


Date: June 2, 2026

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

Supplement
Agenda Item No. 5(V)

From: Daniella Levine Cava 
Mayor

Subject: Supplemental Information on May 2025 Cycle Application
No. CDMP20250007 to Amend the Comprehensive Development Master Plan

The following supplemental information is provided to the Board of County Commissioners regarding May 2025 Cycle Application No. CDMP20250007 to amend the Comprehensive Development Master Plan (CDMP). The information includes: (Exhibit 1) the Initial Recommendation report; and (Exhibit 2) Additional Items addressing Application No. CDMP20250007 received by the Department of Regulatory and Economic Resources.



Roy Coley
Chief Utilities and Regulatory Services Officer

Application No. CDMP20250007
GPC Miami Business Park, LLC
Commission District 9 (McGhee) Community Council 14

APPLICATION SUMMARY

Applicant/Representative:	GPC Miami Business Park, LLC / Tracy Slavens, Esq. and Wesley Hevia, Esq., LSN Law, P.A.
Location:	West side of the Homestead Extension of Florida’s Turnpike (generally east of SW 112 Avenue), between SW 186 Street and SW 196 Street
Total Acreage:	±84.80 gross/±79.10 net acres
Current Land Use Plan Map Designation:	"Office/Residential" and "Low-Medium Density Residential"
Requested Land Use Plan Map Designation and Other Changes:	<p>1. Redesignate the application site:</p> <p style="padding-left: 40px;">From: "Office/Residential" (±79.62 gross acres) and "Low-Medium Density Residential" (±5.18 gross acres, 6 to 13 dwelling units per gross acre)</p> <p style="padding-left: 40px;">To: "Industrial and Office" (±81.36 gross acres); "Business and Office" (±2.14 gross acres); and "Low-Medium Density Residential" (±1.30 acres, 6 to 13 dwelling units per gross acre)</p> <p>2) Add the proffered Declaration of Restrictions to the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.</p>
Amendment Type:	Standard application (Being processed concurrently with Zoning Application No. Z2025000117)
Existing Zoning District/Site Condition:	OPD (Office Park District) / office buildings, daycare facility, undeveloped land

RECOMMENDATIONS

Staff:	TRANSMIT WITH ACCEPTANCE OF THE APPLICANT’S PROFFERED DECLARATION OF RESTRICTIONS (March 2026)
Redland Community Council (CC14):	TRANSMIT WITH ACCEPTANCE OF THE APPLICANT’S PROFFERED DECLARATION OF RESTRICTIONS AS RECOMMENDED BY STAFF (March 11, 2026)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	TRANSMIT WITH ACCEPTANCE OF THE APPLICANT’S PROFFERED DECLARATION OF RESTRICTIONS (April 20, 2026)

Transmittal Action of Board of County
Commissioners

TO BE DETERMINED (June 2, 2026)

Final Action of Board of County
Commissioners:

TO BE DETERMINED (2026 - To Be Determined)

Staff recommends to **TRANSMIT WITH ACCEPTANCE OF THE APPLICANT'S PROFFERED DECLARATION OF RESTRICTIONS** the proposed standard amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map to redesignate the ±84.80 gross/±79.10 net acres application site from "Office/Residential" and "Low-Medium Density Residential" (6-13 dwelling units per gross acre) to "Industrial and Office", "Business and Office" and "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre) for the following reasons:

Principal Reasons for Recommendation:

1. While recognizing the application's underlying merit, Staff recommends its transmittal to the State Land Planning Agency and other state and regional agencies for review because environmental, roadway and potential residential impacts remain that may require additional information and analysis that must be provided and addressed through the standard CDMP amendment process. The application proposes redevelopment as a primarily industrial use, generally consistent with CDMP Policy LU-1D that promotes the planning of communities to include places of employment. The ±84.80 gross acres application site is a triangular-shaped site in the southern area of the County and contains the Assurant (formerly American Bankers Insurance Group) building complex. The site was originally developed in 1981 as the American Bankers Insurance Group Development of Regional Impact (ABIG DRI). However, the complex suffered extensive damage from Hurricane Andrew in 1992. As a result, the Miami-Dade Board of County Commissioners approved requests to modify the DRI in 1994 and 1995, resulting in the current site configuration. Due to operational changes and staff reductions, the CDMP application now seeks to redevelop the site as a logistics park. The ±84.80 gross acres application site was offered for sale to the County in 2023 for \$160 million, but no action was taken.

