. Jerry Bell, AICP
October 3, 2025
Page 2

Additionally, County Planning staff noted in its July 10, 2025 Initial Recommendations Report published for the July 14, 2025 Planning Advisory Board hearing that "NW/SW 137 Avenue from NW 6 Street to SW 8 Street is projected to operate in a manner that is inconsistent with the adopted level of service ("LOS") standard. Therefore, any development particularly existing development is to ensure that adequate infrastructure is available or provided for the development."

In response to the above, the Applicant acknowledges that NW/SW 137 Avenue fails today, with or without our project. The Board of County Commissioners amended the Miami-Dade County Code to require the dedication and improvement of NW/SW 139 Avenue, which will run parallel to NW/SW 137 Avenue and will relieve congestion of NW/SW 137 Avenue. The Department of Transportation and Public Works ("DTPW") and Florida Department of Transportation ("FDOT") have been working on ways to address the future improvement of NW/SW 139 Avenue. It is understood that the Applicant's proposal will undergo several reviews, including concurrency review at the time of zoning and platting approval. At that time, the Applicant will likely enter into a proportionate share mitigation agreement to provide its pro rata share of the cost of the improvement.

Based on the foregoing, we respectfully request your favorable review and recommendation of approval of this request. Should you have any questions or concerns, please do not hesitate to call me at (305) 789-7782. Thank you for your considerate attention to this matter.

Sincerely,



Alessandria San Roman

Enclosures:

Cc: Mr. Garrett Rowe
Ms. Rosa Davis
Mr. Alexander Dambach
Mr. Edward A. Swakon, P.E.
Mr. Jose Gonzalez
Joseph G. Goldstein, Esq.

Mr. Jerry Bell, AICP
October 3, 2025
Page 3

Exhibit "A"

**Response to FWC Memorandum as prepared by EAS Engineering, Inc., and dated October
1, 2025**

EAS ENGINEERING, INC.

55 ALMERIA AVE. • CORAL GABLES • FLORIDA 33134 • (305) 448-8853 x308 • Cell: (305) 218-5177 • ESWAKON@EAS-ENG.COM

October 1, 2025

Mr. Jerry Bell, AICP
Assistance Director
Miami-Dade County Dept. of Regulatory and Economic Resources
111 NW 1st Street, 12th Floor
Miami, Florida 33131

RE: Kelly Tractor Co. (CDMP20230013)
Response to FWC Final Comment Letter

Dear Mr. Bell:

Please accept this letter in response to the Final Comment Letter received from the Florida Fish and Wildlife Conservation Commission (FWC) dated September 4, 2025, regarding the above-referenced application (CDMP20230013). The FWC analysis of the project site indicates the property is located near, within, or adjacent to potential habitat for the little blue heron, tricolored heron, and the least tern. The responses below are provided according to the sections of the Comments and Recommendations in the FWC letter.

Wildlife Surveys

Prior to site development, species-specific surveys will be conducted in accordance with the protocols provided in the *Florida Wildlife Conservation Guide* and *FWC Species Conservation Measures and Permitting Guidelines*. More specifically, surveys will adhere to guidelines for threatened wading birds, snowy egret and white ibis.

Wading Birds

Considering the potential for wading bird nesting activity, particularly areas inundated during breeding season (i.e., wetland furrows), site surveys will be conducted in accordance with the protocols outlined in the *Species Conservation Measures and Permitting Guidelines for Little Blue Heron, Reddish Egret, Roseate Spoonbill, Tricolored Heron* to determine the presence of active breeding sites. The subject property is not included in the dataset for recently active wading bird breeding sites; therefore, if no active breeding activity is observed during site surveys, no further FWC coordination will be needed.

Least Tern

It is acknowledged that clearing, grading and construction activities should occur outside the breeding season (generally April 1 through September 1) if feasible; however, such clearing and grading activity will only occur when ready to build, thereby minimizing potential nesting activity by the least tern.

Nonnative Fish and Wildlife

It is acknowledged that workers of the development site will be required to report any encounters with high priority invasive species or other non-native wildlife listed as Conditional or Prohibited, and that any such sightings will be reported to <http://www.IveGot1.org>

Federal Species

The applicant has already coordinated with the United States Fish and Wildlife Service (USFWS) via formal consultation (Project Code: 2024-0063987), which resulted in the Technical Assistance letter issued by the USFWS on December 10, 2024 (copy enclosed).

May 2023 Cycle

Application No. CDMP20230013

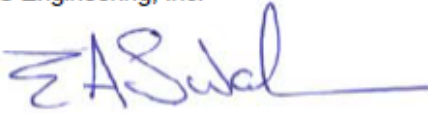
Mr. Jerry Bell, AICP
Miami-Dade County RER
October 1, 2025

Page - 2 -

We trust that the information provided sufficiently addresses the comments and recommendations of the FWC letter. If you have any questions or need additional information, please feel free to contact us.

Sincerely,

EAS Engineering, Inc.

