

**Date:** June 2, 2026

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

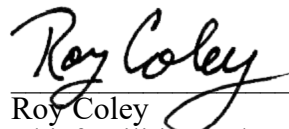
**From:** Daniella Levine Cava   
Mayor

Supplement No. 2  
Agenda Item No. 7(D)

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

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The following second supplemental information is provided to the Board of County Commissioners regarding May 2023 Cycle Application No. CDMP20230013 to amend a Comprehensive Development Master Plan (CDMP). The information includes: (Exhibit 1) a supplemental report addressing changes to CDMP Application No. CDMP20230013 and (Exhibit 2) Additional Items received after January 22, 2026.



Roy Coley  
Chief Utilities and Regulatory Services Officer

**MIAMI-DADE COUNTY**  
**DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES**  
**SUPPLEMENTAL REPORT ADDRESSING CHANGES TO**  
**COMPREHENSIVE DEVELOPMENT MASTER PLAN AMENDMENT**  
**APPLICATION CDMP20230013**  
**April 2026**

This supplemental report outlines changes made by the Applicant to the May 2023 Cycle Application CDMP20230013 (Kelly Tractor) to amend the Comprehensive Development Master Plan (CDMP) either at or subsequent to the Board of County Commissioners' (Board) January 22, 2026 CDMP meeting. This report also notes a concern brought by the Greater Miami Expressway Agency (GMX) regarding the pending application and the proposed 14-mile extension of the Dolphin Expressway/SR-836 from its current western terminus at NW 137 Avenue to SW 136 Street (SR-836 Extension or the Kendall Parkway).

It was previously noted that this application would generate significant impacts to Wetlands of Regional Significance, the mitigation of which was not demonstrated to be in full compliance with CDMP Objectives CON-4 and CON-7, and Policies CON-4A and CON-7A. Staff noted that  $\pm 63$  acres of wetlands on the site are currently under previously recorded covenants for protection and that of the total required mitigation for the proposed development's wetlands impacts, a minimum one (1) acre of on-site mitigation for each acre of covenanted wetlands impacted is required. The proposed CDMP text and the proffered Declaration of Restrictions (covenant) have now been revised to meet the requirements of these CDMP policies and objectives by committing in the covenant that a minimum of  $\pm 63.11$  acres of wetlands will be preserved onsite as Preservation Areas.

In addition, with respect to future wetland permitting, the Applicant has enhanced its commitment to wetland impacts mitigation by providing that any wetland mitigation for wetland permitting on the Property would be fulfilled through the following:

“(1) on-site mitigation or (2) permittee responsible mitigation within Miami-Dade County (which may include permittee responsible mitigation within County parks to the extent permissible), except to the extent that there are wetland mitigation bank credits available at banks in Miami-Dade County and mitigation is done via such credits from within Miami-Dade County.”

In the prior covenant, this commitment only applied to the  $\pm 63$  acres of the Property that are currently under previously recorded covenants.

The Applicant has included in the proffered covenant a Conceptual Plan that is for illustrative purposes only, except that it identifies the location and minimum acreage requirement for the wetlands to be preserved onsite. The proffered covenant expresses the intent for the site to be developed in a manner similar to the Conceptual Plan.

The Applicant has committed in the proffered covenant to dedicate and convey to the County at least 20 acres of wetlands for offsite wetlands preservation that will be dedicated and conveyed to the County's Environmentally Endangered Lands (EEL) program.

At the Board's January 22, 2026 CDMP meeting, the Applicant committed to construct or cause to be constructed the necessary NW/SW 139 Avenue roadway improvement to provide relief to NW/SW 137 Avenue that is projected to operate in violation of its adopted level of service

standard, prior to the issuance of a certificate of occupancy for any portion of the property. This commitment is retained in the revised proffered covenant.

At the Board's January 22, 2026 CDMP meeting, the Applicant committed to preserving two wetland areas totaling ±34 acres onsite and to provide a wildlife habitat corridor connection between these areas. This commitment is expanded in the revised covenant to require a minimum ±63.11 acres of wetlands to be preserved on site, as discussed above.

### **SR-836 Southwest Extension/Kendall Parkway**

The GMX (successor agency of the Miami-Dade Expressway Authority) by letter received April 9, 2026, states that the Kelly Tractor application (CDMP20230013) presents "a direct conflict" with GMX's proposed SR-836 Southwest Extension and that approval of the pending Kelly Tractor application would impair GMX's ability to implement the SR-836 Southwest Extension project.

In 2018, the Board approved an application that included the proposed SR-836 Southwest Extension project within the CDMP for purposes of establishing its consistency with the CDMP as required pursuant to Chapter 163 of the Florida Statutes (F.S.). Section 163.3177(6)(b)1, F.S., states "[e]ach local government's transportation element shall address traffic circulation, including the types, locations, and extent of existing and proposed major thoroughfares and transportation routes, including bicycle and pedestrian ways." Additionally, Section 163.3177(2), F.S., requires "[c]oordination of the several elements of the local comprehensive plan shall be a major objective of the planning process. The several elements of the comprehensive plan shall be consistent".

GMX's letter asserts that in 2018 the Board approved the SR-836 CDMP amendment, "thereby formally establishing and preserving the SR 836 Southwest Extension transportation corridor." However, this report includes certain clarifications related to the approval of the SR-836 CDMP amendment. The Department notes the approval of the SR-836 CDMP amendment allowed for the SR-836 Extension to be advanced and ultimately constructed consistent with the CDMP. Furthermore, the exact alignment will be established through further GMX planning and property or right-of-way acquisition for the corridor, as well as through approval and appropriate permitting by the County, including, but not limited to, approval of a required "Master Project Plan" for the corridor. More detailed analysis and background relating to the SR-836 Extension are provided below.

The "Transportation" text in the CDMP Land Use Element provides that the roadway and transit alignments shown in the CDMP are general indications of such facility locations and that specific alignments may be modified through detailed transportation planning, subdivision platting, highway design and engineering or other detailed planning or engineering processes. Additionally, Transportation Element Policy TC-1L that was adopted in 2018 as part of the SR-836 CDMP amendment also acknowledges that the general alignment of the SR-836 Extension is depicted on the LUP map and in the map series of the Traffic Circulation and Mass Transit Subelements and requires the County to coordinate with GMX and the Transportation Planning Organization in the planning and construction of the SR-836 Extension. This coordination will include GMX's submittal to the County for review toward ultimate approval of a "Master Project Plan" in accordance with the provisions of the CDMP and the Interlocal Agreement between the County and GMX for implementation of the SR-836 Extension project. The "Master Project Plan" will provide greater details and levels of certainty regarding the proposed alignment, environmental impacts, mitigation measures, construction phases, and costs, among other things. It is acknowledged that a "Master Project Plan" was previously submitted to the County in April 2019, was reviewed and comments subsequently issued by various County departments and, at this time, an updated or revised "Master Project Plan" is yet to be submitted by GMX for the County's review and approval.

The CDMP's Statement of Legislative Intent provides in Paragraph A.1 that "[n]othing in the CDMP shall be construed or applied to constitute a temporary or permanent taking of private property or the abrogation of vested rights as determined to exist by the Code of Miami-Dade County, Florida." Accordingly, the inclusion in the CDMP of the SR-836 Extension is an allowance for the expressway to be built, including the segment currently shown traversing the Kelly Tractor CDMP application site, and is to be construed as an additional allowance for properties that are within the general and ultimate final alignment for the SR-836 Extension. Similarly, approval of the pending Kelly Tractor CDMP application does not preclude the SR-836 Extension from being built.

The SR-836 CDMP amendment, after its September 2018 adoption by the Board, was subject to an Administrative Challenge pursuant to Chapter 163.3184, Florida Statutes, that was ultimately decided in favor of Miami-Dade County through State of Florida Administration Commission Final Order No. AC-21-002 issued September 22, 2021. Accordingly, the CDMP amendment and associated Interlocal Agreement became effective in 2021. Currently, the SR-836 Extension project is listed in the 2050 LRTP (as the Kendall Parkway) with funding allocated through fiscal years 2025-2030 for project planning and right-of-way acquisition, and in the Miami-Dade Transportation Improvement Program (TIP) for ongoing environmental work that is funded for fiscal year 2025-2026.

The SR-836 Extension project was discussed in Staff's Initial Recommendation report (page 26) published in June 2025 noting the project's alignment traverses the eastern portion of the Kelly Tractor application site, which was also depicted on that report's CDMP Land Use map (page 14). The Initial Recommendation report also noted the SR-836 Extension project was partially funded and included within the County's Long Range Transportation Plan (LRTP) and that GMX was in the process of preparing the Master Project Plan, as required by the Interlocal Agreement between the County and GMX, for submittal to the County for review and approval. The SR-836 Extension general alignment was subsequently reflected on the CDMP Land Use map of Staff's Final Recommendation report (page 19) published in January 2026.

**ADDITIONAL ITEMS**  
**MAY 2023 CYCLE APPLICATION NO. CDMP20230013**  
**TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER**  
**PLAN** (Consisting of materials received after January 22, 2026)

<b>ITEM</b>	<b>PAGE</b>
Applicant Executed Opinion of Title received February 3, 2026	A-1
Applicant Request for Extension of Time, Approved, received February 18, 2026	A-7
State Acknowledgement of Receipt of Extension of Time received February 23, 2026	A-9
Applicant Conceptual Stormwater Master Plan received March 9, 2026	A-16
Applicant Campus Expansion Business Plan Revised received March 23, 2026	A-20
Applicant Letter Regarding Revisions to the Text Amendment received April 7, 2026	A-30
Letter from Greater Miami Expressway (GMX) Regarding Rt. 836 Expansion received April 9, 2026	A-36
Applicant Response Regarding Letter from GMX received April 20, 2026	A-38
Applicant Declaration of Restrictions received April 7, 2026	A-40

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## 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 a Declaration of Restrictions (“Declaration”) pursuant to CDMP Public Hearing No. CDMP20230013, it is hereby certified that I have examined the Old Republic National Title Insurance Company, Title Commitment No. 25051328, covering the period from the beginning to January 9, 2026 at the hour of 11:00 pm inclusive, of the property described on **Exhibit A** hereto. I know of no reason that this Title Evidence is inaccurate or incomplete.

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

MDXQ LLC, a Florida limited liability company (the “Owner”).

Further, I am of the opinion that Christopher L. Kelly, as President, is authorized to execute the Declaration on behalf of the Owner.

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

**1. RECORDED MORTGAGES:**

None.

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

None.

**3. GENERAL EXCEPTIONS:**

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed after the date hereof.
2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.

3. Rights or claims of parties in possession.
4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.
5. Easements or claims of easements not shown by the public records.
6. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.
7. General or special taxes and assessments required to be paid in the year 2023 and subsequent years.
8. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
9. Terms and condition of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

4. **SPECIAL EXCEPTIONS:**

1. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in Deed No. 17,007, dated September 14, 1921, and Deed No. 17,025, dated February 17, 1922, given to Charles Stieren, as affected by Quit Claim Deed Release recorded January 3, 1969, in Official Records Book 6259, Page 279, Quit Claim Deed release recorded March 19, 1969, in Official Records Book 6330, Page 430.
2. Easement in favor of Florida Power & Light Company recorded January 2, 1957 in Official Records Book 3, Page 497.
3. Right-of-Way Agreement in favor of Florida Power & Light Company recorded March 14, 1960 in Official Records Book 1966, Page 154.
4. Agreed Final Order recorded February 25, 1988 in Official Records Book 13583, Page 2662.

Kelly Tractor Co. Opinion of Title

5. Terms and condition of that Utility Easement by and between Miami-Dade County Expressway Authority and MDXQ LLC, recorded May 12, 2008 in Official Records Book 26373, Page 4644.
6. Terms and condition of that Signage Easement by and between Miami-Dade County Expressway Authority and MDXQ LLC, recorded May 12, 2008 in Official Records Book 26373, Page 4651.
7. Covenant Running with the Land in Favor of Miami-Dade County, Florida, recorded February 13, 2013 in Official Records Book 28488, Page 2722.
8. Covenant Running with the Land in Favor of Miami-Dade County, Florida recorded February 13, 2013, in Official Records Book 28488, Page 2891.
9. Recorded Notice of Environmental Rsource Permit, recorded January 23, 2015 in Official Records Book 29474, Page 2014.

NOTE: All of the recording references shall refer to the Public Records of Miami-Dade County, Florida.

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

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

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
MDXQ LLC, a Florida limited liability company	Owner	

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

<u>Number</u>	<u>Company Certifying</u>	<u>No. of Entries</u>	<u>Period Covered</u>
25051328	Old Republic National Title Insurance Company	9	From beginning to January 9, 2026 at 11:00 pm

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

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

Respectfully submitted this 29<sup>th</sup> day of January, 2026.