The majority of the application site (±79.62 gross acres) is currently designated "Office/Residential," which allows professional and clerical offices and motels, and certain residential uses. The remaining ±5.18 acres are designated "Low-Medium Density Residential," which allows residential uses from 6 to 13 dwelling units per gross acre. As noted previously, the site is subject to the conditions of the existing DRI Development Order, which limits development to: 470,000 square feet of office use, 30,000 square feet of warehouse use, 250-room hotel, and a 330-student daycare facility. The applicant now seeks to redesignate the land use on the application site to "Industrial and Office" (±81.36 gross acre) and "Business and Office" (±2.14 acres), with the remaining ±1.30 acres retaining the existing "Low-Medium Density Residential" designation. In addition, the applicant has proffered a CDMP Declaration of Restrictions (covenant) proposing development consisting of 1,091,500 square feet of industrial uses; 20,000 square feet of retail; 75,000 square feet of office space; a 75,000-square-foot multipurpose recreational facility; and a 50-room hotel. The covenant allows simultaneous increases or decreases among these uses, provided that the total vehicle trips do not exceed 903 net external PM peak-hour trips. The proposed CDMP amendment is being processed concurrently with Zoning Application No. Z2025000117, which seeks to modify the existing DRI Development Order to allow the proposed uses.

2. According to Zoning records for this site, DRI conditions from 1981 and a recent assessment of the site by the County's Department of Environmental Resources (DERM), the application site contains longstanding pine rocklands (a globally imperiled habitat), as well as other threatened or endangered species. The environmental review conducted by DERM identified these unique pine rocklands and recommended specific covenant language, including possible conveyance to the County. During a site visit from DERM, staff identified in the pine rocklands rare and threatened and endangered plant species. These unique plants included coontie plants, with indications suggesting the presence of rare Atala butterflies and pineland croton,

the sole larval host plant for the federally-listed endangered Bartam's hairstreak butterfly. The application site is also located within the U.S. Fish and Wildlife Service consultation area for the federally endangered Florida bonneted bat (*Eumops floridanus*) which may utilize the application site for foraging, nesting, and roosting. The Florida bonneted bat is largely urban and known to forage and socialize over dark, open spaces adjacent to natural areas such as open water, forested areas, wetlands, and areas with significant tree resources. DERM noted that folio no. 30-6006-034-0010 to the south of the pine rockland, also may contain rare, threatened and endangered plant species. This folio also contains the ±11.83-acre lake proposed to be filled in by the applicant, and whose possible presence of threatened or endangered wildlife or plant species is unknown. As per DERM's request, the applicant has proffered a condition in the CDMP covenant committing to establish a pine rockland preservation area ("Pine Rockland Preserve") with a minimum size of 2.0 contiguous acres. The applicant is also committing to submit a wildlife survey, prior to the issuance of a tree removal permit, to determine the absence or presence of listed wildlife species on the site.

3. Approval of the application would be generally consistent with the criteria set forth in CDMP Land Use Element Policy LU-8E for evaluating Land Use Plan map amendment applications. Policy LU-8E requires LUP map amendment applications to consider factors such as: (i) the proposed amendment's ability to "[s]atisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;" (ii) whether the proposed amendment would "[e]nhance or impede provision of [public] services [or facilities] at or above adopted LOS Standards;" (iii) whether the proposed amendment would "[b]e compatible with abutting and nearby land uses"; (iv) whether the proposed amendment would "[e]nhance or degrade environmental or historical resources;" (v) whether the proposed amendment would "[e]nhance or degrade systems important to the County as a whole"; and (vi) whether the proposed amendment would "promote transit ridership and pedestrianism" pursuant to Objective LU-7 and associated policies. Each factor is discussed below:

i. Need to Accommodate Population or Economic Growth: Approval of the application with acceptance of the proffered covenant and development of the site with the proposed industrial, commercial use would support economic growth in the area. The analysis area for the proposed application in MSA 7.2, where the application site is located, contained approximately ±320.3 acres of in-use industrial uses in 2025, along with an additional ±10.84 acres of vacant land that are zoned or designated for industrial uses. Based on the absorption rate for the 2025-2040 period, the projected depletion for industrial land in MSA 7.2 is the year 2028. MSA 7.2 also contained 212.60 acres of in-use commercial uses in 2025 and an additional 64.60 acres of vacant land zoned or designated for business uses. With an annual average absorption rate of 0.6 acres for the 2025 -2040 period, the study area is projected to deplete its supply of commercially zoned land beyond the year 2040.

