

Memorandum



Date: April 23, 2026

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

Supplement No. 4 to
Agenda Item No. 3(A)

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Fourth Supplemental Information on May 2023 Cycle Application No.
CDMP20230018 to Amend the Comprehensive Development Master Plan

This fourth supplement on May 2023 Cycle Application No. CDMP20230018 includes: (Exhibit 1) Additional Items addressing Application No. CDMP20230018 received by the Department of Regulatory and Economic Resources after March 5, 2026.

A handwritten signature in black ink that reads "Roy Coley". The signature is written in a cursive, flowing style.

Roy Coley
Chief Utilities and Regulatory Services Officer

ADDITIONAL ITEMS
MAY 2023 CYCLE APPLICATION NO. CDMP20230018
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
(Items addressing Application No. CDMP20230018 received by the Department of
Regulatory and Economic Resources after March 5, 2026)

ITEMS	PAGE NO.
Letter indicating the new ownership of the application site, dated March 23, 2026.	A-1
Revised Disclosure of Interest, submitted March 24, 2026.	A-2
Letter requesting deferral from the March 19, 2026, Board of County Commissioners meeting, submitted on March 16, 2026.	A-7
Revised Declaration of Restrictions, submitted March 12, 2026.	A-8
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Other Documents related to the application, including third party correspondence, are available online at the link below.

https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/50051a30-71b4-4c60-a485-f0f89d8?tab=attachments



ZONING, LAND USE AND ENVIRONMENTAL LAW

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Suite 300, Miami, FL 33131

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bfernandez@brzoninglaw.com

VIA ELECTRONIC MAIL

March 23, 2026

M s. Rosa Davis, Zoning Junior Analyst
Department of Regulatory and Economic Resources
Development Services Division
111 NW First Street, 11th Floor
Miami, Florida 33128-6096

Re: Ocla, LLC, 19100 SW 177 Avenue – CDMP20230018

Dear Ms. Davis:

The purpose of this letter is to advise you that the title to the property that is the subject of the referenced application was conveyed from Ocla, LLC to Kim Caban last month. The conveyance was completed as part of distribution of the estate of Louis Alexander. Enclosed is the Disclosure of Interest form signed by Kim Caban.

Enclosed is the updated disclosure of interest form executed by Kim Caban as the owner. Please let us know if you require any additional information or documentation regarding this matter.

Sincerely,

Ben Fernandez

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT NAME AND ADDRESS:

APPLICANT: Ocla, LLC
c/o Louis A. Alexander
12100 SW 47 Street
Miami, FL 33175
(305) 374-5300

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

<u>APPLICANT</u>	<u>OWNER OF RECORD</u>	<u>FOLIO NUMBER</u>	<u>ACRES</u>
Ocla, LLC	Kim Caban	30-6801-000-0061	±4.3759

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2., above.

<u>APPLICANT</u>	<u>OWNER</u>	<u>LESSEE</u>	<u>CONTRACTOR FOR PURCHASE</u>	<u>OTHER (Attach Explanation)</u>
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X

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

a. If the applicant is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

- b. If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: Ocla, LLC, a Florida limited liability company

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF INTEREST</u>
Matilda Alexander, 12100 SW 47 Street, Miami, FL 33175	33.3%
Aida Tarafa, 12100 SW 47 Street, Miami, FL 33175	33.3%
Louis Alexander, 12100 SW 47 Street, Miami, FL 33175	33.3%

- c. If the applicant is a TRUSTEE, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES NAME: N/A

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

- d. If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner (s) consist of another partnership(s), corporation (s) trust (s) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP'S NAME: N/A

NAME AND ADDRESS OF PARTNERPERCENTAGE OF INTERESTN/A

- e. If the applicant is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME: N/ADate of Contract: N/A

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

N/A

5. DISCLOSURE OF OWNER'S INTEREST: Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

- a. If the owner is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

INDIVIDUAL'S NAME AND ADDRESSPERCENTAGE OF INTERESTKim Caban100%

- b. If the owner is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: N/ANAME, ADDRESS AND OFFICE (if applicable)PERCENTAGE OF INTERESTN/A

- c. If the owner is a **TRUSTEE**, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES NAME: N/A

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

- d. If the owner is a **PARTNERSHIP** or **LIMITED PARTNERSHIP**, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP'S NAME: N/A

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
<u>N/A</u>	

- e. If the owner is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
<u>N/A</u>	

Date of Contract: N/A

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

N/A

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and behalf.

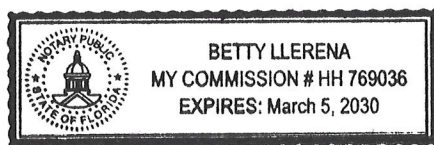
Applicant's Signature(s) and Printed Name(s)

Kim CABAN Kim Caban
Kim Caban

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

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on March 23, 2026, by Kim Caban, who is ☒ personally known to me or ☐ has produced _____ as identification.

(SEAL)



Betty Llerena
NOTARY SIGNATURE
Betty Llerena

Notary Public, State of Florida

My Commission expires: March 5, 2030

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



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bfernandez@brzoninglaw.com

VIA ELECTRONIC MAIL

March 16, 2026

Rommel O. Vargas, Senior Planner
Department of Regulatory and Economic Resources
Planning Division
111 NW 1 Street, 12th Floor
Miami, Florida 33128

Re: Ocla, LLC, 19100 SW 177 Avenue – CDMP20230018

Dear Mr. Vargas

Our firm represents the applicant in relation to the referenced application. We are hereby requesting a deferral from the March 19th Commission hearing to the April meeting. The property was recently conveyed from Ocla, LLC to Ms. Kim Caban. We understand that the Planning Department materials need to be updated to reflect the new ownership.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B-Fernandez'.