A handwritten signature in blue ink that reads "EAS Swakon". The signature is stylized, with the "EAS" part being more prominent and the "Swakon" part written in a cursive-like style.

Edward A. Swakon, P.E.
President

cc:
Joseph Goldstein, Holland & Knight (w/encl.)
Alessandria San Roman, Holland & Knight (w/encl.)



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Florida Ecological Services Field Office



December 10, 2024

Edward A. Swakon
EAS Engineering, Inc.
55 Almeria Ave, Coral
Gables, FL 33134

Service Consultation Code: 2024-0063987
Date Received: October 15, 2024.
Project: Kelly Tractor
Applicant: EAS Engineering, Inc.
County: Miami-Dade

Dear Mr. Swakon:

This letter acknowledges the U.S. Fish and Wildlife Service's (Service) receipt of your letter dated October 14, 2024. In your letter, you requested technical assistance regarding the implementation of avoidance and minimization measures to offset adverse effects to the endangered Florida bonneted bat (*Eumops floridanus*) and the threaten wood stork (*Mycteria americana*). This letter transmits the Service's response under section 7 of the Endangered Species Act of 1973, as amended (87 Stat. 884; 16 U.S.C. 1531 et seq.).

The project area has been considerably disrupted, making it unlikely for wood storks to be found there. Although the applicant identified a 0.5-acre impact area with suitable foraging habitat, the Service doesn't recommend any further action.

The project site is in the South Florida urban bat area. In the limited roost survey report from July 2023, the applicant indicated that the project location lacks suitable roosting trees. To avoid and minimize the effects on the species, the applicant proposes implementing the following Best Management Practices (BMPs).

- Submit the data from the limited roost survey via the NABat Partner Portal. Once the data has been successfully entered into the system, please contact USFWS_FBB_Lead@fws.gov to notify the Service that the project has been fully submitted, referencing the Service Consultation Code.
- If evidence of use by Florida bonneted bats is discovered, tree removal will be suspended and the applicant will contact the Florida Ecological Services Office at 352.448.9151, and by email using FW4FLESRegs@fws.gov and USFWS_FBB_Lead@fws.gov. In the subject line, provide both the Project title and the Service Consultation Code.
- Maintain natural light conditions. Artificial lighting necessary to meet minimum life safety requirements will be designed to meet USFWS recommendations, which includes restricting the amount of upward-directed light, using lowest lumens possible, motion-sensor lighting, and preventing indoor lighting from reaching the outdoor environment.

7915 BAYMEADOWS WAY, #200
JACKSONVILLE, FL 32256
904-731-3336

1601 BALBOA AVENUE
PANAMA CITY, FL 32405
850-769-0552

777 37TH ST SUITE D-101
VERO BEACH, FL 32960

May 2023 Cycle

Application No. CDMP20230013

- Avoid engineering designs that encourage bats from using roofs, buildings, or structures. Construction will minimize and seal gaps, cracks, holes in roofing and siding.
- Avoid widespread application of insecticides in areas where Florida bonneted bats are known or expected to forage or roost.

Please note that Service review of this project in no way implies compliance with other Federal, State, county, or municipal regulations. It is the applicant's responsibility to ensure that the project meets all applicable regulations. The Service believes that the implementation of the BMPs will minimize adverse effects to the species.

Incidental take of listed wildlife species is not exempted for this action. If modifications are made to the project, if additional information involving potential effects to listed species becomes available, if a new species is listed, or if designated critical habitat may be adversely affected by the project, please contact the Service.

Thank you for your cooperation in the effort to protect fish and wildlife resources. If you have any questions regarding this project, please contact Emarie Ayala Diaz 772-226-8132 or by email at Emarie_ayala@fws.gov. Please include the Project name and Service Consultation Code when sending email requests related to this consultation.

Sincerely,

Emarie Ayala
Fish and Wildlife Biologist
Florida Ecological Services Office

cc: electronic only
Alec Basseda, abasseda@eas-eng.com

APPENDIX C
STATE AND REGIONAL AGENCY REVIEW COMMENTS

ITEMS	PAGE NO.
Florida Department of Commerce, dated August 27, 2025;	A-71
Florida Department of Transportation Comments, dated August 6, 2025;	A-75
South Florida Water Management District Comments, dated August 25, 2025;	A-77
Florida Fish and Wildlife Conservation Commission Comments, dated September 4, 2025;	A-78
Florida Department of Environmental Protection Comments, dated August 29, 2025; and	A-81
South Florida Regional Planning Council Comments, dated August 27, 2025.	A-82

THIS PAGE INTENTIONALLY LEFT BLANK



Ron DeSantis GOVERNOR
J. Alex Kelly SECRETARY

August 27, 2025

The Honorable Daniella Levine Cava
Mayor, Miami-Dade County
111 NW 1st Street, 29th Floor
Miami, Florida 33128

Dear Mayor Levine Cava,

FloridaCommerce has reviewed the proposed comprehensive plan amendment for Miami-Dade County (Amendment No. 25-03ESR) received on July 31, 2025. The review was completed under the expedited state review process. FloridaCommerce has no comment on the proposed amendment.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, FloridaCommerce has enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

- Section 163.3184(3)(b), Florida Statutes (F.S.), authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to 163.3184(3)(c)2., F.S.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after FloridaCommerce notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.