As previously described in Principal Reason No. 1, the CDMP amendment would allow the site to be developed with residential uses if the DRI is modified accordingly. An analysis of residential capacity by dwelling unit type indicates that the supply of single-family units in MSA 7.2 is projected to be depleted by 2028. For multi-family units, depletion is projected to occur beyond 2040. When both unit types are considered together, the overall residential capacity is also expected to last beyond 2040 (see "Supply and Demand Analysis" on page 17).

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

covenant, would not cause a violation in the adopted level of service standards for public facilities and services. With the exception of roadways, all other public services and facilities have adequate capacity to serve the proposed development.

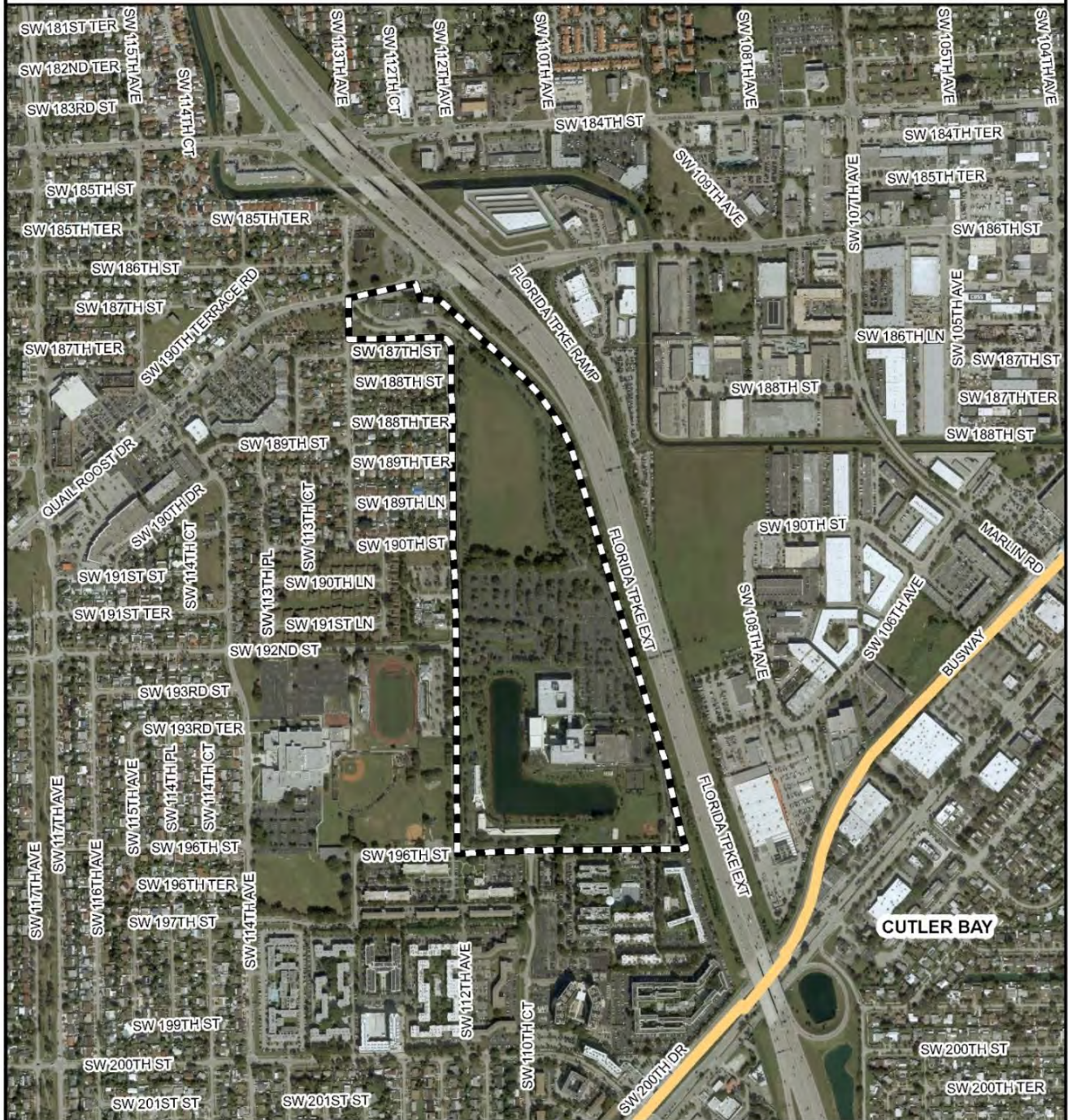
The Applicant's traffic study analyzes the existing and DRI conditions and the proposed development program and provided traffic impact analysis for the short-term (year 2028) and the long-term (year 2045). The applicant's short-term analysis shows that all roadways impacted by the proposed development will have sufficient capacity to handle the additional traffic impacts that would be generated by this project except for the following three roadway segments: 1) Homestead Extension of Florida's Turnpike (HEFT) south of SW 168 Street (the adopted LOS is 'D', but the roadway is operating at LOS 'F'); 2) SW 200 Street between Quail Roost Drive and US-1, (the adopted LOS is 'D', but the roadway is operating at LOS 'F'); and 3) SW 117 Avenue between Quail Roost Drive and US-1 (the adopted LOS is 'D', but the roadway is operating at LOS 'F'). The three roadways that are operating below the adopted LOS standards for the short term 2028 traffic conditions fail even without traffic impacts from this project. The project traffic that is impacting the roadway segment is below 5% of the maximum service volume of the roadway and thus is considered not significant and would not require mitigation. However, although the HEFT is not significantly impacted by project traffic; because it is an evacuation route which is failing, any additional traffic impact does require mitigation. The applicant will be required to provide a condition in the proffered CDMP covenant that commits to entering into a proportionate fair share agreement with the County to address the impacts. Additionally, Staff determined that the applicant's trip generation estimates for the High Cube Parcel Hub Warehouse are inaccurate and that the applicant did not complete the supplemental analysis necessary to evaluate potential impacts on traffic circulation near the school located immediately west of the site (see "Roadways" section on page 41).



