

Memorandum



Date: April 23, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Supplement
Agenda Item No.
3B

Subject: Supplemental Information on May 2025 Cycle Application
No. CDMP20250008 to Amend the Comprehensive Development Master Plan

The following supplemental information is provided to the Board of County Commissioners regarding May 2025 Cycle Application No. CDMP20250008 to amend the Comprehensive Development Master Plan (CDMP). The information includes: (Exhibit 1) the Initial Recommendation report; and (Exhibit 2) Additional Items addressing Application No. CDMP20250008 received by the Department of Regulatory and Economic Resources.

Roy Coley

Roy Coley
Chief Utilities and Regulatory Services Officer

Application No. CDMP20250008
232 Holdings LLC / 12499 Holdings LLC
Commission District 8 Community Council 15

RECOMMENDATIONS

APPLICATION SUMMARY

Applicant/Representative:	232 Holdings LLC / 12499 Holdings LLC / Hugo P. Arza, Esq., & Miriam Soler Ramos, Esq., Holland & Knight, LLP
Location:	Southwest corner of the intersection of SW 232 Street and SW 124 Avenue, east of US-1.
Total Acreage:	±5.67 Gross Acres/ ±4.99 Net Acres
Current Land Use Plan Map Designation:	"Low-Medium Density Residential" (6 to 13 dwelling units per gross acre)
Requested Land Use Plan Map Designation and Other Changes:	- Redesignate the application site to: "Medium Density Residential with One Density Increase" (25 to 60 dwelling units per gross acre with urban design) - Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.
Amendment Type:	Small-Scale (Being Processed Concurrently with Zoning Application No. Z2025000125)
Existing Zoning District/Site Condition:	RU-3M (Minimum Apartment House District) / Vacant Land
Staff:	ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (December 2025)
Southbay Community Council (15):	ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (September 30, 2025)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (November 3, 2025)
Final Action of Board of County Commissioners:	TO BE DETERMINED (April 23, 2026)

Staff recommends to **ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** the proposed amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map to re-designate the ±5.67 gross acre/±4.99 net acre application site from "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre) to "Medium Density Residential with One Density Increase (DI-1)" (25 to 60 dwelling units per gross acre with urban design) and add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element for the following reasons:

Principal Reasons for Recommendation:

1. The requested redesignation of the application site would facilitate the increased density of development on the application site that is adjacent to the South Dade Transitway, consistent with Objective LU-1, Policies LU-1C, and LU-10A of the CDMP Land Use Element. The Objective and Policies require the County to give priority to infill development on vacant sites within the urban area and redevelopment of substandard or underdeveloped environmentally suitable urban areas, where urban services and facilities have the capacities to accommodate additional demand. As discussed in Principal Reason No. 3(ii) below, existing public facilities have adequate capacities to accommodate the impacts that would be generated by development on the subject property if the application is approved.

Under the current CDMP land use designation of "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre), the application site could be developed with a maximum of 73 single-family attached units. The application seeks to redesignate the site to "Medium Density Residential with the One Density Increase (DI-1)", which would allow a density of 25 to 60 dwelling units per gross acre if sound urban design principles, such as are contained in the County's Urban Design Manual, are incorporated into the proposed development. Under the requested "Medium Density Residential with One Density Increase (DI-1)" designation, the site could be developed at a density up to 60 units per acre for a maximum of 340 multifamily units if the development's design incorporates sound urban design principles. However, without the incorporation of the sound urban design principles, the site would be limited to the 13 to 25 dwelling units per acre density of the "Medium Density Residential" designation for a maximum of 141 units.

The applicant has proffered a Declaration of Restrictions (covenant) committing to incorporate urban design principles of the County's Urban Design Manual as a condition for utilizing the One Density Increase limiting the development to a maximum 192 residential units, a density of approximately 33.9 units per acre. The covenant also commits to providing 40% of the units for rent as workforce housing units.

2. The application proposes development that is transit supportive and generally consistent with the "Mixed Use Development" provisions of the CDMP Land Use Element that allows mixed use development within ¼-mile and ½-mile of CDMP designated Rapid Transit Activity Corridor at residential densities up to 60 and 36 units per acre, respectively. The application site is within ¼ mile of the South Dade Transitway corridor, a Rapid Transit Activity Corridor and one of six Strategic Miami Area Rapid Transit (SMART) Plan corridors, where compatible higher intensity and density mixed use development is encouraged at up to 60 units per acre. The development proposed is a 192-unit residential project that does not include a mix of land uses, does not meet the criteria to be allowed under the "Mixed Use Development" provisions of the Land Use Element, and thereby must be authorized through approval of the application. Accordingly, the proposed 192-unit multifamily development, at a density of 33 units per acre, is within the density threshold allowed for mixed use developments within ¼-mile of the Transitway, would be generally compatible with the area as discussed in Principal Reason 3(iii) below, and its approval would be consistent with the CDMP.

3. Approval of the application would be generally consistent with the criteria set forth in CDMP Land Use Element Policy LU-8E for evaluating Land Use Plan map amendment applications. Policy LU-8E requires LUP map amendment applications to be evaluated for consistency with the CDMP and, in particular, the extent to which the application if approved would: (i) satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County; (ii) enhance or impede provision of public services or facilities at or above adopted LOS Standards; (iii) be compatible with abutting and nearby land uses; (iv) enhance or degrade environmental or historical resources; (v) enhance or degrade systems important to the County; and (vi) promote transit ridership and pedestrianism pursuant to Objective LU-7 and associated policies. Each factor is discussed below:

- i. Need to Accommodate Population or Economic Growth:* The combined vacant land for single-family and multi-family residential development in Minor Statistical Area (MSA) 7.1, where the application site is located, was estimated to have a capacity of 11,904 dwelling units, with approximately 90.4 percent of these units intended as multi-family use. The supply of residential land for both single-family and multi-family units within the MSA is projected to be depleted beyond year 2040. If the proposed application is approved, with the proffered covenant, it will decrease the single-family land capacity by approximately 73 dwelling units and increase the number of multifamily units by up to 192 units thereby extending the multifamily depletion year well beyond the 2040, by approximately three years. For single-family type, it will decrease the supply by approximately five months.
- ii. Public Facilities and Services:* Approval of the application is generally consistent with the CDMP Capital Improvements Element Objective CIE-3 that requires CDMP land use decisions not to cause a violation in the adopted level of service (LOS) standards for public facilities and services. The impacts that would be generated from the maximum development allowed on the application site, if the application is approved with acceptance of the proffered covenant, would not cause a violation in the adopted level of service standards for public facilities and services.

It should be noted that the Applicant's traffic impact analysis shows that all of the roadways in the vicinity of the site are currently operating within their adopted level of service (LOS) standards but that in the short term (year 2027) two roadway segments are projected to fail or are operating in violation of their adopted LOS standards. These roadway segments are SW 216 Street from SW 112 Avenue to Old Cutler Road and SW 248 Street from SW 127 Avenue to SW 137 Avenue. The analysis further identifies that in the long-term (year 2045) four roadway segments are projected to operate in violation of the LOS standard, including SW 216 Street from US-1 to SW 134 Avenue, US-1 from SW 216 Street to SW 232 Street, SW 127 Avenue from SW 216 Street to SW 232 Street, and SW 112 Avenue from SW 200 Street to SW 216 Street (see "[Roadways](#)" on Page 31). However, these roadway segments are not deemed to be significantly impacted by the proposed project since the projected traffic impacts are less than five percent (5%) of the maximum service volume (MSV) capacity of the adopted roadway LOS standard. Mitigation of the traffic impacts on the failing roadway segments are not required since the traffic impacts are less than five percent, except for impacts to US-1, a CDMP designated Evacuation Route, that are to be mitigated. The applicant has included in the proffered covenant a commitment to entering into a proportionate fair share payment agreement with the county to mitigate the impacts to US-1.

The Miami-Dade County Public Schools conducted a Preliminary Concurrency Analysis of the proposed development and found that there is a shortfall of student seats at the high school level. The proposed development of 192 dwelling units is projected to generate 39

students: 20 at the elementary, 8 at the middle school level, and 11 at the senior high school level. Currently, the elementary and middle school levels have capacity to serve the proposed development; however, the high school level does not. There is a projected deficiency of 322 seats at the high school level. Miami-Dade County Public schools further indicates that final determination of Public School Concurrency and capacity reservation will be made during final plat approval, site planning, or a functional equivalent. If at that time there is insufficient school capacity, the development impacts would be mitigated through proportionate share mitigation, as required pursuant to CDMP Educational Element Policy EDU-2C and the Interlocal Agreement for Public Facility Planning between Miami-Dade County and Miami-Dade County Public Schools (see Public Schools discussion on [page 44 and Appendix C](#): Miami-Dade County Public Schools Analysis on appendices page 37).

- iii. *Compatibility*: The proposed development of the site, if the application is approved with acceptance of the proffered Declaration of Restrictions (covenant), would be generally compatible with the abutting and adjacent single family residences, commercial, and agricultural uses if urban design principles are incorporated in the design of the project. The urban design principles are intended to ensure compatibility with surrounding uses through the utilization of measures such as buffers, height transitions, and site layout. The covenant proffered by the applicant requires that any portion of the site that seeks to utilize the DI-1 density increase must incorporate urban design principles such as are presented in the County's Urban Design Manual and as determined in consultation with the Department of Regulatory and Economic Resources.

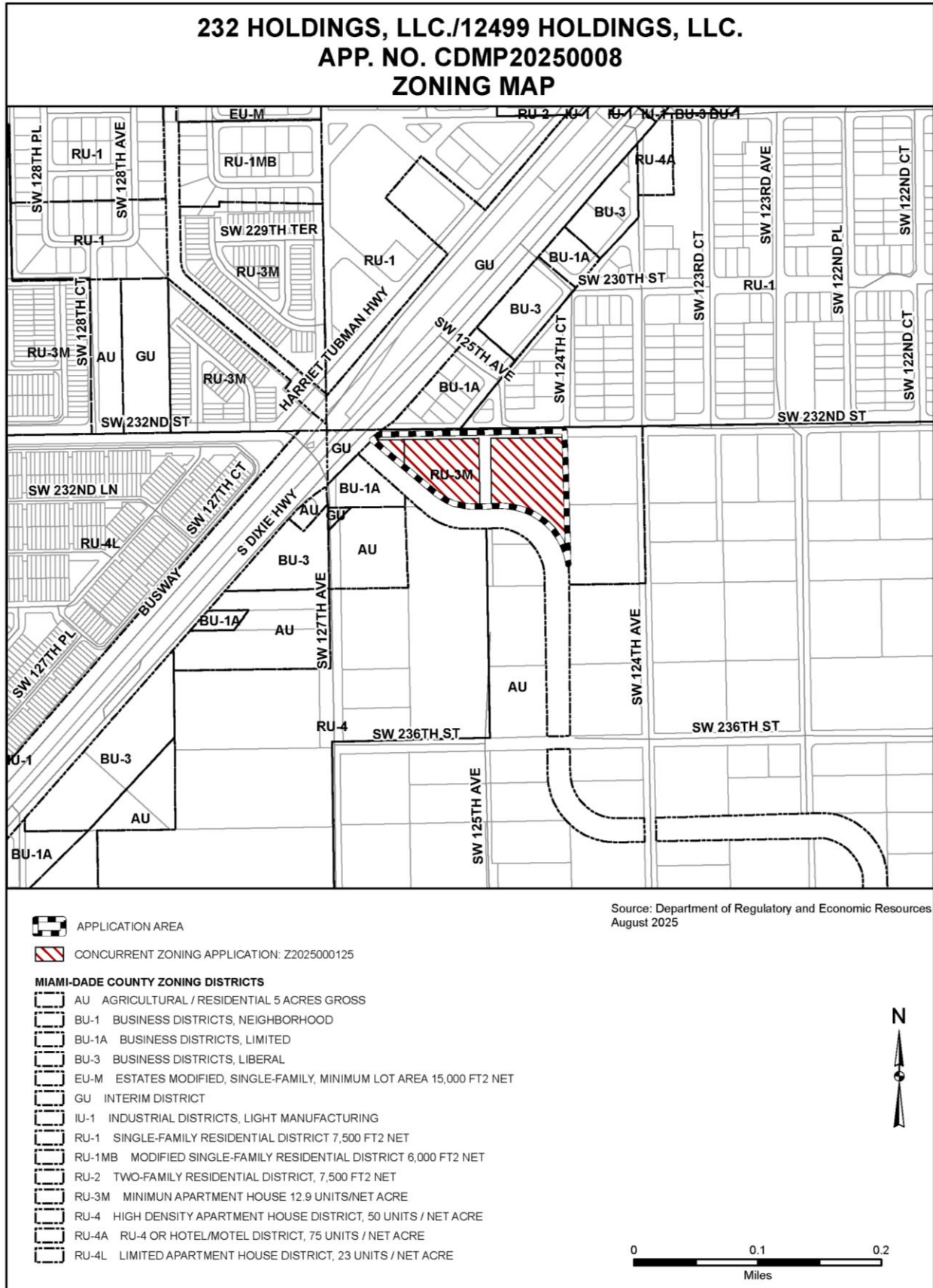
Furthermore, and as noted above, the application site is located within ¼-mile of the South Dade Transitway corridor, where the County promotes higher density transit supportive development at densities up to 60 units per acre. Thus, the 192-unit multifamily development requested by the applicant (33 units per acre) is generally consistent and compatible with the current allowable density and intensity of mixed use development allowances for the area.

- iv. *Environmental and Historic Resources*: The subject application, if approved, would not impact historic resources but could impact environmental resources. The application site contains tree resources, which may include specimen trees (trees with 18-inch or greater trunk diameter) that are to be preserved, whenever reasonably possible, pursuant to CDMP Policy CON-8A and Section 24-49.2(II) of Miami-Dade County Code. Furthermore, the site is within the US Fish and Wildlife Service (USFWS) consultation area for the federally endangered Florida bonneted bat, which may utilize the subject property for foraging, nesting, and roosting. Accordingly, prior to issuance of a Tree Removal Permit for any portion of the Property, the applicant shall conduct a survey to determine if threatened or endangered wildlife species are present on the application site. The applicant's proffered covenant includes a commitment to conducting the appropriate wildlife survey(s).
- v. *Enhance or Degrade Countywide Systems*: The application, if approved, would not enhance or degrade any countywide system, except for impacts to schools and a segment of US-1 as discussed in Principal Reason No. 3(ii). Appropriate mitigation will be provided.
- vi. *Transit Ridership and Pedestrianism*: The application, if approved and the site developed with residential uses as proposed, would support transit ridership and pedestrianism. The

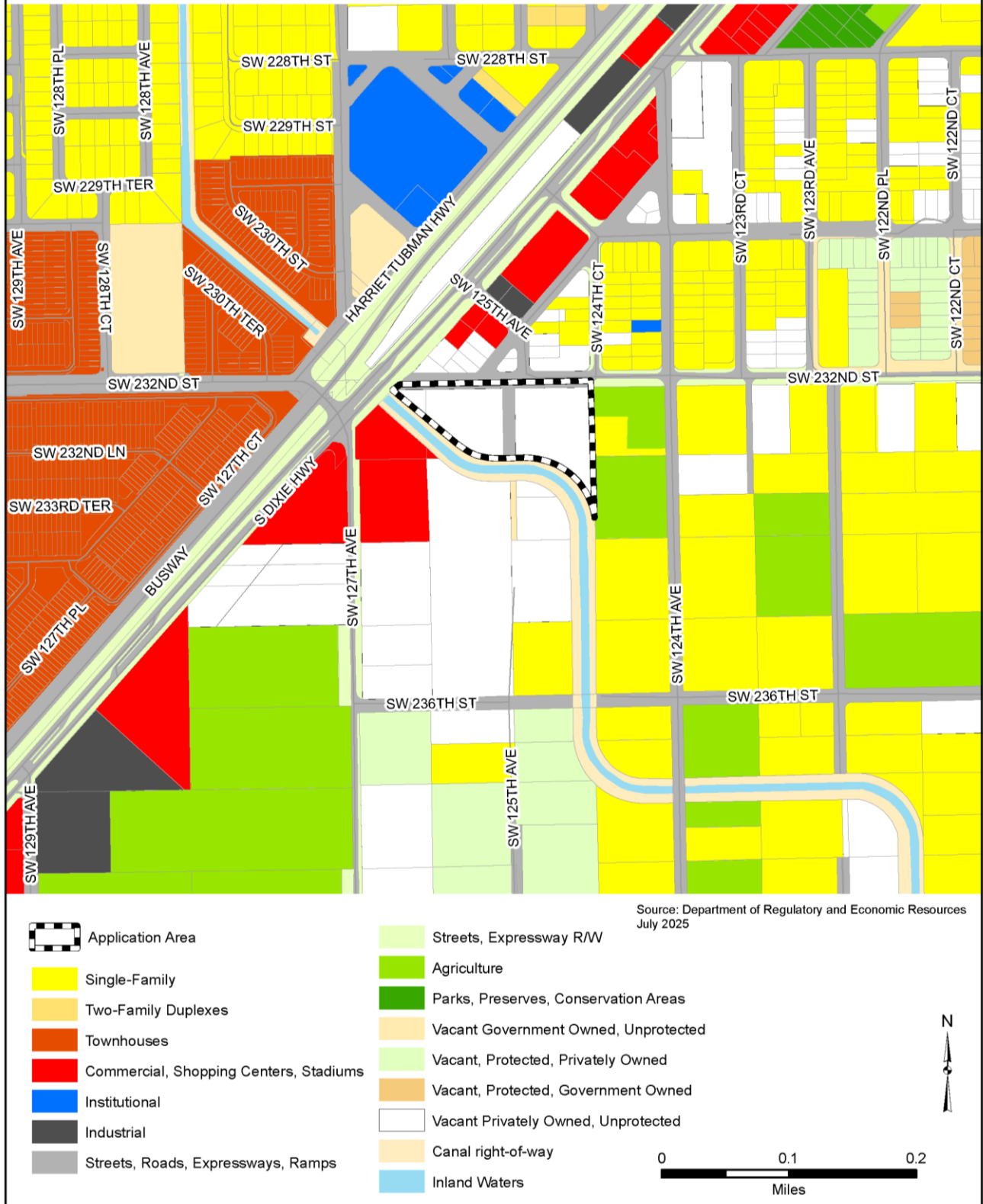
site is adjacent to the South Dade Transitway (a SMART Plan corridor), is within a County designated Rapid Transit Activity Corridor, and is served by the Metrobus Routes 34, 38, and 70, with the closest bus stops at SW 232 Street along the Transitway within 0.15 miles west of the northwestern portion of the site.

The site is also within the Miami-Dade County Transportation Infrastructure Improvement District (TIID) established in 2018 through the Board of County Commissioners' adoption of Ordinance 18-8. Within the TIID, future ad valorem tax revenue increases are to help fund the SMART Plan rapid transit projects in combination with other local, state, and federal funding sources. Accordingly, development of the application site would be supportive of transit ridership and pedestrianism.

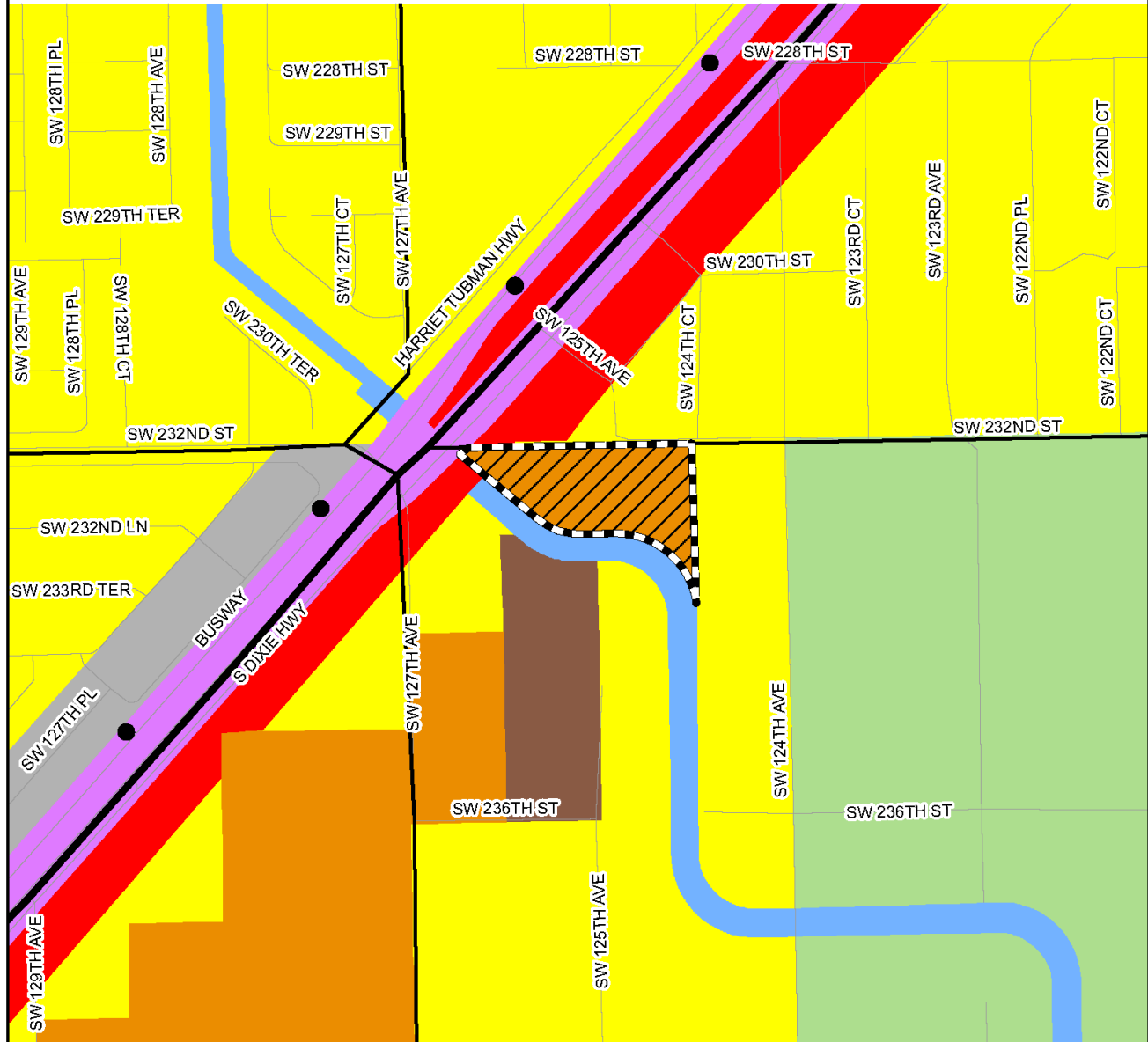
It is recommended that the applicant support and enhance pedestrian and bicyclist connections to the bus stops and incorporate pedestrian accessibility into the design of the residential development to facilitate safe pedestrian access to neighboring properties and the adjacent transit stops. It is anticipated that these design-oriented matters will be appropriately addressed through the incorporation of sound urban design into the development per the Applicant's proffered covenant.



**232 HOLDINGS, LLC./12499 HOLDINGS, LLC.
APP. NO. CDMP20250008
EXISTING LAND USE**

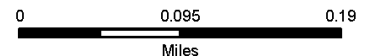


**232 HOLDINGS, LLC./12499 HOLDINGS, LLC.
APP. NO. CDMP20250008
PROPOSED CDMP LAND USE**



Source: Department of Regulatory and Economic Resources
July 2025

- | | | | |
|----------------------|--|--|---|
| | APPLICATION AREA | | INDUSTRIAL AND OFFICE |
| CDMP LAND USE | | | BUSINESS AND OFFICE |
| | ESTATE DENSITY (EDR) 1-2.5 DU/AC | | WATER |
| | LOW DENSITY (LDR) 2.5-6 DU/AC | | TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.) |
| | MEDIUM DENSITY (MDR) 13-25 DU/AC | | EXISTING RAPID TRANSIT |
| | MEDIUM DENSITY W/ DENSITY INCREASE 1 | | MAJOR ROADWAYS (3 OR MORE LANES) |
| | MEDIUM-HIGH DENSITY (MHDR) 25-60 DU/AC | | MINOR ROADWAYS (2 LANES) |



STAFF ANALYSIS

Application Site

Background

The application site was the subject of Comprehensive Development Master Plan (CDMP) amendment Application No. 4 filed in the May 2016 cycle of applications to amend the CDMP that was approved by the Miami-Dade Board of County Commissioners through Ordinance No. 16-117 adopted in October 2016. That application changed the land use designation of the application site from “Low Density Residential” (2.5 to 6 dwelling units per gross acre) and “Business and Office” to it’s current “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre) designation.