Caldwell Building | 107 E. Madison Street Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org | Twitter: @FLACommerce

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

The Honorable Daniella Levine Cava
August 27, 2025
Page 2 of 2

If you have any questions concerning this review, please contact Christina Nazaire, Planning Analyst, by telephone at (850) 717-8532 or by email via Christina.Nazaire@Commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS /cn

Enclosure(s): Procedures for Adoption

cc: Lourdes M. Gomez, AICP, DRER Director, Miami-Dade County
Isabel Cosio Carballo, MPA, Executive Director, South Florida Regional Planning Council

Caldwell Building | 107 E. Madison Street Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org | [Twitter: @FLACommerce](https://twitter.com/FLACommerce)

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (<https://fldco.my.salesforce-sites.com/cp/>) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

DocuSign Envelope ID: 3B9F270B-6D86-4CCC-9AAD-13C58BA212CF



Florida Department of Transportation

RON DESANTIS
GOVERNOR

1000 NW 111th Avenue
Miami, FL 33172-5800

JARED W. PERDUE, P.E.
SECRETARY

August 6, 2025

Mr. Jerry Bell, AICP
Assistant Director
Miami Dade County
Department of Regulatory and Economic Resources
Stephen P. Clark Center
111 NW 1st Street, 12th Floor
Miami, Florida 33128

**Subject: Comments for the Miami-Dade County Proposed CDMP No. 20230013
Amendment - FDEO #25-03ESR**

Dear Mr. Bell:

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation, District Six, reviewed the proposed amendment to Miami-Dade County's Comprehensive Development Master Plan (CDMP). Amendment No. 20230013 will modify the "Open Land" land use category to create the "MIA Equipment and Supportive Services Area"; add a proffered Declaration of Restrictions; and amend the CDMP Capital Improvements Element such that the developer is responsible to provide access to the Property from NW 137 Avenue by way of NW 6th Street.

The affected area is located west of the SR-836 at NW 137 Avenue interchange, and on the north side of theoretical NW 6 Street. It includes approximately 246 acres, and is adjacent to SR 836 which is a Strategic Intermodal System (SIS) facility.

The District reviewed the amendment package per Chapter 163 Florida Statutes and found the proposed amendment would not adversely impact transportation resources and facilities of state importance.

www.fdot.gov | www.southfroads.com

DocuSign Envelope ID: 3B9F270B-6D86-4CCC-9AAD-13C58BA212CF

Mr. Jerry Bell
August 6, 2025
Page 2

Thank you for coordinating with FDOT regarding the review of this proposed amendment. If you have any questions, please do not hesitate to contact me by email at shereen.yeefong@dot.state.fl.us or at 305-470-5393.

Sincerely,

DocuSigned by:

B9BCD0475599400

Shereen Yee Fong, MS-CE
Community Planning Coordinator

Cc: Antonette Adams, Florida Department of Transportation, District 6
Dat Huynh, P.E., Florida Department of Transportation, District 6
Kenneth Jeffries, Florida Department of Transportation, District 6
Isabel Cosio Carballo, South Florida Regional Planning Council
Kathe Lerch, South Florida Regional Planning Council
Donna Harris, Florida Department of Commerce

Rowe, Garrett A. (RER)

From: Germain, Peter <pgermain@sfwmd.gov>
Sent: Monday, August 25, 2025 5:27 PM
To: Marion Knowles
Cc: Isabel Cosio Carballo; Maran, Ana Carolina; Elsner, Mark; Cruz, Ibel
Subject: RE: Comments Requested- Miami-Dade 25-03ESR

Dear Mr. Bell:

The South Florida Water Management District (District) has completed its review of the proposed amendment package submitted by Miami-Dade County (County). The package includes a proposed amendment to amend the “Open Land” land use category text for the Land Use Element to create the “MIA Equipment and Supportive Services Area”, add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, and amend the CDMP Capital Improvements Element, Table 10A Projects with Developer Responsibility to Construct or Cause to Construct to include developer funded roadway project.

The District provides no comments pursuant to Section 163.3184, Florida Statutes (F.S.).

Please contact me if you have any questions, need additional information, or would like to arrange a meeting at pgermainl@sfwmd.gov. The District requests that the County forward a copy of the adopted amendments to the District at the following email mailbox address: SFLOCALGOVPLAN@sfwmd.gov.