- iii. Compatibility:* The proposed development of the site, if the requested application is approved with the proffered covenant, would be generally compatible with the existing community. To the north lie established single-family neighborhoods and a religious facility, while the west includes a County park, a range of residential housing types, and nearby public school and park facilities. The southern and southeastern areas are characterized by multi-family communities and additional public housing, and light industrial, warehouse, automotive, self-storage, and utility-related uses are located northeast and south of the C-1N Canal. This mix of adjoining uses, combined with the site's physical separation, supports the site's compatibility within the broader land use context (see "Existing Land Use" map on page 9 and "CDMP Land Use" plan map on page 10).
- iv. Environmental and Historic Resources:* The subject application, if approved, would not affect any historic resources, but will impact environmental resources. DERM review and Zoning records identified a longstanding pine rockland habitat, a globally imperiled community, in the northeast corner of the site. DERM's review confirmed the presence of rare, threatened, and endangered plant species, including coontie with indications of *Atala* butterflies, and pineland croton, the sole larval host for the federally endangered Bartram's hairstreak butterfly. DERM also identified that the adjacent folio, which contains the approximately 11.83-acre lake proposed for filling, may similarly support sensitive species, unknown at this point. The site also lies within the U.S. Fish and Wildlife Service consultation area for the federally endangered Florida bonneted bat, which may utilize the property for foraging, nesting, and roosting. The applicant has addressed these issues by committing to establish a 2-acre pine rockland preserve and committing to conduct a submit a wildlife survey to determine the if there are any wildlife species on the site.

- v. *Enhance or Degrade Countywide Systems:* The application if approved with acceptance of the proffered covenant, would not degrade any Countywide system, except for roadways, but as explained in Reason No. 3ii, the applicant will need to include a condition in the proffered covenant committing to enter into a proportionate share agreement with the County to mitigate impacts to the HEFT. All Countywide systems have sufficient capacity to absorb the impacts that would be generated by the proposed development.