Location

The application site is ±5.67 gross acres (±4.99 net acres) and is located at the southwest corner of the intersection of SW 232nd Street and SW 124th Avenue, in unincorporated Miami-Dade County (see [“Aerial Photo” on page 6](#)).

Existing Land Use

The application site is comprised of three parcels, all of which are vacant (see [‘Existing Land Use’ map on page 8](#), Photos of Site and Surroundings’ [on Appendix F page 53](#)).

Land Use Plan Map Designation

The application site is designated “Low-Medium Density Residential” on the CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map. The residential densities allowed in this CDMP land use category ranges from a minimum of 6 to a maximum of 13 dwelling units per gross acre. Areas designated “Low-Medium Density Residential” are typically characterized by single-family homes, townhouses, and low-rise apartments. Under the current CDMP land use designation of “Low-Medium Density Residential”, the applicant can develop the application site with a maximum of 73 single-family detached units.

The applicant seeks to redesignate the application site to “Medium Density Residential with One Density Increase (DI-1)”, which allows a density ranging from 25 to 60 dwelling units per acre if sound urban design principles are incorporated into the design of the proposed development. Properties having the DI-1 overlay designation are eligible for a one density category increase above the density of the underlying land use designation if the proposed development utilizes sound urban design principles such as are adopted by County ordinance, incorporated in the County’s Urban Design Manual endorsed by Resolution R-1360-98 as may be amended from time to time, or included in a recordable instrument such as a covenant. If the application site is developed with the incorporation of sound urban design principles, it can then be developed with a density of 25 to 60 dwelling units per acre, for a maximum of 340 multifamily residential units. Should the development of the application site not incorporate sound urban design principles into its design, then it would be limited to the density of the underlying “Medium Density Residential” land use category that allows residential densities between 13 to 25 dwelling units per gross acre for a maximum of 141 units. The type of housing structures typically permitted in this land use category includes townhouses and low-rise and medium-rise apartments. The applicant has proffered a Declaration of Restrictions (covenant) limiting development of the site to 192 residential units at a density of units per acre.

Declaration of Restrictions

The Applicant has proffered a Declaration of Restrictions (covenant) limiting residential development on the Property to 192 dwelling units. In compliance with the DI-1 provisions of the CDMP, the proffered covenant also requires that urban design principles as incorporated in the County's Urban Design Manual be utilized if development of the site seeks to utilize the density increase of the DI-1. The covenant also commits to providing forty percent (40%) of the dwelling units as Workforce Housing for households whose annual income is up to one-hundred forty percent (140%) of Area Median Income ("AMI") of Miami-Dade County. The covenant commits to connecting to public water and sanitary sewer service and to conduct an endangered species survey prior to the issuance of any Tree Removal Permit. Further, the Applicant has included in the proffered covenant a commitment to entering into a proportionate fair share payment agreement with the County to mitigate impacts to US-1.

Strategic Miami Area Rapid Transit (SMART) Plan

The application site is adjacent to the South Dade Transitway, a CDMP designated Rapid Transit Activity Corridor and one of six Strategic Miami Area Rapid Transit (SMART) Plan Corridors adopted by the Miami-Dade County Transportation Planning Organization (TPO) in April 2016 and endorsed by the Board by Resolution No. R-523-16, adopted June 7, 2016. Subsequently, the "Mixed Use Development" CDMP policies were amended through Ordinance No. 19-07, adopted January 2019, to establish transit-supportive densities and intensities for mixed-use projects located along the County's Rapid Transit Corridors, allowing for higher densities and intensities within $\frac{1}{4}$ mile and $\frac{1}{2}$ mile of the corridors. These CDMP policies provide that mixed use projects located within $\frac{1}{4}$ mile of the SMART Plan Corridor would be eligible for 60 dwelling units per acre and up to 2.0 Floor Area Ratio (FAR) for non-residential use. Mixed use projects between $\frac{1}{4}$ -mile and $\frac{1}{2}$ -mile of the Corridor would be eligible for 36 dwelling units per acre and up to 1.5 FAR. The subject application site is located within $\frac{1}{4}$ -mile of the Corridor and could thereby be developed at up to 60 units per acre, provided the development is mixed-use and compatible with the adjacent uses. The application proposes 192 multi-family residential apartments, with 40 percent Workforce Housing Units (WHUs). This constitutes a density of 33 dwelling units per acre, which is within the 60 DU/ac allowance permitted within $\frac{1}{4}$ -mile of the corridor and would be generally consistent with the Mixed Use Development provisions of the CDMP.

Zoning

The application site is zoned RU-3M (Minimum Apartment House District), which allows all uses permitted in the RU-1, RU-1M(A), RU-1M(B), RU-2, RU-3, RU-TH districts, and multi-family housing apartments not to exceed 35 feet in height on a given lot.

This application is being processed concurrently with Zoning application Z2025000125, pursuant to Section 2-116.1(5)(e) of the Code of Miami-Dade County. Zoning application Z2025000125 seeks a district boundary change from RU-3M to RU-4 (High Density Apartment House District), the deletion of a Zoning Declaration of Restrictions recorded in Official Record Book 26676, Pages 1313-1318, and ORB 30819, Pages 2911-2916, and site plan approval of a residential development containing 192 multi-family residential dwelling units.

Zoning History

Miami-Dade County zoning regulations were first created in 1938. In 1957, the two western parcels in the application site, folios 30-6924-000-0691 and 30-6924-000-0680, were rezoned through Resolution No. 11233. The change allowed a small portion of the properties—approximately the size needed for a gas station fronting then-State Road No. 5 (now U.S. 1)—to be rezoned from AU (Agricultural Use) and GU (Interim Use) to BU-1A (Limited Business Use). In 2008, the entirety of these two western parcels were rezoned to RU-3M through the adoption of Resolution No. CZAB15-13-08. This included a Zoning covenant proffering 12.5 percent of the homes on the property as Workforce Housing units for persons with incomes between 65% and 140% of Area Median Income (AMI). In 2017, the easternmost parcel (folio 30-6924-000-0670)

was subject of a district boundary change that was denied by the Community Zoning and Appeals Board. The decision was reversed on appeal before the Board of County Commission (BCC). The district boundary change was adopted with a covenant that included the following proffers: (1) Pedestrian access would be provided from this property to the Busway and US-1; and (2) Redevelopment would not exceed 2-story townhomes.

Adjacent Land Use and Zoning

Adjacent Existing Land Uses

To the north of the application site are vacant properties, commercial uses, US-1, and single-family homes. To the east are single-family homes and agricultural uses. Abutting to the south and west of the site is the curvilinear C-102 Canal. Across the canal are a gas station, a religious facility, agricultural uses, and vacant properties.

Adjacent Land Use Plan Map Designations

To the north of the application site, the properties are designated “Business and Office” and “Low Density Residential”, with the rights-of-way for US-1 and the South Dade designated “Transportation”. To the east of the property, the land is designated “Low Density Residential”. Across from the canal abutting the property, to the south and west of the property, the land is designated “Low Density Residential” with a strip of land designated “Medium-High Density Residential” midway toward US-1. The portion of the application site which approaches US-1 has a “Business and Office designation on the Land Use Plan Map.

Adjacent Zoning

North of the application site the properties are zoned GU (Interim District), BU-1A (Limited Business Use), and RU-1 (Single Family Residential). To the east are RU-3M and AU (Agriculture) zoned properties, while to the south and west of the application site, across the C-102 Canal are properties zoned AU, RU-4 (High Density Apartment House), BU-3, and BU-1A.

Supply/Demand for Residential Land

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

Residential

In 2025, combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 7.1) in 2025 was estimated to have a capacity for approximately 11,904 dwelling units. Of these, with 90.4 percent are for multi-family use. The annual average residential demand in this Analysis Area is projected to increase from 249 units per year in the 2025-2030 period to 257 in the 2035-2040 period. An analysis of the residential capacity by dwelling type indicates that the supply of single-family type units will be depleted by 2030 in contrast, the supply of multi-family units is projected to last beyond 2040. When considering both types together, the overall depletion is also projected to occur beyond 2040 (see Residential Land Supply/Demand Analysis table below).

Residential Land Supply/Demand Analysis
2024 to 2040: **Application CDMP20250008 (MSA 7.1)**

	STRUCTURE TYPE		
	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2025	1,142	10,762	11,904
DEMAND 2025-2030	193	56	249
CAPACITY IN 2030	177	10,482	10,659
DEMAND 2030-2035	205	60	265
CAPACITY IN 2035	0	10,182	9,334
DEMAND 2035-2040	199	58	257
CAPACITY IN 2040	0	9,892	8,049
DEPLETION YEAR	2030	2040+	2040+

Residential capacity is expressed in terms of housing units.

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

Source: Miami-Dade Department of Regulatory and Economic Resources, Planning Division, Planning Research and Economic Analysis Section, August 2025.

The applicant is requesting a change from “Low-Medium Density Residential” to “Medium Density Residential with One Density Increase” for a total of approximately 5.67 gross acres. Consequently, if approved, this application will decrease the net supply of single-family type units by 73 units and increase the supply of multi-family type by 192 units, as per stated in the applicant’s Declaration of Restrictions. This increase would extend the projected depletion date for multi-family units – currently estimated beyond 2040 – by approximately three years. For single-family type, it will decrease the supply by approximately five months.

Housing Market Analysis:

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

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

The application is in MSA 7.1. However, it is at the convergence of 7.1 with MSAs 7.2 and 7.4. These three MSAs collectively define the housing market area for this analysis. - The proposal is for 192 multifamily housing units. Forty percent of the units (76 units) would be affordably priced for individuals earning up to 140 percent of the Area Median Income (AMI) as published by HUD. To qualify for any transferable density bonus under the county’s workforce-housing ordinance, no less than 50 percent of the units (38 units) must be affordably priced for families earning up to 110 percent of the AMI.

Analysis: The Department of Housing and Urban Development (HUD) estimates HUD Area Median Family Income (AMI) for all counties. The 2025 AMI for Miami-Dade County is \$87,200. Based on this figure, the “2025 Market Area All-Households by Workforce Housing & AMI Income Limits” table below outlines the distribution of all households in the market area that fall within the income-limit categories and the corresponding housing-cost burden. The values reported here are for a typical family of four from the Florida Housing Finance Corporation and the data is from the most recently published 2023 American Community Survey 5-year Estimates (ACS) and HUD Comprehensive Housing Affordability Strategy (CHAS) data for the period 2017-2021.

The data reveals a mismatch between household incomes and housing costs, resulting in high rates of housing cost burden among low- and very-low-income families. This burden decreases substantially as household income rises into the moderate and upper-income brackets.

Over half, (52.6%) - of all families (including renters and owners), earn less than 60% - of AMI (\$74,340) and an additional 14.4% earn between 60% and 80% percent of AMI (\$74,340 - \$99,120). This means that more than two-thirds of families – over 50,100 households – are classified as low-or very low-income.

Among these families:

- **30.4%** are cost burdened (spending 30% to 49.9% of income on housing)
- **40.9%** are severely cost burdened (spending 50% or more of income on housing)

In contrast, among moderate-income families (80%-140% of AMI or \$99,121-\$173,460), only:

- **23.1%** are cost burdened
- **0.9%** are severely cost burdened

For families earning above 140% of AMI, just:

- **4.2%** are cost burdened
- **0.2%** are severely cost burdened

While housing cost-burden impacts some moderate and higher-income families (26.3%) above the low-income threshold, the affordability crisis is most severe among low-income families where over two-fifths spend more than half of their incomes on housing.

2025 Market Area All-Households by Workforce Housing & AMI Income Limits

Income Range; Upper Limit (Family of 4)	MSAs 7.1, 7.2, and 7.4			Total: Cost Burdened & Severely Cost Burdened
	Households	% of Total	Percent Cost Burdened (All Households)	
Low/Very Low (Less than 60%; \$74,340)	39,351	52.6%	Less than 80% of AMI: Cost Burdened	71.3%
Low (60% to 80%; \$99,120)	10,766	14.4%	Severely Cost Burdened	
Moderate (80% to 110%; \$136,290)	11,656	15.6%	80% to 120% of AMI: Cost Burdened	24.1%
Moderate (110% to 120%; \$148,680)	2,191	2.9%	Severely Cost Burdened	
Workforce (120% to 140%; \$173,460)	2,790	3.7%	Greater than 120% of AMI: Cost Burdened	4.4%
Greater than 140% (\$173,460)	8,003	10.7%	Severely Cost Burdened	
	74,757	100%		

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

The table below, 2025 Market Area Renter Households by Workforce Housing and AMI Income Limits, shows the most recent data for renter families:

- **73.7%** of renter families fall into the low-income category (less than \$99,120 for a family of four)
- Nearly **50%** of these families spend more than 50% of their income on rent
- **76.3%** are either cost burdened or severely cost burdened

Among moderate-income renters:

- **17%** are cost burdened or severely cost burdened

Among renters earning more than 120% of AMI:

- Only **0.1** are cost burdened, with none severely cost burdened.

2025 Market Area Renter Households by Workforce Housing & AMI Income Limits

Income Range; Upper Limit (Family of 4)	MSAs 7.1, 7.2, and 7.4				Total: Cost Burdened & Severely Cost
	Households	% of Total	Percent Cost Burdened (Renter Households)		
Low/Very Low (Less than 60%; \$74,340)	17,714	61.0%	Less than 80% of AMI: Cost Burden Severely Cost Burdened	30.0%	76.3%
Low (60% to 80%; \$99,120)	3,684	12.7%		46.3%	
Moderate (80% to 120%; \$148,680)	4,876	16.8%	80% to 120% of AMI: Cost Burden Severely Cost Burdened	16.9%	16.9%
				0.1%	
Greater than 120% (\$148,680)	2,778	9.6%	Greater than 120% of AMI: Cost Burden	0.1%	0.1%
			Severely Cost Burdened	0.0%	
	29,052	100%			

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

The following table summarizes the market characteristics including the Florida Housing Finance Corporation (FHFC) monthly rent limits facing renter families in the market area. As noted above, three-quarters of all families fall into the low-income category.

The Florida Housing Finance Corporation (FHFC) rent limits for 80% of AMI are:

- **\$2,230/month** for a two-bedroom unit
- **\$2,578/month** for a three-bedroom unit

These limits exceed current market rents within five miles of the application site:

- **\$1,645/month** for a two-bedroom
- **\$1,811/month** for a three-bedroom

2025 Renter-Household Incomes & Affordable Rents by AMI Income Limits (Family of 4)

Income Limit Category as a Share of AMI (87,200)	2025 Upper-Limit Income Thresholds	Application Market Area MSAs 7.1, 7.2, and 7.4				
		Households	% of Households	Rent Limit (2-bedrooms)	Rent Limit (3-bedrooms)	Market Rent
Less than 60% of AMI	\$74,340	17,714	61.0%	\$1,672	\$1,933	2-Bedrooms: \$1,645
60% to 80% of AMI	\$99,120	3,684	12.7%	\$2,230	\$2,578	
80% to 120% of AMI	\$148,680	4,876	16.8%	\$3,345	\$3,867	3-Bedrooms: \$1,811
120% to 140% of AMI	\$173,460	1,163	4.0%	\$3,902	\$4,511	
Greater than 140% of AMI	> \$173,460	1,615	5.6%	N/A	N/A	

Data Sources: 2025 HUD Income Limits: Households by income range: 2023 American Community Survey 5-year estimates (Households by tenure and income is not available beyond 120% of AMI); Rent Limits: Florida Housing Finance Corporation; Market Rent: Costar Property Analytics, Accessed April 8, 2025. (Criteria: Multifamily Apartments, Market Rate Asking Rent, Garden, Low-rise, Mid-rise and Hi-rise Apartments, Exclude Condos and Coops.)

The applicant, in the covenant with the application, has committed to 40 percent of units as “affordably priced for individuals earning up to 140% of the Area Median Income.” Should the applicant wish to transfer any applicable density bonus then half of the units must be made affordable at 110% of AMI.

Conclusion: The data above indicates that there is no general housing crisis in this market area. The application states that multifamily housing will be depleted by 2040. In fact, however, 2040 merely represents the planning horizon. The depletion data is well beyond 2040. Furthermore,

while rising home prices and rents affect all households, the data shows the crisis is concentrated among lower-income renter families. These households face the greatest financial hardship, with over three-quarters paying at least 30% of their income on housing and nearly half paying more than 50%.

The applicant, in the application, points to the need for workforce housing inventory, but the commitment to workforce-income households at 140% of AMI, exceeds the market rents and does not address the affordability gap for low- and very-low-income families. Therefore, this application does not further Goal 1 of the Housing Element to provide housing that will be affordable to all current and future Miami-Dade County residents regardless of household type or income.

Occupations and Incomes in Miami-Dade County

Staff analyzed US Bureau of Labor Statistics data on wages by occupation to provide additional context to the above analysis. Occupations such as maids and housekeeping cleaners, hotel and motel desk clerks, restaurant cooks and chefs, school bus drivers, pharmacy technicians, bank tellers, and office clerks are all examples of occupations that pay a median wage below - the HUD income limit for a household at 60 percent of AMI, (\$74,340). Paramedics, firefighters, and dental hygienists have median wages less than the 80-percent of AMI limit of (\$99,120).

Without a second income, households in these occupations would be classified as low- or very-low income and face the housing cost burdens described above.

The table "Selected Occupations, Annual Median Incomes, and Housing Affordability by Income as a Share of AMI" below provides many more examples of occupations and the most recently available data on annual wages in the Miami-Fort Lauderdale-West Palm Metropolitan Statistical Area to help understand the needs of current residents. The table shows the incomes of these occupations doubled, and the extent to which they remain below income levels corresponding to the HUD rent and affordable purchase limits. The complete dataset shows that 50 percent of all occupations in the Metropolitan Statistical Area, even with their incomes doubled, earn less than 80 percent of AMI for a family of four.

Selected Occupations, Average Annual Incomes, and Housing Affordability

Occupation	Employment	Average Annual Income	Income x 2 (2-Income Family)	25% Monthly For Purchase (2-Income Family)	30% Monthly For Rent (2-Income Family)	Rent Limit (For a 3-bedroom)	Purchase Limit (2-Income)
Cashiers	55,460	29,280	58,560	1,220	1,464	\$1,933	\$177,789
Cooks, Fast Food	5,630	30,200	60,400	1,258	1,510		
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	39,440	30,560	61,120	1,273	1,528		
Maids and Housekeeping Cleaners	19,840	33,210	66,420	1,384	1,661		
Hotel, Motel, and Resort Desk Clerks	6,200	35,000	70,000	1,458	1,750		
Cooks, Short Order	1,550	35,620	71,240	1,484	1,781		
Pharmacy Aides	420	35,850	71,700	1,494	1,793		
Cooks, Restaurant	40,490	36,160	72,320	1,507	1,808		
Library Assistants, Clerical	560	36,680	73,360	1,528	1,834		
Bus Drivers, School	2,800	38,050	76,100	1,585	1,903	\$2,578	\$237,052
Emergency Medical Technicians	1,210	40,520	81,040	1,688	2,026		
Office Clerks, General	55,110	44,050	88,100	1,835	2,203		
Pharmacy Technicians	10,050	44,220	88,440	1,843	2,211		
Tellers	3,060	44,350	88,700	1,848	2,218		
Dental Assistants	7,190	45,520	91,040	1,897	2,276		
First-Line Supervisors of Housekeeping and Janitorial Workers	4,780	46,020	92,040	1,918	2,301		
Bus Drivers, Transit and Intercity	2,390	46,640	93,280	1,943	2,332		
Cabinetmakers and Bench Carpenters	1,160	47,620	95,240	1,984	2,381		
Library Technicians	980	48,370	96,740	2,015	2,419		
Carpenters	12,230	48,400	96,800	2,017	2,420	\$3,544	\$325,947
Automotive Service Technicians and Mechanics	12,130	49,360	98,720	2,057	2,468		
Motorboat Mechanics and Service Technicians	1,930	53,430	106,860	2,226	2,672		
Heating, Air Conditioning, and Refrigeration Mechanics and Installers	9,200	53,510	107,020	2,230	2,676		
Chefs and Head Cooks	6,690	57,520	115,040	2,397	2,876		
Licensed Practical and Licensed Vocational Nurses	8,250	61,990	123,980	2,583	3,100		
Bus and Truck Mechanics and Diesel Engine Specialists	2,830	63,260	126,520	2,636	3,163		
Paramedics	1,400	65,560	131,120	2,732	3,278		
Firefighters	5,280	75,590	151,180	3,150	3,780	\$4,511	\$414,842
Computer Network Support Specialists	1,840	77,600	155,200	3,233	3,880		
Dental Hygienists	4,620	78,170	156,340	3,257	3,909	N/A	N/A
Network and Computer Systems Administrators	6,260	92,680	185,360	3,862	4,634		
Police and Sheriff's Patrol Officers	19,300	94,290	188,580	3,929	4,715		
Physical Therapists	5,710	97,100	194,200	4,046	4,855		
Computer Systems Analysts	7,510	103,260	206,520	4,303	5,163		
Computer Programmers	1,680	104,750	209,500	4,365	5,238		
Computer Hardware Engineers	470	105,270	210,540	4,386	5,264		
Lawyers	26,720	129,920	259,840	5,413	6,496		
Computer Network Architects	1,740	135,250	270,500	5,635	6,763		
Pharmacists	5,300	137,170	274,340	5,715	6,859		
Computer and Information Systems Managers	8,840	165,910	331,820	6,913	8,296		

Data Sources: US Bureau of Labor Statistics May 2024 Occupation and Employment Statistics; 2025 HUD Income Limits (4-person Family); Rent Limit: Florida Housing Finance Corporation; Purchase Limit: Interest Rate - Federal Reserve (FRED); Term 30 years; Downpayment 5 percent; Income Ratio: 25 percent; Property Taxes: 1 percent of price; Insurance 1.3 percent of price.

Percent of AMI:	Less than 60%	60% to 80%	80% to 110%	110% to 120%	120% to 140%	Greater than 140%
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Environmental Conditions

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

Flood Protection

Federal Flood Zone AH-7 and X
 Surface Water Management General Permit Required DERM
 County Flood Criteria, North American Vertical Datum of 1988 (NAVD) 7.00 feet NAVD

Biological Conditions

Wetlands Permit Required No
 Native Wetland Communities No
 Specimen Trees Yes

Endangered Species Habitat

Applicant did not submit information

Natural Forest Community

No

Other Considerations

Within Wellfield Protection Area

No

Contaminated Site

Might be contaminated based on previous agriculture uses

Potable Water Supply

Application CDMP20250008 is located within the Miami-Dade Water and Sewer Department (MDWASD) franchised water service area. Pursuant to Chapter 24 of the Code, development shall connect to the public water system in accordance with the Code requirements.

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

Wastewater Facilities

Application CDMP20250008 is located within the Miami-Dade Water and Sewer Department (MDWASD) franchised sewer service area. Pursuant to Chapter 24 of the Code, the proposed development would be required to connect to the public sewer system.

Sewer flow collected in the application's area is directed to sewer pump stations 30-1113 and 30-0522. Then the flow is directed to the South District Wastewater Treatment Plant. These structures are owned and operated by MDWASD and are currently working within the mandated criteria set forth in the New Consent Decree Case No. 1:12-cv-24400-FAM. Currently, the South District Wastewater Treatment Plant has sufficient capacity to treat the proposed sewer flow.

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

Multi-family, 340 units. 45,900 GPD

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	30	1113	OK	4.83	2.55	7.38
↓	30	0522	OK	4.79	0.05	4.84
↓↓	30	SD	--	--	--	--

OR:

Multi-family, 192 units. 25,920 GPD

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	30	1113	OK	4.83	1.44	6.27
↓	30	0522	OK	4.79	0.03	4.82
↓↓	30	SD	--	--	--	--

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

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

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

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

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

DERM recommends the following language be included in the Declaration of Restrictions regarding connection to public water and sanitary sewer:

Connection to Public Water and Sanitary Sewer Service. *The Owner hereby acknowledges and agrees that the Property shall be connected to the public water and 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 County Code and MDWASD rules, regulations, and design standards.*

The right to connect 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 by not limited to, the Consent Decree in the United States of America, the State of Florida and the 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.

Natural Resources

The application area associated with the proposed amendment contains tree resources, including specimen tree resources (trees with a trunk diameter at breast height of 18 inches or greater). Specimen trees are protected by section 24-49.2(II) of the Code. Future site plan development of the application area must be consistent with the requirements to preserve specimen trees except in cases where DERM has determined that a specimen tree cannot be preserved pursuant to section 24-49.2(4)(II)(2) of the Code.