Ben Fernandez

cc: Louis Alexander

RECEIVED 3/12/26
RER Planning Division

This instrument was prepared by:

Name: Ben Fernandez, Esq.
Address: Bercow Radell Fernandez
Larkin & Tapanes, PLLC
200 South Biscayne Boulevard
Suite 300
Miami, FL 33131

Ocla, LLC
CDMP20250018

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Kim Caban (hereinafter referred to as the “Owner”) holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property", which is supported by the Opinion of Title; and

WHEREAS, the prior owner, Ocla, LLC has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the “CDMP”) in the May 2023 Cycle and said amendment is identified as Application No. CDMP20230018 (the “Application”); and

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

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

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

1. Buildings shall be designed to include elements of Frame Vernacular architecture, such as decorative wood siding, shaded entries, colonnades that mimic the traditional covered porch, and light neutral color palettes, as depicted in Exhibit B. The final Frame Vernacular design shall be reviewed and approved in coordination with the Department through the Zoning approval process.
2. To the extent that a grocery store use is permitted on the Property by the County Code, Florida Building Code, and applicable regulations, any such grocery store on the Property shall not exceed 18,000 square feet in size.
3. Commercial uses on the Property, other than a grocery store, shall be limited to a total of 20,260 square feet.

4. The sale of alcoholic beverages, as defined in Section 561.01(4) Florida Statutes, shall be prohibited on the Property, except in a grocery store or restaurant use on the Property. It is provided, however, that nothing herein shall be deemed to entitle or otherwise allow the sale of alcoholic beverages at a grocery store or restaurant use, except as may be authorized under all applicable regulations.
5. Mechanical repair uses, including tire repair, shall be prohibited on the Property.
6. Potable Water and Wastewater Disposal Restrictions:
 - a. Non-residential land uses shall not use, generate, handle, dispose of, discharge, or store hazardous materials on the Property, until and unless the Property is connected to public water and sewer or is granted a variance by the County's Environmental Quality Control Board (EQCB). Nothing herein shall be deemed to entitle or otherwise allow any such use, except as may be authorized under all applicable regulations.
 - b. The Property shall not exceed the maximum allowable sewage loading pursuant to Chapter 24 of the Code unless the property is connected to public water and sewer or is granted a variance by the EQCB.
 - c. A restaurant or any use that includes the preparation of food and drinks on the Property is prohibited until and unless the Property is connected to public water or is granted a variance by EQCB.
 - d. No liquid waste other than domestic sewage shall be allowed on the Property until and unless the property is connected to public sanitary sewers or is granted a variance by EQCB.
7. Road Mitigation. In furtherance of the CDMP, the Owner acknowledges and agrees that because the Application has an impact on Krome Avenue from SW 184th Street to SW 216th Street, a hurricane evacuation route, mitigation is required. The Owner acknowledges that Policy LU-8E and the Capital Improvement Element of the CDMP provides that applications to amend the CDMP Land Use Map are evaluated for, among other things, whether the proposed application would impact emergency management. At the time of any subsequent development order approval (subsequent to the above-referenced concurrent zoning application), including, but not limited to, building permit, Tentative-plat approval, final plat approval, site plan approval or any other development order or development permit approval, the proposed development of the Property will be reanalyzed for concurrency in accordance with Chapter 33G of the Miami-Dade County Code, and at that time the Owner must provide the proportionate share mitigation payment for impacts to the hurricane evacuation route along the Krome Avenue from SW 184th Street to SW 216th 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 Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

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

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

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

[Execution Pages Follow]

INDIVIDUAL

Signed, witnessed, executed and acknowledged on this 11 day of March, 2026.

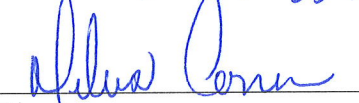
WITNESSES:



Signature
RHANNY MCKINNON

Print Name

3692 GRAND AVE
Address MIAMI FL 33133



Signature
Milva Correa

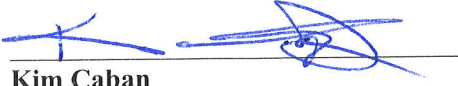
Print Name

3692 GRAND AVE
Address MIAMI FL 33133

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by **Kim Caban** by means of ☒ physical presence or ☐ online notarization by , who is personally known to me or have produced , as identification. Witness my signature and official seal this 11th day of March, 2026, in the County and State aforesaid.

My Commission Expires: 9/28/2028



Kim Caban

Address:
1911 S. Bayshore Dr
MIAMI FL 33133


Notary Public-State of FLORIDA
Print Name STANLEY MOORE

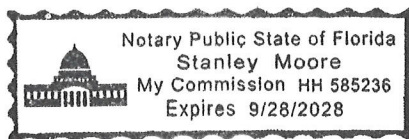


EXHIBIT A
Legal Description

THE EAST 625 FEET OF THE SOUTH 350 FEET OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 56 SOUTH, RANGE 38 EAST OF MIAMI-DADE COUNTY, FLORIDA, SUBJECT TO THE RIGHT-OF-WAY ALONG THE SOUTH 35 FEET AND THE EAST 90 FEET THEREOF.