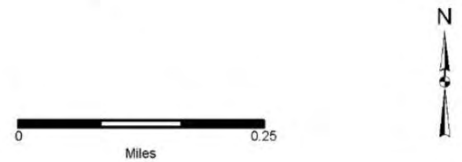
- vi. *Transit Ridership and Pedestrianism:* The application if approved, would support transit ridership and pedestrian activity. It is served directly by Metrobus Route 97 at a stop located at SW 112 Avenue and SW 196 Street, ±100 feet (a 1-minute walk) from the application site, as well as Metrobus Routes 52 and 137, located at SW 117 Avenue and SW 189 Street and at SW 200 Street and SW 117 Court, respectively, within 0.6 to 0.8 miles (15- to 19-minute walks). The application site also is within 0.5 miles (a 10-minute walk) of the South Dade Transitway Gold Standard BRT (Bus Rapid Transit) station at SW 200 Street, which is served by Metrobus Routes 34, 38, 39, and 107. Of note, the BRT station at SW 200 Street is part of the Metro Express, the County's first ever all electric BRT service. Service commenced on October 27, 2025. These referenced routes provide frequent service, including 10- to 12-minute AM/PM peak headways on Routes 34, 38, and 39, and 30-minute peak headways on Routes 52, 107, and 137. The proximity of multiple local and rapid transit services, including a Bus Rapid Transit (BRT) station, enhances multimodal access and supports opportunities for increased transit use and pedestrian connectivity as the area develops. The referenced BRT station is adjacent to the South Dade Trail, a 22-mile multi-use trail located within the South Dade Transitway right of way and provides enhanced pedestrian and bicycling opportunities along the corridor. Due to this proximity, the Transit Division of the Department of Transportation and Public Works (DTPW) has recommended the applicant work with DTPW and consider complete street design principles when designing the SW 112 Avenue Street section (see "Transit" section on page 49).

GPC MIAMI BUSINESS PARK, LLC. - APP. NO. CDMP20250007 AERIAL PHOTO



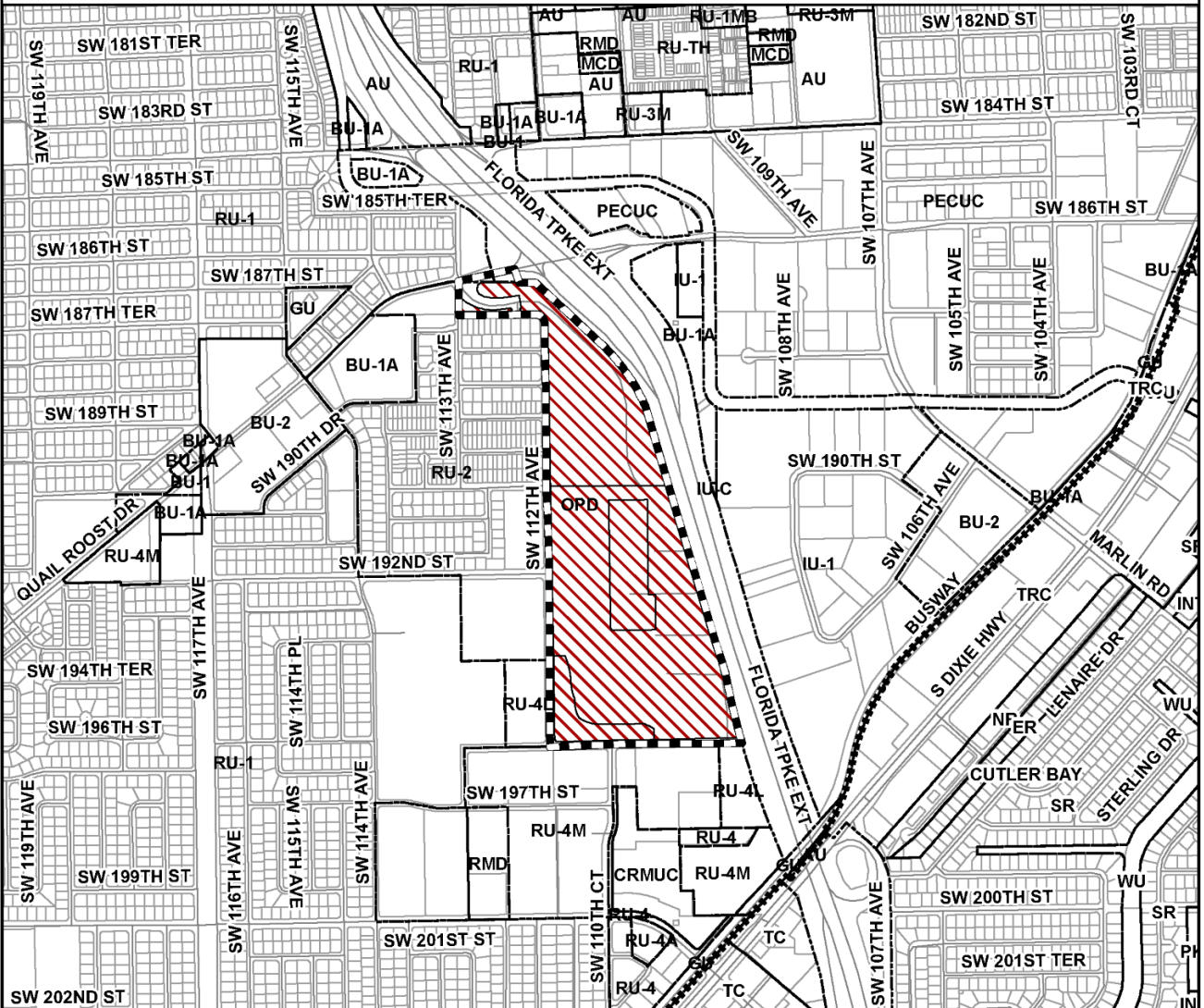
-  APPLICATION AREA
-  MUNICIPAL BOUNDARY