This approval is not an authorization to remove and/or relocate tree resources that are subject to the tree preservation and protection provisions of the Code without first obtaining a Miami-Dade County Tree Permit. The decision to approve this request shall not be construed as an approval to remove specimen trees due to a determination of unreasonable loss of usable space pursuant to section 24-49.2(4)(II)(2)(b) of the Code.

Additionally, all prohibited species listed in section 24-49.9 that exist within the subject application area shall be removed prior to development or redevelopment, and any developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Endangered Species

CDMP policy CON-9B states that *“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”*.

The subject properties are located within the U.S. Fish and Wildlife Service (USFWS) consultation area for the federally endangered Florida bonneted bat (*Eumops floridanus*), which may utilize the subject property for foraging, nesting, and roosting. The Miami-Dade County population of the Florida bonneted bat is largely urban and 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.

Prior to issuance of a Tree Removal Permit for any portion of the Property, the applicant shall conduct survey(s) to determine the absence or presence of 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 permit. The survey(s) shall utilize professionally recognized sampling methodology, which shall be subject to review and approval by RER-DERM.

In addition, the applicant is advised that wildlife best management practices may need to be incorporated to minimize impacts of any development to listed species. The applicant shall prepare or revise site plans subject to DERM review and approval, as necessary to comply with requirements of Chapter 24 of the Code and for conformance with provisions of the CDMP.

Please be advised that prior to any future development at the subject property, it is recommended that the applicant contact the USFWS in the Vero Beach office and the Natural Resources Division of DERM with any questions regarding threatened and endangered species.

DERM recommends the following language be included in the Declaration of Restrictions to address Endangered Species:

Endangered Species Survey: *Prior to issuance of a Tree Removal Permit for any portion of the Property, the applicant shall conduct a survey to determine the absence or presence*

of 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 permit. The survey(s) shall utilize professionally recognized sampling methodology, which shall be subject to review and approval by RER-DERM. In addition, the applicant is advised that wildlife best management practices may need to be incorporated to minimize the impacts of any development to listed species. The applicant shall prepare or revise site plans subject to DERM review and approval, as necessary to comply with requirements of Chapter 24 of the Code and for conformance with provisions of the CDMP.

Drainage and Flood Protection

All future submittals, including, but not limited to, the first tentative plat, soil improvement permit, building permit, Environmental Resource Permit (Surface Water Management General Permit), and paving and drainage plans submitted to DERM must demonstrate that the proposed development will not alter historical flow patterns, adversely impact adjacent properties, encroach upon the floodplain, or result in a loss of historical basin storage without adequate mitigation.

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

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code. At a minimum, the County Flood Criteria adopted in Miami-Dade County in October 2022, or subsequent standards in effect at the time of review and approval, shall be complied with. Most current and stringent groundwater level data available at the time of the review and approval, from the county or other agencies, shall be used.

Relevant Chapter 24 Provisions Regarding Stormwater Management

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

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

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

According to section 24-48.2(4)(i) of the Code, any new development or redevelopment involving 2 acres or more of impervious area or 10 acres to the total area shall require a Surface Water Management General Permit (SWMGP) for the construction and operation of the required surface water management system.

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

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

Environmental Monitoring and Restoration

DERM review, based on potential sources (Current/Former Agricultural use), indicates the potential for environmental concerns at the subject property based on historical and/or current land use on the subject or adjoining property(ies). Therefore, the applicant is required to evaluate for and identify all site activities and land uses (historical and current) that represent(ed) a potential to cause or have caused impairment of the environment (i.e., soil, groundwater, surface water, vapor) at, near, or in the vicinity of the site. Based on the findings, an appropriate environmental site assessment may be required in support of the site development. A report presenting the results/findings of the above required site investigation(s) and any necessary assessment, including all supporting documentation, shall be submitted to DERM for review prior to the submittal of site development plans, including but not limited to soil improvement plans, drainage plans, dewatering plans, etc. DERM review and approval of said documents shall be required.

All construction plans (inclusive of drainage) and dewatering plans shall require approval from the Environmental Monitoring and Restoration Division of DERM (EMRD) as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

Any contaminated portion of the site that is proposed to be sold, transferred, or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred, or dedicated to the County, please note that all soil, groundwater, or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and, for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane, or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments, could result in the county declining to accept the proposed dedication. This may, in turn, result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after a public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way, as well as any other projects or plans.

Water and Sewer

Water Demand/Sewer Flow Analysis

As noted in the “Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario” table below, the maximum water demand under the current CDMP Land Use designation of “Low-Medium Density Residential” is estimated to be 12,045 gallons per day (gpd), as shown under Scenario 1. The maximum water demand under the requested CDMP Land Use Designation of “Medium Density Residential with One Density Increase” for 340 multifamily residential units would be 45,900 gpd, as shown under Scenario 2, which represents a potential increase of approximately 33,855 gpd for water and sewer service. However, the applicant has proffered a covenant limiting the site to 192 multifamily units, which would result in 25,920 gpd, or an increase of 13,875 gpd (Scenario 3).

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

Scenario	Use (Maximum Allowed)	Quantity (Units or Square Feet)	Water Demand Multiplier*	Projected Water Demand (gpd)
Current CDMP Potential – “Estate Density Residential”				
1	Single Family Detached	73	165 gpd/unit	12,045 gpd
Requested CDMP Designation – “Medium Density Residential with One Density Increase”				
2	Multi Family	340	135 gpd/unit	45,900 gpd
Requested CDMP Designation – “Medium Density Residential with One Density Increase” with Covenant				
3	Multi Family	192	135 gpd/unit	25,920 gpd

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

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

Potable Water Supply

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

There is an existing 16-inch water main (E11826-1) in SW 232nd Street and SW 124th Court, abutting the northeastern corner of the property. Per WASD’s Rules and Regulations since the proposed development is considered a residential project connecting to water for the first time, a water main extension along one side will be required. Therefore, the developer may connect to an existing 16-inch plug (E11826-1) at the intersection of SW 124th Court and SW 232nd Street and extend a new 16-inch water main westerly along SW 232nd Street (Section Line) to the northwest corner of the property, interconnecting to an existing 20-inch water main in S. Dixie Highway and proposed SW 232nd Street, in order to provide water service to the proposed development.

Any public water main extension within the property shall be 8-inch minimum diameter for low density residential development and 12-inch minimum diameter for high density residential development. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with (2) points of connection. Final points of

connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered.

At this time, there is a project in the vicinity of the subject site, located at the northwest corner of SW 232nd Street and SW 124th Court. Said project has a WASD Agreement No. 33236 for the new construction of 2 duplexes (4 units).

Sewer Treatment Plant Capacity

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

There is an existing 8-inch sanitary gravity sewer system (ES7843-3; MH # 15 per Sewer As-built) located in South Dixie Highway, approximately 210 feet northeast of proposed SW 232nd Street, to where the developer may connect and extend a new 8-inch gravity sewer southwesterly AT FULL DEPTH along South Dixie Highway to SW 232nd Street, thence extend the same 8-inch gravity sewer easterly AT FULL DEPTH along theoretical SW 232nd Street as required to provide service to the proposed development, provided there is sufficient depth and that there are no obstacles which would preclude construction of the sewer system. Also, if an additional connection to sewer is required, there is an existing 8-inch gravity sewer (ES7843-7) at SW 125th Avenue west of SW 123rd Road, and another 8-inch gravity sewer (ES8206-1) at SW 232nd Street and SW 124th Court to where the developer may connect to provide sewer service.

The developer is responsible for providing the minimum coverage on the proposed sewer main extension as specified in WASD's Design Standards. Final points of connections and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement is offered.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 1113 and P.S. No. 522. Said pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations, depending on the following two development scenarios.

Scenario No. 1: 340 Multi-Family Units (Apartments).

P.S. No. 1113

Existing NAPOT: 4.83 hrs.

Proposed Development: 45,900 gpd Proposed

Projected NAPOT: 7.38 hrs.

P.S. No. 522

Existing NAPOT: 4.79 hrs.

Proposed Development: 45,900 gpd Proposed

Projected NAPOT: 4.84 hrs.

Scenario No. 1: 192 Multi-Family Units (Apartments).

P.S. No. 1113

Existing NAPOT: 4.83 hrs.

Proposed Development: 25,920 gpd Proposed

Projected NAPOT: 6.27 hrs.

P.S. No. 522

Existing NAPOT: 4.79 hrs.

Proposed Development: 25,920 gpd Proposed

Projected NAPOT: 4.82 hrs.

Note to the Developer:

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

Solid Waste

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

Level of Service Standard

CDMP Policy SW-2A establishes the adopted Level of Service (LOS) standard for the County's Solid Waste Management System. This CDMP policy requires the County to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long-term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five years. Since the DSWM assesses capacity on a system-wide basis, it is not practical or necessary to make determinations concerning the adequacy of solid waste disposal capacity on a case-by-case basis. Instead, the DSWM issues a periodic assessment of the County's status in terms of 'concurrency,' the ability to maintain the adopted LOS system-wide. As of FY 2023-2024, the DSWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the application(s) reviewed here, which are not anticipated to have a negative impact on disposal service.

Application Impacts

Adoption of this amendment will likely result in the development of 192-340 multi-family units. The DSWM does not actively compete for multifamily collection service at this time. The proposed amendment will have no significant impact or associated costs relative to DSWM collection services, disposal services or solid waste facilities.

Parks

PROS offers the following analysis regarding the existing park service characteristics, future service conditions, required mitigation to maintain CDMP Level of Service (LOS), and a map of service area characteristics. The Department has no objection to this application.

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

Table A - County Parks (Local) Within a 3 Mile Radius of Application Area.

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
CARIBBEAN PARK	11900 SW 200TH ST	NEIGHBORHOOD PARK	5.48	LOCAL
CHARLES BURR PARK	20150 SW 127TH AV	NEIGHBORHOOD PARK	3.7	LOCAL
CUTLER RIDGE SKATE PARK	SW 211 ST AND HEFT	SINGLE PURPOSE PARK	3.44	LOCAL
DEBBIE CURTIN PARK	22821 SW 112TH AVE	NEIGHBORHOOD PARK	9.78	LOCAL
GOULDS WAYSIDE PARK	22686 SW 123RD RD	NEIGHBORHOOD PARK	2.72	LOCAL
JL (JOE) & ENID W. DEMPS PARK	11350 SW 216TH ST	COMMUNITY PARK	30.55	LOCAL
JOE AND COLLEEN GRIFFIN PARK	12821 SW 232ND ST	NEIGHBORHOOD PARK	4.33	LOCAL
KEVIN BROILS PARK	26188 SW 125TH AVE	NEIGHBORHOOD PARK	5.22	LOCAL
LINCOLN ESTATES PARK	22210 SW 108TH AVE	MINI PARK	0.82	LOCAL
LINCOLN PARK	22011 SW 102ND AVE	MINI PARK	0.5	LOCAL
NARANJA PARK	14150 SW 264TH ST	COMMUNITY PARK	8.36	LOCAL
PINE FOREST PARK	12875 SW 208TH ST	NEIGHBORHOOD PARK	6.62	LOCAL
PINE ISLAND LAKE PARK	26898 SW 128TH AVE	NEIGHBORHOOD PARK	18.21	LOCAL
PRINCETONIAN PARK	25120 SW 127TH AVE	NEIGHBORHOOD PARK	6.53	LOCAL
ROBERTA HUNTER LEGACY PARK	SW 117 AVE & 200 ST	NEIGHBORHOOD PARK	20.39	LOCAL
SHARMAN PARK	12370 SW 218TH ST	COMMUNITY PARK	6.84	LOCAL
SILVER PALMS PARK 1	11344 SW 234TH LN	NEIGHBORHOOD PARK	1.05	LOCAL
SILVER PALMS PARK 2	11300 SW 240TH LN	NEIGHBORHOOD PARK	1.3	LOCAL
SILVER PALMS PARK 3	11306 SW 242ND ST	NEIGHBORHOOD PARK	0.81	LOCAL
SILVER PALMS PARK 4	24150 SW 114TH CT	NEIGHBORHOOD PARK	1.09	LOCAL
SILVER PALMS PARK 5	11741 SW 233RD LN	NEIGHBORHOOD PARK	0.83	LOCAL
SILVER PALMS PARK 6	23380 SW 118TH AVE	NEIGHBORHOOD PARK	1.93	LOCAL
SILVER PALMS PARK 7	23800 SW 118TH PL	NEIGHBORHOOD PARK	6.2	LOCAL
SOUTH MIAMI HEIGHTS PARK	20800 SW 117TH AVE	NEIGHBORHOOD PARK	5.9	LOCAL
TAMARIND PARK	23437 SW 107TH AVE	NEIGHBORHOOD PARK	1.56	LOCAL
WILLIAM RANDOLPH COMMUNITY PARK	11951 BAILES RD	NEIGHBORHOOD PARK	10.46	LOCAL

Existing CDMP Land Use: The existing “Low-Medium Density Residential” CDMP Land Use Designation would allow as many as 73 single-family detached residential units and an anticipated population as high as 277. The concurrency analyses result in an impact of 0.76

acres, based on the minimum Level of Service Standard for the provision of local recreation open space in the Recreation and Open Space Element of the CDMP.

Proposed CDMP Amendment: The proposed “Medium Density Residential with One Density Increase” CDMP Land Use Designation together with the proffered covenant would limit development to 192 multi-family residential units and an anticipated population of 466. The concurrency analyses result in an impact of 1.28 acres, based on the minimum Level of Service of the CDMP.

The proposed “Medium Density Residential with One Density Increase” CDMP Land Use Designation without the proffered covenant would allow as many as 340 multi-family residential units and an anticipated population of 826. The concurrency analyses result in an impact of 2.27 acres, based on the minimum Level of Service of the CDMP.

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

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

Recommendations: PROS offers the following recommendations:

- Given the anticipated impact of 1.28 acres of local parkland, PROS recommends that the applicant provide a full or partial public parkland conveyance, in-lieu of park impact fee payment. PROS requests that the applicant coordinate a meeting with the Department to explore this option further.
- Provide pedestrian access from the property to the Miami-Dade Busway Corridor and US-1, as indicated in the existing Declaration of Restrictions and as indicated in Miami-Dade County’s Urban Design Manual, Volume 1, page 41. PROS strongly encourages that the applicant coordinate with DTPW to explore this further.
- Provide seamless, direct, safe, and clearly marked pedestrian pathways and connectivity between Buildings 2 and 3 and the pool, club room, and dog park.
- Provide adequate bicycle parking for users of the pool, club room, and dog park areas.
- Replace palms with shade trees and enhance tree plantings on east, south, and west sides of buildings to mitigate major heat gain from sun exposure, as indicated in Miami-Dade County’s Urban Design Manual, Volume I, page 69.
- Shift the walking path along the C-102 Canal north allowing for a landscape buffer south of the walking path that provides a strategically placed shaded and enhanced tree canopy for a comfortable user experience.
- Provide walking path lighting and seating areas along the C-102 Canal to ensure a safe and enjoyable recreational experience for users of the walking path.
- Provide enhanced shade canopy and seating in the dog park area to provide an enjoyable recreational experience for amenity users and pets.
- Reduce heat island effects and provide more shaded and walkable areas by integrating as many landscaped parking islands as possible and including tree-lined streets and pedestrian pathways per the Great Streets Vision identified in the Miami-Dade County OSMP and the Miami-Dade County Urban Design Manual, Volume I, page 26.

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

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

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

Objective ROS-8 The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Policy LU-7B It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to pedestrian, bicycle and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians or bicyclists, pedestrian and bicycle accommodations shall include, as appropriate, continuous sidewalks to the transit station, cross walks and pedestrian signals, bicycle lanes/paths, bicycle parking facilities, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian/bicycle paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians and bicyclists.

Objective CHD-1 Miami-Dade County shall apply design standards to the public domain to encourage physical activity across generations.

Policy CHD-1A Miami-Dade County shall create a network of sidewalks, trails, accessible parks and recreation facilities that establishes a pedestrian-friendly and bicyclist-friendly environment, which encourages physical activity and links destinations, such as restaurants, shops, workplaces and neighborhood-based retail to each other and residential areas.

Policy CHD-1C Design and develop neighborhoods that provide a comfortable and safe environment conducive for programs that integrate physical activity in the daily lives of children and adults.

Policy CHD-1F Adopt and implement by 2014 high-quality streetscape design standards and façade treatments to reflect the character of the community to attract pedestrian activity.

Objective CHD-2 Miami-Dade County shall apply design standards to private development projects to encourage physical activity across generations.

Policy CHD-2A Miami-Dade County will encourage land development to incorporate community design principles that encourage physical activity through the promotion of strategies, when appropriate, but not limited to:

1. Utilization of non-motorized transportation modes;
2. Location of public facilities accessible by multiple transportation modes;
3. Availability and maintenance of quality pedestrian paths or sidewalks;
4. Provision of street furniture and lighting enhancements;
5. Provision of civic and recreational facilities;
6. Establishment of interconnectivity between similar development projects through vehicular and/or pedestrian/bicycle cross access; and
7. Provision of pedestrian and bicycle linkages between existing residential and non-residential land uses.

Policy CHD-2B Encourage well-designed infill and redevelopment to reduce vehicle miles traveled, improve air quality, and support an outdoor environment that is suitable for safe physical activity.

Policy CHD-3A Design and develop neighborhoods that can facilitate children walking safely to Miami-Dade County Schools.

Fire and Rescue Service

The Property is served by Station No. 5 (Goulds) located at 13150 SW 238 St., Miami, FL. 33032. The station is equipped with one (1) Engine and one (1) Rescue with seven (7) firefighters/paramedics, 24 hours a day, seven (7) days a week. Average travel time to incidents in the vicinity of the Property is approximately 7:47 minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8 minutes at 90% of all incidents. Travel time to the vicinity of the subject's application complies with the performance objective of national industry. There are no planned services in the vicinity of the property at this time.

The Level of Service Standard for Fire Flow and Application Impacts:

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

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

The current CDMP designation of "Low-Medium Density" allows for potential development of a total of 73 single family units that generate 24 annual alarms. The proposed CDMP designation "Medium Density Residential with One Density Increase" will allow a potential development of 340 MF units. The proposed development will generate approximately 112 annual alarms. The 112 annual alarms will result in a high impact to existing fire rescue services.

While the proposed development will result in a high impact to MDRF services, presently, fire and rescue service in the vicinity of the Property is adequate. Based on the current call volume for

Station No. 5 and existing stations within proximity of the subject property, all stations combined are capable of mitigating the additional number of alarms. Additional stations include Station No. 70 (Coconut Palm), located at 11451 SW 248 St, Miami, FL 33032, and Station No. 34 (Cutler Ridge), located at 10850 SW 211 St, Cutler Bay, Florida 33189.

As part of the rezoning process, MDRF is requesting that at time of permitting (or prior, under a separate ASPR application) a detailed site plan must be submitted for review to the Fire Engineering and Water Supply Bureau. At such time, the Bureau will review the site plan to assure compliance with the Florida Fire Prevention Code (FFPC), National Fire Protection Association (NFPA) standards and any other local regulations dictated by other County agencies. Any discrepancy or variation from the standards will be noted on a separate memorandum and must be adhered to accordingly prior to the platting and/or permitting stages of the development.

Public Schools

Level of Service Standard

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

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

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

Application Impact

This application, if approved, may increase the student population of the schools serving the application site by an additional 39 students. This number includes a reduction of 33.68% to account for charter and magnet schools (schools of choice). Of the 39 students, 20 are expected to attend elementary schools, 8 are expected to attend middle schools, and 11 are expected to attend senior high schools. The students will be assigned to those schools identified in the “Concurrency Service Area (CSA) Schools” table below. At this time, the elementary and middle school levels have sufficient capacity to serve the application. However, the senior high school level does not have adequate capacity to serve the application, with a shortfall of 310 student seats at the senior high level. A final determination of public school concurrency and capacity reservation will be made at the time of approval of final plat, site plan, or functional equivalent.

Concurrency Service Area (CSA) Schools

Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
Coconut Palm K-8 Academy (ELEM COMP)	-144	20	0	No	Current CSA
Coconut Palm K-8 Academy (ELEM COMP)	0	20	0	No	Current CSA Five Year Plan
Coconut Palm K-8 Academy (MID COMP)	77	8	8	Yes	Current CSA
Homestead Senior	-310	11	0	No	Current CSA
Homestead Senior	0	11	0	No	Current CSA Five Year Plan
Adjacent Service Area Schools					
Pine Villa Elementary	360	20	20	Yes	Adjacent CSA

Source: Miami-Dade County Public Schools, September 2025

Miami-Dade County Department of Regulatory and Economic Resources, August 2025

Note: CSA means Concurrency Service Area

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

Historic Preservation

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and identified no historic or archaeological resources on the site and had no comments.

Aviation

The application site is located outside of Miami-Dade County Aviation Department's (MDAD) GIS "Aviation Zone." MDAD advises that all uses on the site are required to comply with federal, state and local aviation regulations, including Chapter 33, Zoning, of the Code of Miami-Dade County as it pertains to airport zoning.

Roadways

The application site is ±5.67-acre property located at the southwest corner of SW 232 Street and SW 124 Avenue in unincorporated Miami-Dade County. The site has access from SW 232 Street in the north. The major roadways surrounding this property that would cater to the mobility needs of this project are shown below:

1. SW 248 Street/Coconut Palm Drive is a county-maintained roadway, from US-1 to SW 112 Avenue it is a two-lane undivided roadway and from SW 112 Avenue to SW 103 Avenue it is a separated four-lane divided roadway with posted speed limit of 40 mph.
2. SW 232 Street/Silver Palm Drive is a county-maintained roadway, from SW 124 Court to SW 117 Avenue is a two-lane undivided roadway; from SW 117 Avenue to SW 113 Place, it is a four-lane divided roadway; and from SW 113 Place to SW 112 Avenue, it is a three-lane undivided roadway with posted speed limit of 30 mph.
3. SW 268 Street/Moody Drive from US-1 to SW 112 Avenue is a four-lane undivided county-maintained roadway with posted speed limit of 40 mph.
4. SW 132 Avenue is a county-maintained roadway, from SW 232 Street to South Dixie Highway is a two-lane undivided roadway with posted speed limit of 35 mph.
5. SW 137 Avenue from SW 232 Street to SW 220 Street is a two-lane undivided roadway with posted speed limit of 40 mph.
6. SW 117 Avenue is a county-maintained roadway from SW 222 Street to Bailes Road, is a two-lane undivided roadway; from Bailes Road to SW 236 Street, it is a five-lane divided roadway from SW 236 Street to SW 248 Street, and it is a two-lane undivided roadway with posted speed limit of 30 mph.
7. SW 112 Avenue is a state-maintained roadway north of Turnpike and county-maintained south of Turnpike, from SW 227 Street to SW 256 Street it is a five-lane divided roadway with posted speed limit of 40/45 mph. It has an interchange with Florida's Turnpike.
8. SW 127 Avenue from South Dixie Highway to SW 248 Street is a two-lane undivided county-maintained roadway with posted speed limit of 30 mph.
9. South Dixie Highway from SW 248 Street to SW 222 Street is a four-lane divided state-maintained roadway with posted speed limit of 45 mph.
10. Florida's Turnpike from SW 232 Street to SW 128 Court is a four-lane state-maintained expressway with posted speed limit of 60 mph.

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

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

Existing Conditions

Existing traffic conditions on major roadways adjacent to and in the vicinity of the application site, which are currently monitored by the State (Year 2024) and the County (Year 2024), are operating at acceptable levels of service. See "Traffic Impact Analysis on Roadways Serving the Amendment Site" table below.

Trip Generation

The maximum development potential scenarios under each the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of "Low-Medium Density Residential" (6 - 13 du/ac) the application site is assumed to be developed with 73 single-family detached units. Under the requested CDMP land use designation of "Medium Density Residential with one density increase" (25 - 60 du/ac) the application site is assumed to be developed with 340 multi-family units. The potential development of 73 single-family detached units under the current CDMP land use designation is expected to generate approximately 74 PM peak hour trips and the potential development of 340 multi-family units under the requested CDMP land use designation is expected to generate approximately 133 PM peak hour trips or approximately 59 more PM peak hour trips than the current CDMP designation. See "Estimated PM Peak Hour Trip Generation" table below.

Estimated PM Peak Hour Trip Generation
By Current and Requested CDMP Land Use Designations

Application# CDMP20250008	Current CDMP Designation and Assumed Use Estimated No. Of Trips	Requested CDMP Designation and Assumed Use Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
Land Use	"Low-Medium Density Residential (6 - 13 du/ac)"	"Medium Density Residential with one density increase (25 - 60 du/ac)"	
Maximum Development Potential	73 single-family detached units ¹	340 multi-family units ²	
Net Trips Generated	74	133	+59

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

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

² – ITE Land Use Code used for Multi-Family is 221 (Multifamily Housing – Mid Rise).