Peter Germain
Policy and Planning Analyst – Specialist
Water Supply Implementation Unit
South Florida Water Management District
3301 Gun Club Road, West Palm Beach, FL 33406
Office: 561-682-6779 | pgermain@sfwmd.gov



From: Marion Knowles <mknowles@sfrpc.com>
Sent: Monday, August 25, 2025 3:22 PM
To: Germain, Peter <pgermain@sfwmd.gov>; jharmon@sfwmd.gov
Cc: Isabel Cosio Carballo <isabelc@sfrpc.com>; Hailey Lazzaroni <HLazzaroni@sfrpc.com>; Christina Miskis <CMiskis@sfrpc.com>; Kathe Lerch <klerch@sfrpc.com>; Maran, Ana Carolina <cmaran@sfwmd.gov>
Subject: Comments Requested- Miami-Dade 25-03ESR
Importance: High

[Please remember, this is an external email]

Good afternoon,

The South Florida Regional Planning Council has reviewed the Miami-Dade’s proposed comprehensive plan amendment 25-03ESR and is collecting agency comments in preparation for our upcoming Board meeting. Please let us know if you have prepared or transmitted comments to Miami-Dade County regarding this



Florida Fish and Wildlife Conservation Commission

Commissioners
Rodney Barreto
Chairman
Coral Gables

Steven Hudson
Vice Chairman
Fort Lauderdale

Preston Farnior
Tampa

Gary Lester
Oxford

Albert Maury
Coral Gables

Gary Nicklaus
Jupiter

Sonya Rood
St. Augustine

Office of the
Executive Director
Roger A. Young
Executive Director

Charles "Rett" Boyd
Assistant Executive Director

George Warthen
Chief Conservation Officer

Jessica Crawford
Chief of Staff

850-487-3796
850-921-5786 FAX

Managing fish and wildlife
resources for their long-term
well-being and the benefit
of people.

620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: 850-488-4676

Hearing/speech-impaired:
800-955-8771 (T)
800-955-8770 (V)

MyFWC.com

September 4, 2025

Received 9/4/25
RER Planning

CDMP20230013
Kelly Tractor

Jerry Bell
Department of Regulatory and Economic Resources
Miami-Dade County
111 NW 1st Street, 12th Floor
Miami, Florida 33128
Jerry.Bell@miamidade.gov

Re: Miami-Dade County 25-03ESR (CDMP20230013), Comprehensive Plan Amendment

Dear Mr. Bell:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the above-referenced comprehensive plan amendment package and provides the following comments and recommendations for consideration in accordance with Chapter 163.3184, Florida Statutes. While there are no objections to the amendment, the following technical assistance information is provided to assist the Department of Commerce, the County, and any applicants during the amendment review and future project planning.

Project Description

Application No. CDMP20230013 was filed by Kelly Tractor Company as a May 2023 Cycle Application. The application seeks to amend the Comprehensive Development Master Plan (CDMP) Land Use Element text to create the "MIA Equipment and Supportive Services Area," add the Proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, and revise the Capital Improvements Element text. Kelly Tractor Company seeks to facilitate the relocation of its current headquarters located within Miami Dade County to a 246.07-acre property located west of Northwest 137th Avenue and the State Road 836 interchange.

Historically, a majority of the site has been used for agricultural purposes. However, site assessments by County staff revealed that the wetland furrows on the site contained hydrological conditions capable of supporting native wetland plant species. Further, the wetlands surrounding the ridge and furrow system were described as an intact wet prairie. The dominant land covers on the site include approximately 160.6 acres of tree farms with wetland furrows, 69.2 acres of wet prairie, 13.4 acres of freshwater forested wetlands, 2.6 acres of fill road, and 0.2 acres of exotic dominated uplands.

Potentially Affected Resources

EAS Engineering, Inc., provided the "Environmental Site Evaluation: Listed Species and Wetland Conditions Assessment" in support of the application. Desktop and field reviews were conducted, which focused on listed and managed species with the potential to occur within the project area including:

- Everglade snail kite (*Rostrhamus sociabilis plumbeus*, Federally Endangered [FE])
- Florida bonneted bat (*Eumops floridanus*, FE)
- Florida panther (*Puma concolor coryi*, FE)
- Wood stork (*Mycteria americana*, Federally Threatened)

Jerry Bell
Page 2
September 4, 2025

FWC staff conducted a geographic information system (GIS) analysis of the project area. The analysis found that the project site is located near, within, or adjacent to potential habitat for the little blue heron (*Egretta caerulea*, State Threatened [ST]), tricolored heron (*Egretta tricolor*, ST), and least tern (*Sternula antillarum*, ST).

Comments and Recommendations

Wildlife Surveys

To better identify potential project impacts to listed species of fish and wildlife, FWC staff recommends that species-specific surveys be conducted prior to any clearing or construction. Species-specific surveys are time sensitive and are best conducted by wildlife biologists with recent documented experience for that species. Species-specific survey protocols approved by the USFWS and the FWC are provided in the *Florida Wildlife Conservation Guide* at <https://myfwc.com/conservation/value/fwcg/> or in the *FWC Species Conservation Measures and Permitting Guidelines* available at <https://myfwc.com/wildlifehabitats/wildlife/species-guidelines/>.