LESS

THE SOUTH 35.00 FEET AND THE EAST 50.00 FEET OF THE EAST 350 FEET OF THE SOUTH 350 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 1, TOWNSHIP 56 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY FLORIDA, AND THE AREA BOUNDED BY THE NORTH LINE OF THE SOUTH 35.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND BOUNDED BY THE WEST LINE OF THE EAST 50.00 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 1, AND LESS A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 1, TOWNSHIP 56 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA, AS RECORDED IN O.R.B. 31782, PAGE 1487 KNOWN AS PARCEL 134, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 1, BEING AN ONE INCH IRON PIPE NO ID, TOWNSHIP 56 SOUTH, RANGE 38 EAST; THENCE NORTH 00°38'05" WEST (FOR A BASIS BEARINGS), ALONG THE EASTERLY LINE OF SAID NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 1, A DISTANCE OF 109.06 FEET; THENCE SOUTH 89°21'55" WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 50.00 FEET TO THE POINT OF INTERSECTION WITH THE WESTERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 997 (KROME AVENUE/SW 177TH AVENUE) AS SHOWN ON THE RIGHT-OF-WAY CONTROL SURVEY FOR STATE ROAD 997, SECTION 81750, FP NO. 427369-3, DATED NOVEMBER 2013 AND THE POINT OF BEGINNING; THENCE SOUTH 00°38'05" EAST, ALONG SAID WESTERLY EXSITING RIGHT-OF-WAY LINE OF STATE ROAD 997, A DISTANCE OF 48.81 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE THROUGH A CENTRAL ANGLE OF 90°11'29", A DISTANCE OF 39.35 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°33'24" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SW 192ND STREET (GROSSMAN DRIVE) AS SHOWN ON THE ABOVE REFERENCED RIGHT- OF-WAY CONTROL SURVEY OF STATE ROAD 997, A DISTANCE OF 15.67 FEET; THENCE NORTH 28°17'13" EAST, A DISTANCE OF 84.27 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 189,246 SQUARE FEET (4.3445 ACRES), MORE OR LESS.

EXHIBIT B
Florida Vernacular Style Architecture





Received
March 6, 2026
CDMP20230018
RER-Planning

March 5, 2026

VIA HAND DELIVERY

Mr. Jerry Bell, AICP
Assistant Director for Planning
Department of Regulatory and Economic Resources (RER)
Stephen P. Clark Center
111 NW 1st Street, 12th Floor
Miami, Florida 33126

**Re: Section 163.3177(6)(a)9 – Urban Sprawl Analysis
OCLA Neighborhood Commercial Project**

Dear Mr. Bell:

Section 163.3177(6)(a)9, Florida Statutes, establishes statutory indicators used to evaluate whether a comprehensive plan amendment promotes or discourages the proliferation of urban sprawl. The Curtis Group (TCG) prepared this analysis to evaluate the proposed OCLA Comprehensive Development Master Plan (CDMP) amendment in relation to these statutory indicators. The analysis below identifies each indicator contained in the statute and provides findings describing how the proposed amendment relates to each criterion. Based on this evaluation, the proposed amendment does not exhibit the statutory indicators that characterize urban sprawl and satisfies multiple indicators demonstrating that the proposal discourages the proliferation of urban sprawl.

The proposed OCLA amendment would allow the redevelopment and modest expansion of an existing commercial site to accommodate a limited neighborhood-serving commercial center anchored by a small-format grocery store. The project is intended to address a documented lack of proximate grocery and neighborhood retail services within the surrounding Agricultural and rural residential community. The OCLA Retail Need Assessment documents that residents currently travel approximately seven miles one way (approximately fourteen miles round trip) to reach the nearest full-service grocery store. The study area currently contains approximately 2,834 dwelling units representing approximately 6,353 residents, with projected growth to approximately 8,397 residents.

By introducing modest-scale neighborhood retail within the service area of an existing residential population and at a location that already contains commercially zoned land and an established shopping center, the amendment improves the functional relationship between residential uses and

neighborhood services. The proposed redevelopment will reduce vehicle miles traveled, improve local access to daily goods and services, and help correct an existing land use pattern in which residential development lacks proximate neighborhood-serving commercial uses.

Accordingly, the proposed amendment does not promote urban sprawl and instead supports a more efficient land use and transportation pattern consistent with the growth management objectives of Chapter 163, Florida Statutes.

Each of the statutory indicators used to evaluate whether a comprehensive plan amendment promotes or discourages the proliferation of urban sprawl is discussed below, together with findings describing how the proposed amendment relates to each indicator.

Section 163.3177(6)(a)9.a – Primary Indicators of Urban Sprawl

Indicator (I)

Indicator: Promotes, allows, or designates for development substantial areas to develop as low-intensity, low-density, or single-use development.

Finding: The proposed OCLA amendment does not exhibit this indicator. The proposed amendment introduces a limited neighborhood-serving commercial center within an established residential service area rather than promoting dispersed or single-use development patterns. Providing proximate grocery and neighborhood services reduces long-distance travel currently required of residents and improves the functional balance between residential and commercial uses. The proposal therefore does not exhibit the characteristics described in Section 163.3177(6)(a)9.a.(I), Florida Statutes.

Indicator (II)

Indicator: Promotes urban development in rural areas at substantial distances from existing urban areas while not using available lands.