Short Term Traffic Evaluation

An evaluation of peak-period traffic concurrency conditions was conducted as of May 2025, which considers reserved trips from approved development not yet constructed, programmed roadway capacity improvements listed in the first three years of the County's adopted 2025 *Transportation Improvement Program (TIP)*, and the PM peak hour trips estimated to be generated by the development scenarios assumed to be developed under the requested CDMP LUP map designation. This evaluation determined that all roadways monitored for concurrency adjacent to and in the vicinity of the application site are currently operating at acceptable Level of Service (LOS) standards. The "Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation" table below shows that all roadways impacted by the project are operating at acceptable level of service standards.

Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation Roadway Lanes, Existing and Concurrency PM Peak Period Operating Level of Service (LOS)														
Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existin g LOS	Approved D.O's Trips	Total Trips With D.O's Trips	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	% Impact	Total Trips With Amend.	Concurrency LOS with Amend.
Proposed Development: 340 Multi-Family Units, generating 133 PM peak hour trips.														
9790	SW 127 Avenue	south of SW 216 St.	2 UD	D	1,197	376	C	217	593	C	7	0.56%	600	C
F-0050	SW 112 Avenue	north of Florida's Turnpike/HEFT	4 DV	D	3,580	2,553	C	608	3,161	C	3	0.07%	3,164	C
F-0008	US 1/SR 5	south of SW 232 Street	4 DV	E+20%	4,296	2,593	C	806	3,399	C	69	1.61%	3,468	C
9898	SW 216 Street	west of US 1/SR 5	2 UD	D	1,440	761	C	488	1,249	D	3	0.18%	1,252	D
9908	SW 232 Street	west of US 1/SR 5	2 UD	D	1,440	832	C	488	1,320	D	11	0.74%	1,331	D
99103	SW 232 Street	east of US 1/SR 5	2 UD	D	1,197	404	C	53	457	C	15	1.22%	472	C
99736	SW 112 Avenue	north of SW 232 Street	4 DV	D	3,580	2,099	C	669	2,768	C	11	0.30%	2,779	C
9914	SW 248 Street	east of SW 127 Avenue	2 UD	E	1,440	665	C	362	1,027	C	11	0.74%	1,038	C
9971	US 1/SR 5	south of SW 248 St.	4 DV	E+20%	4,296	1,955	C	1,267	3,222	D	19	0.43%	3,241	D
F-2264 ⁽¹⁾	Florida's Turnpike/HEFT	north of SW 112 Avenue	6 DV	D	10,220	8,365	D	0	8,365	D	1	0.01%	8,366	D
F-2258 ⁽²⁾	Florida's Turnpike/HEFT	north of SW 137 Avenue	6 DV	D	10,220	8,153	D	0	8,153	C	1	0.01%	8,154	C
Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, May 2025.														
Notes: DV= Divided Roadway; UD=Undivided Roadway.														
(1) 2023 traffic counts were collected by Bowman Consulting														
(2) Peak Hour Volume information based on FDOT's online database for traffic counts, 2023 and using the FDOT Daily Data (0.09 K-Factor)														
* County adopted roadway level of service standard applicable to the roadway segment: D (90% capacity); E (100% capacity); E+20% (120% capacity for roadways serviced with mass transit having 20 minutes or less headways in the Urban Infill Area (UIA); E+50% (150% capacity for locations with extraordinary transit service)														

Application Impact

The maximum development potential scenarios under each the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of “Low-Medium Density Residential” (6 - 13 du/ac) the application site is assumed to be developed with 73 single-family attached units which would generate approximately 74 PM peak hour trips. Under the requested CDMP land use designation of “Medium Density Residential with one density increase” (25 - 60 du/ac) the application site is assumed to be developed with 340 multi-family units which would generate approximately 133 PM peak hour trips. The requested change in CDMP land use designation is expected to generate approximately 59 more PM peak hour trips than the current CDMP designation.

The concurrency analysis determined that all roadways adjacent to and in the vicinity of the application site are currently operating within the County’s adopted Level of Service (LOS) standards.

Applicant’s Traffic Study

The applicant’s transportation consultant, Vala Group, Inc., prepared the *CDMP Traffic Analysis* dated May 26, 2025. A copy of the Traffic Study’s Executive Summary is included in the Appendix. The complete Traffic Study is available online at the Department’s website at https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/20d2cd4e-4818-4d0e-82e3-49dd16c2c016. The Traffic Study analyzes the existing, short term and long-term traffic impacts that the proposed project will have on the roadways adjacent to and in the vicinity of the application site.

The trip generation analysis for the existing and proposed land use is shown in Table 1 of the traffic study. The PM Peak Hour trip generation for the existing development potential of 73 single family attached dwelling units would be 40 trips. Per the requested land use change the project can be developed with 340 multi-family units but the applicant has submitted a covenant to restrict the project to 192 multi-family units. The trip generation for the restricted development potential of 192 multi-family dwelling units would be 75 PM Peak Hour trips or approximately 35 more PM peak hour trips than the current CDMP designation. See applicant’s Table 1 below for trip generation analysis.

Table 1 – Trip Generation Summary**DAILY**

FUTURE LAND USE DESIGNATION	LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS		
							IN	OUT	TOTAL
Current	Single Family Attached Housing	215	73 Units	T= 7.62 (X) - 50.48	50%	50%	253	253	506
Proposed ⁽²⁾	Multi family Housing (Midrise)	221	192 Units	T= 4.77 (X) - 46.46	50%	50%	435	434	869
Proposed less Current Used for 2045 Analysis							182	181	363

AM PEAK HOUR

FUTURE LAND USE DESIGNATION	LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS		
							IN	OUT	TOTAL
Current	Single Family Attached Housing	215	73 Units	T= 0.52 (X) - 5.7	31%	69%	10	22	32
Proposed ⁽²⁾	Multi family Housing (Midrise)	221	192 Units	T= 0.44 (X) - 11.61	23%	77%	17	56	73
Proposed less Current Used for 2045 Analysis							7	34	41

PM PEAK HOUR

FUTURE LAND USE DESIGNATION	LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS		
							IN	OUT	TOTAL
Current	Single Family Attached Housing	215	73 Units	T= 0.6 (X) - 3.93	57%	43%	23	17	40
Proposed ⁽²⁾	Multi family Housing (Midrise)	221	192 Units	T= 0.39 (X) + 0.34	61%	39%	46	29	75
Proposed less Current Used for 2045 Analysis							23	12	35

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

(2) Covenant will limit Maximum Density to 192 Dwelling Units.

The site is located on TAZ 1396, the cardinal trip distribution for this TAZ was obtained from Miami-Dade County Transportation Planning Organization's travel demand model called as Southeast Florida Regional Planning Model (SERPM). The TPO publishes cardinal trip distribution for the years 2015 and 2045. The cardinal distribution for the year 2027 was generated by interpolating the distribution percentages of the years 2015 and 2045. Table 2 below shows the year-2026 trip distribution for TAZ 1396. Figure 2 below shows the project traffic assignment based on the 2026 trip distribution for TAZ 1396.

Table 2 – Site Traffic Distribution

YEAR	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2015	44.80%	11.00%	0.70%	8.60%	17.00%	5.10%	3.10%	9.90%
2045	49.80%	7.40%	0.80%	2.70%	19.60%	6.50%	1.90%	11.40%
2027	46.80%	9.56%	0.74%	6.24%	18.04%	5.66%	2.62%	10.50%

The applicant's traffic study reviewed the existing traffic conditions on the surrounding roadway network using the County's and FDOT's 2024 traffic count data. Eleven surrounding roadway segments were analyzed for afternoon peak hour capacity conditions, and it was determined that all roadways are functioning at an acceptable level of service. See the applicant's Table 4 below for the existing roadway condition analysis.

applicant's traffic study reviewed the existing traffic conditions on the surrounding roadway network using the County's and FDOT's 2024 traffic count data. Eleven surrounding roadway segments were analyzed for afternoon peak hour capacity conditions, and it was determined that all roadways are functioning at an acceptable level of service. See the applicant's Table 4 below for the existing roadway condition analysis.

Table 4 – 2025 Existing Conditions Roadway Capacity Summary

COUNT STATION/ FDOT SITE	ROADWAY	FROM	TO	FACILITY TYPE	ADOPTED LOS ³	LOS CAPACITY	TRAFFIC COUNT	DO TRIPS	TOTAL VOLUME	LOS	VOLUME TO CAPACITY RATIO (V/C)	MEETS CAPACITY
MDC9790 ¹	SW 127 Avenue	SW 216 Street	SW 232 Street	2L	D	1,197	376	217	593	C	0.50	YES
FDOT 0050 ¹	SW 112 Avenue	SW 248 Street	SW 264 Street	4LD	E	3,580	2,553	608	3,161	C	0.88	YES
FDOT 0008 ¹	US-1	SW 216 Street	SW 232 Street	4LD	E+20%	4,296	2,593	806	3,399	C	0.79	YES
MDC9898 ¹	SW 216 Street	US-1	SW 134 Avenue	2L	D	1,440	761	488	1,249	C	0.87	YES
MDC9908 ¹	SW 232 Street	US-1	SW 134 Avenue	2L	D	1,440	832	488	1,320	C	0.92	YES
MDC9103 ¹	SW 232 Street	US-1	SW 117 Avenue	2L	D	1,197	404	53	457	C	0.38	YES
MDC9736 ¹	SW 112 Avenue	SW 216 Street	SW 232 Street	4LD	D	3,580	2,099	669	2,768	C	0.77	YES
MDC9914 ¹	SW 248 Street	SW 112 Avenue	SW 127 Avenue	2L	E	1,440	665	362	1,027	C	0.71	YES
MDC9971 ¹	US-1	SW 248 Street	SW 268 Street	4LD	E+20%	4,296	1,955	1,267	3,222	E	0.75	YES
FDOT-2264 ²	Florida's Turnpike	SW 248 Street	SW 232 Street	6LD	D	10,220	8,365	0	8,365	D	0.82	YES
FDOT-2258 ²	Florida's Turnpike	SW 248 Street	SW 268 Street	6LD	D	10,220	8,153	0	8,153	D	0.80	YES

Notes: 1. Based on MDC Traffic Concurency Database.

2. Based on Collected Data

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

The applicant's traffic study included a cumulative 2027 short term roadway impact analysis, which included reserved trips from approved developments not yet constructed, a 0.15 percent annual growth-rate factor based on FDOT's historical traffic volumes to account for future background volumes, project trips from the nearby CDMP amendment projects – Lennar Korge Princeton (CDMP20240010), Bluenest 24000 SW 124 Avenue (CDMP20240019), Country Palms Sommerset Academy (CDMP20230001), Blue Tango (CDMP20230027), AMC Park (CDMP20230022), Bluenest Development/K Legacy Townhouses (CDMP20240008), Bluenest Development/Bluenest at SW 226 Street (CDMP20240017), and Bluenest at 24425 SW 127 Avenue (CDMP20240018), programmed roadway capacity improvements listed in the first three years of the County's adopted 2025 Transportation Improvement Program (TIP), and the PM peak hour trips estimated to be generated by the proposed development. This evaluation determined that two roadways adjacent to and in the vicinity of the application site would be operating below the County's adopted Level of Service (LOS) standards in 2027.

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

The two roadways that are projected to fail in 2027, fail even without impacts from this project. Also, the traffic impacts from this project on the two roadway segments are not significant as the percentage impact is less than five percent of the roadway's maximum capacity. See the applicant's Table 7A below for the short-term roadway impact analysis.

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

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

The four roadways that are projected to fail in 2045, fail even without impacts from this project. Also, the traffic impact from this project on the four roadway segments is not significant as the percentage impact is less than five percent. See the applicant's Table 7B below for the 2045 Long Term analysis.

To conclude, the applicant's traffic study assessed the impacts of the proposed CDMP amendment on the roadway segments surrounding the application site. The traffic analysis was prepared for existing, short-term (year 2027) and long-term (year 2045) traffic conditions. The results indicate that all the impacted roadways are functioning within the adopted LOS for the existing traffic conditions, two roadway segments fail in the short-term and four roadway segments fail in the long term. The failing roadways in the short term and long term are not

significantly impacted by the project traffic and thereby do not require mitigation, except for the US-1 that is a CDMP designated Evacuation Route. The applicant has included within the proffered covenant a commitment to entering into a proportionate fair share mitigation payment with the County to address the impacts to US-1.

Table 7A Supplemental Cumulative 2027 Short Term Roadway Capacity Analysis Summary

COUNT STATION	ROADWAY	FROM	TO	FACILITY TYPE	ADOPTED LOS	LOS CAPACITY	TRAFFIC COUNT	DO TRIPS	2027 VOLUME*	PROJECT TRIPS										TOTAL TRAFFIC	VOLUME TO CAPACITY RATIO (V/C)	LOS WITH PROJECT	MEETS CONCURRENCY?
										Summer Breake	Princeton III	Princeton Assemblage	Bluenest 24415 SW 127 Avenue	Bluenest 24000 SW 124 Avenue	Ki-Legacy Townhomes	AMC Park	Bluenest at SW 226 Street	Blue Tango	Somerset Academy				
MDC 9790	SW 127 Avenue	SW 216 Street	SW 232 Street	2L	D	1,197	376	217	620	4	10	3	3	3	1	3	14	0	0	661	0.55	C	YES
FDOT 0050	SW 112 Avenue	SW 248 Street	SW 264 Street	4LD	E	3,580	2,553	608	3,345	2	2	1	1	1	2	1	0	36	11	3,402	0.95	D	YES
FDOT 0008	US-1	SW 216 Street	SW 232 Street	4LD	E+20%	4,296	2,593	806	3,585	39	33	10	11	10	5	44	6	5	0	3,748	0.87	D	YES
MDC 8838	SW 216 Street	US-1	SW 134 Avenue	2L	D	1,440	761	488	1,304	2	9	3	3	3	1	10	7	0	0	1,342	0.93	D	YES
MDC 9808	SW 232 Street	US-1	SW 134 Avenue	2L	D	1,440	832	488	1,380	6	8	1	1	1	2	5	2	0	4	1,410	0.98	D	YES
MDC 9103	SW 232 Street	US-1	SW 117 Avenue	2L	D	1,197	404	53	486	8	5	2	2	2	6	10	2	5	18	546	0.46	C	YES
MDC 9736	SW 112 Avenue	SW 216 Street	SW 232 Street	4LD	D	3,580	2069	669	2,919	6	8	3	3	3	14	0	0	12	11	2,979	0.83	D	YES
MDC 9914	SW 248 Street	SW 112 Avenue	SW 127 Avenue	2L	E	1,440	665	362	1,075	6	8	3	3	3	5	7	0	21	67	1,198	0.83	C	YES
MDC 9971	US-1	SW 248 Street	SW 268 Street	4LD	E+20%	4,296	1,955	1,267	3,363	10	15	5	5	5	0	17	0	11	34	3,465	0.81	E	YES
FDOT-2264	Florida's Turnpike	SW 248 Street	SW 232 Street	6LD	D	10,220	8,365	0	8,966	0	2	1	1	1	5	3	0	29	38	9,046	0.89	D	YES
FDOT-2258	Florida's Turnpike	SW 248 Street	SW 268 Street	6LD	D	10,220	8,153	0	8,739	0	2	1	1	1	0	2	0	7	16	8,769	0.86	C	YES
F-8870	SW 248 Street	SW 87 Avenue	SW 97 Avenue	2L	D	1,197	212	0	227	0	0	0	0	0	0	0	0	1	0	228	0.19	C	YES
MDC 9822	SW 137 Avenue	US-1	Florida's Turnpike	4LD	E+20%	3,866	1,092	777	1,948	0	0	1	0	0	0	0	0	12	29	1,990	0.51	C	YES
MDC 9904	SW 220 Street	US-1	SW 216 Street	2L	D	1,197	394	56	478	0	0	0	0	0	6	0	0	0	4	488	0.41	C	YES
F-8124**	SW 248 Street	SW 127 Avenue	SW 137 Avenue	2L	D	1,440	1432	0	1,535	0	0	0	0	0	0	0	0	1	61	1,597	1.11	F	NO
MDC 9916	SW 248 Street	US-1	SW 147 Avenue	2L	E	1,440	553	169	762	0	0	0	0	0	0	0	0	21	5	788	0.55	C	YES
MDC 9738	SW 112 Avenue	SW 264 Street	HEFT	4LD	D	3,420	1394	77	1,571	0	0	0	0	0	0	0	0	12	2	1,585	0.46	C	YES
FDOT 346	US-1	SW 112 Avenue	SW 200 Street	6LD	E+20%	6,468	3450	310	4,008	0	0	35	0	0	0	0	15	5	31	4,094	0.63	C	YES
MDC 9896	SW 216 Street	SW 112 Avenue	Old Cutler Road	4LD	D	2,628	2470	13	2,661	0	0	0	0	0	4	0	0	0	0	2,665	1.01	F	NO
FDOT 1095	SW 112 Avenue	SW 200 Street	SW 216 Street	4LD	E	3,580	2632	33	2,854	0	0	0	0	0	14	0	0	0	0	2,868	0.80	C	YES
MDC 9900	SW 216 Street	SW 127 Avenue	SW 137 Avenue	2L	C	1,359	777	145	978	0	0	0	0	0	0	0	7	0	0	985	0.72	C	YES
MDC 9910	SW 232 Street	SW 137 Avenue	SW 147 Avenue	2L	C	1,359	621	155	821	0	0	0	0	0	0	0	1	0	0	822	0.60	C	YES

* 2027 volumes derived by applying a growth rate and adding development order traffic

** 2027 volumes taken from Committed Development Study

Table 7B Supplemental Cumulative 2045 Long Term Roadway Capacity Analysis Summary

COUNT STATION	ROADWAY	FROM	TO	FACILITY TYPE ¹	ADOPTED LOS	LOS CAPACITY ¹	2045 DAILY VOLUME	2045 PEAK HOUR VOLUME ²	PROJECT TRIPS								TOTAL TRAFFIC	VOLUME TO CAPACITY RATIO (V/C)	LOS WITH PROJECT	MEETS CAPACITY		
									Summer/ Breeze	Princeton III	Princeton Assemblage	Bluenest 24425 SW 127 Avenue	Bluenest 24000 SW 124 Avenue	K-Legacy Townhomes	AMC Park	Bluenest at SW 226 Street					Blue Tango	Sommeret Academy
MDC 9790	SW 127 Avenue	SW 216 Street	SW 232 Street	2L	D	1,197	21,200	1,908	2	7	1	1	0	0	2	0	0	0	1,921	1.60	F	NO
FDOT 0050	SW 112 Avenue	SW 248 Street	SW 264 Street	4LD	E	3,580	12,800	1,152	1	1	0	0	0	1	1	0	3	3	1,162	0.32	C	YES
FDOT 0008	US-1	SW 216 Street	SW 232 Street	4LD	E+20%	4,296	48,500	4,365	18	22	11	2	0	2	26	0	1	0	4,447	1.04	F	NO
MDC 9898	SW 216 Street	US-1	SW 134 Avenue	2L	D	1,440	16,200	1,458	1	6	3	1	0	0	6	0	0	0	1,475	1.02	F	NO
MDC 9908	SW 232 Street	US-1	SW 134 Avenue	2L	D	1,440	13,100	1,179	3	6	1	0	0	1	3	0	0	1	1,194	0.83	D	YES
MDC 9736	SW 112 Avenue	SW 216 Street	SW 232 Street	4LD	D	3,580	27,200	2,448	3	6	3	1	0	5	0	0	8	3	2,477	0.69	C	YES
MDC 9914	SW 248 Street	SW 112 Avenue	SW 127 Avenue	2L	E	1,440	12,500	1,125	3	6	4	1	0	2	4	0	5	14	1,164	0.81	C	YES
MDC 9971	US-1	SW 248 Street	SW 268 Street	4LD	E+20%	4,296	40,400	3,636	5	10	3	1	0	0	10	0	3	7	3,675	0.86	D	YES
FDOT-2264	Florida's Turnpike	SW 248 Street	SW 232 Street	8LD	D	13,620	134,500	12,105	0	1	1	0	0	2	2	0	7	9	12,127	0.89	D	YES
FDOT-2258	Florida's Turnpike	SW 248 Street	SW 268 Street	8LD	D	13,620	128,200	11,538	0	1	1	0	0	0	1	0	2	3	11,546	0.85	D	YES
F-8370	SW 248 Street	SW 87 Avenue	SW 97 Avenue	2L	D	1,197	3,900	351	0	0	0	0	0	0	0	0	0	0	351	0.29	C	YES
MDC 9822 ³	SW 137 Avenue	US-1	Florida's Turnpike	4 LD	E+20%	3,866	34,900	3,141	0	0	0	0	0	0	0	0	1	6	3,148	0.81	C	YES
MDC 9904 ³	SW 220 Street	US-1	SW 216 Street	2L	D	1,197	4,100	369	0	0	0	0	0	2	0	0	0	1	372	0.31	C	YES
F-8124 ³	SW 248 Street	SW 127 Avenue	SW 137 Avenue	2L	D	1,440	12,500	1,125	0	0	0	0	0	0	0	0	0	13	1,138	0.79	C	YES
MDC 9916 ³	SW 248 Street	US-1	SW 147 Avenue	2L	E	1,440	1,700	153	0	0	0	0	0	0	0	0	0	1	154	0.11	C	YES
MDC 9738 ³	SW 112 Avenue	SW 264 Street	HEFT	4LD	D	3,420	14,900	1,341	0	0	0	0	0	0	0	0	0	0	1,341	0.39	C	YES
FDOT 346 ³	US-1	SW 112 Avenue	SW 200 Street	6LD	E+20%	6,468	68,200	6,138	0	0	0	0	0	0	0	1	0	7	6,146	0.95	E	YES
MDC 9896	SW 216 Street	SW 112 Avenue	Old Cutler Road	4LD	D	2,628	28,200	2,538	0	0	0	0	0	1	0	0	0	0	2,539	0.97	D	YES
FDOT 1095	SW 112 Avenue	SW 200 Street	SW 216 Street	4LD	E	3,580	42,900	3,861	0	0	0	0	0	5	0	0	0	0	3,866	1.08	F	NO

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

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

3. 2045 Volume taken from Committed Development Traffic Study.

Transit

The property is served by Metrobus Routes 34 and 38 at a bus stop located along the South Dade Transitway at SW 232nd St approximately 0.15 miles away (7-minute walk). The general environs of property are also served by Metrobus Route 70 at a bus stop located at SW 248th St and SW 123 Pl approximately 0.9 miles away (21-minute walk). Headways for the services mentioned above are listed in the table below.

Service Headways (in minutes)							
Route	Weekday						Type of Service
	Peak (AM/PM)	Off-Peak (midday)	Evenings (after 8pm)	Overnight	Saturday	Sunday	
34	10	10	N/A	N/A	N/A	N/A	L/F
38	12	15	15	60	15	20	L/F
70	60	60	N/A	N/A	60	60	L

Notes: L means Metrobus local route service
F means Metrobus feeder service to Metrorail or Tri-Rail

Recent Service

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

Future Transportation/Transit Needs and Planned Improvements

According to the TDP there are two Funded Capital Projects. First, The South Dade Transitway project will implement Gold Standard BRT along the Transitway from the SW 344th Street Park-and-Ride to Dadeland South Metrorail Station. Second, The TOD Master Plan for the South Corridor project will plan along the Strategic Miami Area Rapid Transit (SMART) Plan's South Corridor to boost smart economic development and mobility through mixed-use development around transit stations, located approximately 0.3 miles away from the subject site.

DTPW Comments/Recommendations

DTPW's review of mass transit concurrency for this application includes the analysis of CDMP Policies MT-1A. The existing total combined resident and work force population is below 10,000 persons. However, additional residents and employees will be provided with transit service having 10-minute headways. According to the traffic impact study, the proposed change to the CDMP Future Land Use Map will create approximately 363 daily trips above the current level. Additionally, the maximum potential could account for 11 to 18 new transit trips, which can be absorbed by the nearby Metrobus routes and the forthcoming South Dade BRT. Upon DTPW's review for mass transit concurrency, the application CDMP20240008 is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard as stated in CDMP Policy MT-1A. DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. Upon DTPW's review for mass transit concurrency, the application is found to meet the adopted mass transit level-of-service standard contained in CDMP Policy MT-1A. Therefore, **DTPW has no objections to this application subject to the following conditions:**

1. The applicant shall work closely with DTPW's staff to ensure the proposed development harmonizes with and is aligned to the County's vision for the South Dade Corridor of the Strategic Miami Area Rapid Transit (SMART) plan/program, the SMART Bus Express Rapid Transit (BERT) Network, and the South Dade Trail. The South Dade Trail provides access to the existing South Dade Transitway bus stops and proposed Gold Standard BRT stations.