[Signature]  
Joseph G. Goldstein  
Florida Bar No. 709115  
Holland & Knight LLP  
701 Brickell Avenue, Suite 3300  
Miami, FL 33131  
Telephone: (305) 789-7782

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

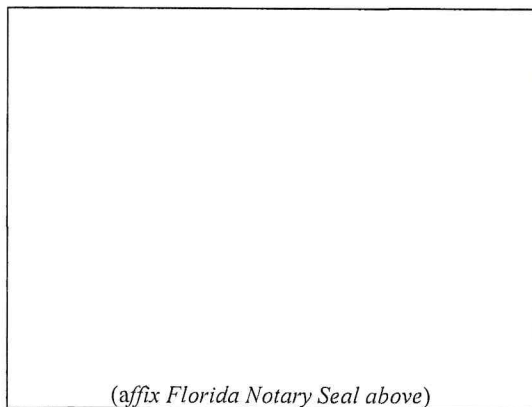
The foregoing instrument was acknowledged before me by means of:

physical presence  online notarization this 29<sup>th</sup> day of January, 20 26.  
(date) (month) (year)

by Joseph G. Goldstein, Esq.  
(name of individual acknowledging)

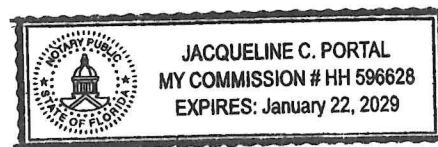
as Counsel for MDXQ, LLC, a Florida limited liability company  
(type of authority, e.g., Officer, Attorney-in Fact)(Name of party on behalf of whom executed)

Individual identified by:  personal knowledge  satisfactory evidence \_\_\_\_\_  
(type)



[Signature]  
(Signature of Notary Public)

Jacqueline C. Portal  
(typed, printed, or stamped name of Notary Public)



Site at 246.07 acres±.

EXHIBIT "A"

LEGAL DESCRIPTION

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

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

LESS AND EXCEPT THE FOLLOWING PROPERTY:

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

1320.00 feet Southerly of, as measured at right angles to and parallel with said North line of Excess Government Lot 3, with said Point of Non-Tangent Intersection bearing South 88°44'49" West from the center of said curve; thence South 89°09'49" East along said parallel line for 864.40 feet to the Point of Beginning.

**APPROVED**  
By Jerry Bell at 2:44 pm, Mar 02, 2026

# Holland & Knight

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

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

February 18, 2026

Received 2/18/26  
RER-Planning

CDMP20230013  
Kelly Tractor

## VIA ELECTRONIC MAIL

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

**RE: Kelly Tractor Company (the “Applicant”) / Application No. CDMP202300013 / State Request to Extend Date of Second Public Hearing**

Dear Mr. Bell:

On behalf of Kelly Tractor Company, (the “Applicant”), we request an additional extension for the hearing of the above-referenced Comprehensive Development Master Plan (“CDMP”) amendment application. According to Florida Statutes §163.3184(3)(c)1:

“The local government shall hold a second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments pursuant to subsection (11). If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, and to adopt the comprehensive plan amendments, the amendments are deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment. The 180-day limitation does not apply to amendments processed pursuant to s. 380.06.”

The Florida Commerce Bureau of Planning and Growth acknowledged transmittal of the amendment application on July 31, 2025 and the last agency comment was received on August 27, 2025. The Applicant held its second public hearing to adopt the proposed CDMP amendment application on January 22, 2026. However, on February 1, 2026, the Mayor of Miami-Dade County vetoed the approval of the proposed CDMP amendment application. In the veto hearing scheduled for February 18, 2026, the Board of County Commissioners voted to reconsider the CDMP amendment application. In an abundance of caution, the Applicant is requesting an extension until June 1, 2026 in order to hold a final public hearing on the CDMP amendment application.

Sincerely,

HOLLAND & KNIGHT LLP



Alessandria San Roman

Enclosures

Cc: Ms. Lourdes Gomez, AICP  
Mr. Garrett Rowe  
Ms. Rosa Davis  
Mr. Alexander Dambach  
Abbie Schwaderer-Raurell, Esq.  
Joseph G. Goldstein, Esq.

February 23, 2026

**RESPONSE VIA E-MAIL ONLY**

Received 2/23/26  
RER-Planning

Mr. Jerry Bell, AICP  
Assistant Director of Planning  
Miami-Dade County  
Department of Regulatory and Economic Resources  
Planning Division, Metropolitan Planning  
111 NW 1 Street, 12th Floor  
Miami, Florida 33128

CDMP20230013  
Kelly Tractor

RE: CDMP20230013

Dear Mr. Bell:

This letter is in response to the e-mail dated February 20, 2026, notifying of an extension for the adoption of a proposed amendment COM# 25-03ESR to Miami-Dade County's Comprehensive Plan pursuant to Section 163.3184(3), Florida Statutes (F.S.).

FloridaCommerce acknowledges receipt of the notice to extend the deadline to adopt the proposed amendment. The new extended adoption date is June 1, 2026. FloridaCommerce reminds Miami-Dade County that all affected persons who commented on the amendment need to be notified of the extension.

Once the proposed amendment is adopted, please submit the amendments to FloridaCommerce, Bureau of Community Planning and Growth, Plan Processing Team within 30 working days of adoption pursuant to Section 163.3184, F.S.

If you have any questions concerning this matter, please do not hesitate to contact Christina Nazaire at (850)717-8532, or myself, at (850)717-8491.

Sincerely,



Donna Harris, Senior Plan Processor  
Bureau of Community Planning and Growth

DH/



February 20, 2026

Florida Department of Commerce  
Attn: James D. Stansbury, Chief  
Bureau of Community Planning and Growth  
Caldwell Building  
107 East Madison Street  
Tallahassee, FL 32399-6545  
[James.Stansbury@Commerce.fl.gov](mailto:James.Stansbury@Commerce.fl.gov)

Subject: Notice of Time Extension for Pending May 2023 Cycle Application No. CDMP20230013 to Amend the Comprehensive Development Master Plan for Miami-Dade County (DEO No. 25-03ESR)

Dear Mr. Stansbury:

This letter serves as notice of a time extension for the adoption of May 2023 Cycle Application No. CDMP20230013 to amend Miami-Dade County's Comprehensive Development Master Plan (CDMP), pursuant to Section 163.3184(3)(c)1, Florida Statutes (F.S.).

Section 163.3184(3)(c)1, F.S., provides, in relevant part, that "[i]f the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, the amendments are deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment."

In addition to this notice to the state land planning agency, a copy of this notice of time extension is being provided to each person who commented on the pending application, including those who may qualify as affected persons pursuant to Section 163.3184(1)(a), F.S., as identified in Attachment 1 hereto.

The Miami-Dade Board of County Commissioners (Board) conducted its first public hearing on July 17, 2025, and transmitted the Application (Amendment No. 25-03ESR) to the reviewing agencies. The County received comments from the reviewing agencies in August and September 2025, including the South Florida Regional Planning Council on August 27, 2025, Florida Department of Environmental Protection on August 29, 2025, and the Florida Fish and Wildlife Conservation Commission on September 4, 2025. The 180-day period in which to hold the second public hearing after receipt of state agency comments expires on February 25, 2026.

On January 22, 2026, within 180 days of receipt of the agency comments, the Miami-Dade County Board of County Commissioners held a public hearing and voted to adopt this amendment by ordinance. However, on February 1, 2026, the County Mayor vetoed the ordinance, and subsequently, on February 18, 2026, the Board voted to reconsider its action on the Application and schedule it for public hearing at its upcoming March 19, 2026, CDMP meeting.

In light of the foregoing, the applicant (see Attachment 2) and the County have agreed to an extension of the above-mentioned timeframe in an abundance of caution to ensure compliance with Section 163.3184(3)(c)1, F.S. The agreed-upon extension of time is to June 1, 2026.

The pending amendment package will be submitted to the reviewing agencies in accordance with Section 163.3184(3)(c)2, F.S., after the Board's final action on the application.

For additional information or clarification regarding this transmittal, please contact me at the Miami-Dade County Department of Regulatory and Economic Resources, Stephen P. Clark Center, 111 NW 1<sup>st</sup> Street, 11<sup>th</sup> Floor, Miami, Florida 33128, phone at (305) 375-2886 or e-mail [lourdes.gomez@miamidade.gov](mailto:lourdes.gomez@miamidade.gov)

Thank you for your time and consideration.

Sincerely,



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

- c: Honorable Daniella Levine Cava, Mayor  
Honorable Anthony Rodriguez, Chairman, District 10  
Honorable Kionne L. McGhee, Vice Chairman, District 9  
Honorable Oliver G. Gilbert, III, County Commissioner, District 1  
Honorable Marleine Bastien, County Commissioner, District 2  
Honorable Keon Hardemon, County Commissioner, District 3  
Honorable Micky Steinberg, County Commissioner, District 4  
Honorable Vicki L. Lopez, County Commissioner, District 5  
Honorable Natalie Milian Orbis, County Commissioner, District 6  
Honorable Raquel A. Regalado, County Commissioner, District 7  
Honorable Danielle Cohen Higgins, County Commissioner, District 8  
Honorable Roberto J. Gonzalez, County Commissioner, District 11  
Honorable Juan Carlos "JC" Bermudez, County Commissioner, District 12  
Honorable René Garcia, County Commissioner, District 13  
Roy Coley, Chief Utilities and Regulatory Services Officer, Office of the Mayor  
Abbie Schwaderer-Raurell, Assistant County Attorney  
Jerry Bell, AICP, Assistant Director, Department of Regulatory and Economic Resources

Attachment 1: List of Persons who commented on Application No. CDMP20230013, including those who may qualify as affected Persons pursuant to Section 163.3184(1)(a), F.S.

Attachment 2: Applicant Request to Extend Date of Second Public Hearing submitted February 18, 2026

Attachment 1

List of Persons who Commented on Application No. CDMP20230013:

Joseph G. Goldstein, Applicant's Legal Representative  
Alessandria San Roman, Applicant's Legal Representative  
Juan J. Mayol, Applicant's Legal Representative  
Luis Figueredo, Applicant's Legal Representative

Samuel Conde Alejandro, resident  
Amanda Cruz, resident  
Talbert Cypress, Chairman, Miccosukee Tribe of Indians of Florida  
Jessica Diaz Ramos, resident  
Valeria Donets, resident  
Easton Erosa, resident  
Preston Horne, resident  
Gil Kyle, resident  
Will Larkins, resident  
Angelica Lugo, resident  
Franco Martorella, resident  
Daniel John Mlodozeniec, resident  
Michael Perez, resident  
Klaudia Podgorna, resident  
Scott Pollowitz, resident  
Laura Renolds, Science Director, Hold the Line Coalition  
Joseph Roca, resident  
Edward Shvartsberg, resident  
Jade Simonetti Ogando, resident  
Josh Sproat, Policy Director, Hold the Line Coalition, Conservation Concepts, LLC.  
Karim Suz, resident  
Gretter Torrecilla, resident  
Karina Urena, resident  
Berenice Yanez, resident

Note that persons who commented on the application may qualify as affected persons pursuant to Section 163.3184(1)(a), Florida Statute (F.S.)

\* Definition of Affected Persons per 163.3184(1)(a), F.S

*“Affected person” includes the affected local government; persons owning property, residing, or owning or operating a business within the boundaries of the local government whose plan is the subject of the review; owners of real property abutting real property that is the subject of a proposed change to a future land use map; and adjoining local governments that can demonstrate that the plan or plan amendment will produce substantial impacts on the increased need for publicly funded infrastructure or substantial impacts on areas designated for protection or special treatment within their jurisdiction. Each person, other than an adjoining local government, in order to qualify under this definition, shall also have submitted oral or written comments, recommendations, or objections to the local government during the period of time beginning with the transmittal hearing for the plan or plan amendment and ending with the adoption of the plan or plan amendment.*

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Received 2/18/25  
RER - Planning

CDMP20230013  
Kelly Tractor

# Holland & Knight

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

February 18, 2026

## VIA ELECTRONIC MAIL

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

**RE: Kelly Tractor Company (the “Applicant”) / Application No. CDMP202300013 /  
State Request to Extend Date of Second Public Hearing**

Dear Mr. Bell:

On behalf of Kelly Tractor Company, (the “Applicant”), we request an additional extension for the hearing of the above-referenced Comprehensive Development Master Plan (“CDMP”) amendment application. According to Florida Statutes §163.3184(3)(c)1:

“The local government shall hold a second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments pursuant to subsection (11). If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, and to adopt the comprehensive plan amendments, the amendments are deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment. The 180-day limitation does not apply to amendments processed pursuant to s. 380.06.”

The Florida Commerce Bureau of Planning and Growth acknowledged transmittal of the amendment application on July 31, 2025 and the last agency comment was received on August 27, 2025. The Applicant held its second public hearing to adopt the proposed CDMP amendment application on January 22, 2026. However, on February 1, 2026, the Mayor of Miami-Dade County vetoed the approval of the proposed CDMP amendment application. In the veto hearing scheduled for February 18, 2026, the Board of County Commissioners voted to reconsider the CDMP amendment application. In an abundance of caution, the Applicant is requesting an extension until June 1, 2026 in order to hold a final public hearing on the CDMP amendment application.

Thank you for your considerate attention to this matter. Should you have any questions, please do not hesitate to contact me at (305) 789-7580 or [alessandria.sanroman@hklaw.com](mailto:alessandria.sanroman@hklaw.com) regarding the request.

Sincerely,

HOLLAND & KNIGHT LLP



Alessandria San Roman

Enclosures

Cc: Ms. Lourdes Gomez, AICP  
Mr. Garrett Rowe  
Ms. Rosa Davis  
Mr. Alexander Dambach  
Abbie Schwaderer-Raurell, Esq.  
Joseph G. Goldstein, Esq.