Source: Department of Regulatory and Economic Resources
July 2025




































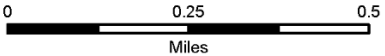
GPC MIAMI BUSINESS PARK, LLC. - APP. NO. CDMP20250007

ZONING MAP

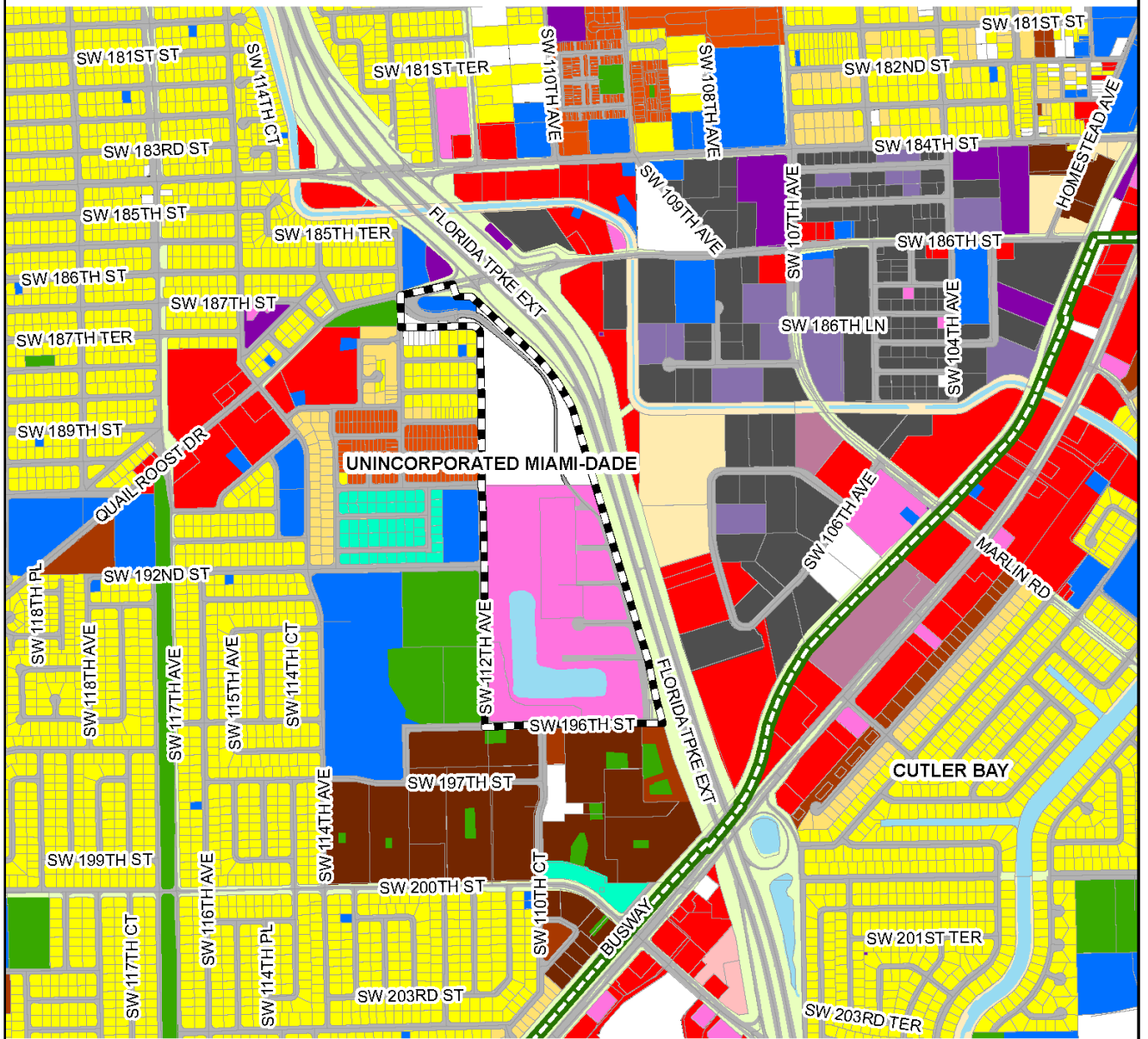


Source: Department of Regulatory and Economic Resources
August 2025

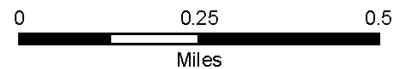
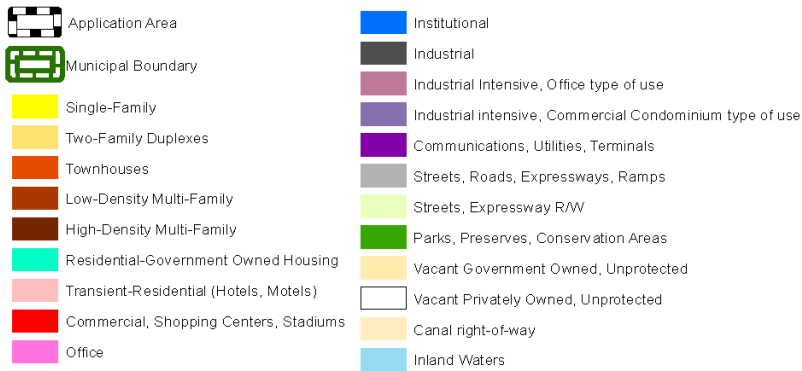
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|---|--|
|  APPLICATION AREA |  CRMUC CUTLER RIDGE URBAN CENTER |
|  CONCURRENT ZONING APPLICATION: Z202500017 |  GU INTERIM DISTRICT |
| MUNICIPALITIES ZONING DISTRICTS | |
|  ER ESTATE RESIDENTIAL |  IU-1 INDUSTRIAL DISTRICTS, LIGHT MANUFACTURING |
|  INT INSTITUTIONAL |  IU-C INDUSTRIAL DISTRICT, CONDITIONAL |