2. The applicant should consider complete street design principles when designing the SW 124th Ct. section as it provides a direct connection to the South Dade Trail and the South Dade transitway.
3. The applicant should design SW 124th Ave and SW 124th Ct Street to have proper bicycle and pedestrian connections to have access to local bus stops.

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

The proposed application would/would not further the following goals, objectives, policies, concepts and guidelines of the CDMP:

- LU-1. The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.
- LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.
- LU-4A. When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
- LU-4D. Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.
- LU-7I. Miami-Dade County will continue to review development incentives to encourage higher density, mixed use and transit-oriented development at or near existing and future transit stations and corridors, and continue to update its land development regulations to remove impediments and promote transit-oriented development.
- LU-8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:
 - i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
 - ii) Enhance or impede provision of services at or above adopted LOS Standards;
 - iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and
 - iv) Enhance or degrade environmental or historical resources; and

- v) Enhance or degrade systems important to the County as a whole including regional drainage, emergency management, transit service, roadways, facilities of countywide significance, and water quality; and
- vi) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated;
- vii) policies under Objective LU-7, herein.

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

CIE-3. CDMP land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.

CHD-2B. Encourage well-designed infill and redevelopment to reduce vehicle miles traveled, improve air quality, and support an outdoor environment that is suitable for safe physical activity.

CON-8A. Specimen trees and Natural Forest Communities in Miami-Dade County shall be protected through the maintenance and enforcement of the County's Tree and Forest Protection and Landscape Code, as may be amended from time to time. The County's Natural Forest Inventory shall be revised periodically to reflect current Natural Forest Community conditions. A Natural Forest Community shall not be removed from the inventory unless its quality and resource values have been degraded to the point where it cannot be restored.

APPENDICES

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

- <https://www.miamidade.gov/planning/cdmp-amendment-cycles.asp>, or
- https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/20d2cd4e-4818-4d0e-82e3-49dd16c2c016

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

APPENDIX A: Amendment Application

RECEIVED 5/31/25
PLANNING DIVISION
REVISED 6/18/25

**APPLICATION FOR AN AMENDMENT TO THE
LAND USE ELEMENT OF THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANTS

Applicants:

Jorge Gonzalez
232 Holdings LLC/12499 Holdings LLC
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Miami, FL 33130
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305-898-2191

2. APPLICANTS' REPRESENTATIVES

Applicants' Attorneys:

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By: 

Hugo P. Arza, Esq.

5/31/2025

Date

By: 

Miriam Soler Ramos, Esq.

5/31/2025

Date

3. DESCRIPTION OF REQUESTED CHANGES

A. Changes to the Land Use Plan Map:

Applicants request a small scale amendment to the Land Use Element's Land Use Plan (LUP) Map to re-designate the subject properties from "Low-Medium Density" residential to "Medium Density" residential with one (1) Density Increase.

B. Description of Subject Properties:

The subject properties, are identified by Miami-Dade County Tax Folio Nos. 30-6924-000-0680, 30-6924-000-0691, and 30-6924-000-0670 (collectively, the "Property"), consists of three (3) vacant parcels of land, comprising a total of approximately +/- 5.67 gross acres (+/- 4.99 net acres), and is generally located Southeast of South Dixie Highway, West of 124th Avenue on S.W. 232nd Street, in unincorporated Miami-Dade County, Florida. The Property is located inside the County's Urban Development Boundary (UDB).

C. Gross and Net Acreage:

Applicant Area: +/- 5.67 gross acres (+/- 4.99 net acres)

D. Concurrent CDMP/Zoning Application:

Applicants request that this CDMP Application be processed concurrently with Zoning Hearing Application No. Z2025000125, which includes the following requests:

1. District Boundary Change from RU-3M (Medium Apartment House District) to RU-4M (High Density Apartment House District).
2. Deletion of Declaration of Restrictions recorded in Official Record Book 26676, Pages 1313-1318, of the Public Records of Miami-Dade County, Florida and Deletion of Declaration of Restrictions recorded in Official Record Book 30819, Pages 2911-2916, of the Public Records of Miami-Dade County, Florida.

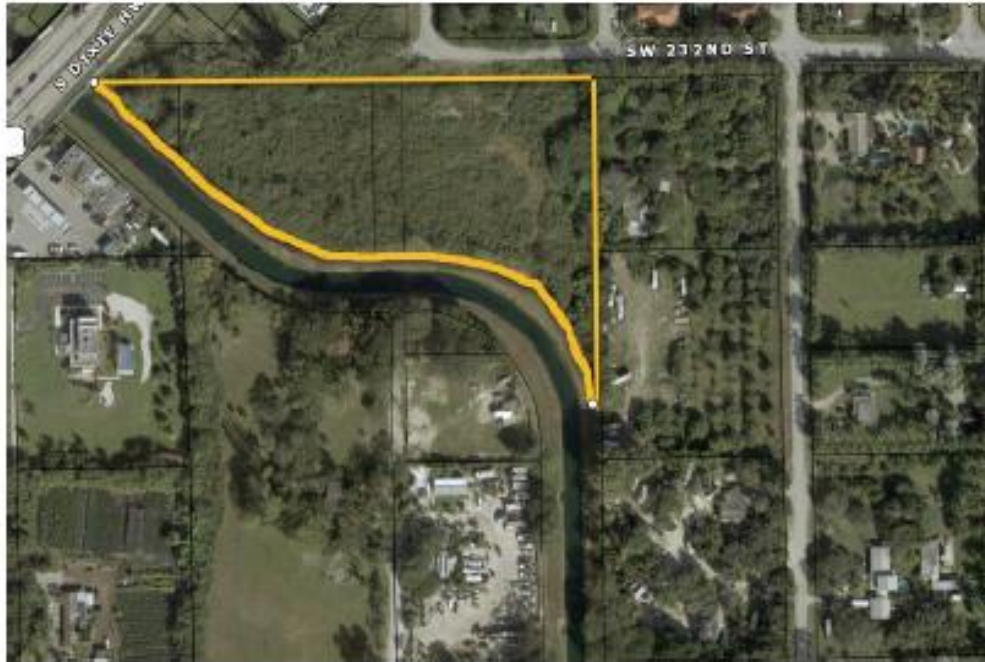
Zoning Hearing Pre-Application No. Z2025P00113 was filed on May 6, 2025 and the Pre-Application meeting took place on May 29, 2025.

4. REASONS FOR AMENDMENT

The Applicants are requesting the re-designation of the Property from "Low-Medium Density" residential to "Medium Density" residential with one (1) Density Increase on the Land Use Plan ("LUP") map of the Adopted Components of the Comprehensive Development Master

Plan ("CDMP"). The Property consists of three (3) parcels and approximately +/- 5.67 gross acres (+/- 4.99 net acres), and is generally located Southeast of South Dixie Highway, West of 124th Avenue on S.W. 232nd Street, in unincorporated Miami-Dade County, Florida. The Applicants proposes to re-designate the Property to allow the future development of 192 multi-family residential rental apartments, with 40 percent Workforce Housing Units (WHUs), in the midst of Miami-Dade County's (the "County's") housing affordability crisis.

See the Property below:



The County is facing a need for more multi-family residential housing inventory. In particular, it has a need for workforce housing inventory. According to the draft Urban Expansion Area Report published by the County's Planning Division on March 10, 2021 (the "Report"), the gap in depletion years between single family and multi-family housing warrants consideration of how the County can ensure a sufficient mix of housing options, particularly for families. In fact, the supply of multi-family residential uses in the County will be depleted by 2040. To address this issue, the Report recommends that the County should aim to strategically increase the diversity of housing options, while focusing primarily within the UDB. See Draft Urban Expansion Area Report, March 10, 2021, at 5. A copy of the Report's Residential Land Supply and Demand Analysis for the County is provided below:

**Residential Land Supply/Demand Analysis
Miami-Dade County, 2019 to 2040**

Analysis Done Separately for Each Type, i.e. No Shifting of Demand between Single & Multifamily Type	Structure Type		
	Single Family	Multi-Family	Both Types
Capacity in 2019	28,581	233,655	262,236
Annual Demand in 2015-2020	4,728	8,391	13,119
Capacity in 2020	23,853	225,264	249,117
Annual Demand in 2020-2025	5,478	5,263	10,741
Capacity in 2025	0	198,949	195,412
Annual Demand in 2025-2030	5,482	5,007	10,489
Capacity in 2030	0	173,914	142,967
Annual Demand in 2030-2035	5,405	4,806	10,211
Capacity in 2035	0	149,884	91,912
Annual Demand in 2035-2040	5,292	4,587	9,879
Capacity in 2040	0	126,949	42,517
Depletion Year	2024	2040+	2040+

Source: Miami-Dade County, Department of Regulatory and Economic Resources, Research and Economic Analysis Section, November 2019.

In addition, the County is facing a dire need for affordable housing. According to the University of Florida Shimberg Center for Housing Studies, Florida added nearly 600,000 units with gross rents above \$1,000 from 2012 to 2021 but lost nearly 277,000 units renting for \$1,000 or less. Furthermore, 825,990 low-income renters (<60% AMI) in Florida pay more than 40 percent of income for housing. Finally, Florida has only 26 affordable and available rent units for every 100 households with incomes of 0-30 percent of AMI, a deficit of 398,715 units.

The proposed re-designation will allow the Property to be developed multi-family residential rental apartments, including workforce housing, which will contribute to the growing demand for residential uses in the County as a whole. Furthermore, the proposed re-designation follows the zoning and development trends in the immediate area specifically as it relates to the SMART Plan Corridor, which make the Property an ideal site to increase the inventory of workforce housing multi-family rental apartments.

Compliance with Policy LU-8E

Under Policy LU-8E, applications seeking amendments to the CDMP must be evaluated for their consistency with the Goals, Objectives, and Policies of all Elements of the CDMP, and in particular, the extent to which the proposal amendment would:

- (i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
- (ii) Enhance or impede provision of services at or above adopted LOS Standards;
- (iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods;

- (iv) Enhance or degrade environmental or historical resources, features, or systems of County significant; and
- (v) If located in a planned Urban Center, or within ¼ mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7 herein.

As discussed below, the proposed amendment would satisfy every applicable factor in the LU-8E review criteria.

I. The Approval of the Application Would Help Accommodate Projected Population.

MSA 7.3 has a depletion year of 2040 for multi-family residential uses. As such, approval of the Application would add much-needed workforce housing to the housing supply in MSA 7.3, and generally help address a housing deficiency across Miami-Dade County, which is reflected in rising prices due to constricted supply. The approval of the Application would promote Policy LU-8F, which seeks to maintain within the Urban Development Boundary (UDB) enough developable land to sustain projected countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report (EAR), plus a 5-year surplus (a total 15-year Countywide supply beyond the date of EAR adoption).

II. The Approval of the Application Will Enhance the Provision of Services At or Above Adopted Level of Service Standards.

The impacts that would be generated from residential development allowed on the Property would not cause a violation in the level of service standards for public services and facilities. The increase in roadway impacts due to the redesignation to “Medium Density” residential with one (1) density increase can be accommodated by existing roadways and will not result in a deterioration in the levels of service for the affected roadway segments. Any project-specific impacts, such as impacts at ingress and egress points, can be addressed at the time of a development order by requiring additional mitigation measures. See: attached CDMP Traffic Impact Study prepared by John P. Kim, PE, dated May 26, 2025, attached as Exhibit “E.” Additionally, all required utilities are available to the Property or can be made available at the Applicant’s expense and several public schools are located in the vicinity.

III. The Approval of the Application and the Proposed Residential Development of the Property Would be Compatible with Abutting and Nearby Uses and Would Not Degrade the Character of the Established Neighborhood.

The development of the Property under the “Medium Density” residential with one (1) density increase category would be compatible with the existing and future development of the surrounding area. The northwest portion of the Property is on SW 232nd Street and South Dixie, where the SW 232nd Street local bus stop on the busway stop is located. The entirety of the Property is located within the CDMP Strategic Miami Area Rapid Transit (SMART) Plan Corridor Buffer

Areas and is, therefore, eligible to benefit from the density bonuses available due to the proximity to the US-1 SMART Plan Corridor, which incentivizes more intense development along such transit corridors and supports the Applicants' position that the surrounding area can accommodate a "Medium-Density" residential with one (1) density increase development on the Property.

For purposes of background, the Miami-Dade Board of County Commissioners on January 24th, 2019, adopted a CDMP ordinance that allows for increased density along the SMART Plan corridors in unincorporated areas. The increased density includes new land use policies that support the development of transit oriented development. These policies are intended to promote the use of transit for transportation purposes, in part by promoting the higher density in closer proximity to transit in an effort to drive ridership and greater transit use over time.

In accordance with the SMART Plan, properties that are located within $\frac{1}{4}$ mile of a SMART Plan Corridor may be rezoned for vertical or horizontal mixed-use development at up to 60 units per acre and a maximum floor area of 2.0, while properties located between $\frac{1}{4}$ and $\frac{1}{2}$ mile of a SMART Plan Corridor may be rezoned for vertical or horizontal mixed-use development at up to 36 units per acre and a maximum floor area of 1.5 without requiring a CDMP amendment.

In the present case, the Property is located within $\frac{1}{4}$ mile of the South Dade Transitway (SDT), a major component of the SMART Plan Corridor. However, the May 19, 2025 letter from the County's Assistant Planning Director states: "Our review of existing land uses within a $\frac{1}{4}$ mile of the Subject Property (Subject Property Area) indicates that +/- 78.60% of the building area in the Subject Property Area is residential. Therefore, the Subject Property is not eligible for single-use residential development in accordance with CDMP provisions for horizontal mixed-use development in Rapid Transit Activity Corridors." Therefore, a formal land use amendment is requested in order to implement density on the Property that is obtainable by way of this alternative route in an effort to achieve development that is compatible and consistent with the other residential developments along the SMART Plan Corridor. In lieu of a mixed-use development, this application seeks a change from "Low-Density" residential to "Medium-Density" residential with one (1) density increase.

IV. The Approval of the Application Will Not Degrade Any Environmental or Historical Resources, Features, or Systems of County Significance.

The subject CDMP application, if approved, would not degrade environmental or historical resources, features or symptoms of County significance. A review of the zoning records for the Property did not reveal the presence of any environmental or historical resources that would be impacted by the development of the Property. Additionally, a future development will go through standard environmental reviews that will ensure all environmental resources are evaluated and accounted for.

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

-LAND USE POLICY LU-1F: To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.

-LAND USE POLICY LU-1K: Miami-Dade will maintain and enhance the housing assistance and housing programs addressed in the Housing Element as a means to improve conditions of extremely low, very low, low and moderate income residents. This includes the provision of affordable workforce housing.

-LAND USE POLICY LU-1S: The Miami-Dade County Strategic Plan shall be consistent with the Comprehensive Development Master Plan (CDMP). The Miami-Dade County Strategic Plan includes Countywide community goals, strategies and key outcomes for Miami-Dade County government. Key outcomes of the Strategic Plan that are relevant to the Land Use element of the CDMP include increased urban infill development and urban center development, protection of viable agriculture and environmentally-sensitive land, reduced flooding, improved infrastructure and redevelopment to attract businesses, availability of high quality green space throughout the County, and development of mixed-use, multi-modal, well designed, and sustainable communities.

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

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

LAND USE OBJECTIVE 5: All public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goals, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map," as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Development Master Plan.

LAND USE OBJECTIVE 7: Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a safe, pedestrian, and bicycle friendly environment

that promotes mobility for people of all ages and abilities through the use of rapid transit services.

-LAND USE POLICY LU-7F: Residential development around existing and proposed rapid transit stations should have a minimum density of 15 dwelling units per acres (15 du/ac) within ¼ mile walking distance from the station and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between ¼ and ½ mile walking distance from the station. Business and office development around rail stations should have a minimum intensity of 1.5 FAR within ¼ mile walking distance from the station, 2.0 FAR within 700 feet, and 1.0 FAR between ¼ and ½ mile walking distance from the station. Where existing and planned urban services and facilities are adequate to accommodate this development as indicated by the minimum level-of-service standards and other policies adopted in this Plan, and where permitted by applicable federal and State laws and regulations, these densities and intensities shall be required in all subsequent development approvals. Where services and facilities are currently or projected to be inadequate, or where required by Policy LU-7A, development may be approved at lower density or intensity provided that the development plan, including any parcel plan, can accommodate, and will not impede, future densification and intensification that will confirm with this policy.

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

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

-LAND USE POLICY LU-9D: Miami-Dade County shall continue to investigate, maintain and enhance methods, standards and regulatory approaches which facilitates sound, compatible mixing of uses in projects and communities.

LAND USE OBJECTIVE LU-10: Miami-Dade County should achieve a countywide reduction in greenhouse gas emissions by 80% from the baseline year of 2008 to 2050 and work to achieve zero emissions for countywide energy sources. Miami-Dade County should encourage development patterns that reduce emissions and promote energy efficiency.

-LAND USE POLICY LU-10A: Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and

mixed-use projects to reduce emissions and promote energy conservation. To facilitate and promote such development Miami-Dade county shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.

HOUSING GOAL 1: Ensure the provision of housing that will be affordable to all current and future Miami-Dade County residents, regardless of household type or income.

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

-HOUSING POLICY HO-2C: Foster a diversity of affordable housing types defined by the County's Comprehensive Development Master Plan to include single-family detached housing, single-family attached and duplex housing, multi-family housing and manufactured homes.

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

-HOUSING POLICY HO-3I: Encourage the development of residential housing units through infill and expansion of redevelopment opportunities in urbanized areas with existing infrastructure.

-OBJECTIVE HO-6: Increase affordable housing opportunities for extremely low, very low, low, and moderate income households, including workforce housing options, within reasonable proximity to places of employment, mass transit and necessary public services in existing urbanized areas.

-HOUSING POLICY HO-6A: Promote the location of housing for extremely low, very low, low, and moderate income households, including workforce housing options, near employment centers or premium transportation services through the application of CDMP planning provisions and cooperation with County agencies which provide affordable housing.

-HOUSING POLICY HO-6C: Priority should be given to assisting affordable workforce housing projects which are proximate to employment concentrations, mass transit, or have easy access to a range of public services.

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

5. ADDITIONAL MATERIALS SUBMITTED

Additional items in support of this Application may be submitted at a later date under separate cover.

6. COMPLETED DISCLOSURE OF INTEREST FORM

Attached as Exhibit "B."

**7. PROPOSED MODIFICATION TO OR RELEASE OF EXISTING CDMP
DECLARATION OF RESTRICTIONS**

Deletion of Declaration of Restrictions recorded in Official Record Book 26676, Pages 1313-1318, of the Public Records of Miami-Dade County, Florida and Deletion of Declaration of Restrictions recorded in Official Record Book 30819, Pages 2911-2916, of the Public Records of Miami-Dade County, Florida.

8. TRAFFIC STUDY

Attached as Exhibit "E."

Attachments: Location Map for Application – Exhibit "A"
 Disclosure of Interest Form – Exhibit "B"
 Legal Description for Property – Exhibit "C"
 Certified ALTA Survey – Exhibit "D"
 CDMP Traffic Impact Study – Exhibit "E"

EXHIBIT "A"

**LOCATION MAP FOR APPLICATION TO AMEND
THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**

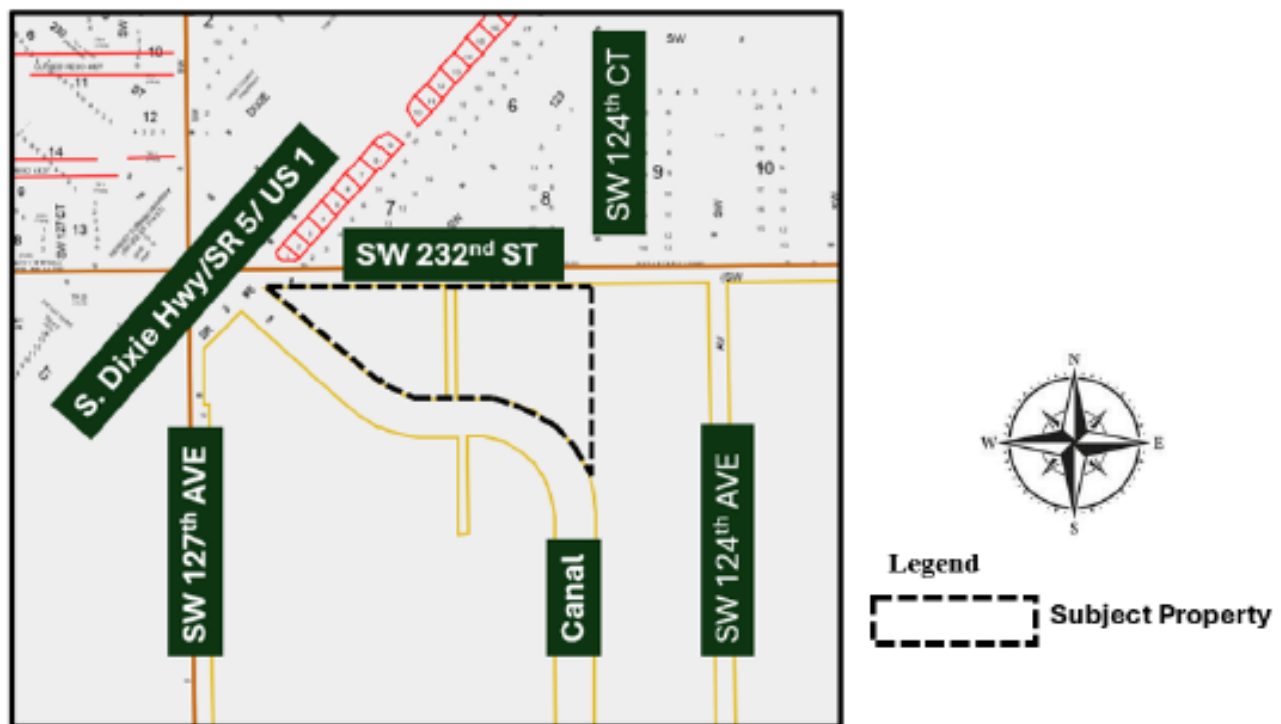
APPLICANTS/ REPRESENTATIVES

232 Holdings, LLC, and 12499 Holdings, LLC / Miriam Soler Ramos, Esq., and Hugo P. Arza, Esq.

DESCRIPTION OF SUBJECT AREA

The subject area, which is identified by Miami-Dade County Tax Folio Nos. 30-6924-000-0670, 30-6924-000-0680, and 30-6924-000-0691, consists of three (3) parcels of land totaling approximately ± 5.67 gross acres (± 4.99 net acres), located on the southeast corner of US 1 and SW 232nd Street, in unincorporated Miami-Dade County (the "County"), Florida.

LOCATION MAP



* Application area delineated above is owned by Applicant.

EXHIBIT "B"

DISCLOSURE OF INTEREST FORM

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 (S) NAME AND ADDRESS:

APPLICANT A: 232 Holdings LLC, 844 SW 1 Street, Miami, FL 33130

APPLICANT B: 12499 Holdings LLC, 844 SW 1 Street, Miami, FL 33130

APPLICANT C:

APPLICANT D:

APPLICANT E:

APPLICANT F:

APPLICANT G:

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 and indicate those properties in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
232 Holdings LLC	Same as applicant	30-6924-000-0691	.25 acres
232 Holdings LLC	Same as applicant	30-6924-000-0680	1.84 acres
12499 Holdings LLC	Same as applicant	30-6924-000-0670	2.90 acres
			<u>TOTAL:</u> 5.67/4.99

3. For each applicant, check the appropriate column to indicate the **NATURE OF THE APPLICANT'S INTEREST** in the property identified in Section 2 above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER(Attach Explanation)
232 Holdings LLC	X			
12499 Holdings LLC	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: 232 Holdings LLC/12499 Holdings LLC

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
APPLICANT A: 232 Holdings LLC, 844 SW 1 Street, Miami, FL 33130 SOLE MEMBER: Coinco Investment Company, Inc., 844 SW 1 Street, Miami, FL 100% 33130	
APPLICANT B: 12499 Holdings LLC, 844 SW 1 Street, Miami, FL 33130 SOLE MEMBER: Coinco Investment Company, Inc., 844 SW 1 Street, Miami, FL 100% 33130	

- 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>
N/A	

- 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 NAME: N/A

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

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

Date of Contract: _____

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 ADDRESS

PERCENTAGE OF INTEREST

N/A

- 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: 232 Holdings LLC/12499 Holdings LLC

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF STOCK

APPLICANT A: 232 Holdings LLC, 844 SW 1 Street, Miami, FL 33130

SOLE MEMBER: Coinco Investment Company, Inc., 844 SW 1 Street, Miami, FL 100% 33130

APPLICANT B: 12499 Holdings LLC, 844 SW 1 Street, Miami, FL 33130

SOLE MEMBER: Coinco Investment Company, Inc., 844 SW 1 Street, Miami, FL 100% 33130

- 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), ownership interest in the aforementioned entity].