8 March 2026

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

Received 3/9/26  
RER-Planning

CDMP20230013  
Kelly Tractor

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

Dear Chris:

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

## **PROPOSED DEVELOPMENT AREA**

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

### *Existing Conditions*

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

### *Background*

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

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

*Proposed Conditions*

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

	<b>Area</b>
<b>Building</b>	27.38 Acres
<b>Retention Area</b>	27.25 Acres
<b>Pervious Area</b>	7.58 Acres
<b>Impervious Area</b>	100.06 Acres
<b>Preservation Areas*</b>	63.11 Acres
<b>R/W</b>	7.802 Acres

\*Area excluded from calculations.

**Water Quantity**

Preliminary stage storage calculations were completed for a conceptual development on the parcel and abutting right-of-way as required on sites located in Cut and Fill basins. Based on these preliminary calculations the site will require a stormwater management area of 27.60 acres measured at the top of bank with 116 ac-ft of offsite credit storage. The offsite credit will be provided by the conservation easement/preserve areas (total of 100 ac-ft) and underground storage volume (16 ac-ft). This will maintain the 100-year 3-day storm event to a peak stage at a max elevation of 10.17-feet NGVD. The perimeter berm will be set at elevation of 8.48-feet NGVD +/- to retain the proposed improved areas. Please refer to **Appendix C** for the stage storage calculations.

The final stormwater management plan will include a bleeder from the stormwater management system to discharge runoff to the surrounding wetland areas after a certain storm event to be coordinated with Miami-Dade County staff.

**Water Quality**

The proposed stormwater management system shall be comprised of a network of exfiltration trench which will provide the required water quality treatment, prior to discharge into the proposed lake. The system will be controlled by control structures which will have weirs set at

elevations at 6.30-feet NGVD prior to discharge. Refer to the water quality calculations in **Appendix D**.

The exfiltration trench system, consisting of trench 5-ft wide by 15-ft deep with 18-inch perforated pipe, has been designed to provide the required water quality treatment for the proposed improvements. The proposed exfiltration trench system will treat the first inch of runoff from the developed project, or the total runoff of 2.5 inches times the percentage of imperviousness, whichever is greater. The total length of exfiltration trench required for water quality treatment was calculated in accordance with the SFWMD Environmental Resources Permitting Manual, using a safety factor (SF) of two. A minimum of 11,315-lf of exfiltration trench is required to provide the required water quality treatment, and 35,000-lf of exfiltration trench is required for the 5-Year storm event with zero overflow and nutrient analysis.

#### *Nutrient Analysis*

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

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

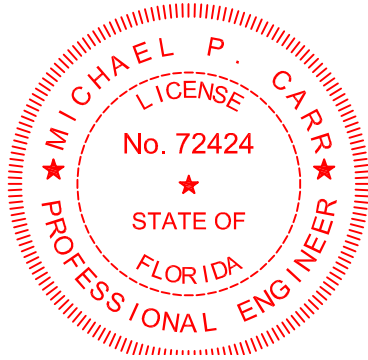
Additionally, the roads within the R/W will have their own separate drainage system that meets Miami-Dade County's road requirements. These requirements include exfiltration trench system to address water quality and accommodate the 10-Year storm event with a safety factor of 4, without any connection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

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

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

This item has been digitally signed and sealed by Michael Carr, PE, on the date adjacent to the seal

Signature must be verified on any electronic copies.



Sincerely,

**Langan Engineering and Environmental Services, LLC.**

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

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

Monica Blanco, PE  
Project Engineer

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

FBPE Registry No. 6601

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# Kelly Tractor Campus Expansion Business Plan and Space Justification

Prepared by: Kelly Tractor  
Date: March 2026

Received 3/23/26  
RER-Planning

CDMP20230013  
Kelly Tractor

## Executive Summary

Kelly Tractor Company has been an integral part of South Florida's development for nearly a century. Founded in 1933, the fourth-generation family-owned company has grown from a modest local equipment dealership into one of the region's most recognized heavy equipment providers. Kelly Tractor provides machinery and support to essential industries, including highways, bridges, water and sewer systems, housing, ports, agriculture, and land development. These projects not only support the construction, expansion and maintenance of South Florida's infrastructure — they directly impact daily life in South Florida.

Beyond its role as a heavy equipment provider, Kelly Tractor fosters a strong commitment to workforce development and community investment. The company employs a workforce of more 600 employees —400 in Miami-Dade—and partners with Miami-Dade Public School through its apprenticeship program to employ the next generation of highly-skilled heavy equipment technicians. These initiatives complement and reinforce the company's delivery of critical machinery and services that continue to drive South Florida's development.

In South Florida—where economic growth, transportation, logistics, and resilience are anchored in reliable infrastructure—an established company like Kelly Tractor is essential to sustaining the region's economic vitality and supporting responsible community growth.

In 1984, the Kelly family acquired the subject property to secure their company's future growth in their industry and the South Florida market. In preparation for the continued growth that would take place in South Florida and throughout our hemisphere, Kelly Tractor now seeks to expand to a new corporate campus to meet accelerated demand for heavy equipment sales, rental, service, and emergency power generation across South Florida and the broader Caribbean, Central American, and South American markets. The proposed program materially increases indoor warehousing, maintenance and service capacity, equipment staging, and training/demonstration areas shown on the Concept Site Plan. This expansion will enhance operational capacity and better position the company to meet the evolving needs of the region and beyond.

The proposed Kelly Tractor campus expansion is intended to provide the operational capacity required for a modern heavy equipment, power systems, and logistics support center serving South Florida and the broader Caribbean, Central American, and South American markets. The proposed campus will allow the company to continue to prepare to grow to meet the current and future market demands. The expansion is driven by (i) accelerating infrastructure investment and modernization across the hemisphere, (ii) increasing frequency and severity of storm-related events that require resilient temporary power and rapid mobilization of earthmoving and

lift equipment, and (iii) sustained growth in equipment exports and cross-border deployment to the Caribbean and Central/South America.

At present, the campus supports a mix of parts warehousing, repairs, maintenance, generator administration, forklift service, training, and extensive outdoor storage/display. However, existing facilities and staging areas are increasingly constrained by inventory breadth, throughput, technician workflow, and the need to simultaneously serve local projects and international deployments.

The proposed Conceptual Site Plan and campus program adds approximately 1.26 million square feet of built space (including ±460,342 SF of indoor storage and ±206,953 SF of service) and expands the demonstration and training area to approximately ±15.85 acres, while also incorporating preserve and stormwater/retention areas on-site. The plan is designed to improve operational efficiency, safety, workforce training, and continuity of service during peak demand periods.

The new campus will enable (a) improved service levels for regional contractors and public agencies, (b) faster restoration support through generator and equipment mobilization, (c) additional skilled jobs in operations and technical service, and (d) a modernized facility footprint aligned with long-term economic development.

## 1. Background and Purpose

The purpose of this business plan is to provide formal justification for expanding the existing Kelly Tractor campus footprint to the size and configuration depicted on the attached Concept Site Plan. This document is intended to support the County review by explaining market demand, operational drivers, and the public and economic benefits of the proposed additional space.

## 2. Current Operations and Existing Space

Current campus uses and approximate areas (as provided) are summarized below:

<b>Use / Function</b>	<b>Area (SF)/(Acres)</b>	<b>Notes</b>
<b>Parts warehouse</b>	131,938	Indoor
<b>Equipment repairs</b>	21,216	Indoor
<b>Heavy equipment maintenance</b>	25,534	Indoor
<b>Other / support space</b>	17,956	Indoor (as listed)
<b>Generator sales / administration</b>	27,367	Indoor office/admin

<b>Forklift / lifts service &amp; repairs</b>	23,100	Indoor service
<b>Training area</b>	126,047/2.89 Acres	Primarily outdoor training (SF provided)
<b>Equipment storage (outdoors)</b>	259,095/5.95 Acres	Outdoor storage (SF provided)
<b>Equipment display &amp; sales areas</b>	141,289	Display / sales area (structure)
<b>CAT &amp; generator storage/display for rental equipment</b>	141,100	Storage/display (structure)
<b>Outdoor storage of equipment, generators, boom rentals</b>	414,901/9.50 Acres	Outdoor storage
<b>Helipad Area</b>	4,336/0.43 Acres	Outdoor Use

### 3. Proposed Campus Program (Concept Site Plan)

The Concept Site Plan identifies a modernized campus program with expanded indoor storage, multiple service components, office/admin space, equipment wash and covered storage, forklift operations, and supporting retail/rental/showroom functions, along with defined outdoor staging, demonstration/training, stormwater/retention, and preserve areas.

<b>Program Element (per Concept Plan)</b>	<b>Area (SF) / Acres</b>	<b>Operational Purpose</b>
<b>Indoor storage</b>	368,327 SF	Parts inventory and high value equipment storage to support higher throughput and broader SKU mix.
<b>Service (main/south)</b>	282,203 SF	Primary large/off road heavy equipment service and maintenance bays; improves turnaround and capacity.

<b>Training Center</b>	18,000 SF	Dedicated facility to expand the current training services with MDCPS and other local institutions to prepare new operators and service technicians for the market.
<b>Service (north)</b>	30,000 SF	Supplemental service to absorb peak demand and specialized workflows for smaller equipment.
<b>Covered equipment storage</b>	100,800 SF	Protected staging for larger high value assets and sensitive components. Including generators and other Pantropic equipment.
<b>Equipment wash (main)</b>	40,000 SF	Centralized washing/detailing for fleet readiness. Clean large equipment and engines prior to rebuilding or detailed service.
<b>Forklifts</b>	116,628 SF	Dedicated forklift/lift storage, sales and service.
<b>4-story office</b>	150,000 SF	Administration and employee dispatch, training/classrooms, sales support, customer coordination.
<b>Retail</b>	30,000 SF	Customer-facing retail/support for parts and ancillary needs of the campus.
<b>Equipment rental</b>	20,000 SF	Rental operations hub and customer service.
<b>Truck showroom</b>	30,000 SF	Sales/showroom for truck and equipment product lines.
<b>Wash (small equipment)</b>	5,000 SF	Localized wash support near rental/showroom functions for quick less detailed cleaning of equipment.
<b>Helipad Area</b>	10,000 SF	Dedicated to landing area

Key outdoor and site elements shown on the Concept Plan include:

- Demonstration + Training area: ±15.85 acres.
- Truck & trailer parking/storage area for trans loading, approximately 582 spaces
- Equipment Storage yard: ±4.24 acres.

#### **4. Market Demand and Growth Drivers**

The campus expansion is justified by sustained and growing demand across three overlapping markets:

- South Florida public infrastructure and private development: continued requirements for earthmoving, material handling, lift, and site-prep equipment to support public and private projects. Additionally, Miami-Dade County functions as one of the United States' primary international logistics gateways for trade with Latin America and the Caribbean. PortMiami alone generates over \$61 billion in economic impact annually and serves as a major freight gateway linking global markets with U.S. producers and consumers. These logistics and trade dynamics directly support the need for equipment staging, maintenance, and export preparation facilities within Miami-Dade County. As Florida continues to experience sustained infrastructure investment through state and local programs. The Florida Department of Transportation maintains a formal multi-year Work Program that funds ongoing transportation improvements throughout the state. These infrastructure programs require large fleets of construction and maintenance equipment supported by local dealers capable of providing parts availability, service capacity, and technician training. As a long-established Caterpillar dealer and equipment provider, Kelly Tractor plays a critical role in supporting this infrastructure ecosystem by maintaining the equipment fleets used by contractors, utilities, and public agencies across the region.
- Hemisphere-wide infrastructure modernization: increasing deployment of heavy equipment to the Caribbean and Central/South America, supported by Miami-Dade's role as a logistics gateway.
- Resilient temporary power demand: greater need for generators and related support equipment for construction power, grid resiliency, and post-storm restoration and recovery operations.

These drivers increase both the size of the fleet/asset base that must be stored and staged locally and the operational throughput required for inspection, maintenance, dispatch, and return-to-service cycles. They also increase the need for training and demonstration space to maintain safety and productivity with a larger technician and operator workforce.

#### **5. Operational Rationale for Additional Space**

The square footage proposed in the campus expansion reflects the operational needs of a full-service heavy equipment and power systems dealer serving a large regional market. While researching the various types of similar heavy equipment dealers around the United States, we discovered that only a few larger regional dealers such as Kelly Tractor had invested in campus like operations, an example of one is Holt Caterpillar Headquarters in San Antonio, Texas which has been in business for over 85 years and has a regional and

international perspective on its future growth when it recently invested in its 140-acre campus. Another is the Ring Power a Caterpillar dealer that has been in business over 60 years in Northeast Florida that has several smaller facilities scatter through the north Florida but also has a central campus in St Augustine that is over 100 acres and supports the smaller stores with parts and supplies for their customers.

Key operational components include:

### **Indoor Parts Warehousing**

Large indoor storage facilities are required to maintain extensive parts inventories that support rapid service turnaround and minimize equipment downtime for customers. Caterpillar's dealer model emphasizes immediate parts availability and direct access to dealer inventory as critical components of customer support. Inventory breadth and indoor storage: A larger parts and equipment inventory reduces downtime for customers and supports faster repair cycles. Expanded indoor storage also protects high-value components from weather exposure and reduces loss/obsolescence risk.