Finding: The proposed OCLA amendment does not exhibit this indicator. The amendment does not introduce new urban development into a previously undeveloped rural location, but rather facilitates the redevelopment and modest expansion of an existing commercial site that has historically operated as a neighborhood shopping center along Krome Avenue since 1973. A portion of the Application Area is already commercially zoned (BU-1A) and developed with approximately 24,772 square feet of retail uses, including restaurant and service establishments. The requested redesignation of the adjacent GU-zoned parcel would allow the coordinated redevelopment of the existing center together with a limited neighborhood-serving grocery store capped at 18,000 square feet and ancillary retail uses limited to 20,260 square feet pursuant to a Declaration of Restrictions.

The purpose of the amendment is to provide grocery and neighborhood retail services that directly support the surrounding rural residential and agricultural community, which currently lacks proximate access to basic goods and services. Consistent with the CDMP Land Use Element provision that “changes may be approved to lawful uses and zoning not depicted which would make the use of zoning substantially more consistent with the Plan than the existing use or zoning” (Land Use Element, p. I-87), the proposed Business and Office designation would regularize and modernize an established commercial location and replace certain existing uses with neighborhood-serving commercial activity more compatible with the surrounding community.

The amendment therefore concentrates limited commercial activity at a historically developed commercial site located near an existing commercial node along Krome Avenue, rather than encouraging dispersed or strip commercial development throughout the Agricultural area. By providing proximate grocery and neighborhood services to the existing residential population, the amendment reduces the need for long-distance trips to distant commercial centers and improves the functional balance between residential and commercial uses within the surrounding rural community.

The proposal therefore does not promote urban development in rural areas at substantial distances from existing urban areas within the meaning of Section 163.3177(6)(a)9.a.(II), Florida Statutes.

Indicator (III)

Indicator: Promotes urban development in radial, strip, isolated, or ribbon patterns.

Finding: The proposed OCLA amendment does not exhibit this indicator. The amendment does not create new strip or ribbon commercial development along a rural roadway, but rather facilitates the redevelopment and modest expansion of an existing commercial center that has operated along Krome Avenue since 1973. A portion of the Application Area is already zoned BU-1A and developed with approximately 24,772 square feet of commercial uses, including neighborhood retail and service establishments. The requested redesignation of the adjacent GU-zoned parcel would allow the coordinated redevelopment of the existing center together with a neighborhood-serving grocery store limited to 18,000 square feet and ancillary retail uses limited to 20,260 square feet pursuant to a Declaration of Restrictions.

The Application Area is located at a signalized intersection along Krome Avenue and in proximity to an existing commercial node near Quail Roost Drive, making it a logical and historically established location for neighborhood-serving commercial activity. Consistent with CDMP Policy LU-1G, which encourages business development to occur in clusters or nodes along major roadways rather than in continuous strips, the proposal consolidates limited commercial uses within a single established center that serves the surrounding agricultural and rural residential community. The redevelopment will also replace certain existing uses with neighborhood-serving retail that is more supportive of the surrounding community.

By concentrating commercial activity at an existing commercial location rather than allowing incremental commercial encroachment along Krome Avenue or throughout the Agricultural area, the amendment reinforces a node-based development pattern and avoids the creation of radial, strip, isolated, or ribbon commercial development.

The proposal therefore does not exhibit the characteristics described in Section 163.3177(6)(a)9.a.(III), Florida Statutes.

Indicator (IV)

Indicator: Fails to adequately protect natural resources.

Finding: The proposed OCLA amendment does not exhibit this indicator. The Application Area is already partially developed with an existing commercial shopping center that has operated along Krome Avenue since 1973 and includes approximately 24,772 square feet of commercial space. The proposed amendment primarily facilitates the redevelopment and modest expansion of this existing commercial site, rather than the conversion of environmentally sensitive lands. The site does not contain identified environmental or historic resources, and the proposed redevelopment will occur on land that is already disturbed and not in agricultural production.

In addition, the proposed redevelopment will eliminate certain existing uses with greater potential environmental impacts, such as the tire repair facility and mechanical repair activities, which will be prohibited through a Declaration of Restrictions. The replacement of these uses with a limited neighborhood-serving grocery store and ancillary retail uses, subject to floor area caps, will result in a development pattern that is more compatible with the surrounding community and environmentally preferable to certain existing uses.

Accordingly, the proposed amendment does not result in the degradation of environmental resources and instead facilitates the redevelopment of an existing commercial property in a manner that is more consistent with the CDMP Land Use Element.

The proposal therefore does not exhibit the characteristics described in Section 163.3177(6)(a)9.a.(IV), Florida Statutes.

Indicator (V)

Indicator: Fails to adequately protect adjacent agricultural areas.

Finding: The proposed OCLA amendment does not exhibit this indicator. The Application Area is not currently used for agricultural production and is already partially developed with a commercially zoned property (BU-1A) that has operated as a neighborhood shopping center since 1973. The proposed amendment primarily facilitates the redevelopment and modest expansion of this existing commercial center, rather than introducing new commercial uses into active agricultural lands.

The requested redesignation of the adjacent GU-zoned parcel will allow the coordinated redevelopment of the existing center together with a limited neighborhood-serving grocery store and ancillary retail uses subject to floor area caps through a Declaration of Restrictions, ensuring that the scale of development remains consistent with the surrounding Agricultural area. By concentrating limited commercial activity at an established commercial location along Krome Avenue, the amendment avoids incremental commercial encroachment into nearby agricultural lands and supports the surrounding rural community without fragmenting agricultural uses.

Moreover, the proposed grocery store and restaurant uses will provide opportunities for the local sale and consumption of agricultural products produced within the Agricultural area, consistent with CDMP Policy CHD-4A and Policy CHD-4C, which promote access to fresh foods and support the local agricultural economy.