TRUSTEE'S NAME: N/A

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

N/A

- 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 NAME: N/A

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

- 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, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

Date of Contract: _____

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.

ENTITIES REGULARLY TRADED ON AN ESTABLISHED SECURITIES, PENSION FUNDS OR PENSION TRUSTS OF MORE THAN FIVE THOUSAND (5,000) OWNERSHIP INTERESTS

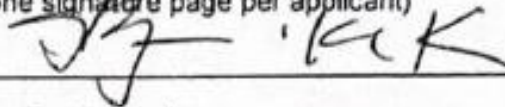
Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests 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.

[SIGNATURE PAGE TO FOLLOW]

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 and Printed Name
(Complete one signature page per applicant)

Signature



Printed Name Sergio Barake
Authorized Representative of the Member of
232 Holdings, LLC

State of Florida
County of Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of (how the individual appeared check one): (how the individual appeared check one):

☒ physical presence ☐ online notarization this 30 day of May, 2025.
(date) (month)(year)

Sergio Barake

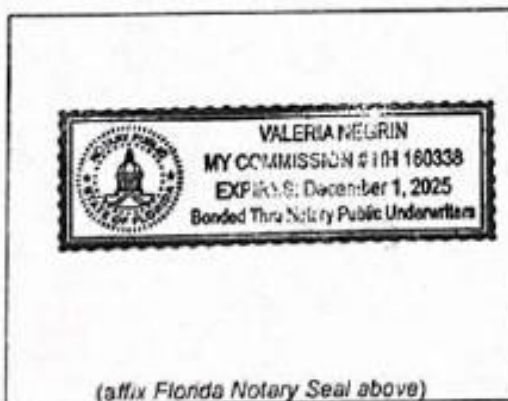
by _____
(name of individual swearing or affirming)

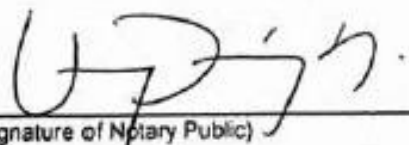
Authorized Representative

232 Holdings, LLC

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

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




(Signature of Notary Public)

Valeria Negrin
(typed, printed, or stamped name of Notary Public)

My Commission Expires: 12-1-25

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 and Printed Name
(Complete one signature page per applicant)

Signature

Printed Name Sergio Barake
Authorized Representative of the Member of
12499 Holdings, LLC

State of Florida
County of Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of (how the individual appeared check one): (how the individual appeared check one):

☐ physical presence ☐ online notarization this 30 day of May, 2025.
(date) (month)(year)

Sergio Barake

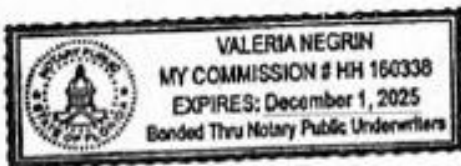
by _____
(name of individual swearing or affirming)

Authorized Representative

12499 Holdings, LLC

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

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



(affix Florida Notary Seal above)

(Signature of Notary Public)

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

My Commission Expires: 12-1-25

EXHIBIT "C"

LEGAL DESCRIPTIONS

PARCEL A:

Parcel 1:

The Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, less the North 35 feet and the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 2:

That portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying Northeasterly of Canal 102N-1, Canal right of way lying within Section 24, Township 56 South, Range 39 East, less the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 3:

The West 25 feet of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, less the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 4:

The West 25 feet of that portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying Northeasterly of Canal 102N-1, Canal right of way lying within Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 5:

The East 25 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, less the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

PARCEL B:

Parcel 1:

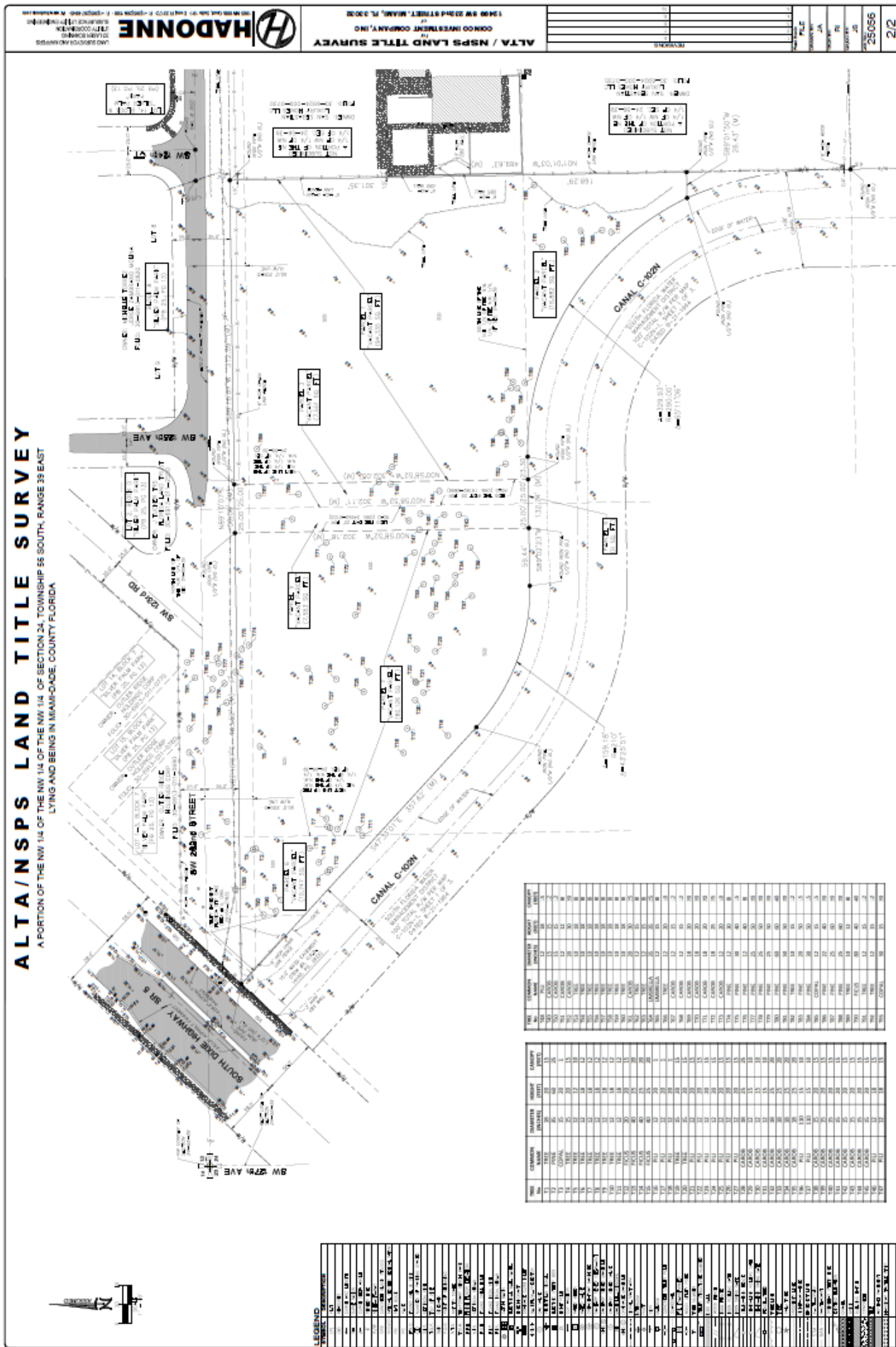
The portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, less the North 35 feet, all lying Northeasterly of the C-102-N canal right of way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 2:

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, less the North 35 feet and the East 25 feet for road, all lying Northeasterly of the C-102N Canal right of way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

ALTA/NSPS LAND TITLE SURVEY

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 58 SOUTH, RANGE 33 EAST
LYING AND BEING IN MIAMI-DADE, COUNTY FLORIDA



NO.	COMPARISON	DIAMETER	HEIGHT	DEPTH	CANOPY
1	100	100	100	100	100
2	100	100	100	100	100
3	100	100	100	100	100
4	100	100	100	100	100
5	100	100	100	100	100
6	100	100	100	100	100
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8	100	100	100	100	100
9	100	100	100	100	100
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99	100	100	100	100	100
100	100	100	100	100	100

APPENDIX B: Applicant's Proffered Declaration of Restrictions (September 22, 2025)

RECEIVED 9/18/2025
PLANNING DIVISION

CDMP202500008
232 HOLDINGS LLC / 12499 HOLDINGS LLC

This instrument was prepared by:

Name: Miriam Soler Ramos, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, FL 33131

Folio Nos: 30-6924-000-0680,
30-6924-000-0691, 30-6924-000-0670

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned 232 Holdings LLC and 12499 Holdings LLC (hereinafter referred to as the "Owners") hold the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property", which is supported by the Opinion of Title; and

WHEREAS, the Owners have applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in the May 2025 Cycle and said amendment is identified as Application No. CDMP202500008 (the "Application"); and

WHEREAS, the Owners have applied to Miami-Dade County with a concurrent Zoning Application, said application is identified as Application No. Z2025000125; and

WHEREAS, the Application seeks to re-designate the Property from "Low-Medium Density" residential to "Medium Density" residential with one (1) Density Increase on the Miami-Dade County Comprehensive Development Master Plan adopted Land Use Plan ("LUP") map.

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

(1) The Parties agree that the foregoing recitals are true and correct and by this reference are fully incorporated herein.

(2) Maximum Density. The density of any residential development on the Property shall not exceed 192 dwelling units.

(3) Urban Design. The development shall utilize sound urban design principles, including, but not limited to, the multifamily development sections incorporated in the County's Urban Design Manual (the "Manual") endorsed by Miami-Dade County Resolution R-1360-98, as determined in consultation with the Development Services Division of the Department of Regulatory and Economic Resources, or

successor department. In addition, in accordance with the Adopted 2030 and 2040 Comprehensive Development Master Plan (CDMP) Community Health and Design Element, including Policies CHD-IC, CHD-2B and CHD-3E, community amenities should be centrally located and easily accessible in a manner visible from parking areas and walkways to encourage passive surveillance and usage, as determined in consultation with the Development Services Division of the Department of Regulatory and Economic Resources, or successor department.

(4) Workforce Housing. Forty percent (40%) of the dwelling units shall be designated as rental units to households whose annual income is between sixty percent (60%) and one-hundred forty percent (140%) of the Area Median Income ("AMI") of Miami-Dade County.

(5) Connection to Public Water and Sanitary Sewer Service. The Owners hereby acknowledge and agree that the Property shall be connected to the public water and sewer system, at the Owners' expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the County Code and MDWASD rules, regulations, and design standards. The right to connect the Property to the County's sewage system is subject to the terms, covenant, and conditions set forth in court orders, judgements, 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 the State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the "Consent Decree"), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.

(6) Endangered Species Survey. Prior to issuance of a Tree Removal Permit for any portion of the Property, the Owners shall conduct a survey to determine the absence or presence of 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 permit. The survey(s) shall utilize professionally recognized sampling methodology, which shall be subject to review and approval by RER-DERM. In addition, the Owners are advised that wildlife best management practices may need to be incorporated to minimize the impacts of any development to listed species. The Owners shall prepare or revise site plans subject to DERM review and approval, as necessary to comply with the requirements of Chapter 24 of the Code for conformance with provisions of the CDMP.

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 acknowledges 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.

[Execution Pages Follow]

LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this ____ day of September, 2025.

IN WITNESS WHEREOF, 232 Holdings LLC, has caused these presents to be signed in its name by its proper officials.

Witnesses:

Signature

Print Name

Address

Signature

Print Name

Address

232 Holdings LLC

Address: _____

By _____
(Sergio Barake, Authorized Member)

[*Note: All others require attachment of
original corporate resolution of authorization.]

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [] or
online notarization [] by Sergio Barake the AUTHORIZED MEMBER of
232 Holdings LLC, on behalf of the LLC.

He is personally known to me or has produced _____, as identification.

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

Signature

Notary Public-State of Florida

Print Name

My Commission Expires:

LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this ____ day of September, 2025.

IN WITNESS WHEREOF, 12499 Holdings LLC, has caused these presents to be signed in its name by its proper officials.

Witnesses:

Signature

Print Name

Address

Signature

Print Name

Address

12499 Holdings LLC

Address: _____

By _____
(Sergio Barake, Authorized Member)

[*Note: All others require attachment of
original corporate resolution of authorization.]

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by Sergio Barake the AUTHORIZED MEMBER of 12499 Holdings LLC, on behalf of the LLC.

He is personally known to me or has produced _____, as identification.

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

Signature

Notary Public-State of Florida

Print Name

My Commission Expires:

“EXHIBIT A”

LEGAL DESCRIPTIONS:

PARCEL A:

Parcel 1:

The Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, less the North 35 feet and the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 2:

That portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying Northeasterly of Canal 102N-1, Canal right of way lying within Section 24, Township 56 South, Range 39 East, less the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 3:

The West 25 feet of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, less the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 4:

The West 25 feet of that portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying Northeasterly of Canal 102N-1, Canal right of way lying within Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 5:

The East 25 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, less the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

PARCEL B:

Parcel 1:

The portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, less the North 35 feet, all lying Northeasterly of the C-102-N canal right of way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 2:

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, less the North 35 feet and the East 25 feet for road, all lying Northeasterly of the C-102N Canal right of way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

RECEIVED 9/22/2025
PLANNING

OPINION OF TITLE

TO: MIAMI DADE COUNTY

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as an inducement for acceptance of Declaration of restrictions pursuant to CDMP Public Hearing No. CDMP20250008, it is hereby certified that I have examined Title Commitment No. 23006088 dated May 22, 2023 issued by Old Republic National Title Insurance Company, covering the period from the beginning to May 22, 2023 at 8:00 am (the "Commitment") and (i) a certified title search performed through Attorney's Title Fund Services, LLC, File No. 3107.012, from May 22, 2023, certified through the 5th day of May, 2025, at the hour of 11:00 p.m.; and (ii) a certified title search performed through Attorney's Title Fund Services, LLC, File No. 3107.012, from May 5, 2025, certified through the 2nd day of September, 2025, at the hour of 11:00 p.m. inclusive (collectively, the "Title Search Update"), for the real property described on Exhibit "A" attached hereto and made a part hereof by reference. All instruments, policies, and documents referenced above are collectively referred to as the "Title Evidence". I know of no reason that the Title Evidence is inaccurate or incomplete, as to the property more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

I am of the opinion that on the last-mentioned date the fee simple title to the above-described real property was vested in:

As to **PARCEL A:**

12499 Holdings, LLC, a Florida limited liability company

With SERGIO BARAKE, as Authorized Representative of COINCO INVESTMENT COMPANY, INC., the Authorized Member of 12499 Holdings, LLC, a Florida limited liability company, authorized to sign on behalf of 12499 Holdings, LLC, a Florida limited liability company.

As to **PARCEL B:**

232 Holdings, LLC, a Florida limited liability company

With SERGIO BARAKE, as Authorized Representative of COINCO INVESTMENT COMPANY, INC., the Authorized Member of 232 Holdings, LLC, a Florida limited liability company authorized to sign on behalf of 232 Holdings, LLC, a Florida limited liability company.

Subject to the following liens, encumbrances, and other exceptions:

1. **RECORDED MORTGAGES:**

- a. None

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

- a. None

3. **GENERAL EXCEPTIONS:**

- a. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
- b. Rights of persons other than the above owners who are in possession.
- c. Easements or claims of easements not shown by the public records.
- d. Any encroachment, encumbrance, violation, variation of adverse circumstance affecting title that would be disclosed upon accurate and complete survey of the land.
- e. Any unrecorded labor, mechanics or materialmen's liens.
- f. Zoning and other restrictions imposed by governmental authority.
- g. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town village or public authority for unpaid service charges by any water, sewer or gas system supplying the property.

4. **SPECIAL EXCEPTIONS**

- a. Memorandum recorded in Official Records Book 13327, Page 3743, of the Public Records of Miami-Dade County, Florida.
- b. Grant of Easement in favor of Metropolitan Dade County, recorded in Official Records Book 14182, Page 2833, of the Public Records of Miami-Dade County, Florida.

- c. Ordinance No. 91-7 recorded in Official Records Book 14912, Page 1959, of the Public Records of Miami-Dade County, Florida.
- d. Ordinance No. 91-8 recorded in Official Records Book 14912, Page 1994, of the Public Records of Miami-Dade County, Florida.
- e. Declaration of Restrictions for Miami-Dade County recorded in Official Records Book 26676, Page 1313, of the Public Records of Miami-Dade County, Florida.
- f. Agreement for Water and Sanitary Sewage Facilities between Miami-Dade County and 232nd Street, LLC, recorded in Official Records Book 30041, Page 4418, of the Public Records of Miami-Dade County, Florida.
- g. Easement Agreement in favor of Pivotal Utility Holdings, Inc., d/b/a Florida City Gas, recorded in Official Records Book 29038, Page 219; Correction Easement recorded in Official Records Book 29164, Page 2783, of the Public Records of Miami-Dade County, Florida.
- h. Declaration of Restrictions recorded in Official Records Book 30819, Page 2911, of the Public Records of Miami-Dade County, Florida.
- i. Rights of the United States of America and/or the State of Florida to any portion of the real property which has been created by artificial means, and lands accreted thereto.

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

Therefore, it is my opinion that the following parties must join in the Covenant in order to make the Covenant a valid and binding covenant on the lands described herein.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
12499 Holdings, LLC by SERGIO BARAKE, as Authorized Representative of COINCO INVESTMENT COMPANY, INC., the Authorized Member of the company	Fee Simple (PARCEL A)	N/A
232 Holdings, LLC by SERGIO BARAKE, as Authorized Representative of COINCO INVESTMENT COMPANY, INC., the Authorized Member of the company	Fee Simple (PARCEL B)	N/A

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

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

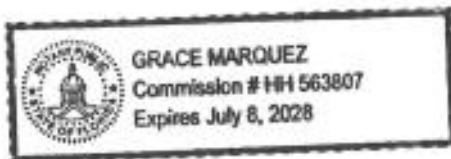
Respectfully submitted this 19th day of September 2025.



Daniel Sanchez-Galarraga
Florida Bar No. 660541
2525 Ponce de Leon Blvd.
Penthouse – 12th Floor
Coral Gables, Florida 33134
(786) 594-4107

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of September 2025, by Daniel Sanchez Galarraga who is personally known to me.



Notary Public, State of Florida

EXHIBIT A

LEGAL DESCRIPTION

PARCEL A:

Parcel 1:

The Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 56 South, Range 39 East, less the North 35 feet and the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 2:

That portion of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4, lying Northeasterly of Canal 102N-1, Canal right of way lying within Section 24, Township 56 South, Range 39 East, less the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 3:

The West 25 feet of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 56 South, Range 39 East, less the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 4:

The West 25 feet of that portion of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4, lying Northeasterly of Canal 102N-1, Canal right of way lying within Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 5:

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PARCEL B:

Parcel 1:

The portion of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, less the North 35 feet, all lying Northeasterly of the C-102-N Canal right of way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 2:

The Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4, less the North 35 feet and the East 25 feet for road, all lying Northeasterly of the C-102-N Canal right of way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 4:

The West 25 feet of that portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying Northeasterly of Canal 102N-1, Canal right of way lying within Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 5:

The East 25 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, less the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

PARCEL B:

Parcel 1:

The portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, less the North 35 feet, all lying Northeasterly of the C-102-N canal right of way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 2:

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, less the North 35 feet and the East 25 feet for road, all lying Northeasterly of the C-102N Canal right of way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

APPENDIX C: Miami-Dade County Public Schools Analysis



Concurrency Management System (CMS)
Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	<u>PH3075062000404</u>	Local Government (LG):	<u>Miami-Dade</u>
Date Application Received:	<u>6/20/2025 10:15:21 AM</u>	LG Application Number:	<u>22025000125</u>
Type of Application:	<u>Public Hearing</u>	Sub Type:	<u>Zoning</u>
Applicant's Name:	<u>232 Holdings, LLC and 12499 Holdings, LLC</u>		
Address/Location:	<u>NONE</u>		
Master Folio Number:	<u>3059240000691</u>		
Additional Folio Number(s):			
PROPOSED # OF UNITS	<u>192</u>		
SINGLE-FAMILY DETACHED UNITS:	<u>0</u>		
SINGLE-FAMILY ATTACHED UNITS:	<u>0</u>		
MULTIFAMILY UNITS:	<u>192</u>		

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
3621	COCONUT PALM K-8 ACADEMY (ELEM COMP)	-144	20	0	NO	Current CSA
3621	COCONUT PALM K-8 ACADEMY (ELEM COMP)	0	20	0	NO	Current CSA Five Year Plan
3622	COCONUT PALM K-8 ACADEMY (MID COMP)	77	8	8	YES	Current CSA
7151	HOMESTEAD SENIOR	-310	11	0	NO	Current CSA
7151	HOMESTEAD SENIOR	0	11	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
4461	PINE VILLA ELEMENTARY	360	20	20	YES	Adjacent CSA
*An Impact reduction of 33.68% included for charter and magnet schools (Schools of Choice).						

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

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

APPENDIX D: Applicant's Transportation Analysis (Executive Summary)

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

https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/20d2cd4e-4818-4d0e-82e3-49dd16c2c016

Summer Breeze

Comprehensive Development Master Plan Amendment Traffic Impact Analysis

Miami-Dade County, Florida

Prepared for:
Coinco Investment Company, Inc.

Prepared by:
Vala Group, Inc.
3 Bentwood Road
Palm Beach Gardens, FL 33418

Project No.: 2025050194

May 26, 2025



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

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

John P Kim

Digitally signed by
John P Kim
Date: 2025.05.29
00:09:01 -04'00'

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



EXECUTIVE SUMMARY

Vala Group, Inc. prepared this traffic-impact analysis for the Summer Breeze development that is requesting a change in the county's Comprehensive Development Master Plan (CDMP) to modify the future land use designation for the subject property (approximately 5.67 gross acres) from Low-Medium Density (6 to 13 units per acre) to Medium Density with DI-1 Increase (25 to 60 units per acre). The analysis determined that the proposed change will not have a significant impact on any of the study roadways and will not cause any of them to exceed their adopted Level of Service (LOS). We analyzed 11 roadways for the 2025 existing, 2027 short-term, and 2045 long-term conditions. The following bullet points summarize the analysis.

- The current future land use designation (Low-Medium Density) allows the site to develop a maximum of 73 dwelling units that will generate 40 PM peak hour vehicle trips.
- The proposed future land use designation, Medium Density with DI-1 Increase will allow the site to develop a maximum of 340 dwelling units. However, the developer will proffer a restrictive covenant that will limit the maximum number of dwelling units to 192 which will generate 75 PM peak hour vehicle trips.
- The proposed future land use designation will increase the maximum number of PM peak hour trips that could be generated by the site under the current designation by 35 trips.
- The site's highest level of significance will not exceed 0.33 percent. Therefore, the proposed change in the future land use designation will not have a significant impact, greater than five percent of a roadway's capacity, on any roadway.
- The analysis shows that all of the study roadways will operate within their adopted LOS for the 2027 short-term conditions with and without the amendment's impacts.
- The analysis shows that SW 127th Avenue and US-1 between SW 216th and SW 232nd streets and SW 216th Street between US-1 and SW 134th Avenue are projected to exceed capacity in 2045 with and without the impacts of the proposed amendment. These roadways exceed capacity due to 2045 volume projections and this amendment does not have significant impacts to any of study roadways.

APPENDIX E: Fiscal Impact Analysis

On Infrastructure and Services

On October 23, 2001, the Board of County Commissioners adopted Ordinance No. 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. CDMP20240008 to amend the CDMP from County departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owner(s) or will require general taxpayer support and includes an estimate of that support.

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

Solid Waste Services

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

Fiscal Impact for Provision of Solid Waste Services - Concurrency

Since the DSWM assesses capacity on a system-wide basis, it is not practical or necessary to make determinations concerning the adequacy of solid waste disposal capacity on a case-by- case basis. Instead, the DSWM issues a periodic assessment of the County's status in terms of 'concurrency,' the ability to maintain the adopted LOS system-wide.