### **Service and Maintenance Facilities**

Heavy equipment maintenance requires large service bays, overhead cranes, specialized tooling, and space for diagnostics, repair, rebuilding, and testing. The expansion program significantly increases service capacity to support a growing regional equipment fleet and reduces service turnaround times. Improving service capacity and turnaround time by having dedicated, expanded service buildings (including multiple service components) increase bay count, allow workflow separation (diagnostics, heavy maintenance, warranty work, and quick-turn repairs), and improve scheduling reliability during peak seasons.

### **Covered Equipment Storage**

Covered storage protects high-value machinery, engines, and generators from weather exposure while allowing equipment to remain staged and ready for deployment.

### **Administrative and Training Facilities**

The proposed office and training components support workforce development, technician training programs, dispatch operations, and customer support services.

Caterpillar and other major equipment manufacturers emphasize the importance of dealer-based technical training and continuing education for technicians and operators. Dedicated training facilities therefore represent a necessary component of modern heavy equipment service campuses.

### **Outdoor Storage and Staging Areas**

The outdoor areas shown on the Conceptual Site Plan are not passive land uses. Rather, they function as essential operational components of the campus.

Outdoor operational areas support:

- Equipment storage and display
- Fleet staging and dispatch preparation
- Truck and trailer circulation and transloading
- Demonstration and training activities
- Equipment inspections and testing

- Temporary surge capacity during emergency events

Heavy construction equipment requires significant maneuvering and staging space due to the size and operational characteristics of the machinery. Adequate outdoor yard areas are therefore necessary to maintain safe circulation patterns, separate customer traffic from operational zones, and allow for efficient fleet management. The Conceptual Site Plan provides these operational yards while also maintaining designated stormwater management areas and preserved environmental features.

### **Equipment Staging and Emergency Response Functions**

South Florida is uniquely vulnerable to hurricanes and severe storm events. During and after such events, heavy equipment and temporary power systems must often be mobilized rapidly to restore critical infrastructure. Federal emergency response guidance recognizes the importance of staging areas capable of receiving, warehousing, servicing, and distributing equipment and supplies during disaster response operations.

Temporary emergency power missions frequently involve generator installation, servicing, maintenance, repair, and redeployment—activities that require secure storage areas and operational staging yards.

The proposed campus therefore provides infrastructure that supports regional resilience by enabling rapid mobilization of equipment used for storm response and infrastructure restoration. Staging and international deployment: Outdoor equipment storage and covered storage areas provide secure staging for shipments and mobilizations to the Caribbean and Central/South America, including consolidation, inspection, and dispatch logistics. Training and demonstration: A materially larger demonstration/training area supports safe operator training, OEM product demonstrations, and continuing education for customers and technicians, which reduces accidents and improves equipment utilization.

## **6. Economic and Community Benefits**

- Job creation and workforce development: expanded service and operations capacity support additional skilled technicians, logistics, and administrative jobs, and enables a larger training footprint. Currently, over 400 employees are part of the operations, and with the phased growth of the new campus, that number will balloon to over 1,000 employees with the new projected business expansions.
- Hands-on/job-site training with Kelly Tractor equipment: Kelly Tractor's partnership with Miami-Dade County Public Schools supports apprenticeship and training pathways for heavy equipment operators and related skilled trades, with recent initiatives recruiting 120+ new apprentices across aligned fields—strengthening the County's workforce pipeline.
- Support for public works readiness: improved regional capacity to supply and service equipment used for roadway, utility, and resilience projects, including rapid mobilization following severe weather.
- Continued support for Everglades restoration projects, including flood control projects in our region. Working closely with SFWMD and the USACOE on the improvements to the flow way projects along the Tamiami Trail bridge improvements and new pumps requiring standby power will be opportunities for continued growth in this sector.
- Kelly Tractor currently provides access to their existing helipad site at their 58<sup>th</sup> Street facility. At the new campus the intent is to expand that access to the new helipads since they provide service to the nearby rock mining clients and SFWMD environmental operations. Additionally, the existing helipad is also used by MDC Sheriff and MDC Fire Rescue Departments for emergencies to land their helicopters. With the

addition of a second helipad there would be no limitation on the public accessing it during an emergency since there will always be a spare one available at the facility.

- The current facility also provides staging areas for emergency operations during and after any significant storm events including hurricanes. Our intentions are to continue to provide the outdoor staging and parking areas for government and FPL operations during and after these storm emergencies.
- Tax base and local economic activity: higher throughput and higher-value equipment flows increase local procurement, vendor activity, and taxable economic output.
- Improved site organization and safety: a master-planned campus improves internal circulation, separates customer traffic from heavy operations where appropriate, and supports safer loading, washing, and storage.

## 7. Implementation Approach

Kelly Tractor anticipates implementing the expansion in phases to maintain operational continuity and minimize disruption. Early phases would typically prioritize enabling infrastructure (utilities, stormwater, circulation), followed by core storage/service buildings, with office/customer-facing components sequenced to align with operational transitions. Final phasing and construction scheduling will be coordinated with County requirements and permitting.

### Long-Term Planning Horizon and Future Growth

The campus has been designed with **room to grow over the next 50 years**. This long-range planning horizon reflects both the longevity of industrial equipment facilities and the strategic importance of Miami-Dade County as a logistics gateway serving the broader hemisphere. Planning for future expansion today ensures that the campus can accommodate:

- increased equipment fleets
- evolving service technologies
- workforce training growth
- additional equipment staging needs
- future logistics demands
- emergency response surge capacity

Providing adequate land area now ensures that the facility can expand internally without requiring relocation or fragmentation across multiple sites. Such long-term planning represents responsible industrial development that aligns with the County's economic development and logistics strategies.

## 8. Conclusion and County Request

The proposed expansion is a capacity-driven response to sustained growth in heavy equipment and generator demand tied to regional infrastructure needs and international deployment across the Caribbean and Central/South America. The program shown on the Concept Site Plan provides indoor storage, service throughput, training area, and site infrastructure needed to serve these markets safely and efficiently. The square footage of buildings and the acreage devoted to display, storage, and operational yard space shown on the Conceptual Site Plan are justified by:

- the operational requirements of a full-service heavy equipment and power systems dealer
- Miami-Dade County's role as a hemispheric logistics gateway
- sustained regional infrastructure investment
- emergency response and resilience needs
- workforce training and economic development benefits
- the scarcity of large industrial sites in the County
- the need to provide room for responsible growth over the next 50 years

Taken together, these factors demonstrate that the proposed campus program represents a rational and forward-looking industrial development designed to support the long-term economic and infrastructure needs of South Florida. Kelly Tractor respectfully requests County support and approval for the expanded campus footprint as depicted on the Concept Site Plan, enabling the business to meet market demand, support local and regional infrastructure delivery, and enhance resiliency and economic development outcomes.



# Holland & Knight

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April 7, 2026

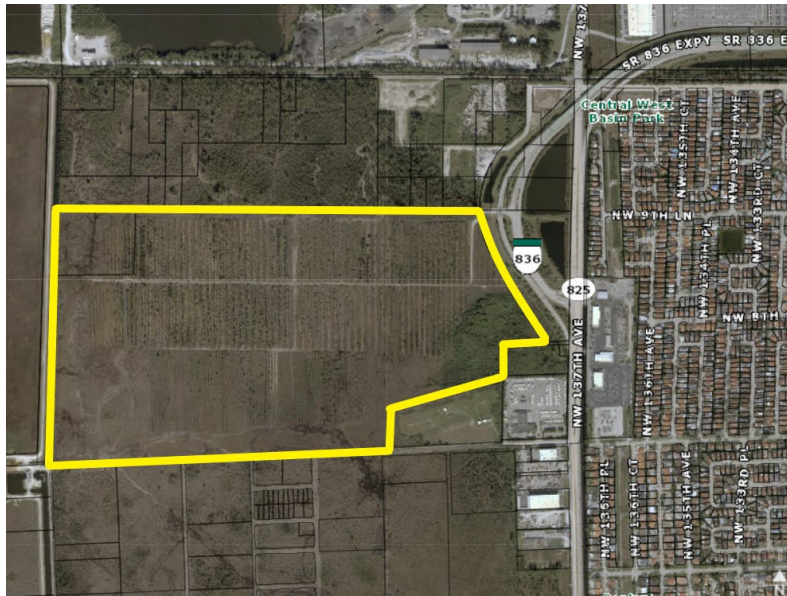
VIA ENERGOV PORTAL

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

**Re: Kelly Tractor Co. / CDMP20230013 / Revisions to Comprehensive Development Master Plan (“CDMP”) Amendment Application**

Dear Mr. Bell:

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



**I. The Revised Proposed Text Amendment**

The Applicant has had several productive meetings with the Department of Regulatory and Economic Resources (“RER”) Planning Division over the last month to discuss revisions to the proposed text of the Amendment Application. Based on the RER Planning Division request to revise certain language as last revised on March 12, 2026, the revised Amendment Application now seeks to amend the text of the Open Land category, as follows:

**TO:**

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

*Uses that can be considered for approval in this subarea include rural residences at a maximum density of 1 dwelling unit per 5 acres, compatible institutional uses, public facilities, utility and communications facilities, seasonal agricultural use, recreational use, or limestone quarrying and ancillary uses, >>or the MIA Equipment and Supportive Services Area.<<*

MIA Equipment and Supportive Services Area

>>The MIA Equipment and Supportive Services Area applies to approximately 246.07 acres of land that are generally bounded by<< ~~The boundaries of the MIA Equipment and Supportive Services Area are as follows:~~ NW 9 Lane on the north, NW 147 Avenue on the west, NW 6 Street on the south, and ~~NW 137 Avenue and~~ State Road 836 >>ramp<< on the east. The purpose of the MIA Equipment and Supportive Services Area is to centralize certain storage, service, operation and the maintenance of heavy construction and specialized equipment critical to the limestone quarries, building and maintaining the County’s infrastructure, including roadways, water and sewer infrastructure and major stormwater management facilities and to generally support the construction industry in the County. The construction machinery and specialized equipment that would be stored, serviced and maintained in the MIA Equipment and Supportive Services Area plays a pivotal role in the County’s limestone production. The Area is located within the boundaries of the Rockmining Overlay Zoning Area (ROZA) and in close proximity to the major mining operations in the County’s Lake Belt Area. The MIA Equipment and Supportive Services Area is also critical in supplying the County, State and their contractors with equipment vital to building and repairing highways, roads, bridges, tunnels, railroads, water and sewer and stormwater and environmental infrastructure, landfills, marinas, correctional facilities, airports, and the Port of Miami.

The MIA Equipment and Supportive Services Area is strategically located and is directly served by State Road 836, thereby having excellent accessibility to the County’s transportation network. Notwithstanding any other provisions of this

Plan, the MIA Equipment and Supportive Services Area is limited to the uses detailed below and any action to approve any other use or to liberalize the standards governing said uses must be approved by the Board of County Commissioners. The purpose of the MIA Equipment and Supportive Services Area is to support the County’s existing and planned infrastructure, as well as to serve and support the mining industry, construction, development, logistics and distribution resources and facilities that cater to local, regional, and interstate transportation operations.

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

<i>Proposed Uses</i>	<i>Building Area (Square Feet)</i>
Indoor Storage of Equipment, Machinery, Parts and Components	2,240,000
Fabrication and Repair	300,000
Equipment Operations Training Facility	18,000
Administrative Offices and Classrooms	80,000
Equipment Display	10,000
Parts Area	5,000
Equipment Rental and Sales Office	20,000
Limited Commercial Uses (i.e. banks or convenience store) to serve the firms and workers in the <del>MIA Transportation and Infrastructure Support Area</del> >> <u>MIA Equipment and Supportive Services Area</u> << <sup>1</sup>	30,000

Additional and associated uses may include the following:

- Onsite fuel station for heavy equipment and on highway field service and delivery vehicles. The operation will consist of up to eight (8) pumps, four gasoline, and four diesel fuel pumps. Electrical vehicle charging stations may be provided in accordance with County Code requirements.
- Helicopter landing pad and hangar (approximately 8,000 square feet).
- Up to four truck and equipment washing bays will each be approximately 10,000 square feet (total 40,000). The washing facilities with closed loop recycling; and truck weighing scales.