Accordingly, the proposed amendment is compatible with adjacent agricultural uses and does not result in the conversion or degradation of agricultural lands.

The proposal therefore does not exhibit the characteristics described in Section 163.3177(6)(a)9.a.(V), Florida Statutes.

Indicator (VI)

Indicator: Fails to maximize use of existing public facilities.

Finding: The proposed OCLA amendment does not exhibit this indicator. The Application Area is already partially developed with a commercially zoned property (BU-1A) that has operated as a neighborhood shopping center along Krome Avenue since 1973 and currently contains approximately 24,772 square feet of commercial space. The proposed amendment primarily facilitates the redevelopment and modest expansion of this existing commercial center, thereby utilizing and improving an established site that already benefits from existing roadway access, public infrastructure, and services.

The site is located at a signalized intersection along Krome Avenue, a major roadway identified in the CDMP, and can also obtain access from SW 192 Street, allowing the redevelopment to take advantage of the existing transportation network consistent with CDMP Policy TC-4E. In addition, a traffic analysis prepared for the proposed amendment determined that the surrounding roadway network will continue to operate within the adopted level-of-service standards, with the exception of one roadway segment that is projected to operate beyond LOS with or without the proposed amendment.

By redeveloping an existing commercial site and utilizing established public infrastructure and roadway access, the amendment maximizes the use of existing public facilities and services rather than requiring the extension of new infrastructure into previously undeveloped areas.

The proposal therefore does not exhibit the characteristics described in Section 163.3177(6)(a)9.a.(VI), Florida Statutes.

Indicator (VII)

Indicator: Fails to maximize use of future public facilities.

Finding: The proposed OCLA amendment does not exhibit this indicator. The Application Area is already partially developed with a commercially zoned property (BU-1A) that has operated as a neighborhood shopping center along Krome Avenue since 1973. The proposed amendment facilitates the redevelopment and modest expansion of this existing commercial site, allowing the property to continue to function as a neighborhood commercial center serving the surrounding Agricultural area.

The site is located along Krome Avenue, a major transportation corridor identified in the CDMP, and can obtain access from SW 192 Street, allowing the redevelopment to utilize both existing and planned roadway infrastructure consistent with CDMP Policy TC-4E. A traffic analysis prepared for the proposed amendment indicates that the surrounding roadway network will continue to operate within adopted level-of-service standards, with the exception of one roadway segment that is projected to operate beyond its adopted LOS both with and without the proposed land use change.

By concentrating limited neighborhood-serving commercial development at a historically commercial location along an established roadway corridor, the amendment allows the redevelopment to utilize existing and planned public infrastructure rather than requiring the extension of new facilities into previously undeveloped areas. In this way, the amendment supports the efficient use of both current and future public facilities and services.

The proposal therefore does not exhibit the characteristics described in Section 163.3177(6)(a)9.a.(VII), Florida Statutes.

Indicator (VIII)

Indicator: Allows land use patterns that increase the cost of public facilities.

Finding: The proposed OCLA amendment does not exhibit this indicator. The Application Area already contains an established commercial center located along Krome Avenue that has operated since 1973 and includes approximately 24,772 square feet of commercial space. The proposed amendment facilitates the redevelopment and modest expansion of this existing commercial site, including the addition of a limited neighborhood-serving grocery store and ancillary retail uses subject to floor area limitations through a Declaration of Restrictions.

Because the project redevelops an existing commercial location with established roadway access and public services, it does not require the extension of new infrastructure into previously

undeveloped areas. The site is located along Krome Avenue, a major transportation corridor, and can also obtain access from SW 192 Street, allowing the redevelopment to utilize existing transportation infrastructure. A traffic analysis prepared for the application determined that surrounding roadways will continue to operate within adopted level-of-service standards, with the exception of one roadway segment projected to exceed LOS both with and without the proposed amendment.

By concentrating neighborhood-serving commercial activity at a historically commercial site that already benefits from existing infrastructure and services, the amendment avoids the creation of dispersed development patterns that would increase the cost of providing public facilities. Instead, the proposal supports the efficient use of existing infrastructure and services while providing needed goods and services to the surrounding community.

The proposal therefore does not exhibit the characteristics described in Section 163.3177(6)(a)9.a.(VIII), Florida Statutes.

Indicator (IX)

Indicator: Fails to provide a clear separation between rural and urban uses.

Finding: The proposed OCLA amendment does not exhibit this indicator. The Application Area already includes a commercially zoned parcel (BU-1A) that has been developed with a neighborhood shopping center along Krome Avenue since 1973 and currently contains approximately 24,772 square feet of commercial space. The proposed amendment primarily facilitates the redevelopment and modest expansion of this existing commercial site, together with the addition of a limited neighborhood-serving grocery store and ancillary retail uses subject to floor area limitations through a Declaration of Restrictions.

The requested redesignation of the adjacent GU-zoned parcel will allow the coordinated redevelopment of the existing center at a location that is already historically developed with commercial uses and situated at a signalized intersection along Krome Avenue. The proposed development will remain limited in scale and oriented toward serving the surrounding Agricultural and rural residential community, thereby reinforcing an established commercial location rather than introducing new urban development into agricultural lands.

Moreover, the Application Area itself is not currently in agricultural production and is not developed with rural residences, and the redevelopment will replace certain existing uses with neighborhood-serving retail that is more compatible with the surrounding community. By concentrating limited commercial activity at an existing commercial location and maintaining compatibility with surrounding agricultural uses, the amendment preserves the functional separation between rural agricultural lands and urban commercial development.