Wading Birds

The potential exists for wading bird nesting activity on the project site, particularly in areas that may be inundated during the breeding season. FWC staff recommends that specific surveys be conducted for wading birds prior to the commencement of any clearing, grading, or filling activities. Surveys should be conducted during their breeding season, which extends from March through August. If there is evidence of nesting during this period, FWC staff recommends that any wading bird nest sites be buffered by 100 meters (330 feet) to avoid disturbance by human activities. The *Species Conservation Measures and Permitting Guidelines for Little Blue Heron, Reddish Egret, Roseate Spoonbill, Tricolored Heron* (<https://myfwc.com/media/18634/threatened-wading-birds-guidelines.pdf>) can be referenced for biological information, survey methodology, measures for avoiding impacts, and recommended conservation practices. If nesting is discovered after site activities have begun, if the removal or trimming of trees with active nests is unavoidable, or if maintaining the recommended buffer is not possible, the applicant may contact the FWC staff identified below to discuss potential permitting alternatives.

Least Tern

While the existing conditions onsite likely do not support least tern nesting activity, clearing associated with construction may create conditions conducive for nesting. Cleared sites such as areas that have undergone surface scraping may attract ground nesting species such as least terns or other imperiled beach-nesting birds (IBNB) during nesting season. IBNB nests have been documented on a variety of disturbed sites, including construction sites. Least terns and other IBNBs deposit their eggs in shallow "nest scrapes" they dig in sand, shell, gravel, or similar substrates. Egg-laying for least terns usually begins between April 1 and early May. Colonies may range in size from a few breeding pairs to many hundreds. FWC staff recommends the following measures to reduce nesting potential during construction:

- Conduct clearing, grading, and construction activities outside of the breeding season (generally April 1 through September 1) if feasible, or,
- If these activities occur during the breeding season, clear and grade the site only when ready to build.

Jerry Bell
Page 3
September 4, 2025

Avoid leaving cleared or graded areas with little to no activity for extended periods. Least terns may lay eggs within just a few days of digging nest scrapes. If nesting is observed, FWC staff are available to discuss necessary nest buffers and potential permitting alternatives. The *Species Conservation Measures and Permitting Guidelines for American Oystercatcher, Snowy Plover, Black Skimmer, and Least Tern* (<https://myfwc.com/media/29766/ibnb-guidelines.pdf>) can be referenced for additional biological information, measures for avoiding impacts, and conservation practices.

Nonnative Fish and Wildlife

The Early Detection & Distribution Mapping System (EDDMapS) indicates high priority invasive species, including pythons (*Python spp.*), Nile monitors (*Varanus niloticus*), and Argentine black and white tegus (*Salvator merianae*), have been reported in this area. These species are considered a high risk to Florida's ecology, economy, or human health and safety. Workers authorized to access the site who encounter these species or other non-native wildlife listed as Conditional or Prohibited <http://www.myfwc.com/wildlifehabitats/nonnatives/regulations/>, are requested to report these sightings, whether dead or alive to <http://www.IveGot1.org>. Reports of observations, high-resolution photos, proof of captures, and removals of any high priority invasive species are used to monitor populations and coordinate rapid response efforts for nonnative species. If workers require assistance capturing or removing priority nonnative wildlife, they should call the FWC's Invasive Species Hotline at 1-888 IVE GOT1 (888-483-4681).

Federal Species

This site may also contain habitat suitable for the federally listed species identified above. FWC staff recommends coordination with the U.S. Fish and Wildlife Service (USFWS) Florida Ecological Services Office (ESO) as necessary for information regarding potential impacts to these species. The USFWS ESO can be contacted at FW4FLESRegs@fws.gov.

FWC staff appreciates the opportunity to provide input on this amendment. For specific technical questions regarding the content of this letter, please contact Nicolas Colletier at (561) 764-3774 or by email at Nicolas.Colletier@MyFWC.com. All other inquiries may be sent to ConservationPlanningServices@MyFWC.com.

Sincerely,



Josh Cucinella
Land Use Planning Program Administrator
Office of Conservation Planning Services

jc/nc
Miami-Dade County 25-03ESR_63589_09042025

Cc: Donna Harris, Florida Department of Commerce, DCPexter@commerce.fl.gov
Ed A. Swakon, EAS Engineering, Inc., eswakon@eas-eng.com
Rommel Vargas, Department of Regulatory and Economic Resources, Miami Dade County, rommel.vargas@miamidade.gov

From: [Plan_Review](#)
To: [Jerry Bell \(Jerry.Bell@miamidade.gov\)](mailto:Jerry.Bell@miamidade.gov); dcpexter@commerce.fl.gov
Cc: [Plan_Review](#)
Subject: Miami-Dade County 25-03ESR Proposed
Date: Friday, August 29, 2025 2:44:48 PM
Attachments: [image001.png](#)

To: Jerry Bell, AICP, Assistant Director for Planning

Re: Miami-Dade County 25-03ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction. The Department's Office of Water Policy and Ecosystems Restoration noted that the amendment area identified in the proposal is within the footprint of the three current alternatives for the Biscayne Bay and Southeastern Everglades Ecosystem Restoration (BBSEER) Project (Alt 31, Alt 32, and Alt 32A), however, there is no direct connection to any of the proposed BBSEER project features identified in those alternatives. Any potential impacts to the BBSEER project from the proposed change in land use would be mitigated through the regulatory processes that would need to be satisfied prior to development.