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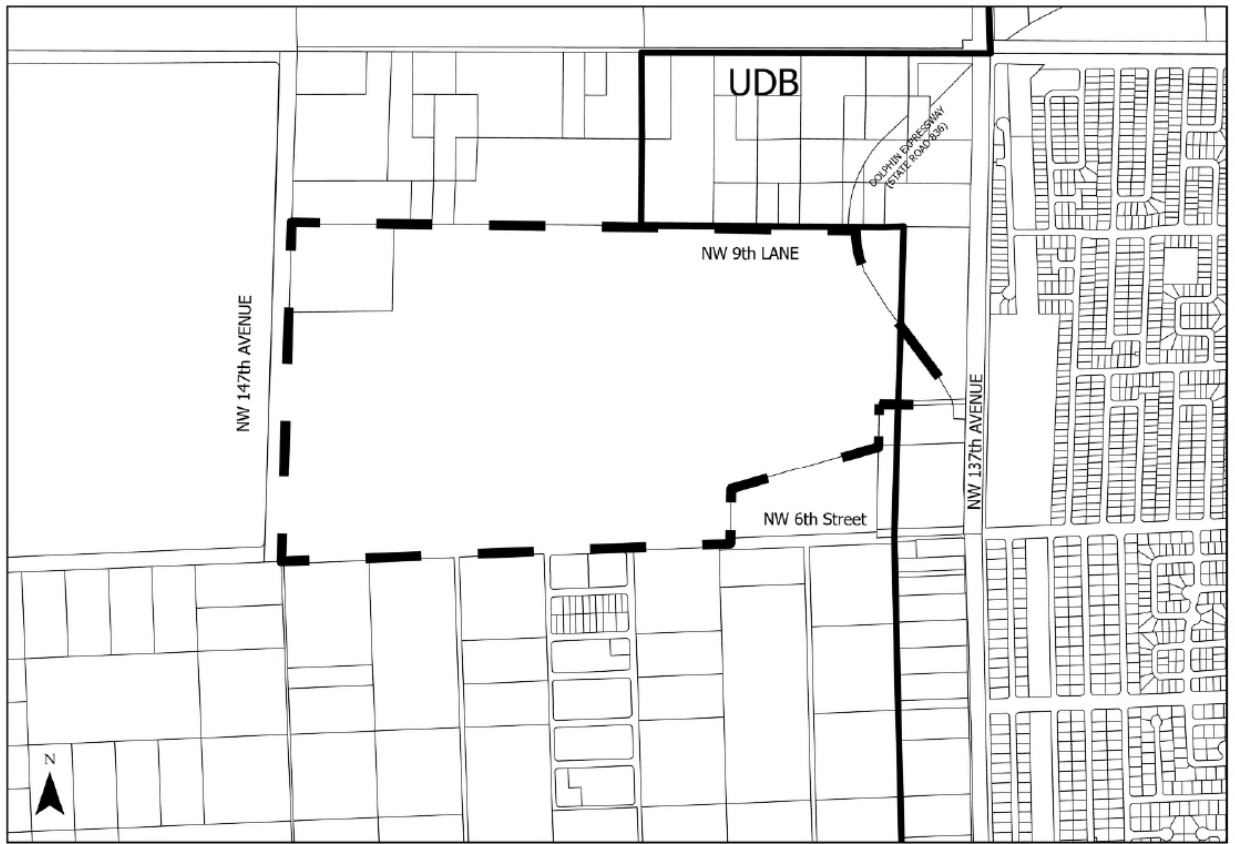
<sup>1</sup> Up to 30,000 square feet of very limited commercial uses such as restaurant, food trucks, retail, personal services (i.e. banks or convenience store) to serve the firms and workers in the MIA Transportation and Infrastructure Support Area are allowed to be dispersed as small business districts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

- Up to ten acres of transloading facilities (as otherwise defined herein) and vertical shipping container storage, not exceeding six (6) levels in height.
- Overnight vehicle parking consisting of up to 200 spaces for parking trucks.
- Designated outdoor areas for heavy equipment training programs.
- Freight rail ~~terminals~~ >>connection<<

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

By ~~2026~~ >>2028<<, unless otherwise extended by the Board of County Commissioners, Miami-Dade County shall develop land development regulations to permit the uses contemplated in the MIA Equipment and Supportive Services Area. The MIA Equipment and Supportive Services Area will be developed in a manner that generally conforms with the following development criteria (“Development Criteria”):

- (i) the maximum Floor Area Ratio (FAR) on parcels to be developed with vertical construction shall be 0.50; ~~and~~
- (ii) a minimum of 10% of the net lot area of the property shall be developed as landscaped open space. Open space includes exterior surface areas consisting of outdoor, at grade space, including but not limited to greens, squares, plazas, courtyards, terraces, lawns, entrance features, greenbelts, unpaved passive and active recreation areas, water retention areas, canals (including abutting canals) and other water bodies >>(except that such water bodies may satisfy no more than 20% of the open space requirement)<<, paseos, pedestrian paths, bicycle paths and/or associated landscape areas, landscaping with road rights of way including medians, and above-grade landscaped roof terraces/gardens on buildings or garage structures->>; and<<
- >>(iii) A minimum of 63.11 acres of land shall be preserved onsite. To the extent the preservation areas include any areas proposed or required to be dedicated as public right-of-way, such right-of-way may not count towards the 63.11 acres.



**Figure 6.1**  
**MIA Equipment and Supportive Services Area**

0 500 1,000 2,000  
 Feet

\*\*\*

Additionally, the Applicant is seeking to amend the Capital Improvements Element as follows:

Project Number	Project Name and Location	Purpose/ Estimated Year of Completion	Expenditures/Revenues					Six Years Totals	Future Years	Project Totals	Funding Source
			2019/20	2020/21	2021/22	2022/23	2023/24				
(In Thousands of Dollars)											
32	Construction of northern 2-lanes of NW 6 Street from NW 137 Avenue to NW 142 Avenue	2030	=	=	=	=	=	=	=	830,000	507.6

Page A-35  
Mr. Jerry Bell, AICP  
April 7, 2026  
Page 6

We respectfully request your favorable review and consideration of the revised Amendment Application. Thank you in advance for your considerate attention to this matter. Please let me know if you have any questions or require additional information.

Sincerely,

HOLLAND & KNIGHT LLP



Alessandria San Roman

CC: Ms. Lourdes Gomez, AICP  
Mr. Garrett Rowe  
Mr. Alexander Dambach  
Joseph G. Goldstein, Esq.  
Juan J. Mayol, Jr., Esq.



Received April 9, 2026  
RER-Planning

CDMP20230013  
Kelly Tractor

3790 N.W. 21 St. Miami, FL 33142 T 305.637.3277 F 305.637.3283

Lourdes M. Gomez  
Director  
Miami-Dade County  
Department of Regulatory and Economic Resources  
111 NW 1st Street  
Miami, FL 33128

**Re: CDMP Application No. CDMP20230013  
Conflict with Adopted Transportation Corridor (SR 836 Southwest Extension)**

Dear Ms. Gomez:

The Greater Miami Expressway Authority (GMX) submits this correspondence to provide Miami-Dade County with critical information regarding CDMP Application No. CDMP20230013, which presents a direct conflict with a previously adopted and County-approved transportation corridor of regional significance.

The SR 836 Southwest Extension is a planned 14-mile expansion of State Road 836, extending from its current terminus at NW 137th Avenue to SW 136th Street. This corridor was established to address both existing and projected regional mobility demands and continues to serve as a vital component of Miami-Dade County's long-range transportation network.

Following the completion of a Project Development and Environment (PD&E) Study in 2021, the Locally Preferred Alternative—located outside the Urban Development Boundary—was formally incorporated into the Comprehensive Development Master Plan (CDMP) through a duly adopted amendment. The Miami-Dade Board of County Commissioners approved this amendment pursuant to Ordinance No. 18-109, thereby formally establishing and preserving the SR 836 Southwest Extension transportation corridor.

As shown in the image below, the CDMP Application proposes development within this same area. Based on GMX's review of the available planning materials, the proposed application directly overlaps with the adopted transportation corridor. Approval of this application would materially impair GMX's ability to advance and implement the SR 836 Southwest Extension as previously approved.

While GMX acknowledges the ability of applicants to pursue amendments to the CDMP, such requests must be evaluated in the context of existing, duly adopted infrastructure plans and governing policy frameworks. In this instance, the proposed development is incompatible with a transportation corridor that has undergone extensive technical evaluation, environmental analysis, and formal approval by the Board of County Commissioners.

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**Governing Board Members**

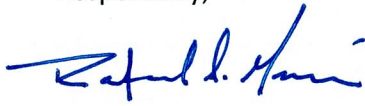
Fatima Perez (Chair)   Rodolfo L. Pages (Vice-Chair)   Mariana "Marili" Cancio (Treasurer)   Richard Blanco, Jr. (Secretary)  
Enrique I. Espino, P.E.   Carlos A. Cortina   Daniel Iglesias, P.E.   Edward Pidermann   Stanley Rigaud

*Rafael S. Garcia, Executive Director/CEO*

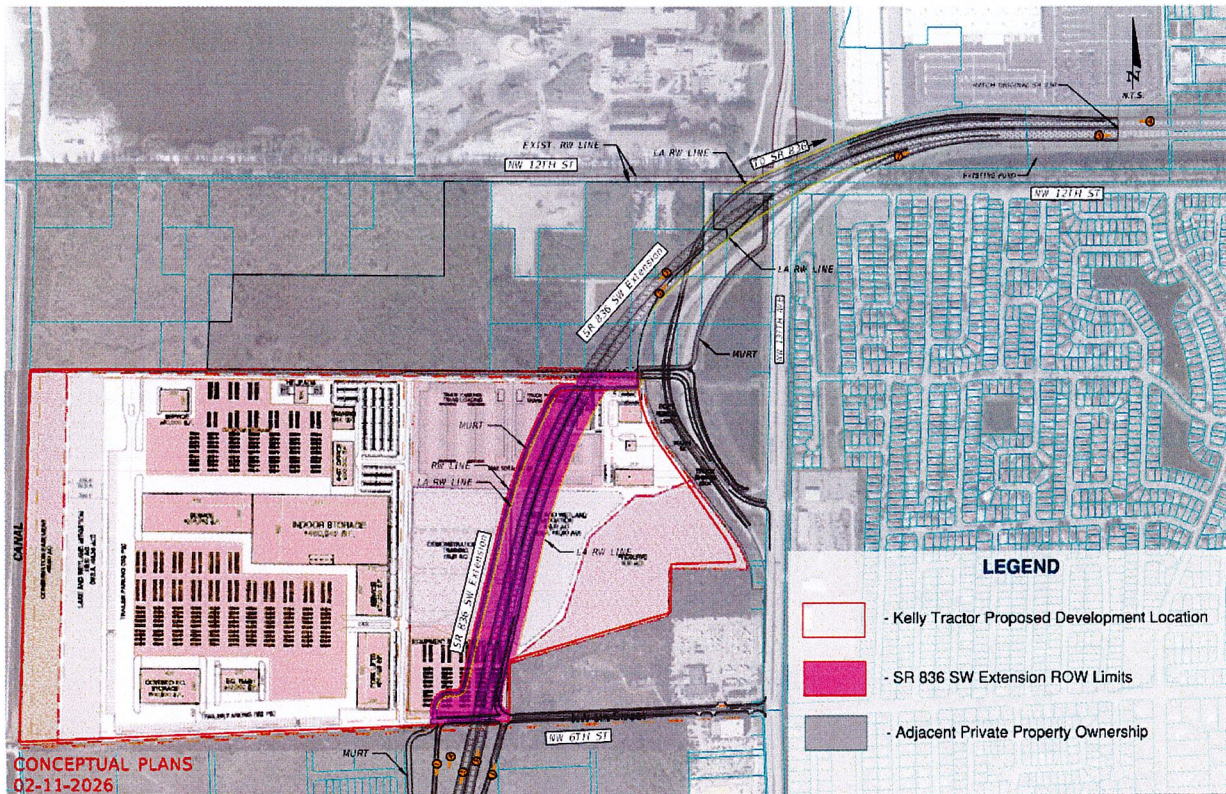
**MDC042**

Given that the County has already made a clear policy determination to preserve this corridor for future transportation use, any action that would compromise that determination would undermine prior Board action, disrupt coordinated regional mobility planning, and introduce avoidable conflicts into the implementation of critical infrastructure.

Respectfully,



Rafael S. Garcia  
Executive Director/CEO  
Greater Miami Expressway Agency



Adopted SR 836 Southwest Extension transportation corridor in relation to CDMP Application No. CDMP20230013 site.



Received 4/20/26  
RER-Planning

CDMP20230013  
Kelly Tractor

April 20, 2026

Honorable Chairman and Members  
Board of County Commissioners  
Miami-Dade County  
111 NW 1st Street, Suite 2910  
Miami, Florida 33128

**Re:** CDMP Application No. CDMP20230013 – Kelly Tractor Co.  
Response to Greater Miami Expressway Authority Letter Dated April 9, 2026

Dear Chairman and Commissioners:

This firm represents Kelly Tractor Co. (“Kelly Tractor” or “Applicant”) in defending its property rights, typically in the context of eminent domain takings.

We are submitting this letter to you in connection with Comprehensive Development Master Plan (“CDMP”) Application No. CDMP20230013 (the “Application”). More specifically, we write in response to the April 9, 2026, letter from the Greater Miami Expressway Authority (“GMX”) urging denial of the Application.

Again, the property at issue is approximately 246 acres of undeveloped land. It sits idle today with respect to its highest and best use. The text amendment would put this land to productive use—centralizing heavy equipment storage, service, and operations that directly support the County’s infrastructure needs, such as roadways and water systems, and the mining and construction industries that build and maintain them. Kelly Tractor is a local employer and the Kelly family has long been a substantial contributor to this County’s economy. The proposed use is well suited to this location, situated within the Rockmining Overlay Zoning Area and directly served by State Road 836, and would bring employment and economic activity consistent with Kelly Tractor’s community focused approach.

GMX asks the Board to deny the Application to hold this land available for a future expressway corridor to as part of a coordinated government policy determination to preserve the corridor for future transportation use. Florida courts have found this type of coordinated government action pretextual, using local government power not to prevent an injurious use of private property, but rather to reduce the cost of acquisition should the local government later decide to condemn the property. Florida courts perceive no valid distinction between “freezing” property in this fashion and deliberately attempting to depress land values in anticipation of eminent domain proceedings. Those that see the virtue and value in protecting the civil right of private ownership recognize the denial of a

meritorious land use application for what it is: unconstitutional form of public “land-banking.”