Fiscal Impact – Waste Disposal Capacity and Service

The cost of providing disposal capacity for WCSA customers, municipalities and private haulers is paid for by System users. In FY 2024-25, the DSWM charges a contract disposal rate of \$74.40 per ton while the non-contract disposal rate is \$113.19 per ton.

These rates adjust annually with the Consumer Price Index, South Region. In addition, the DSWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is used to ensure availability of disposal capacity in the System. Landfill closure, remediation and long-term care are funded by a portion charged to all customers of the County's Water and Sewer Department.

Water and Sewer

The Miami-Dade County Water and Sewer Department (WASD) provides for the majority of water and sewer service needs throughout the county. The cost estimates provided herein are preliminary and final project costs will vary from these estimates. The final costs for the project and resulting feasibility will depend on the actual labor and materials costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. The water impact fee was calculated at a rate of \$1.39 per gallon per day (gpd), and the sewer impact fee was calculated at a rate of \$5.60 per gpd. The Annual Operations and Maintenance (O&M) cost was based on \$2.1289 per 1,000 gallons for water and \$3.1903 per 1,000 gallons for sewer.

The application would result in 192 multi-family units if developed with the declaration of restrictions. If the site is developed with this restriction, the water connection charge is estimated at \$36,029; the water service line and meter connection fees would cost \$1,300; the sewer connection charges are estimated at \$145,152; and the annual operating and maintenance costs would total \$50,324. The application would result in 340 multi-family units if developed without the declaration of restrictions. If the site is developed at this capacity, the water connection charge is estimated at \$63,801; the water service line and meter connection fees would cost \$1,300; the sewer connection charges are estimated at \$257,040; and the annual operating and maintenance costs would total \$89,115. Under either scenario, there is the additional cost of installing the required 800 feet of 16-inch water main, estimated to be \$413,560 as well as 788-linear feet of 8-inch gravity sewer, estimated to be \$222,515. The total potential cost for connecting the proposed development to the regional water and sewer system including an engineering fee of 13% plus all other WASD add-ons incorporated into the fee is estimated at \$636,075.

Drainage and Flood Protection

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

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

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

Public Schools

The Planning Level review for the requested CDMP land use designation of “Low-Medium Density Residential” with workforce housing would result in a residential scenario (utilizing the student generation multipliers) with an impact of 39 students. Applicable schools have available capacity at this time; however, final determination of capacity will be made at the time of the final plat, site plan or functional equivalent. In accordance with Miami-Dade County’s Interlocal Agreement for Public Schools Facilities (ILA), the application complies with level of service standards at this time.

The average cost for K-12 grade students amounts to \$9,337 per student. Of the 39 students, 20 are expected to attend elementary schools; 8 to attend middle schools; and 11 to attend high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$364,143.

Fire Rescue

The Miami-Dade Fire Rescue Department (MDFR) has determined that the current CDMP land use designation of “Low-Medium Density Residential” allows a density of 73 single-family units will generate 24 annual alarms. The proposed CDMP land use designation of “Low-Medium Density Residential with one Density Increase” with a declaration of restrictions limiting density to 192 multi-family units will generate approximately 63 annual alarms. If the proposed CDMP land use designation of “Low-Medium Density Residential with one Density Increase” is adopted with no declaration of restrictions on density, up to 340 multi-family units can be developed, which will generate approximately 112 annual alarms. Both scenarios result in a high impact to existing fire rescue services. While the proposed development will result in a high impact to MDFR services, presently, fire and rescue service in the vicinity of the Property is adequate.

Police

Based on current data for police staffing, population, and crime/calls-for-service trends, the projected increase in calls-for-service cannot be supported by current staffing levels at the affected police district. To maintain adequate service, an increase of one additional sword deputy is required, with an estimated cost of \$123,335.

APPENDIX F: Photos of Site and Surroundings

Application site, viewed from the north on SW 232nd Street.



Application site, looking westerly toward Harriet Tubman Highway (notice the billboard).



Looking northeasterly from the northeastern corner of the Application Site at the intersection of SW 232 Street and SW 124 Court, in the direction of the existing single-family neighborhood.



Looking northwesterly from the northeastern corner of the Application Site at the intersection of SW 232 Street and SW 124 Court, in the direction of a fence surrounding homes.



ADDITIONAL ITEMS II
MAY 2025 CYCLE APPLICATION NO. CDMP20250008
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

(Consisting of materials submitted after the publication of the Initial Recommendations Report)

ITEMS	PAGE NO.
Applicant's Revised Declaration of Restrictions, submitted (4/1/2026)	A-1
Community Council Meeting Minutes, September 30, 2025	A-10
Community Council Resolution, September 30, 2026	A-14
Planning Advisory Board Meeting Minutes, November 3, 2025	A-15
Planning Advisory Board Resolution, November 3, 2025	A-23
Applicant's Letter Requesting Extension (1) November 25, 2025	A-30
Applicant's Letter Requesting Extension (2) February 12, 2026	A-32

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/20d2cd4e-4818-4d0e-82e3-49dd16c2c016

This instrument was prepared by:

Name: Miriam Soler Ramos, Esq.

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

Folio Nos: 30-6924-000-0680,
30-6924-000-0691, 30-6924-000-0670

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned 232 Holdings LLC and 12499 Holdings LLC (hereinafter referred to as the “Owners”) hold the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property", which is supported by the Opinion of Title; and

WHEREAS, the Owners have applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the “CDMP”) in the May 2025 Cycle and said amendment is identified as Application No. CDMP20250008 (the “Application”); and

WHEREAS, the Owners have concurrently filed a County zoning hearing application under Zoning Hearing Application No. Z2025000125, pursuant to section 2-116.1 of the Code of Miami-Dade County; and

WHEREAS, the Application, which includes this Declaration of Restrictions that has been voluntarily proffered by the Owners, and the above-mentioned concurrent zoning hearing application were filed concurrently; and

WHEREAS, the Application seeks to re-designate the Property from “Low-Medium Density Residential” to “Medium Density Residential with One (1) Density Increase” on the Miami-Dade County Comprehensive Development Master Plan adopted Land Use Plan (“LUP”) map; and

WHEREAS, the Owners consent to this Application and have proffered this Declaration of Restrictions, as part of the Application, to assure the County that the representations made during the consideration of the Application will be abided by; and

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

(1) Maximum Density. The property is limited to a maximum of 192 residential dwelling units.

(2) Urban Design. The development shall utilize sound urban design principles, including, but not limited to, the multifamily development sections incorporated in the County's Urban Design Manual (the "Manual") endorsed by Miami-Dade County Resolution R-1360-98, as determined in consultation with the Development Services Division of the Department of Regulatory and Economic Resources, or successor department. In addition, in accordance with the Adopted 2030 and 2040 Comprehensive Development Master Plan (CDMP) Community Health and Design Element, including Policies CHD-1A, CHD-1C, CHD-2B and CHD-3E, community amenities should be centrally located and easily accessible in a manner visible from parking areas and walkways to encourage passive surveillance and usage, as determined in consultation with the Development Services Division of the Department of Regulatory and Economic Resources, or successor department.

(3) Workforce Housing. The Owners voluntarily agree to develop or provide 40 percent Workforce Housing Units (WHUs), per Article XIIA Workforce Housing Development Program of Chapter 33 of the Code, as may be amended, on the Property in connection with the development of residential use thereon. The Workforce Housing Units shall be for sale or rental to households whose incomes are between 60% up to 140% of the Area Median Income for Miami-Dade County as published annually by the U.S. Department of Housing and Urban Development. The Owner may satisfy the foregoing requirements by providing a monetary contribution to the Affordable Housing Trust Fund, established in Chapter 17, Article VIII of the Miami-Dade County Code of Ordinances, in lieu of construction of on-site Workforce Housing Units, to the extent permitted by the Code, as may be amended. The amount of such required monetary contribution shall be in accordance with Section 33-193.9 of the Miami-Dade County Code of Ordinances, as may be amended.

(4) Connection to Public Water and Sanitary Sewer Service. The Owners hereby acknowledge and agree that the Property shall be connected to the public water and sewer system, at the Owners' expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the County Code and MDWASD rules, regulations, and design standards. The right to connect the Property to the County's sewage system is subject to the terms, covenant, 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 the 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.

(5) Endangered Species Survey. Prior to issuance of a Tree Removal Permit for any portion of the Property, the Owners shall conduct a survey to determine the absence or presence of listed wildlife species found in Appendix B of the Conservation, Aquifer Recharge and Drainage Element of the CDMP within the area or phase of development subject to the request for approval of said permit. The survey(s) shall utilize professionally recognized sampling methodology, which shall be subject to review and approval by the County's Department of Regulatory and Economic Resources (RER), or successor department. In addition, the Owners are advised that wildlife best management practices may need to be incorporated to minimize the impacts of any development to listed species. The Owners may be required to revise site plans subject to RER review and approval, as necessary to comply with the requirements of Chapter 24 of the Code for conformance with the relevant provisions of the CDMP.

(6) **Road Mitigation.** In furtherance of the CDMP, the Owners acknowledge and agree that because the Application has an impact between SW 216 Street to SW 232 Street on a segment of U.S.-1, a hurricane evacuation route, mitigation is required. The Owners acknowledge 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 Owners must provide the proportionate share mitigation payment for impacts to the hurricane evacuation route along the impacted segment of U.S.-1 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 acknowledges 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.

[Execution Pages Follow]

LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this ____ day of September, 2025.

IN WITNESS WHEREOF, 232 Holdings LLC, has caused these presents to be signed in its name by its proper officials.

Witnesses:

Signature

Print Name

Address

Signature

Print Name

Address

232 Holdings LLC

Address: _____

By _____

(Sergio Barake, Authorized Member)

[*Note: All others require attachment of
original corporate resolution of authorization.]

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [] or
online notarization [] by Sergio Barake the AUTHORIZED MEMBER of
232 Holdings LLC, on behalf of the LLC.

He is personally known to me or has produced _____, as identification.

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

Signature

Notary Public-State of Florida

Print Name

My Commission Expires:

LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this ____ day of September, 2025.

IN WITNESS WHEREOF, 12499 Holdings LLC, has caused these presents to be signed in its name by its proper officials.

Witnesses:

Signature

Print Name

Address

Signature

Print Name

Address

12499 Holdings LLC

Address: _____

By _____

(Sergio Barake, Authorized Member)

[*Note: All others require attachment of
original corporate resolution of authorization.]

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by Sergio Barake the AUTHORIZED MEMBER of 12499 Holdings LLC, on behalf of the LLC.

He is personally known to me or has produced _____, as identification.

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

Signature
Notary Public-State of Florida

Print Name

My Commission Expires:

“EXHIBIT A”

LEGAL DESCRIPTIONS:

PARCEL A:

Parcel 1:

The Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, less the North 35 feet and the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 2:

That portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying Northeasterly of Canal 102N-1, Canal right of way lying within Section 24, Township 56 South, Range 39 East, less the West 25 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 3:

The West 25 feet of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, less the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

Parcel 4:

The West 25 feet of that portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, lying Northeasterly of Canal 102N-1, Canal right of way lying within Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 5:

The East 25 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East, less the North 35 feet thereof, lying and being in Miami-Dade County, Florida.

PARCEL B:

Parcel 1:

The portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, less the North 35 feet, all lying Northeasterly of the C-102-N canal right of way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel 2:

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, less the North 35 feet and the East 25 feet for road, all lying Northeasterly of the C-102N Canal right of way, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

MINUTES

The South Bay Community Council 15
Public Hearing on May 2025 CDMP Cycle Application Nos. CDMP202500008 and
CDMP20250012 To Amend the Comprehensive Development Master Plan

September 30, 2025, 6:30 PM

Department of Regulatory and Economic Resources (RER) Staff Present

Alex A. David, Strategic Metro Planner, Long Range and Neighborhood Planning
Section, Planning Division
Sue Trone, Strategic Metro Planner, Long Range and Neighborhood Planning
Section, Planning Division
Rommel Vargas, Senior Planner, Metropolitan Planning Section, Planning Division
Felix Acosta, Agenda Clerk, Development Services Division
Thomas Gomez, Agenda Clerk, Development Services Division

I. CALL TO ORDER AND OPENING REMARKS

The South Bay Community Council 15 in person public hearing opened at 6:33 p.m. Vice-Chair Marjorie Murillo called the meeting to order and following the Pledge of Allegiance, asked Staff to conduct the roll call.

Roll Call

Mr. Alex A. David, Strategic Metro Planner, conducted the roll call and determined that there was a quorum with five South Bay Community Council 15 members present as follows:

Johnny G. Farias	Yes	Timothy Forbes	Yes
Venusmia Lovely	Yes	Paul J. Morrow	Yes
Marjorie Murillo	Yes	VACANT	
Enid Washington Demps, Chair Absent			

I. AGENDA ITEMS

May 2025 Cycle Application No. CDMP20250008

Ms. Sue Trone, Strategic Metro Planner, provided an overview of Application No. CDMP20250008, filed by 232 Holdings, LLC / 12499 Holdings, LLC. She explained that the application site is located at the southwest corner of Southwest 232 Street and Southwest 124 Avenue, just east of US-1. The size of this is 5.6 gross/4.9 net acres and is designated low-medium density residential. That designation allows six to thirteen units per acre. The request is to change this designation to medium-density residential with one density increase. That would allow up to 60 units per acre, with one density increase if in conformance to urban design.

Ms. Trone stated that the staff recommendation is for approval with the proffered covenant from the applicant. The proposed Covenant limits the development to 192 family multi-family units or 33 units per acre. Without the Covenant the density could exceed that, and allow 340 units. The Covenant provides the commitment to incorporate urban design principles and 40% of the units for workforce housing (77 units) up to 140% of area median income. It also commits to conduct an endangered species survey and also to mitigate the impacts to traffic on US-1.

The site is within a ¼ mile of the South Dade Transitway, which is a SMART Plan corridor. Thus, it is supportive of higher density and transit-oriented development. Further, public infrastructure, including water, sewer, solid waste, and fire rescue have adequate capacity to support proposed development.

There was a concern that is expressed based on a study of the MSA, which notes that 76% of renter houses in the area are cost-burdened. Although the application doesn't address the need for affordability in the particular area of Miami-Dade County, it does support a number of the CDMP's density and transit policies.

Mr. Hugo Arza, representing the applicant, presented the application and emphasized that the proposed development would be compatible with the surrounding area. He presented that the property adjoins US-1 and is within ¼ mile of the South Dade Transitway allowing up to 60 units an acre, or on this site a total of 340 units would be allowed. He also stated that approximately \$2 million in impacts fees would be collected. He asked that the Community Council members adopt staff's recommendation.

Vice-Chair Murillo opened the public hearing for comments. Eight people spoke in favor of the application noting that it would bring affordable housing and that it creates an opportunity to purchase homes. One person spoke in opposition to the project because her home is located on a large, single-family lot and she was not in favor of the multi-family development being established next to her property.

Board members discussed the application, asking if more than 40% of the workforce units could be provided, whether the development is rental or for purchase (rental) and stating that the development would be in keeping with the 1996 Naranja Charrette. The applicant attorney responded to each of the comments.

A motion to **Adopt with Acceptance of the Proffered Declaration of Restrictions** was made by Board Member Murillo. Board Member Morrow seconded the motion. The motion passed unanimously 5-0 as follows:

Johnny G. Farias	Yes	Timothy Forbes	Yes
Venusmia Lovely	Yes	Paul J. Morrow	Yes
Marjorie Murillo	Yes	VACANT	
Enid Washington Demps, Chair Absent			

May 2025 Cycle Application No. CDMP202500012

Mr. Rommel Vargas, Senior Planner, provided an overview of Application No. CDMP20250012, filed by Abreu Development, LLC. He described the application as pertaining to a ±30.91 gross acre site, located on the east side of SW 137 Avenue and south of theoretical SW 294 Street, immediately west of the Homestead Air Reserve Base, and adjacent to the northeastern boundary of the City of Homestead. Mr. Vargas noted that the areas surrounding the application site are designated for residential, commercial, and institutional uses on the CDMP Adopted LUP map. He explained that the site is currently designated as “Low Density Residential,” which allows residential development at maximum of 6 dwelling units per gross acre. He added that the applicant seeks to redesignate the CDMP land use designation on the application site to “Industrial and Office”, in order to develop the application site with warehouse uses and storage facilities. Mr. Vargas stated that, under the requested CDMP land use designation of “Industrial and Office,” the site could be developed with up to 1,584,495 square feet (sq. ft.) of industrial uses. He added that the applicant submitted a Declaration of Restrictions (Covenant) limiting development on the site to a maximum of 700,000 square feet of warehouse space, which may also include self-storage facilities.

Mr. Vargas stated that staff recommends adoption of the application, along with acceptance of a proffered Covenant. He indicated that approval of the application would be generally consistent with CDMP policies that encourage the redevelopment of substandard and environmentally suitable sites within urban areas, particularly those adjacent to existing development and where public services and facilities have adequate capacity to support additional demand. He affirmed that, if the application is approved and the site is developed with the proposed 700,000 square feet of warehouse space, the project is not expected to place undue strain on, or degrade, any countywide public service or infrastructure system. Mr. Vargas stated that the proposed development will negatively impact a segment of Florida’s Turnpike between SW 296 Street and SW 312 Street, which serves as a designated hurricane evacuation route, and that as such, mitigation is required. He added that the applicant committed to mitigate traffic impacts by entering into a proportionate fair share mitigation payment agreement with the County. Mr. Vargas added that the proposed development is generally compatible with the existing uses of the surrounding area, and that the Homestead Air Reserve Base (HARB) informed staff that the proposed warehouse development would be compatible with the military installation and base operations.

He further explained that the site is in an area that may harbor endangered species. As such, the County’s environmental agency has requested that, prior to the issuance of any Tree Removal Permit, the applicant conduct a wildlife survey to determine the presence or absence of any endangered species on the site. The applicant has committed to this request in the proffered Covenant. Mr. Vargas also mentioned that the Department of Transportation and Public Works has identified two funded capital projects in the vicinity of the application site, as outlined in the County’s Transit Development Plan. He stated that these projects are expected to enhance transit service and promote walkability in the surrounding area. Mr. Vargas concluded by indicating that the proposed development is not anticipated to support transit ridership and pedestrian activity, given its location and the nature of the use proposed.

Mr. Hugo Arza, representing the applicant, described the proposed development and noted that he has been working closely with the Homestead Air Reserve Base. He stated that the base supports the proposed development, emphasizing that it would contribute to local economic growth by creating jobs and benefiting the surrounding community. Mr. Arza explained that the development would be limited to a maximum of 700,000 square feet of warehouse uses. He highlighted that the site is strategically located to serve as a buffer between residential areas and the military base. He further noted that the project is well-positioned to support aerospace and defense contractors, making it a potential economic engine for the region. He pointed out that the Homestead Air Reserve Base had expressed support for the proposal, confirming that the proposed uses are compatible with base operations. The applicant has also committed to complying with all land use and operational restrictions identified by the base. Mr. Arza added that there is a shortage of industrial parks in southern Miami-Dade County, and this development would help address that need. He concluded by stating that the proposed development is consistent with the Comprehensive Development Master Plan (CDMP) criteria for evaluating land use change requests.

Vice Chair Murillo opened the public hearing for comments. Two members of the public spoke in support of the application, stating that the proposed development would bring employment opportunities and benefit the community. Board members expressed support for the application, noting that the project would generate much-needed jobs in the area. However, one member raised concerns about the potential for increased heavy truck traffic associated with the proposed use. In response, Mr. Arza noted that the area already accommodates commercial operations such as Home Depot, Walmart, and Publix, and that there have been no reported issues related to truck traffic. Following these comments, the Board concluded its discussion and proceeded to offer a motion on the application.

A motion to **Adopt with Acceptance of the Proffered Declaration of Restrictions** was made by Board Member Farias. Board Member Forbes seconded the motion. The motion passed unanimously 5-0 as follows:

Johnny G. Farias	Yes	Timothy Forbes	Yes
Venusmia Lovely	Yes	Paul J. Morrow	Yes
Marjorie Murillo	Yes	VACANT	
Enid Washington Demps, Chair Absent			

Adjournment

There being no further business before the Board, Vice-Chair Murillo, adjourned the hearing at 8:02 p.m.

Respectfully submitted,



Alex A. David, Secretary

RESOLUTION NO. 25-08
SOUTH BAY COMMUNITY COUNCIL (15) ISSUING
RECOMMENDATION ON MAY 2025 CYCLE
APPLICATION NO. CDMP20250008 FILED BY 232
HOLDINGS, LLC / 12499 HOLDINGS, LLC,
REQUESTING AMENDMENT TO THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN

WHEREAS, Section 20-40 of the Code of Miami-Dade County establishes Community Councils in the unincorporated area; and

WHEREAS, the Section 2-116.1 of the Code of Miami-Dade County provides exclusive procedures for amending the Comprehensive Development Master Plan (CDMP) consistent with requirements of Chapter 163, Part 2, Florida Statutes; and

WHEREAS, the Community Councils may, at their option, make recommendations to the Planning Advisory Board and the Board of County Commissioners on proposed amendments to the CDMP that would directly impact the Council's area; and

WHEREAS, the Section 2-116.1(3)(e) of the Code of Miami-Dade County provides that Community Council recommendations may address the decisions to be made by the Board of County Commissioners regarding adoption, adoption with change, or denial of the small-scale application, or that the application be converted to a standard amendment and transmitted to the State Land Planning Agency and other reviewing agencies for review and comment; and

WHEREAS, at its meeting of September 30, 2025, South Bay Community Council (15) conducted a public hearing as authorized by Section 20-41 of the County Code;

NOW, THEREFORE, BE IT RESOLVED THAT THE SOUTH BAY COMMUNITY COUNCIL (15) recommends that the May 2025 Cycle CDMP Amendment Application No. CDMP20250008 be Adopted with Acceptance of the Proffered Declaration of Restrictions.

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

Johnny G. Farias	Yes	Timothy Forbes	Yes
Venusmia Lovely	Yes	Paul J. Morrow	Yes
Marjorie Murillo	Yes	VACANT	
Enid Washington Demps, Chair Absent			

Board Vice-Chairperson Murillo hereupon declared the resolution duly passed and adopted this 30th day of September 2025.

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



Alex A. David, Executive Secretary

MINUTES

Miami-Dade County Planning Advisory Board
Acting As the Local Planning Agency
Public Hearing on May 2025 Cycle Application Nos. CDMP20250008, CDMP20250012, and
CDMP20250018 to Amend the Comprehensive Development Master Plan; and
Naranja Lakes Community Redevelopment Area (CRA) Redevelopment Plan

November 3, 2025, 2:00 PM

Planning Advisory Board Members

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

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

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

Department of Regulatory and Economic Resources (RER) Staff Present

Planning Division

Jerry Bell, Assistant Director, Planning Division
Garett Rowe, Chief, Metropolitan Planning Section, Planning Division
Kimberly Brown, Chief, Metropolitan Planning Section, Planning Division
Manuel Armanda, Chief, Planning Research Section, Planning Division
Robert Hesler, Planning Section Supervisor, Planning Research Section, Planning
Division
Rosa Davis, Planning Section Supervisor, CDMP Administration, Metropolitan
Planning
Alex Dambach, Planning Development Manager, Metropolitan Planning
James McCall, Strategic Metro Planner, Metropolitan Planning
Sue Trone, Strategic Metro Planner, Metropolitan Planning
Noel Stillings, Principal Planner, Metropolitan Planning
Rommel Vargas, Senior Planner, Metropolitan Planning
Lorenzo Vieito, Senior Planner, Metropolitan Planning

Other County Staff Present

CJ Wahl, Assistant County Attorney, County Attorney's Office
Terrance Smith, Assistant County Attorney, County Attorney's Office
Vivien Cao, Assistant Director, Office of Management and Budget
Christine Velazquez, Division Chief II, Code Coordination & Environmental Initiatives
Division, Department of Environmental Resources Management
Ninfa Rincon, Chief, Code Coordination & Environmental Initiatives Division,
Department of Environmental Resources Management

James Ferguson, Assistant Director, Planning & Regulatory Compliance, Miami-Dade Water and Sewer Department
Carlos Lopez, Park Planner II, Miami-Dade County Parks, Recreation and Open Spaces Department
Brandon Fennell, Senior Planner, Miami-Dade Transit Division, Department of Transportation and Public Works

CALL TO ORDER AND OPENING STATEMENTS

The Planning Advisory Board (PAB) public hearing was called to order at 2:12 p.m. by PAB Chair Lago. Chair Lago introduced himself and, after leading the Pledge of Allegiance, requested that Staff conduct a roll call. Ms. Noel Stillings, Principal Planner, conducted a roll call and determined quorum was met, with eight members present.