The proposal therefore does not exhibit the characteristics described in Section 163.3177(6)(a)9.a.(IX), Florida Statutes.

Indicator (X)

Indicator: Discourages or inhibits infill development.

Finding: The proposed OCLA amendment does not exhibit this indicator. Rather than discouraging infill or redevelopment, the proposed amendment facilitates the redevelopment and modernization of an existing commercial center that has operated along Krome Avenue since 1973. The Application Area already includes a commercially zoned parcel (BU-1A) developed with approximately 24,772 square feet of commercial space. The requested redesignation of the adjacent GU-zoned parcel will allow the coordinated redevelopment of this established center together with the addition of a limited neighborhood-serving grocery store and ancillary retail uses subject to floor area caps through a Declaration of Restrictions.

The amendment allows the existing shopping center to be reconfigured and improved in a manner that better serves the surrounding Agricultural and rural residential community, while replacing certain existing uses with neighborhood-serving commercial activity that is more supportive of the local population. In this way, the amendment promotes the reuse and intensification of an already developed commercial site, rather than encouraging the establishment of new commercial development in previously undeveloped areas.

By enabling the redevelopment and expansion of an established commercial property within an existing service area, the amendment supports infill and reinvestment at a historically developed location and improves the functional relationship between residential uses in the Agricultural area and nearby commercial services.

The proposal therefore does not exhibit the characteristics described in Section 163.3177(6)(a)9.a.(X), Florida Statutes.

Indicator (XI)

Indicator: Fails to encourage a functional mix of uses.

Finding: The proposed OCLA amendment does not exhibit this indicator. The Application Area already contains an established commercial center along Krome Avenue that has operated since 1973 and includes approximately 24,772 square feet of commercial space. The proposed amendment facilitates the redevelopment and modest expansion of this existing center, including the addition of a neighborhood-serving grocery store and ancillary retail uses subject to floor area limitations through a Declaration of Restrictions.

The surrounding Agricultural area includes a substantial rural residential population that currently has limited proximate access to grocery and neighborhood services. The proposed redevelopment

will introduce commercial uses that directly support the needs of the surrounding residential and agricultural community, including opportunities for the sale of locally produced agricultural products consistent with CDMP Policies CHD-4A and CHD-4C, which encourage access to fresh foods and support the local agricultural economy.

By providing grocery and neighborhood retail uses at a historically commercial location along Krome Avenue, the amendment improves the functional relationship between residential uses in the Agricultural area and nearby commercial services, creating a more balanced land use pattern while remaining limited in scale and compatible with surrounding uses.

The proposal therefore does not exhibit the characteristics described in Section 163.3177(6)(a)9.a.(XI), Florida Statutes.

Indicator (XII)

Indicator: Results in poor accessibility among linked land uses.

Finding: The proposed OCLA amendment does not exhibit this indicator. The Application Area already includes a commercially zoned parcel (BU-1A) that has been developed with a neighborhood shopping center along Krome Avenue since 1973 and currently contains approximately 24,772 square feet of commercial space. The proposed amendment facilitates the redevelopment and modest expansion of this existing commercial center, including the addition of a limited neighborhood-serving grocery store and ancillary retail uses subject to floor area limitations through a Declaration of Restrictions.

The site is located along Krome Avenue, a major transportation corridor, at a signalized intersection and with potential access from SW 192 Street, allowing the redevelopment to take advantage of existing roadway connectivity and infrastructure. The surrounding Agricultural area contains a substantial rural residential population that currently must travel significant distances to access grocery and neighborhood services. By locating a neighborhood-serving grocery store and related retail uses within this established commercial location, the amendment improves accessibility between residential uses in the Agricultural area and the commercial services needed to support them.

By strengthening the functional relationship between nearby residential uses and essential neighborhood services at a historically commercial location along Krome Avenue, the amendment improves accessibility among linked land uses rather than creating isolated or poorly connected development patterns.

The proposal therefore does not exhibit the characteristics described in Section 163.3177(6)(a)9.a.(XII), Florida Statutes.

Indicator (XIII)

Indicator: Results in the loss of significant functional open space.

Finding: The proposed OCLA amendment does not exhibit this indicator. The Application Area is already partially developed with a commercially zoned parcel (BU-1A) that has operated as a neighborhood shopping center along Krome Avenue since 1973 and contains approximately 24,772 square feet of commercial space. The proposed amendment primarily facilitates the redevelopment and modest expansion of this existing commercial site, including the addition of a limited neighborhood-serving grocery store and ancillary retail uses subject to floor area limitations through a Declaration of Restrictions.

The Application Area is not currently used as functional open space and is not in active agricultural production, and the proposed redevelopment will occur on land that has already been historically developed or disturbed. Accordingly, the amendment does not result in the conversion or loss of significant open space resources. Instead, the proposal modernizes an established commercial location that serves the surrounding Agricultural and rural residential community while maintaining compatibility with adjacent land uses.

Because the amendment focuses on the redevelopment of an existing commercial center rather than the conversion of undeveloped open lands, it does not result in the loss of significant functional open space.

The proposal therefore does not exhibit the characteristics described in Section 163.3177(6)(a)9.a.(XIII), Florida Statutes

Section 163.3177(6)(a)9.b – Development Pattern Characteristics that Discourage Urban Sprawl

Section 163.3177(6)(a)9.b., Florida Statutes, identifies development pattern characteristics that demonstrate whether a comprehensive plan amendment discourages urban sprawl. A plan discourages urban sprawl if it demonstrates consistency with at least four of the enumerated indicators.