Please recognize that approval of the Application does not impair, nor limit, GMX’s ability to build the SR 836 Southwest Extension. GMX retains full eminent domain authority. What approval ensures, however, is that if the property is taken for public use, its value will be measured fully and fairly—not artificially depressed by a regulatory denial designed to benefit a condemning authority or lessen the cost of acquisition by unconstitutional means.

In fact, Kelly Tractor has been a cooperative partner in this process before. When the County needed land for the SR 836 extension ramps in 2001, the Applicant worked constructively with the condemning authority to facilitate the public’s interest rather than obstruct it. That spirit of cooperation should not be repaid by holding the Applicant’s remaining property. Costs can be reduced by coordinating the development of the property so as to minimize the real estate impacts, but not halt or arrest the development of the entire 246-acre property.

We respectfully ask the Board to evaluate the Application on its merits. This is an appropriate use for this land. It brings employment, economic activity, and infrastructure support to a site that is strategically located in an area of the County where existing and proposed uses are currently supported by Kelly Tractor including the rockmining industry. That should be the basis for the Board’s decision.

Respectfully submitted,



Andrew Prince Brigham  
BRIGHAM PROPERTY RIGHTS LAW FIRM, PLLC  
Property Rights Counsel for Kelly Tractor Co.

**cc:** Ms. Lourdes M. Gomez, AICP, Director  
Department of Regulatory and Economic Resources  
Mr. Jerry Bell, AICP, Assistant Director  
Alessandria San Roman, Esq., Holland & Knight LLP

Received 4/7/26  
RER-Planning

This Instrument was Prepared by:

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

CDMP20230013  
Kelly Tractor

(Space Reserved for Clerk of the Court)

**DECLARATION OF RESTRICTIONS**

**(Comprehensive Development Master Plan)**

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

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

**WHEREAS**, the Application includes this Declaration of Restrictions (“Declaration”) that has been voluntarily proffered by the Owner.

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

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

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

**NOW, THEREFORE**, in order to assure Miami-Dade County, Florida (the “County”) that the representations made by the Owner and the Applicant during the County’s consideration of the Application will be abided by the Owner freely, voluntarily and without duress, makes the following Declaration covering and running with the Property:

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

- A. The use of the Property shall be limited to the uses listed in the “Open Land” designation of the CDMP under the MIA Equipment and Supportive Services Area in Open Land Subarea 3, including accessory and ancillary uses that are consistent with the CDMP and with the wetlands and other preservation areas in and around the Property. Any such uses on the Property shall be limited to a maximum floor area ratio of 0.5.
- B. Development within the MIA Equipment and Supportive Services Area will be developed in a manner that conforms with the following development criteria: (i) a minimum of 10% of the net lot area shall be developed as passive landscaped open space or active recreation space; and (ii) such open space, whether active or passive, includes exterior surface areas consisting of outdoor, at-grade space, including but not limited to greens, squares, plazas, courtyards, terraces, lawns, entrance features, and may consist of greenbelts, unpaved passive and active recreation areas, water retention areas, canals and other water bodies (except that such water bodies may satisfy no more than 20% of the open space requirement), paseos, pedestrian paths, bicycle paths and/or associated landscape areas, landscaping within road rights of

way including medians, and above-grade landscaped roof terraces/gardens on buildings or garage structures. Prior to the issuance of a certificate of use for any building on the Property, the Owner shall designate, improve and thereafter maintain an outdoor recreational area for the benefit and enjoyment of its employees (“Recreational Area”), and such area may be counted towards satisfying the above referenced 10% minimum. The Recreational Area shall, at a minimum, be improved with benches, a covered area and landscaping. Shade trees shall be planted adjacent to sidewalks, walkways and walking paths throughout the Property.

C. No residential dwelling units shall be permitted on the Property except for one residential dwelling unit for purposes of maintenance and security of the Property.

2. **Future Site Plan Review for Property.** The Property shall be developed over time in a manner that conforms with the uses set forth in the CDMP for the MIA Equipment and Supportive Services Area and the terms set forth herein. The Property is intended to be developed in manner similar to the conceptual site plan entitled, “Kelly Tractor Site” as prepared by Arcadis and dated March 9, 2026 (“Conceptual Plan”), as depicted in Exhibit “C”. Except for the wetland preservation areas shown on the Conceptual Plan, the uses, square footages, proposed locations, and other components of the Conceptual Plan are for illustrative purposes only. Furthermore, the particular location or type of uses or activities shown on the final plans for the Property, and what is ultimately applied for by the Owner and approved through the regulatory process, may differ from the Conceptual Plan, except as to the wetland preservation areas. The fact that a use is shown on the Conceptual Plan, or particular location thereon, shall not be construed as an approval, and the Owner

acknowledges that approvals under the Code or other applicable law may be required and could necessitate revisions to the site layout of the uses or other components. Prior to the issuance of a building permit for lake excavation permits relating to stormwater retention areas or soil improvement permits for any of the uses listed in the “Open Land” designation of the CDMP under the MIA Equipment and Supportive Services Area in Open Land Subarea 3, the Owner shall submit and obtain site plan approval for the entire Property showing all phases of development through the Administrative Site Plan Review (“ASPR”) process. Nothing in this paragraph shall preclude the issuance of other permits (other than a foundation permit), such as, but not limited to, fence permits to secure the perimeter of the Property, provided that the Owner has obtained the applicable County environmental permits.

3. **Concurrency and Phasing.**

- A. Development of the Property shall meet concurrency and satisfy the requirements set forth in Chapter 33G of the Miami-Dade County Code (“Code”).
- B. It is expressly understood and agreed that the Property shall be connected to public water and public sanitary sewer as provided in paragraph 7 below.
- C. It is also expressly understood that the Property may be developed in phases over an extended period of time. Any analysis, permitting, and mitigation shall be in accordance with the applicable laws governing at the time of application for permits or approvals.
- D. In an effort to enhance non-motorized connectivity, the Owner shall provide bicycle racks at appropriate locations throughout the Property.

4. **Road Improvement(s)**. The Owner shall provide access from NW 137 Avenue to the Property via NW 6 Street (“Road Improvement”) as included in the CDMP Capital Improvements Element (“CIE”) as part of this Application. Zoning application(s) for the Property, or any portion thereof, shall specifically address the completion of the Road Improvement and changes to the CIE adopted as part of the Application. The CIE may be amended by the County from time to time in accordance with applicable laws and procedures in effect at the time. Such amendments may occur without the need for any amendment to this Declaration. The Road Improvement (in addition to other road improvements) shall be eligible for credit, to the extent allowed by Code, as a contribution-in-lieu of mobility impact fees, subject to the procedures set forth in Chapter 33E of the Code.
5. **Road Mitigation**. Prior to the issuance of the earlier of the first certificate of occupancy or the first temporary certificate of occupancy for any portion of the Property, the Owner agrees to have open to traffic or cause to have open to traffic NW/SW 139 Avenue from NW 6 Street to SW 8 Street and NW 6 Street from NW 137 Avenue to the Property. Those improvements to be constructed or caused to be constructed will be determined by Miami-Dade County and subject to permitting by the appropriate governmental agencies.
6. **Environmental Permits**. The Owner shall seek all applicable environmental permits within each phase (or portion thereof) pursuant to Chapter 24 of the Code. All subsequent development orders, including but not limited to site plans, tentative plats, final plats, building permits, zoning improvement permits, lake excavation permits and Class IV wetland permits, shall be subject to review and approval by the Department of Regulatory and Economic Resources (“RER”) or successor agency, in accordance with applicable

requirements in Chapter 24 and 11C of the Code, and for conformance with the CDMP. It is expressly agreed and acknowledged that (i) such environmental permits and approvals are not exhaustively listed herein; (ii) the Owner is required to obtain various environmental permits and approvals pursuant to Chapter 24 of the Code, as it may be amended from time to time for their respective portion of the Property; (iii) RER has not yet reviewed or approved the required submittals for such environmental permits and approvals; (iv) this does not entitle the Owner to any such environmental permits and approvals or entitle the Owner to develop the Property unless and until such permits and approvals are obtained; (v) and additional environmental requirements may apply beyond those in effect of the date of the Declaration, including state or federal requirements and associated County requirements. The Owner acknowledges that the provisions of this Declaration do not constitute approval to use any particular property or portion thereof as mitigation in future environmental permitting or approvals.

A. **Stormwater Management.** Prior to the earliest approval by RER or successor agency of a soil improvement permit, building permit, Environmental Resource Permit for paving and drainage, lake excavation permit, final plat or tentative plat approval, environmental review or permit or zoning site plan, the Owner shall submit to RER and the RER-Planning Division for review and approval of a signed and sealed Final Stormwater Management Master Plan (“Final Stormwater Plan”). The Final Stormwater Plan shall be prepared by a licensed design professional and shall: (i) demonstrate how stormwater will be retained onsite to meet applicable regulatory retention requirements, including the North Trail Basin Fill Encroachment and Water Management Criteria, and other applicable requirements;

(ii) describe the proposed stormwater management system, including its components and configuration, and demonstrate how stormwater within the Property will be managed to meet applicable regulatory requirements; (iii) include a representative assessment of potential soil and groundwater contamination, if any, relevant to stormwater management and site development; (iv) demonstrate the effect of the development on the drainage conditions on adjacent properties; (v) address whether the proposed development will have any impacts to existing stormwater features, such as canals and agricultural ditches; and (vi) demonstrate how the post-development conditions of the Property will be the same or better than the pre-development stormwater management, water quantity, and water quality levels of service conditions. The Final Stormwater Plan shall be prepared in accordance with the following versions in effect at the time the Final Stormwater Plan is submitted: Miami-Dade County Public Works Manual; the County Water Control Plan, Chapters 24 and 11C of the Code; the Florida Building Code; and ASCE 24. The Final Stormwater Plan shall demonstrate compliance with all applicable stormwater management requirements, including but not limited to drainage design criteria, flood protection standards, and the cut and fill encroachment criteria established in Chapter 24 of the Code of Miami-Dade County.

**B. Wetlands, Endangered and Threatened Species.**

i. **Wetland Mitigation.** Any wetland mitigation for any portion of the Property, shall be done via (1) on-site mitigation or (2) permittee responsible mitigation within Miami-Dade County (which may include

permittee responsible mitigation within County parks to the extent permissible), except to the extent that there are wetland mitigation bank credits available at banks in Miami-Dade County and mitigation is done via such credits from within Miami-Dade County.

- ii. **Wetland Permits.** The Owner shall timely seek and obtain all appropriate permits and approvals prior to any dredging, filling, and development of any wetlands located within the Property. Fill used on the Property shall only consist of clean fill as defined by Section 24-5 of the Code of Miami-Dade County.
- iii. **Threatened and Endangered Species.** Prior to the approval of any development permits or orders, including but not limited to: site plan approvals, zoning actions, tentative plats, building permits, zoning improvement permits, lake excavation permits, and Class IV wetlands permits, for development of any portions of the Property, the Owner shall conduct a survey to determine the absence or presence within the Property or phase of development subject to the request for approval of said development permit or order of (i) listed plant species found in Appendix A of the CDMP's Conservation, Drainage and Aquifer Recharge Element and (ii) listed wildlife species found in Appendix B of the CDMP. The survey(s) shall utilize professionally recognized survey timeframes and sampling methodology and shall be subject to review and approval by RER or successor agency prior to implementation. The Owner shall prepare or revise site plans, tentative plat applications, building permit plans, zoning

improvement permits, lake excavation permits and Class IV wetlands permit plans, subject to RER review and approval, as necessary to comply with requirements of Chapter 24 of the Code of Miami-Dade County and for conformance with the provisions of the CDMP, Class IV permit approval, and approved Final Stormwater Plan, and any other environmental permits or approvals issued pursuant to Chapter 24 of the Code.

iv. **Preservation Areas on Property.**

1. A minimum of 63.11 acres of land shall be preserved as depicted as a Preservation Area in Exhibit “D”. To the extent the Preservation Area includes any areas proposed or required to be dedicated as public right-of-way, such right-of-way may not count towards the minimum 63.11 acres. The Preservation Area shall be rezoned to a conservation district designed for the environmental protection or preservation of the Preservation Area. Any future district boundary change application or approval for the Property shall expressly exclude the Preservation Area from the rezoning, unless the application seeks a zoning district designation for the Preservation Area that is exclusively for environmental protection or preservation.
2. The Owner shall be responsible for maintaining the Preservation Area in perpetuity and in a natural state free of exotic vegetation pursuant to a maintenance plan that shall be provided prior to or simultaneously with the issuance of a Class IV permit or cut and fill approval

(whichever comes first). The maintenance plan may be modified in writing by RER or its successor department.