Please submit all future amendments by email to Plan_Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.





MEMORANDUM

FINAL ADOPTED
AGENDA ITEM #III.D

DATE: AUGUST 27, 2025

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: REGIONAL ISSUES: COMPREHENSIVE PLAN AMENDMENT REVIEW
MIAMI-DADE COUNTY 25-03ESR (CDMP 20230013)

Pursuant to the Interlocal Agreement creating the South Florida Regional Planning Council (Council) in 1974, the Council is directed by its member counties to "assure the orderly, economic, and balanced growth and development of the Region, consistent with the protection of natural resources and environment of the Region and to protect the health, safety, welfare and quality of life of the residents of the Region."

Strategic Regional Policy Plan for South Florida (SRPP)

The Strategic Regional Policy Plan for South Florida (SRPP) was adopted by the Council on June 7, 2004. The SRPP centers around a set of 22 regional goals that address key, long-term challenges. Florida Statute (Section 186.507) specifically mandates that an SRPP must include regional goals and policies addressing the following areas, which are all included in the SRPP for South Florida:

- Affordable Housing
- Economic Development
- Emergency Preparedness
- Natural Resources of Regional Significance
- Regional Transportation

In the amendment review process, the Council recognizes the necessity of balancing competing policy goals such as economic development and environmental protection priorities.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954-924-3653 Phone, 954-924-3654 FAX
www.sfreionalcouncil.org

Amendment Review

The Council reviews Comprehensive Plan amendments for consistency with the SRPP, Pursuant to Section 163.3184, Florida Statutes. Council review of amendments to local government comprehensive plans is limited to 1) adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan for South Florida (SRPP) and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. The Council's review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Economic Opportunity certifies its completeness. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

Recommendation

Based on comments from the Florida Department of Transportation and lack of comment from the South Florida Water Management District, with no comments received from any other commenting agency or outside organization, find the proposed plan amendment as not causing adverse impact to state or regional resources/facilities and without extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

Find the Amendment generally consistent and approve this report for transmittal to Miami-Dade County and the State Land Planning Agency with the following Council Recommendations:

- To ensure that existing industrial land within the UDB is utilized to its highest and best use, and to minimize future development pressure outside of the UDB, the Council recommends aligning initiatives such as private/public partnerships for land assembly and brownfield redevelopment with broader economic development strategies. This approach will help balance economic growth with community and environmental priorities.
- To mitigate potential runoff, water quality, and freshwater recharge impacts, staff recommends that the Applicant consider sufficiently buffering the property from the C-4 Inflow canal on the western border, preserve existing intact wetlands, and restore wetlands as feasible. The Applicant and County should continue to work together to address and minimize potential adverse impacts to Wetlands of Regional Significance identified by Miami-Dade County.
- The Applicant should also ensure that there are no adverse impacts to the habitat of federal or state-designated endangered and threatened species. It is notable and commendable that an island hammock is identified for conservation with the support of the Miccosukee Tribe.
- The Applicant should work with Miami-Dade County to address impacts to NW/SW 137 Avenue to ensure that necessary infrastructure is either available or provided.
- The Applicant should ensure that potential connections to regional transit are maximized to the extent possible, as recommended by Miami-Dade Transportation and Public Works (MDTPW). The Applicant should coordinate with Miami-Dade County to complete nearby bicycle and pedestrian infrastructure, including crosswalks.

Proposed Amendment Summary

Kelly Tractor Company requests to amend the Miami-Dade Comprehensive Development Master Plan (CDMP) to develop a new headquarters on a ±246.07-acre site currently designated as “Open Space”. The application area lies mostly outside of the Urban Development Boundary (UDB) (± 244.37 acres) with ±1.70 acres inside the UDB. A portion of the parcel is within the Urban Expansion Area (UEA) (± 87 acres). The UEA designates areas suitable for Miami-Dade’s 2040 long-term planning horizon.

The amendment includes changes to the (CDMP) to (1) amend “Open Land” land use category text for Subarea 3 of the Land Use Element to create the “MIA Equipment and Supportive Services Area”, (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, and (3) amend the CDMP Capital Improvements Element, Table 10A Projects with Developer Responsibility to Construct or Cause to Construct to include developer funded roadway project.