The proposed amendment satisfies multiple indicators by providing neighborhood services within an existing residential service area and correcting a documented imbalance between residential development and access to basic commercial services.

Indicator (I)

Indicator: Directs economic growth to geographic areas that protect natural resources.

Finding: The proposed OCLA amendment satisfies this indicator. The amendment facilitates the redevelopment and modest expansion of an existing commercial center located along Krome Avenue that has operated since 1973, rather than directing new commercial development into previously undeveloped agricultural or environmentally sensitive lands. A portion of the Application Area is already zoned BU-1A and developed with approximately 24,772 square feet of commercial uses, and the requested redesignation of the adjacent GU-zoned parcel will allow the coordinated redevelopment of this historically commercial location together with a neighborhood-serving grocery store limited to 18,000 square feet and ancillary retail uses limited to 20,260 square feet pursuant to a Declaration of Restrictions.

The Application Area is not currently used for agricultural production and does not contain identified environmental or natural resource systems. By concentrating limited commercial activity at an established commercial location along a major roadway corridor, the amendment avoids incremental commercial encroachment into surrounding agricultural lands and directs economic activity to a site that has already been disturbed and developed. In this way, the proposal supports the efficient use of previously developed land while protecting adjacent agricultural areas and natural resources from scattered commercial development.

Accordingly, the project affirmatively discourages the proliferation of urban sprawl within the meaning of Section 163.3177(6)(a)9.b.(I), Florida Statutes.

Indicator (II)

Indicator: Promotes efficient provision of infrastructure and services.

Finding: The proposed OCLA amendment satisfies this indicator. The Application Area already includes a commercially zoned parcel (BU-1A) that has been developed with a neighborhood shopping center along Krome Avenue since 1973 and currently contains approximately 24,772 square feet of commercial space. The proposed amendment facilitates the redevelopment and modest expansion of this existing commercial center, including the addition of a neighborhood-serving grocery store and ancillary retail uses subject to floor area limitations through a Declaration of Restrictions.

The site is located along Krome Avenue, a major transportation corridor, at a signalized intersection and with potential access from SW 192 Street, allowing the redevelopment to utilize existing roadway infrastructure and services. A traffic analysis prepared for the proposed amendment indicates that surrounding roadways will continue to operate within adopted level-of-service standards, with the exception of one roadway segment projected to exceed its adopted LOS both with and without the proposed amendment.

By concentrating neighborhood-serving commercial activity at a historically developed commercial location that already benefits from existing infrastructure, the amendment allows the project to utilize and improve the efficiency of existing public facilities and services rather than requiring the extension of new infrastructure into previously undeveloped areas.

Accordingly, the project affirmatively discourages the proliferation of urban sprawl within the meaning of Section 163.3177(6)(a)9.b.(II), Florida Statutes

Indicator (III)

Indicator: Promotes walkable and connected communities and compact development.

Finding: The proposed OCLA amendment satisfies this indicator. The Application Area already includes a commercially zoned parcel (BU-1A) that has been developed with a neighborhood shopping center along Krome Avenue since 1973 and currently contains approximately 24,772 square feet of commercial space. The proposed amendment facilitates the redevelopment and modest expansion of this existing commercial center, including the addition of a neighborhood-serving grocery store and ancillary retail uses subject to floor area limitations through a Declaration of Restrictions.

The site is located along Krome Avenue at a signalized intersection and in proximity to an existing commercial node near Quail Roost Drive, allowing the redevelopment to function as a compact neighborhood commercial location serving nearby residents of the Agricultural area. By consolidating neighborhood-serving retail uses at this established commercial site, the amendment strengthens the functional relationship between surrounding rural residential uses and essential goods and services.

This compact redevelopment pattern improves accessibility between residential uses and neighborhood services while reducing the need for long-distance automobile trips to distant commercial centers. In doing so, the proposal reinforces a node-based development pattern along a major roadway corridor rather than dispersed or strip commercial development.

Accordingly, the project affirmatively discourages the proliferation of urban sprawl within the meaning of Section 163.3177(6)(a)9.b.(III), Florida Statutes

Indicator (IV)

Indicator: Promotes conservation of water and energy.

Finding: The proposed OCLA amendment satisfies this indicator. The amendment facilitates the redevelopment and modest expansion of an existing commercial center along Krome Avenue that has operated since 1973, including the addition of a limited neighborhood-serving grocery store and ancillary retail uses subject to floor area limitations through a Declaration of Restrictions. The surrounding Agricultural area includes a substantial rural residential population

that currently must travel significant distances to obtain grocery and basic neighborhood services.

By providing a grocery store and related retail uses at this established commercial location, the amendment reduces the distance residents must travel for routine shopping trips, thereby lowering fuel consumption and transportation-related energy demand associated with daily household needs. In addition, concentrating neighborhood-serving commercial activity at an existing commercial site allows the redevelopment to utilize existing infrastructure and services rather than requiring the extension of new facilities.

Accordingly, the project affirmatively discourages the proliferation of urban sprawl within the meaning of Section 163.3177(6)(a)9.b.(IV), Florida Statutes.

Indicator (V)

Indicator: Preserves agricultural areas and activities.

Finding: The proposed OCLA amendment satisfies this indicator. The Application Area already includes a commercially zoned parcel (BU-1A) that has been developed with a neighborhood shopping center along Krome Avenue since 1973 and currently contains approximately 24,772 square feet of commercial space. The proposed amendment facilitates the redevelopment and modest expansion of this existing commercial center, including the addition of a limited neighborhood-serving grocery store and ancillary retail uses subject to floor area limitations through a Declaration of Restrictions.