3. The restriction in this section entitled Preservation Areas on Property shall be deemed to be a conservation easement pursuant to Section 704.06, F.S.
  4. The Preservation Area will be crossed by NW 142 Avenue, as depicted in Exhibit "D", and Owner shall provide wetland connectivity and wildlife underpasses by constructing said roadway generally in accordance with the cross section in Exhibit "E".
  5. The Preservation Area shall be depicted as a separate parcel of land on applicable tentative plat plans for the Property.
  6. The Preservation Area shall be depicted on all applicable final plats, Class IV permit plans, paving and drainage plans, soil improvement permit plans, and building permit plans.
  7. If the Owner wishes to convey the Preservation Area to the County, the Owner shall convey the Preservation Area at no cost to the County and provide a funding mechanism that fully funds the long-term maintenance of the Preservation Area.
- v. **Offsite Wetland Preservation Areas.** The Owner commits to providing an additional  $\pm 20$  acres of offsite wetland preservation areas. First priority shall be given to properties located within the North Trail Basin. If no suitable land is available within the North Trail Basin, second priority shall be given to properties located on the acquisition list of the Environmentally

Endangered Lands (“EEL”) program. The Owner agrees that prior to or simultaneously with the issuance of a Class IV permit for the land clearing of the Property, the Owner shall dedicate and convey the offsite wetland preservation areas to Miami-Dade County at no cost to Miami-Dade County. The Owner agrees to provide a funding mechanism that fully funds the long-term maintenance of the offsite wetland preservation areas and further agrees to maintain such offsite wetland preservation areas in perpetuity and in a natural state free of exotic vegetation.

7. **Connection to Public Water and Sanitary Sewer Service.** The Owner hereby acknowledges and agrees that any development of the Property shall connect to the public water and public sanitary sewer system at the Owner’s expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the Code of Miami Dade County and Water and Sewer Department (“WASD”) rules and regulations and design standards. The right to connect the Property to the County’s sewage system is subject to the terms, covenants, and conditions set forth in court orders, judgments, consent orders, consent decrees, and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including, but not limited to, the Consent Decree in the United States of America, the State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the “Consent Decree), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings. Moreover, if a public pump station is required at the time the Water and Sewer Agreement is requested for the Property, the Owner will install a public sanitary sewer pump station at the Owner’s

expense to provide service to the proposed development, subject to any applicable RER or successor agency and WASD approvals.

8. **Archaeological Site/Potential Unmarked Human Burial.** The Phase One Archeological Assessment submitted as part of the County’s review of the Application has confirmed the existence of archaeological Site 8DA93 in the southeastern corner of the Property (the “Archaeological Site”), as such designated by Miami-Dade County. The Owner has an interest in protecting and preserving the unmarked burials, human skeletal remains and associated burial artifacts within the Archaeological Site. As such, the Owner covenants that it shall preserve and make no physical alteration to the Archaeological Site. The Archaeological Site is legally described and depicted in Exhibit “F”. It is acknowledged that the Archaeological Site consists of approximately 18.61 acres of the overall 63.11-acre Preservation Area.

### **MISCELLANEOUS**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**[Signature Page to Follow]**

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this \_\_\_ day of \_\_\_\_\_, 2026.

**WITNESSES:**

**MDXQ LLC**, a Florida limited liability Corporation

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

Name: Christopher L. Kelly

Title: President

Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

Address: \_\_\_\_\_  
\_\_\_\_\_

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

The foregoing instrument was acknowledged before me by Christopher L. Kelly, as President of MDXQ LLC, a Florida limited liability company, and for the purposes stated herein on behalf of said limited liability company. He is personally known to me or has produced \_\_\_\_\_ as identification.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2026, in the County and State aforesaid.

\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Commission Number

My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**

**LEGAL DESCRIPTION AND SKETCH FOR THE PROPERTY**

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

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

LESS AND EXCEPT THE FOLLOWING PROPERTY:

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

**SURVEYOR'S NOTES:**

- This site lies in Government Lot 3, between Township 53 & 54 South, Range 39 East, Miami-Dade County Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of N 89°09'43" W for the North line of Government Lot 3.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 10,718,972 square feet, or 246.074 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2004-224-1.

**SURVEYOR'S CERTIFICATION:**

I hereby certify that this "Sketch of Description" was made under my responsible charge on June 6, 2022, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

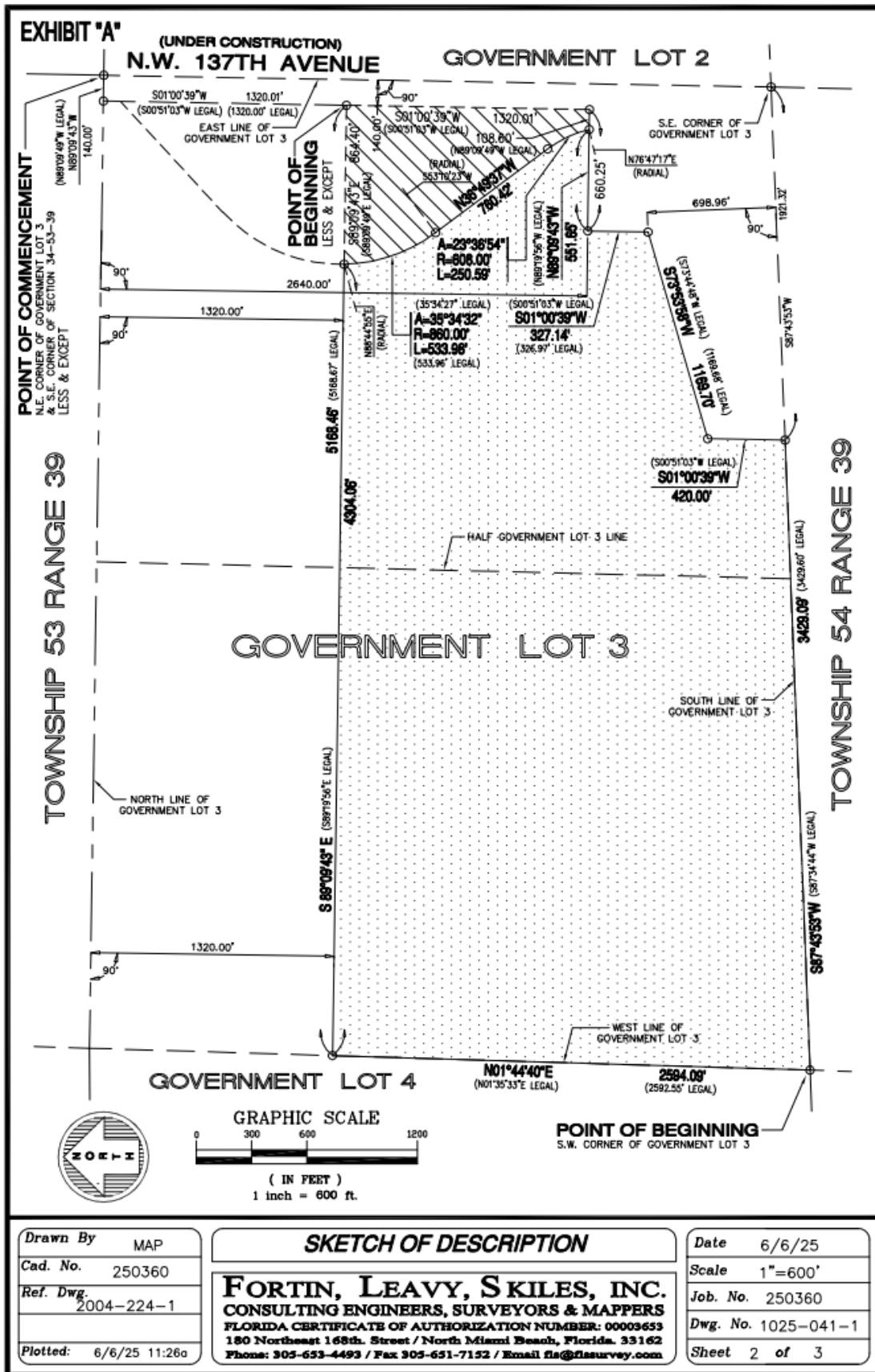
\*Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below\*

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, Jr., of the Firm  
Surveyor and Mapper, LS6435  
State of Florida.

Digitally signed by Daniel C Fortin  
DN: c=US, o=Florida,  
dnQualifier=A01410D000001867E5  
31E56000A6E7A, cn=Daniel C Fortin  
Date: 2025.06.09 07:57:43 -04'00'

<b>Drawn By</b> MAP	<b>LEGAL DESCRIPTION, NOTES &amp; CERTIFICATION</b>  <b>FORTIN, LEAVY, SKILES, INC.</b> CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653 180 Northeast 168th Street / North Miami Beach, Florida. 33162 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com	<b>Date</b> 6/6/25
<b>Cad. No.</b> 250360		<b>Scale</b> NOT TO SCALE
<b>Ref. Dwg.</b> 2004-224-1		<b>Job. No.</b> 250360
<b>Plotted:</b> 6/6/25 11:26a		<b>Dwg. No.</b> 1025-041-1
		<b>Sheet</b> 1 of 3



**EXHIBIT "B"**

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

**LEGAL DESCRIPTION:**

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

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

**SURVEYOR'S NOTES:**

- This site lies in Government Lot 3, between Township 53 & 54 South, Range 39 East, Miami-Dade County Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of N 89°09'43" W for the North line of Government Lot 3.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 136,287 square feet, or 3.129 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2004-224-1.

**SURVEYOR'S CERTIFICATION:**

I hereby certify that this "Sketch of Description" was made under my responsible charge on June 6, 2022, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

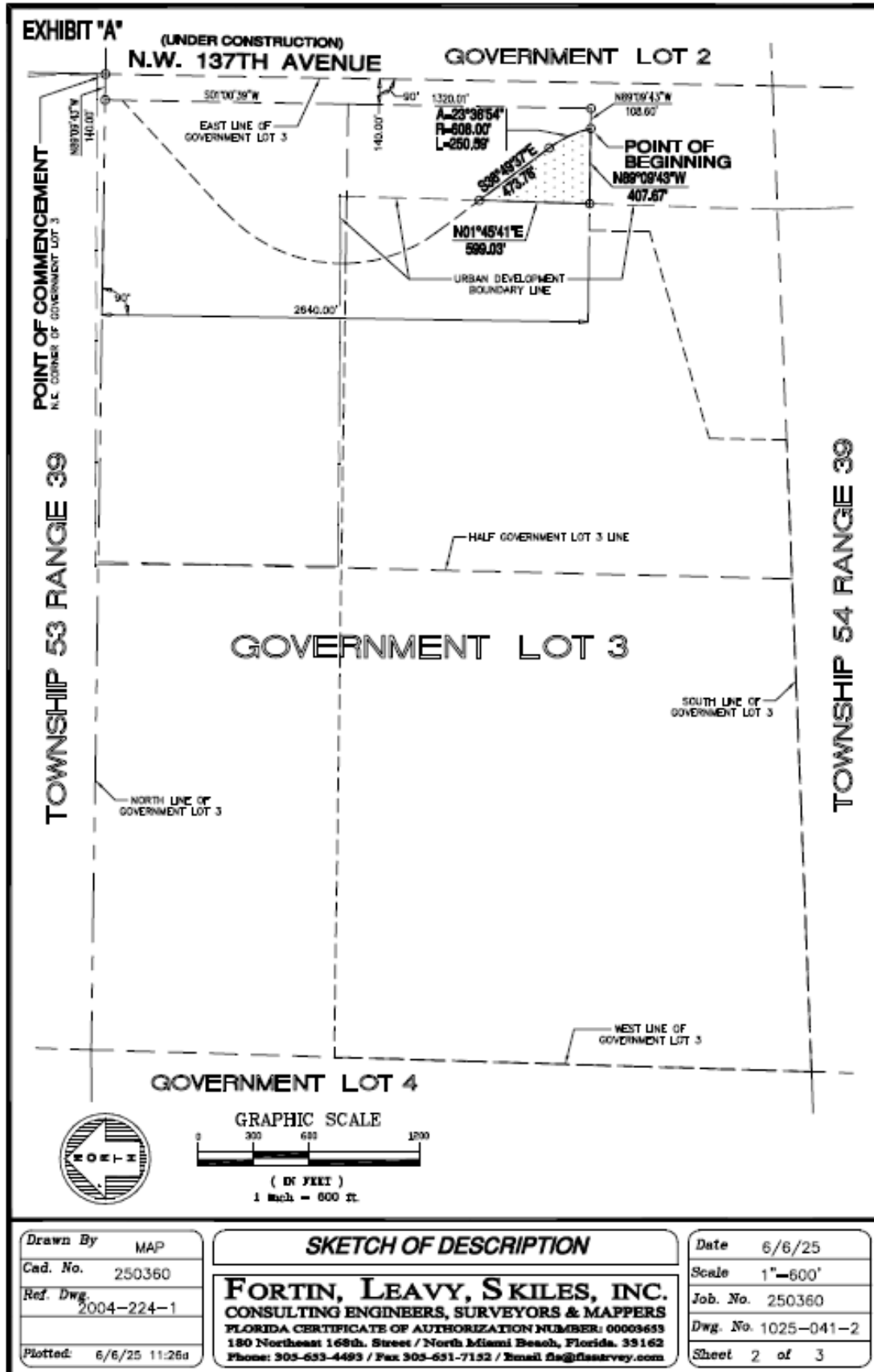
*"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"*