PAB Chair's Introductory Remarks, Chair's Report and PAB Agenda Items

PAB Chair Lago reviewed the procedures and objectives of the public hearing and formally welcomed the public. Chair Lago stated he had no items for the Chair's Report and called upon Mr. Garrett Rowe to introduce the first agenda item.

Opening Statement by County Staff

Mr. Garrett Rowe, Chief of Metropolitan Planning, introduced himself and acknowledged the presence of County Staff representing various departments. He noted that a request had been made for the Naranja Lakes CRA agenda item to be heard first. Hearing no objections from the PAB, Chair Lago agreed.

NARANJA LAKES COMMUNITY REDEVELOPMENT AREA (CRA) REDEVELOPMENT PLAN

Ms. Vivian Cao, from the County's Office of Management and Budget, introduced consultant Mr. Kevin Crowder to deliver the presentation. Mr. Crowder provided an overview of an updated redevelopment plan, which incorporates a Community Redevelopment Area (CRA) expansion approved in September 2025. Mr. Crowder presented demographic and economic context, noting a median household income of approximately \$65,000 and an average income of around \$30,000, underscoring the prevalence of very low-income households within the area. The plan is organized around several strategic components: economic development; housing and residential life; public improvements and infrastructure; community facilities; transportation and parking; redevelopment support; and implementation. Key priorities include support for small businesses and entrepreneurship, workforce development partnerships, affordable and mixed-income housing, and transit-oriented development opportunities. Additional focus areas include community policing, alignment with land use policies, strategic land acquisition and disposition, and the use of Tax Increment Financing (TIF) incentives. Priority initiatives emphasize improved connectivity among parks, schools, and business districts; identification of catalyst sites along the US-1 corridor; and the advancement of an agritourism initiative to position US-1 as a gateway to regional destinations. The CRA plan is required to align with the Comprehensive Development Master Plan (CDMP), as it functions as a funding and implementation tool. County staff confirmed that the proposed plan is consistent with CDMP policies related to revitalization, infill development, and redevelopment.

Upon questions from PAB members, Mr. Terrance Smith, Assistant County Attorney, explained that as per Chapter 163.36(4) of the Florida Statutes, a proposed community redevelopment plan must first be reviewed by the County's designated planning agency, the PAB, to determine its

consistency with the CDMP and is a required process before the plan may be submitted to the Board of County Commissioners. Mr. Rowe added that the CDMP includes policies that support redevelopment, infill, and revitalization of underserved areas, and the proposed Community Redevelopment Area functions as a tool to implement these policies. Based on staff review, Mr. Rowe added that the plan is consistent with the CDMP and recommends that the Planning Advisory Board find it in conformance.

No member of the public spoke on the application.

The motion that the Naranja Lakes Community Redevelopment Plan Update 2025 is consistent with the Comprehensive Development Master Plan was moved by Board Member Thomas. Board Member Huembes seconded the motion. The motion passed 8 to 0 as follows:

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

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

Mr. Garrett Rowe, Chief of Metropolitan Planning, re-introduced himself and requested Ms. Sue Trone to present the first CDMP application, No. CDMP20250008.

MAY 2025 CYCLE APPLICATIONS

Application No. CDMP20250008

Ms. Sue Trone, Strategic Metro Planner, presented Application No. CDMP20250008 for an area located at the intersection of Southwest 232nd Street and Southwest 124th Avenue comprising of ±5.67 gross/±4.99 net acres. The existing land use designation for the property is “Low-Medium Density Residential” (6 to 13 dwelling units per acre [du/ac]) allowing 73 single family units on the property. The Applicant proposes to change the land use designation to “Medium Density Residential with One Density Increase” (25 to 60 du/ac), allowing 340 multifamily units on the property. The Applicant has proffered a covenant to cap density at 192 dwelling units, which equates to 34 du/ac on ±5.67 gross acres. Additional commitments in the covenant include the following: 40% of dwelling units reserved for households earning 60% to 140% of AMI; connection to public water and sanitary sewer; completing an endangered species survey prior to tree removal; and providing proportionate share mitigation for a segment of US-1.

Ms. Trone noted that the supply and demand analysis found that 76% of renter households in the area are cost-burdened with incomes below 140% of AMI; therefore, workforce rents may exceed prevailing rents for many local households. She also noted that at Community Council, 8 members of the public spoke in support of the item; one member of the public, who lives adjacent to the site, spoke against the item because she is concerned about the impacts of the development. Staff recommend to adopt the application with acceptance of the proffered Declaration of Restrictions. The application supports transit, infill development, is compatible with the surrounding area; meets Level of Service (LOS) standards; and there are no adverse environmental or historic impacts.

Following staff's presentation, Board members had questions about the 60% to 140% AMI range for incomes for workforce housing. Staff explained that the Applicant was free to set rents for any range of incomes between 60% and 140% of AMI and that it is not necessary to commit to establishing tiers for rents at the time of CDMP adoption.

The Applicant's presentation by the legal representative, Mr. Hugo Arza, reinforced that the Applicant is not committing to rental at the time of CDMP adoption. Further, he made a case for articulating the commitment to workforce housing as "up to 140% AMI," or "removing the floor."

The motion to Adopt with Acceptance of the Proffered Declaration of Restrictions was moved by Board Member Losner. Board Member Thomas seconded the motion. The motion passed 7 to 1 as follows:

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

William McRea, Vice Chair, Yes

Frank Lago, Chair, Yes

Application No. CDMP202500012

Mr. Rommel Vargas, Senior Planner, provided an overview of Application No. CDMP20250012, filed by SIP Development Group, LLC (formerly Abreu Development, LLC). He described the application as pertaining to a ±30.91 gross acre site, located on the east side of SW 137 Avenue and south of theoretical SW 294 Street, immediately west of the Homestead Air Reserve Base, and adjacent to the northeastern boundary of the City of Homestead. Mr. Vargas noted that the areas surrounding the application site are designated for residential, commercial, and institutional uses on the CDMP Adopted Land Use Plan (LUP) map. He explained that the site is currently designated as "Low Density Residential," which allows residential development at maximum of 6 dwelling units per gross acre. He added that the applicant seeks to redesignate the CDMP land use designation on the application site to "Industrial and Office", in order to develop the application site with warehouse uses and storage facilities. Mr. Vargas stated that, under the requested CDMP land use designation of "Industrial and Office," the site could be developed with up to 1,584,495 square feet (sq. ft.) of industrial uses. He added that the applicant submitted a Declaration of Restrictions (Covenant) limiting development on the site to a maximum of 700,000 square feet of warehouse space, which may also include self-storage facilities.

Mr. Vargas stated that staff recommends adoption of the application, along with acceptance of a proffered Covenant. He indicated that approval of the application would be generally consistent with CDMP policies that encourage the redevelopment of substandard and environmentally suitable sites within urban areas, particularly those adjacent to existing development and where public services and facilities have adequate capacity to support additional demand. He affirmed that, if the application is approved and the site is developed with the proposed 700,000 square feet of warehouse space, the project is not expected to place undue strain on, or degrade, any countywide public service or infrastructure system. Mr. Vargas stated that the proposed development will negatively impact a segment of Florida's Turnpike between SW 296 Street and

SW 312 Street, which serves as a designated hurricane evacuation route, and that as such, mitigation is required. He added that the applicant committed to mitigate traffic impacts by entering into a proportionate fair share mitigation payment agreement with the County. Mr. Vargas added that the proposed development is generally compatible with the existing uses of the surrounding area, and that the Homestead Air Reserve Base (HARB) informed staff that the proposed warehouse development would be compatible with the military installation and base operations.

He further explained that the site is in an area that may harbor endangered species. As such, the County's environmental agency has requested that, prior to the issuance of any Tree Removal Permit, the applicant conduct a wildlife survey to determine the presence or absence of any endangered species on the site. The applicant has committed to this request in the proffered Covenant. Mr. Vargas concluded by indicating that the proposed development is not anticipated to support transit ridership and pedestrian activity, given its location and the nature of the use proposed.

Mr. Hugo Arza, representing the applicant, provided a brief overview of the application, noting that the site is adjacent to residential uses. He emphasized that the proposed development complies with a 1956 Restrictive Easement placed by HARB, that ensures compatibility of the proposed uses with military operations and airport facilities. Mr. Arza stated that the applicant collaborated with HARB to develop the property with warehouses rather than residential uses; a use that would conflict with the 1956 Restrictive Easement. He noted that the proposed development would generate jobs in the area and that warehouse use is more appropriate than residential uses in the area, given the incompatibility between residential and aviation uses. Mr. Arza addressed the criteria for evaluating CDMP map amendments and affirmed that the proposal is consistent with the CDMP criteria for evaluating land use change requests. He also acknowledged DERM's request that the applicant prepares and submit to DERM an Endangered Species Survey for DERM's review and approval. Mr. Arza stated that the applicant has committed, through the proffered covenant, to comply with DERM's request and conduct the survey. He concluded by highlighting the shortage of industrial parks in southern Miami-Dade County and emphasized that the proposed development would help meet that need.

Larry Ventura, Representative for the Homestead Air Reserve Base (HARB), stated that the U.S. Air Force has reviewed the proposed development and determined that, if limited in scope, the project could be compatible with military operations at HARB. He noted that the proposal aligns with the 1956 restrictive use easement, which prohibits human habitation or concentrated gatherings of 25 or more individuals in a confined area. Mr. Ventura further emphasized that any proposed warehouses must be limited to a maximum roof height of 36 feet and must comply with additional restrictions to ensure compatibility with the base's mission. Mr. Ventura concluded by stating that HARB has no objections on approval of the application.

No member of the public spoke on the application.

Board Member Thomas expressed his satisfaction that the developer had found a solution to develop the application site with the proper land use. The motion to Adopt with Acceptance of the Proffered Declaration of Restrictions was moved by Board Member Thomas. Board Member Padron seconded the motion. The motion passed 8 to 0 as follows:

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

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

Application No. CDMP20250018

Mr. Rommel Vargas, Senior Planner, presented an overview of Application No. CDMP20250018, submitted by D.R. Horton, Inc. He explained that the application pertains to an approximately ±20.92-acre site located at the southeast corner of SW 320 Street and SW 195 Avenue, about 0.25 miles west of the City of Homestead. Mr. Vargas noted that the surrounding area consists of residential uses, plant nurseries, and vacant parcels. He stated that the site is currently designated as “Estate Density Residential,” which permits residential development at a maximum density of 2.5 dwelling units per gross acre. The applicant is requesting a change in the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designation to “Low Density Residential,” which allows up to 6 dwelling units per gross acre. Mr. Vargas indicated that the applicant intends to develop the site with a maximum of 35 single-family homes.

Mr. Vargas stated that staff recommends adoption of the application, along with acceptance of the proffered Declaration of Restrictions (Covenant). He explained that approval of the application would generally align with CDMP policies that support the redevelopment of substandard and environmentally suitable sites within urban areas, particularly those adjacent to existing development and where public services and facilities have sufficient capacity to accommodate additional demand. Mr. Vargas affirmed that the proposed development would not violate the County’s adopted level of service standards for public services and facilities. However, he noted that the project would have a negative impact on Krome Avenue between SW 312 Street and SW 316 Street. To mitigate this impact, the applicant has committed, through the proffered Covenant, to provide a proportionate share mitigation payment to the County to offset traffic impacts generated by the development.

He added that the proposed development is generally compatible with the existing single-family residential character of the surrounding area. Additionally, Mr. Vargas noted that the site is located in an area that may harbor endangered species. Accordingly, the County’s environmental agency has requested that, prior to the issuance of any Tree Removal Permit, the applicant conduct a wildlife survey to determine the presence or absence of endangered species on the site. The applicant has agreed to this condition in the proffered Covenant.

Mr. Vargas further noted that the applicant has complied with the Office of Historic Preservation’s (OHP) request to document two on-site structures that meet the 50-year threshold for historic resource eligibility. The applicant submitted the required documentation to the Florida Division of Historical Resources for inclusion in the Florida Master Site File. He concluded his presentation by stating that the proposed development would not degrade any countywide system. He added that all systems, except for roadways, which will be mitigated by the applicant as previously indicated, have sufficient capacity to accommodate the impacts generated by the proposed development. Mr. Vargas also mentioned that the Department of Transportation and Public Works has identified two funded capital projects in the vicinity of the application site, as outlined in the

County's Transit Development Plan. These projects are expected to enhance transit service and promote walkability in the surrounding area.

Ms. Maritza Haro, representing the applicant, presented the proposed development. She stated that the applicant intends to develop the property with single-family homes and emphasized the application's urgency to address the County's ongoing housing shortage and affordability crisis, noting that the current housing supply is nearing depletion. Ms. Haro described the surrounding land uses, highlighting that the area is predominantly designated in the LUP map for residential development. She also confirmed that the proposed project would have no impact on archaeological or historical resources, that her applicant complied with the Office of Historic Preservation's request to document historically significant properties with the State of Florida, and that the applicant will seek any tree permit, if needed. Additionally, she pointed out that the site is located approximately 2.3 miles from the South Dade Transitway, underscoring its proximity to existing transit infrastructure, thus, giving residents access to public transit. To illustrate the proposal, Ms. Haro presented a site plan showing the layout of the proposed development and shared architectural renderings of the single-family homes to be constructed.

No member of the public spoke on the application.

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

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

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

OVERALL RESOLUTION

The motion to adopt the foregoing resolution was moved by Board Member McRea. Board Member Huembes seconded the motion. The motion passed 7 to 0 as follows:

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

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

STAFF ANNOUNCEMENTS

Update on the Evaluation and Appraisal Report (EAR) Process

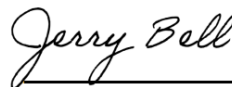
Mr. Rowe introduced Ms. Kim Brown to give a Staff overview on the Evaluation and Appraisal Review (EAR). Ms. Brown, Chief, Long Range and Neighborhood Planning, introduced herself to the PAB and outlined the state-mandated Evaluation and Appraisal Review (EAR) of the CDMP, a required seven-year assessment to ensure consistency with state law and evaluate the effectiveness of goals, objectives, and policies. She explained that the review considers planning horizons through 2040 and 2050, focusing on statutory updates, public input on major issues, progress toward objectives, land supply adequacy (minimum 10-year capacity), and service availability. Key milestones include submission of the EAR to the state by December 1, 2026, and with Planning Advisory Board delivery no later than September 1, 2026. Public outreach will include a dedicated website, survey, and at least five town halls in early 2026. Recommendations from the Mayor's EAR Task Force are expected by May 2026 to inform the EAR. The second phase, CDMP amendments, are anticipated for transmittal in late 2027 and adoption in 2028. She noted that the preliminary analysis indicates the County's existing residential land supply is sufficient to accommodate projected growth well beyond the 2040 planning horizon. Ms. Brown identified the next EAR Task Force meeting scheduled for November 21, 2025, at noon, on the 18th floor of this building, and will send a reminder to the PAB.

Mr. Rowe announced that at the next PAB meeting, there will be a presentation from the Office of Historic Preservation about their historic-related work relevant to CDMP applications; and the PAB will conduct elections and vote for the PAB Chair and Vice Chair for the next calendar year. Ms. Stillings reminded the PAB of their next meeting, scheduled for Monday, December 1, 2025, at 2:00 pm.

ADJOURNMENT

Having no further business before the PAB, Chair Lago adjourned the meeting at 3:59 pm.

Respectfully submitted,

 for

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

RESOLUTION NO. 25-13

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING
ADVISORY BOARD ACTING AS THE LOCAL PLANNING
AGENCY ISSUING RECOMMENDATIONS TO THE BOARD
OF COUNTY COMMISSIONERS REGARDING FINAL
DISPOSITION OF SMALL-SCALE MAY 2025 CYCLE
APPLICATION NOS. CDMP20250008, CDMP20250012, AND
CDMP20250018 TO AMEND THE COMPREHENSIVE
DEVELOPMENT MASTER PLAN

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

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

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

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

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

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

WHEREAS, small-scale Application Nos. CDMP20250008, CDMP20250012, and CDMP20250018 were filed by private parties in the May 2025 Cycle of Applications to amend the CDMP and are contained in the document titled "May 2025 Cycle of Applications to Amend the Comprehensive Development Master Plan," dated June 2025, and kept on file with and available upon request from the Department; and

WHEREAS, May 2025 Cycle Application Nos. CDMP20250008, CDMP20250012, and CDMP20250018 requested adoption, if eligible, to be processed as a small-scale CDMP amendment; and

WHEREAS, as required by section 2-116.1, Code of Miami-Dade County, the Department has published its initial recommendations in separate reports titled "Initial Recommendation to Amend the Comprehensive Development Master Plan" for Application No. CDMP20250008, CDMP20250012, and CDMP20250018, all dated September 2025, which are and kept on file and available for inspection upon request from the Department; and

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

WHEREAS, Application Nos. CDMP20250008, CDMP20250012, and CDMP20250018 were each requested to be processed concurrently with Zoning Application No. Z2025000125, Z2025000128, and Z2025000135, respectively, and

WHEREAS, in accordance with the applicable County procedures, the affected Community Councils have conducted an optional public hearing pursuant to section 2-

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November 3, 2025
Page 3

1116.1(3)(e) to address the referenced Applications that would directly impact its council areas and issued recommendations on the referenced application to the Planning Advisory Board and the Commission; and

WHEREAS, the Planning Advisory Board, acting as the Local Planning Agency, held a public hearing on the referenced Applications at its October 6, 2025 meeting, but did not achieve quorum, and the hearing was rescheduled for November 3, 2025; and

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

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

This Agency hereby makes the following recommendations to the Commission regarding the adoption of small-scale Land Use Plan map Application Nos. CDMP20250008, CDMP20250012 and CDMP20250018 and recommendation regarding subsequent final action by the Commission.

Application Number	Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP	• Recommended Action on Small-Scale Amendment
CDMP 20250008	232 Holdings LLC and 12499 Holdings LLC / Hugo P. Arza, Esq., & Miriam Soler Ramos, Esq., Holland & Knight LLP/ Southwest corner of SW 232 Street and SW 124 Court, east of US-1/ ±5.67 gross acres / ±4.99 net acres. <u>Requested Amendment to the CDMP</u> - Redesignate the application site: From: "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre) To: "Medium Density Residential with One Density Increase (DI-1)" (25 to 60 dwelling units per gross acre with urban design) - 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. Small-Scale Amendment	Adopt with Acceptance of the Proffered Declaration of Restrictions

The motion to Adopt with acceptance of the proffered Declaration of Restrictions was moved by Board Member Losner. Board Member Thomas seconded the motion. The motion passed 7 to 1 as follows:

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

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

Application Number	Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP	• Recommended Action on Small-Scale Amendment
CDMP 20250012	SIP Development Group, LLC / Hugo P. Arza, Esq., Alessandria San Roman, Esq., and Erica C. Adams, Esq., Holland & Knight LLP/ East side of SW 137 Avenue and south of theoretical SW 294 Street, west of the Homestead Air Reserve Base / ±30.91 gross acres / ±29.10 net acres. <u>Requested Amendment to the CDMP</u> 1. Redesignate the application site: From: "Low Density Residential" (2.5 to 6 dwelling units per gross acre) To: "Industrial and Office" 2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.	Adopt with Acceptance of the Proffered Declaration of Restrictions
Small-Scale Amendment		

The motion to Adopt with acceptance of the proffered Declaration of Restrictions was moved by Board Member Thomas. Board Member Diaz-Padron seconded the motion. The motion passed 8 to 0 as follows:

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

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

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November 3, 2025
Page 6

Application Number	Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP	• Recommended Action on Small-Scale Amendment
CDMP 20250018	D.R. Horton, Inc. / Melissa Tapanes Llahues, Esq., Maritza Haro Salgado, Esq., Bercow Radell Fernandez Larkin & Tapanes, PLLC./ Southeast corner of SW 320 Street (Mowry Drive) and SW 195 Avenue / ±5.93 gross / net acres. <u>Requested Amendment to the CDMP</u> 1. Redesignate the application site: From: "Estate Density Residential" (1 to 2.5 dwelling units per gross acre) To: "Low Density Residential" (2.5 to 6 dwelling units per gross acre) Add the proffered Declaration of Restrictions to the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.	Adopt with Acceptance of the Proffered Declaration of Restrictions
<u>Small-Scale Amendment</u>		

The motion to Adopt with acceptance of the proffered Declaration of Restrictions was moved by Board Member Morris. Board Member Losner seconded the motion. The motion passed 8 to 0 as follows:

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

William McRea, Vice Chair, Yes

Frank Lago, Chair, Yes

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Page 7

The motion to adopt the foregoing resolution was moved by Board Member McRea. Board Member Huembes seconded the motion. The motion passed 7 to 0 as follows:

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

William McRea, Vice Chair, Yes

Frank Lago, Chair, Yes

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

 for

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

APPROVED

By Jerry Bell at 12:23 pm, Nov 25, 2025

Holland & Knight

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Hugo P. Arza, Esq.
(305) 789-7783
hugo.arza@hklaw.com

November 25, 2025

VIA ELECTRONIC MAIL

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

**RE: 232 Holdings LLC/12499 Holdings LLC, Application No. CDMP20250008 /
Timeframe Extension Request Pursuant to Sec. 2-116.1(3)(h)**

Dear Mr. Bell:

On behalf of 232 Holdings LLC/12499 Holdings LLC ("Applicants"), this letter serves as the formal request for an extension of time for the public hearing of the Comprehensive Development Master Plan ("CDMP") amendment application number CDMP20250008.

According to Miami-Dade County Code of Ordinances ("Code") Section 2-116.1(3)(h), the Board of County Commissioners shall hold one public hearing within 180 calendar days following the end of the relevant filing period unless a greater time is deemed necessary by the Board of County Commissioners; however, the Director may extend the time if requested by the applicant prior to the earliest deadline for the publication of required notices for the hearing before the Board of County Commissioners. According to the Code, the first public hearing before the Board of County Commissioners regarding this matter must take place no later than December 15, 2025 ("Timeframe"). However, the Code unilaterally empowers the Director with the authority to extend this Timeframe if requested by the Applicant.

The Applicant requests an approximate two-month extension of the Timeframe to February 15, 2026, contingent on the schedule of hearings. The Applicant seeks this extension to continue working with the Miami-Dade County Department of Regulatory and Economic Resources to address pending comments and necessary revisions to the concurrent zoning hearing application. Thank you for your consideration of this matter. Should you have any questions, please do not hesitate to contact me at (305) 789-7783.

Sincerely,

HOLLAND & KNIGHT LLP



Miriam Soler Ramos, Esq.

Cc: Ms. Lourdes Gomez, AICP
Mr. Garrett Rowe
Ms. Rosa Davis
Sue Trone
Abbie Schwaderer Raurell, Esq.
Hugo A. Arza, Esq.

APPROVED

By Jerry Bell at 2:34 pm, Feb 12, 2026

Holland & Knight

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hugo.arza@hklaw.com

February 12, 2026

VIA ELECTRONIC MAIL

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

**RE: 232 Holdings LLC/12499 Holdings LLC, Application No. CDMP20250008 /
Timeframe Extension Request Pursuant to Sec. 2-116.1(3)(h)**

Dear Mr. Bell:

On behalf of 232 Holdings LLC/12499 Holdings LLC ("Applicants"), this letter serves as the formal request for an extension of time for the public hearing of the Comprehensive Development Master Plan ("CDMP") amendment application number CDMP20250008.

According to Miami-Dade County Code of Ordinances ("Code") Section 2-116.1(3)(h), the Board of County Commissioners shall hold one public hearing within 180 calendar days following the end of the relevant filing period unless a greater time is deemed necessary by the Board of County Commissioners; however, the Director may extend the time if requested by the applicant prior to the earliest deadline for the publication of required notices for the hearing before the Board of County Commissioners. According to the Code, the first public hearing before the Board of County Commissioners regarding this matter must take place no later than December 15, 2025 ("Timeframe"). However, the Code unilaterally empowers the Director with the authority to extend this Timeframe if requested by the Applicant.

On November 25, 2025, the Applicant sought and was granted an extension to February 15, 2026. By way of this correspondence, the Applicant requests a 60-day extension of the Timeframe to April 16, 2026, contingent on the schedule of hearings. The Applicant seeks this extension to continue working with the Miami-Dade County Department of Regulatory and Economic Resources to address pending comments and necessary revisions to the concurrent zoning hearing application. Thank you for your consideration of this matter. Should you have any questions, please do not hesitate to contact me at (305) 789-7783.

Sincerely,
HOLLAND & KNIGHT LLP



Miriam Soler Ramos, Esq.

Cc: Ms. Lourdes Gomez, AICP
Mr. Garrett Rowe
Ms. Rosa Davis
Sue Trone
Abbie Schwaderer Raurell, Esq.
Hugo A. Arza, Esq.