The Application Area itself is not currently used for agricultural production, and the amendment does not involve the conversion of active agricultural lands. By concentrating neighborhood-serving commercial uses at a historically established commercial location along Krome Avenue, the proposal avoids incremental commercial encroachment into surrounding agricultural lands and reinforces a compact commercial node serving the Agricultural area.

In addition, the proposed grocery store and restaurant uses will provide opportunities for the local sale and consumption of agricultural products produced within the surrounding Agricultural area, consistent with CDMP Policies CHD-4A and CHD-4C, which promote access to fresh foods and support the local agricultural economy.

Accordingly, the project affirmatively discourages the proliferation of urban sprawl within the meaning of Section 163.3177(6)(a)9.b.(V), Florida Statutes.

Indicator (VI)

Indicator: Preserves open space and natural lands and provides recreation.

Finding: The proposed OCLA amendment satisfies this indicator. The Application Area already includes a commercially zoned parcel (BU-1A) that has been developed with a neighborhood shopping center along Krome Avenue since 1973 and currently contains approximately 24,772 square feet of commercial space. The proposed amendment primarily facilitates the redevelopment and modest expansion of this existing commercial center, including the addition of a limited neighborhood-serving grocery store and ancillary retail uses subject to floor area limitations through a Declaration of Restrictions.

The Application Area is not preserved open space, natural land, or recreational land, and a portion of the site has long been developed with commercial uses. The redevelopment will therefore occur on land that has already been historically developed or disturbed and will not result in the loss of protected natural resources or designated open space areas.

By concentrating limited commercial activity at an established commercial location along Krome Avenue rather than allowing scattered commercial development within the Agricultural area, the amendment helps maintain surrounding agricultural lands and open areas in their existing condition.

Accordingly, the project affirmatively discourages the proliferation of urban sprawl within the meaning of Section 163.3177(6)(a)9.b.(VI), Florida Statutes.

Indicator (VII)

Indicator: Creates a balance of land uses based on residential demand.

Finding: The proposed OCLA amendment satisfies this indicator. The surrounding Agricultural area includes a substantial rural residential population that currently has limited proximate access to grocery and neighborhood services. The Application Area already contains a commercially zoned parcel (BU-1A) that has operated as a neighborhood shopping center along Krome Avenue since 1973 and includes approximately 24,772 square feet of commercial space. The proposed amendment facilitates the redevelopment and modest expansion of this existing commercial center, including the addition of a neighborhood-serving grocery store limited to 18,000 square feet and ancillary retail uses subject to floor area limitations through a Declaration of Restrictions.

The surrounding area includes approximately 6,353 residents within the OCLA study area, with projected growth to approximately 8,397 residents, many of whom currently travel significant distances to obtain grocery and basic neighborhood services. By introducing grocery and neighborhood retail uses at a historically established commercial location along Krome Avenue, the amendment directly responds to the needs of the surrounding rural residential and agricultural community.

The proposed grocery and restaurant uses will also provide opportunities for the sale of locally produced agricultural products, further supporting the surrounding Agricultural area and

advancing the goals of CDMP Policies CHD-4A and CHD-4C that promote access to fresh foods and local agricultural products.

By improving the relationship between residential uses in the Agricultural area and nearby commercial services, the amendment creates a more balanced land use pattern that supports the needs of the existing population while maintaining compatibility with surrounding agricultural lands.

Accordingly, the project affirmatively discourages the proliferation of urban sprawl within the meaning of Section 163.3177(6)(a)9.b.(VII), Florida Statutes

Indicator (VIII)

Indicator: Provides urban form that remediates an existing sprawl pattern.

Finding: The proposed OCLA amendment satisfies this indicator. The surrounding Agricultural area includes a substantial rural residential population that currently has limited proximate access to grocery and neighborhood services, requiring residents to travel significant distances to obtain basic goods and services. The Application Area already contains a commercially zoned parcel (BU-1A) that has been developed with a neighborhood shopping center along Krome Avenue since 1973 and includes approximately 24,772 square feet of commercial space.

The proposed amendment facilitates the redevelopment and modest expansion of this existing commercial center, including the addition of a neighborhood-serving grocery store limited to 18,000 square feet and ancillary retail uses subject to floor area limitations through a Declaration of Restrictions. By concentrating neighborhood-serving commercial uses at this historically established commercial location along a major roadway corridor, the amendment corrects the existing imbalance between residential development and access to nearby services within the Agricultural area.

This redevelopment strengthens an established commercial node rather than encouraging scattered or strip commercial development along rural roadways, thereby improving the functional relationship between residential uses and neighborhood services while reducing the need for long-distance travel.

Accordingly, the project affirmatively discourages the proliferation of urban sprawl within the meaning of Section 163.3177(6)(a)9.b., Florida Statutes.

Conclusion

Based on the foregoing analysis, the proposed amendment does not exhibit the primary indicators of urban sprawl identified in Section 163.3177(6)(a)9.a., Florida Statutes, and satisfies multiple development pattern characteristics identified in Section 163.3177(6)(a)9.b.

Accordingly, the proposed amendment discourages the proliferation of urban sprawl and is consistent with the growth management objectives of Chapter 163, Florida Statutes.

Sincerely,

A handwritten signature in blue ink that reads "Rob Curtis". The signature is written in a cursive, slightly slanted style.

Rob Curtis, AICP
The Curtis Group