Council Staff Analysis

The Council notes that the South Florida Water Management District (SFWMD) and Florida Department of Transportation (FDOT) District Six reviewed the proposed amendment pursuant to Section 163.3184(3), Florida Statutes (F.S.), in their roles as reviewing agencies as identified in Section 163.3184(1)(c), F.S. FDOT District 6 review the amendment package per Chapter 163 Florida Statutes and found “... the proposed amendment would not adversely impact transportation resources and facilities of state importance.” Likewise, the SFWMD reviewed the amendment and “... provides no comments pursuant to Section 163.3184, Florida Statutes (F.S.).” No comments were received from any other commenting agency or outside organization. The Council additionally met with staff from Miami-Dade County Regulatory and Economic Resources (RER) and separately met with the Applicant to review specific issues relevant to the Council’s purview.

In its Application Summary No. CDMP20230013, Miami-Dade County RER noted that Miami-Dade County Department of Environmental Resources (DERM) indicated that the subject site is within Wetlands of Regional Significance as described in the Land Use Element of the Miami-Dade Comprehensive Development Master Plan (CDMP). The subject site is also included in a larger area identified in Maps showing Natural Resources of Regional Significance in the SRPP, as containing wetlands of regional significance.

Regarding transportation, no significant adverse impacts were identified to the Strategic Intermodal System (SIS) by the Florida Department of Transportation (FDOT District 6). Even so, impacts to the local transportation network are anticipated, potentially affecting regional mobility.

There are potential positive economic development outcomes that this Amendment could catalyze if adopted. The project has the potential to contribute to the economic vitality of the region by creating jobs and growing key industry sectors.

This Proposed Amendment was transmitted with a 10 (aye) 2 (nay) 1 (absent) vote from the Miami-Dade Board of County Commissioners on July 17, 2025, with a Staff recommendation to Transmit the proposed standard amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map.



Economic Development

Industrial Land

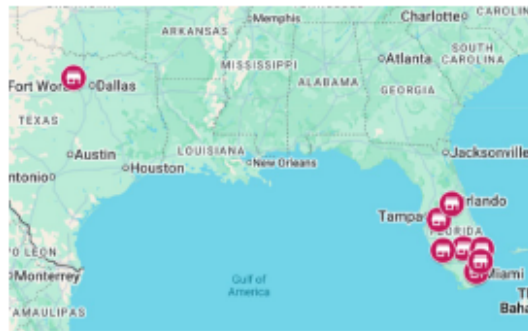
Kelly Tractor is the leading supplier of heavy equipment, trucks, and specialized equipment, serving Miami-Dade County since 1933. The Applicant has indicated that Kelly Tractor has outgrown its existing facility, which has resulted in operational inefficiencies, an inability to meet client demands, and lost opportunities. The Applicant has taken the position that there is not sufficient industrial land within the UDB to support Kelly Tractor’s needs, which is a key point in the argument to develop outside the UDB. Council staff recognizes the challenge in identifying assembled land within the UDB that is available to develop at the scale needed by Kelly Tractor.

Employment

If the proposed amendment and associated project proceeds, the Applicant projects its workforce to increase from its present level of approximately 400 employees to between 800 and 1,000 employees within a five-year period, with additional expansion anticipated thereafter.

Industry Sector Growth

The Applicant’s Miami facility serves as the central hub for equipment distribution across Miami-Dade County and to branch locations statewide, with additional expansion planned in Fort Pierce and Florida City. It also fulfills international orders through the Port of Miami, Port Everglades, and Miami International Airport. Given these extensive operations, proximity to the regional highway network is critical to the Applicant.



The proposed site is unique, as this is the only available land in the County served by Florida’s Turnpike, State Road 826, and State Road 836, with direct access provided at the western terminus of the SR 836 extension.

Limestone Mining

Kelly Tractor is integral to Miami-Dade County’s limestone mining industry, which the Applicant indicates supports more than 14,000 jobs. The proposed project would provide critical functions, such as equipment repair, diagnostics, and specialized machinery, to sustain operations in the Lake Belt Area quarries. The Florida Legislature has recognized that a reliable aggregate supply is essential to the state’s construction industry, transportation infrastructure, and public welfare.

Natural Resources of Regional Significance

The subject site is identified in the SRPP Natural Resources of Regional Significance Maps as containing wetlands of regional significance. The application area also lies within Wetlands of Regional Significance per the Land Use Element of the Miami-Dade Comprehensive Development Master Plan and may contain federal or state-designated endangered and threatened species.

The proposed application site lies within the core foraging range of the federally threatened wood stork (*Mycteria americana*) and is situated just east of several long-established rookeries for this species. It is

also located within the U.S. Fish and Wildlife Service's consultation zones for the endangered Everglades snail kite (*Rostrhamus sociabilis*) and the Florida bonneted bat (*Eumops floridanus*), both of which may use the site for nesting, roosting, or foraging. The local population of the Florida bonneted bat is known to forage and interact in open, dark areas near natural features such as wetlands, forests, open water, and areas with dense tree cover.