FORTIN, LEAVY, SKILES, INC., LB3653

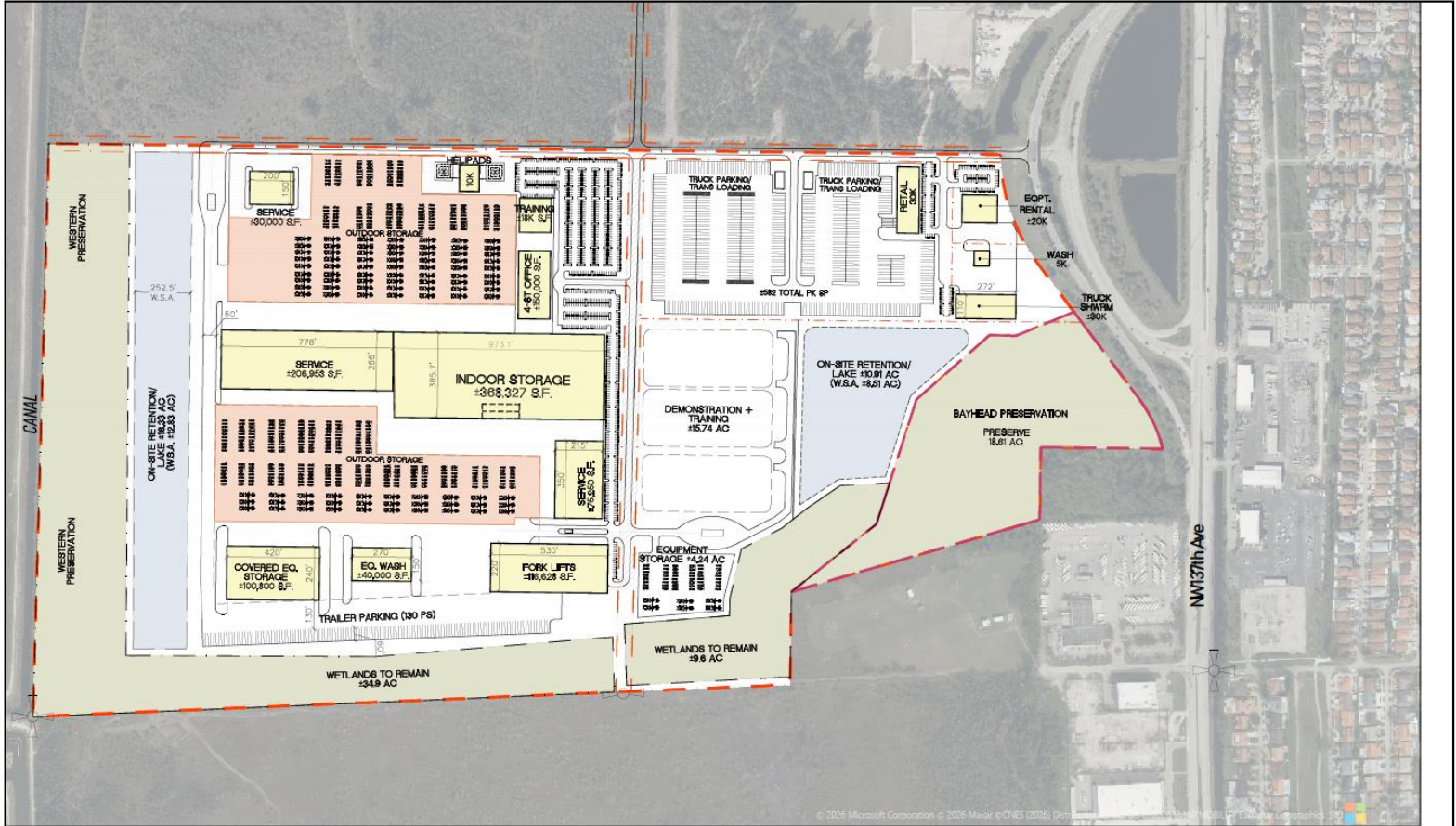
By:   
 Daniel C. Fortin, Principal Firm  
 Surveyor and Mapper, LS8435  
 State of Florida.

Digitally signed by Daniel C Fortin  
 DN: c=US, o=Florida,  
 dnQualifier=A01410D000001867E5  
 31E56000A6E7A, cn=Daniel C Fortin  
 Date: 2025.06.09 07:58:46 -04'00'

Drawn By MAP Cad. No. 250360 Ref. Dwg. 2004-224-1 Plotted: 6/8/25 11:26a	<b>LEGAL DESCRIPTION, NOTES &amp; CERTIFICATION</b>  <b>FORTIN, LEAVY, SKILES, INC.</b> CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653 180 Northeast 168th Street / North Miami Beach, Florida, 33162 Phone: 305-653-4499 / Fax 305-651-7152 / Email fls@flsurvey.com	Date 6/6/25 Scale NOT TO SCALE Job. No. 250360 Dwg. No. 1025-041-2 Sheet 1 of 3
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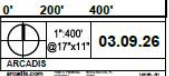
**EXHIBIT "C"**  
**CONCEPTUAL SITE PLAN**



**7**

MASTER PLAN - ALTERNATIVE 7

**KELLY TRACTOR SITE**  
MIAMI, FL



**EXHIBIT "D"**

**PRESERVATION AREAS ON PROPERTY**

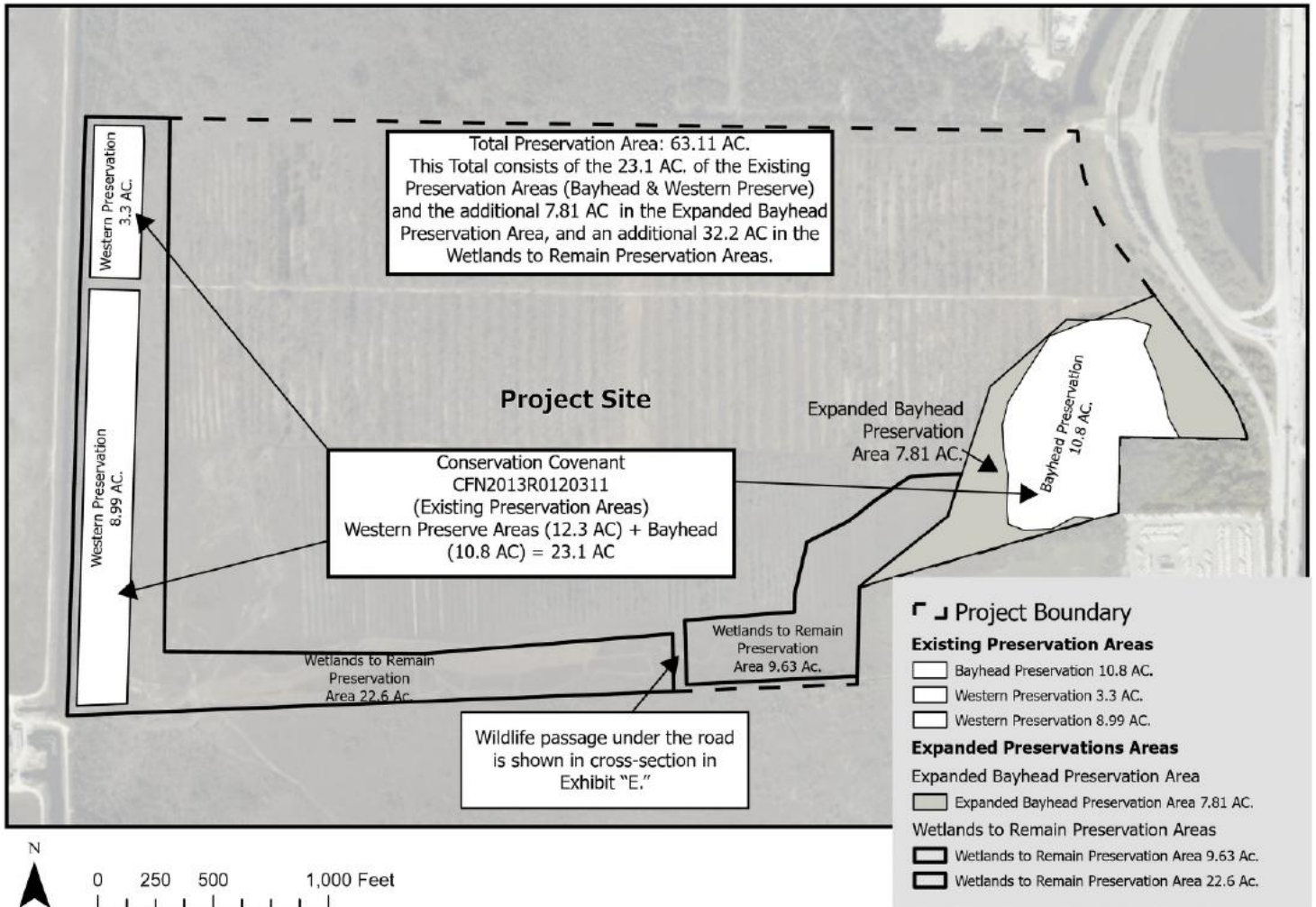
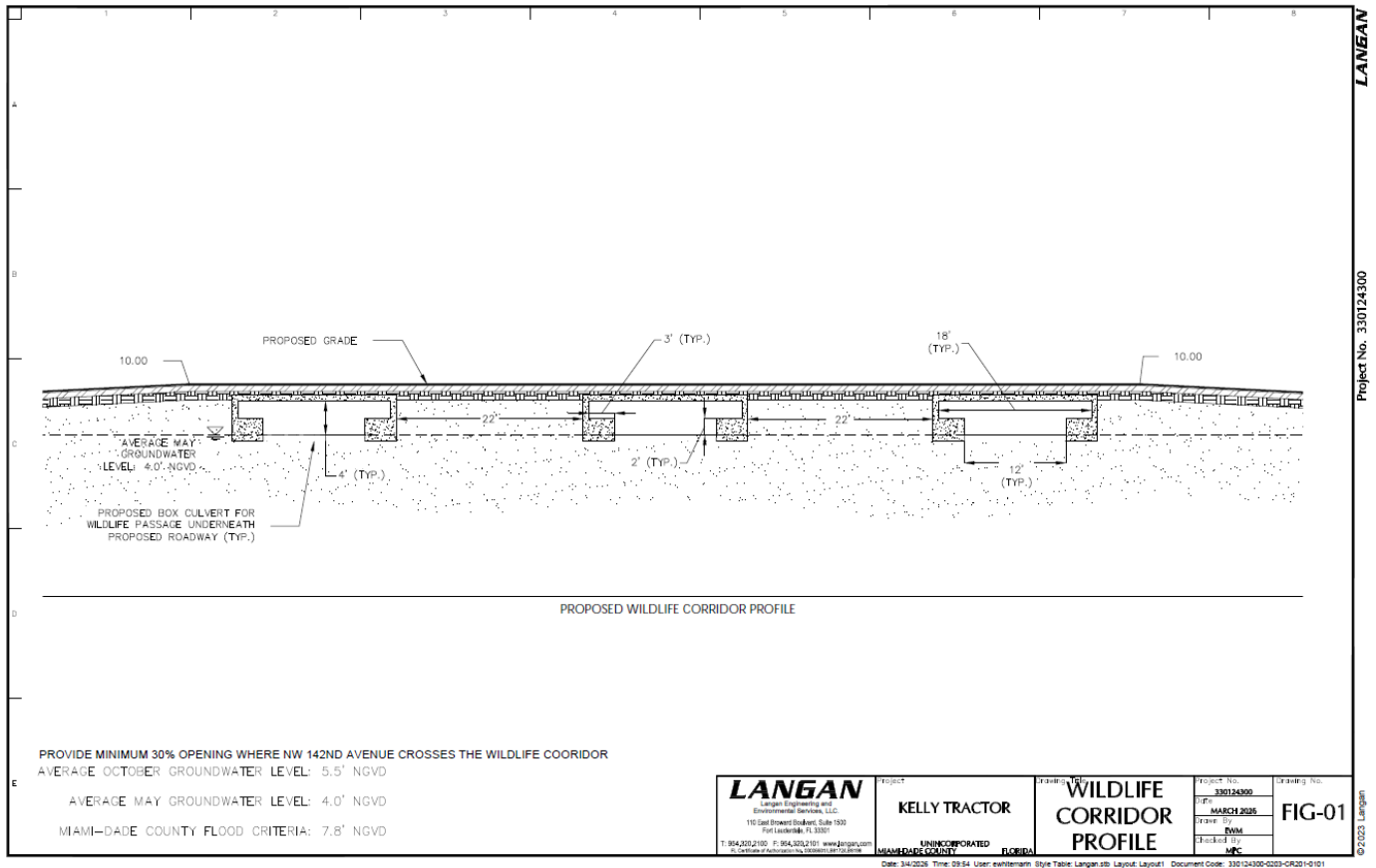


EXHIBIT "E"

**CROSS SECTION OF PROPOSED WILDLIFE CORRIDOR**



LANEAN Project No. 330124300 © 2020 Langan

**EXHIBIT "F"**

**LEGAL DESCRIPTION AND SKETCH FOR THE ARCHAEOLOGICAL SITE**

**SKETCH AND LEGAL DESCRIPTION**

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

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

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

**J. BONFILL & ASSOCIATES, INC.**  
 Florida Certificate of Authorization Number LB3398  
 7100 Southwest 99th Avenue, Suite 104  
 Miami, Florida 33173 Phone: 305.598.8383

Project: 24-0161 Job: 24-0161 Sketch & Legal

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

NOTICE:  
 Not complete without all Pages.  
 Page 3 of 4

**LEGAL DESCRIPTION**  
 -THIS IS NOT A SURVEY-

**SKETCH AND LEGAL DESCRIPTION**  
 NW 137TH AVENUE AND NW 12TH STREET (REFERENCE)  
 MIAMI-DADE COUNTY, FLORIDA 33182  
 PORTION OF GOVERNMENT LOT 3

DATE: SEPTEMBER 23RD, 2024