The site lies just east of the Florida Panther Focus Area, identified by the U.S. Fish and Wildlife Service as critical for the survival of the federally endangered Florida panther (*Puma concolor coryi*). While panthers are not migratory, they do disperse to establish new home ranges. Male panthers typically travel up to 25 miles, with some dispersing as far as 139.3 miles, while females tend to settle closer to their birthplace. This dispersal is vital for the species' reproduction, population growth, and expansion of its territory.

Seasonally flooded lands are known to support a wide variety of wildlife during the wet season. These include mammals, reptiles, amphibians, and numerous bird species. Several of the bird species that use this type of habitat are state or federally protected, such as wood stork (federally threatened), little blue heron, reddish egret, roseate spoonbill, and tricolored heron (all state threatened). Shorebirds, also present, are protected under the Migratory Bird Treaty Act. The Everglade snail kite, a federally endangered species, is also known to nest in nearby areas of Everglades National Park.

Regional Transportation

FDOT District 6 reviewed the amendment package and found the proposed amendment would not adversely impact transportation resources and facilities of state importance. The subject site is west of SR 836, which is a Strategic Intermodal System (SIS) facility, at the NW 137 Avenue interchange.

On the issue of local roads, the application proposes access to the development site via construction of the two northern lanes of NW 6 Street, from NW 137 Avenue to the planned NW 139 Avenue. This road segment is classified as a 'Major Roadway' (three or more lanes) on the CDMP's Adopted 2030 and 2040 Land Use Plan map. The Applicant has submitted a Declaration of Restrictions (covenant), which includes a commitment to provide access from NW 137 Avenue to the site using NW 6 Street, and seeks to amend the CDMP to add this road improvement to the Capital Improvements Element (CIE).

However, the proposed development is expected to significantly impact NW/SW 137 Avenue (north of SW 8 Street), another designated Miami-Dade County Major Roadway, and the application does not address these impacts. Additionally, the segment of NW/SW 137 Avenue from NW 6 Street to SW 8 Street is projected to fall below its adopted standard of service (LOS).

Miami-Dade Transportation and Public Works (MDTPW) reviewed the application and its potential impact on area transit services based on the development impact table and the Applicant's traffic analysis. The development impact table projects an increase of 1,000 employees but no additional residents, which does not reach the 10,000 persons-per-square-mile threshold required to trigger additional transit services under the Level of Service standards. The project is expected to generate 3,561 new daily vehicle trips. Based on an estimated transit usage rate of 1–3%, analysis would result in approximately 70 to 110 daily transit trips. However, because the site is located outside the UDB, it is not eligible to receive county transit service.

Council Recommendations

- To ensure that existing industrial land within the UDB is utilized to its highest and best use, and to minimize future development pressure outside of the UDB, the Council recommends aligning initiatives such as private/public partnerships for land assembly and brownfield redevelopment with broader economic development strategies. This approach will help balance economic growth with community and environmental priorities.
- To mitigate potential runoff, water quality, and freshwater recharge impacts, staff recommends that the Applicant consider sufficiently buffering the property from the C-4 Inflow canal on the western border, preserve existing intact wetlands, and restore wetlands as feasible. The Applicant and County should continue to work together to address and minimize potential adverse impacts to Wetlands of Regional Significance identified by Miami-Dade County.
- The Applicant should also ensure that there are no adverse impacts to the habitat of federal or state-designated endangered and threatened species. It is notable and commendable that an island hammock is identified for conservation with the support of the Miccosukee Tribe.
- The Applicant should work with Miami-Dade County to address impacts to NW/SW 137 Avenue to ensure that necessary infrastructure is either available or provided.
- The Applicant should ensure that potential connections to regional transit are maximized to the extent possible, as recommended by Miami-Dade Transportation and Public Works (MDTPW). The Applicant should coordinate with Miami-Dade County to complete nearby bicycle and pedestrian infrastructure, including crosswalks.

Relevant SRPP Goals

SRPP GOAL 7 Protect, conserve, and enhance the Region’s water resources.

SRPP GOAL 8 Enhance the Region’s mobility, efficiency, safety, quality of life, and economic health through improvements to road, port, and public transportation infrastructure.

SRPP GOAL 14 Preserve, protect, and restore Natural Resources of Regional Significance.

SRPP GOAL 17 Maintain a competitive, diversified, and sustainable regional economy.

SRPP GOAL 20 Achieve long-term efficient and sustainable development patterns that protect natural resources and connect diverse housing, transportation, education, and employment opportunities.

Council Action (Executive Committee)

Council approved recommendations unanimously, 6 (aye) 0 (nay), on August 27, 2025.

- Councilmember Michelle Lincoln, Chair
- Councilmember René García, First Vice Chair
- Councilmember Cary Goldberg, Second Vice Chair
- Councilmember Frank Caplan, Secretary
- Councilmember Denise Horland, Treasurer
- Councilmember Steve Geller, Immediate Past Chair