|  NR NEIGHBORHOOD RESIDENTIAL |  MCD MIXED-USE CORRIDOR DISTRICT |
|  PK PARKS |  OPD OFFICE PARK DISTRICT, 3 ACRES GROSS OFFICE BUILDINGS |
|  SR SINGLE FAMILY RESIDENTIAL |  PECUC PERRINE COMMUNITY URBAN CENTER |
|  TC TOWN CENTER Center Sub-District |  RMD RESIDENTIAL MODIFIED DISTRICT |
|  TC TOWN CENTER Edge Sub-District |  RU-1 SINGLE-FAMILY RESIDENTIAL DISTRICT 7,500 FT2 NET |
|  TRC TRANSIT CORRIDOR |  RU-1MB MODIFIED SINGLE-FAMILY RESIDENTIAL DISTRICT 6,000 FT2 NET |
|  WU WATER USE |  RU-2 TWO-FAMILY RESIDENTIAL DISTRICT, 7,500 FT2 NET |
| MIAMI-DADE COUNTY ZONING DISTRICTS | |
|  AU AGRICULTURAL / RESIDENTIAL 5 ACRES GROSS |  RU-3M MINIMUM APARTMENT HOUSE 12.9 UNITS/NET ACRE |
|  BU-1 BUSINESS DISTRICTS, NEIGHBORHOOD |  RU-4 HIGH DENSITY APARTMENT HOUSE DISTRICT, 50 UNITS / NET ACRE |
|  BU-1A BUSINESS DISTRICTS, LIMITED |  RU-4A RU-4 OR HOTEL/MOTEL DISTRICT, 75 UNITS / NET ACRE |
|  BU-2 BUSINESS DISTRICTS, SPECIAL |  RU-4L LIMITED APARTMENT HOUSE DISTRICT, 23 UNITS / NET ACRE |
|  MUNICIPAL BOUNDARY |  RU-4M MODIFIED APARTMENT HOUSE DISTRICT, 35.9 UNITS / NET ACRE |
| | RU-TH TOWNHOUSE DISTRICT, 8.5 UNITS/NET ACRE |
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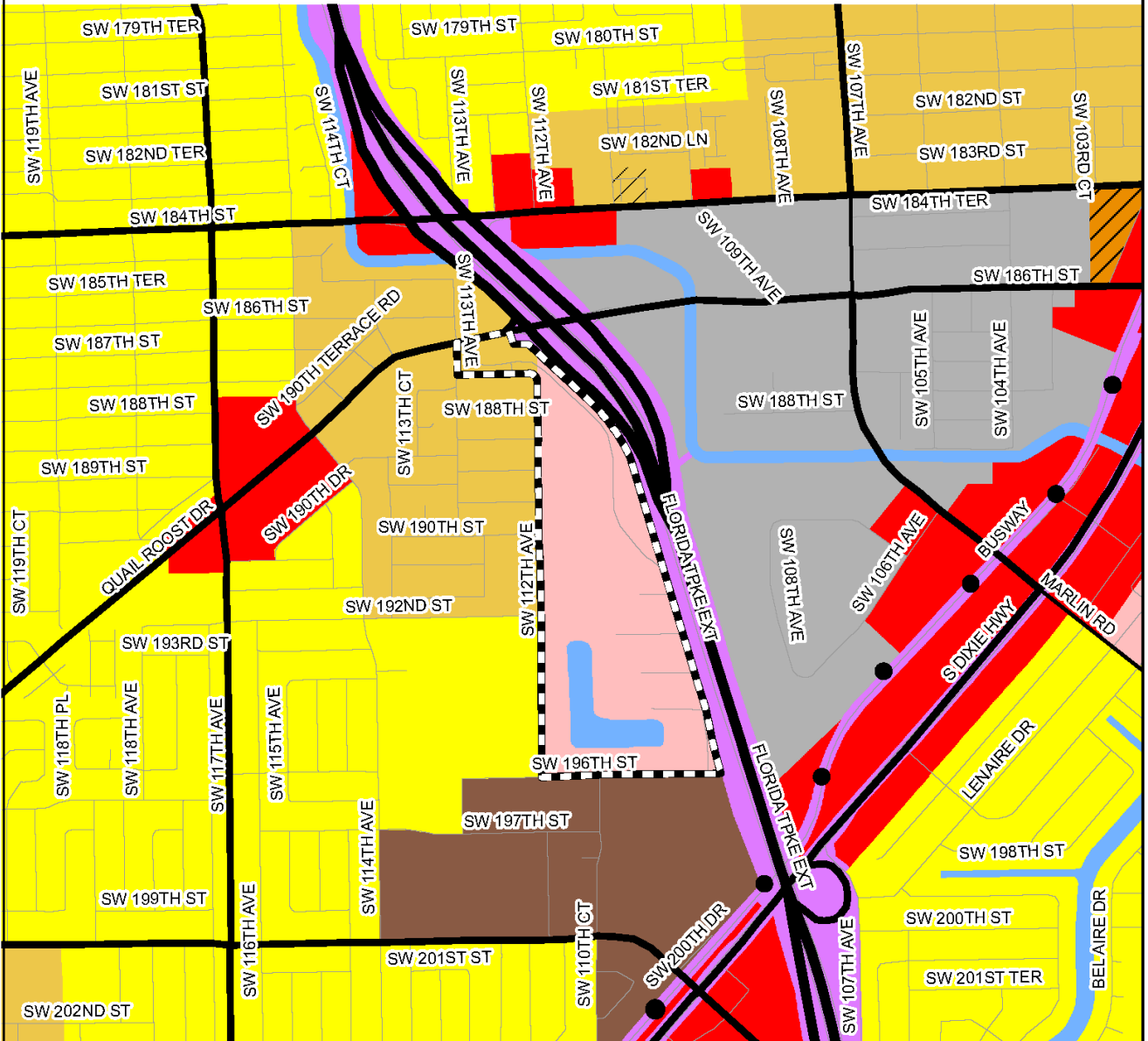
GPC MIAMI BUSINESS PARK, LLC. - APP. NO. CDMP20250007 EXISTING LAND USE



















Source: Department of Regulatory and Economic Resources
July 2025

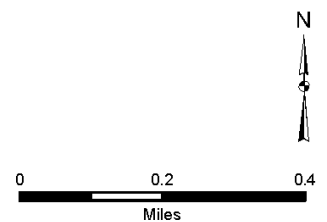


GPC MIAMI BUSINESS PARK, LLC. - APP. NO. CDMP20250007 CDMP LAND USE



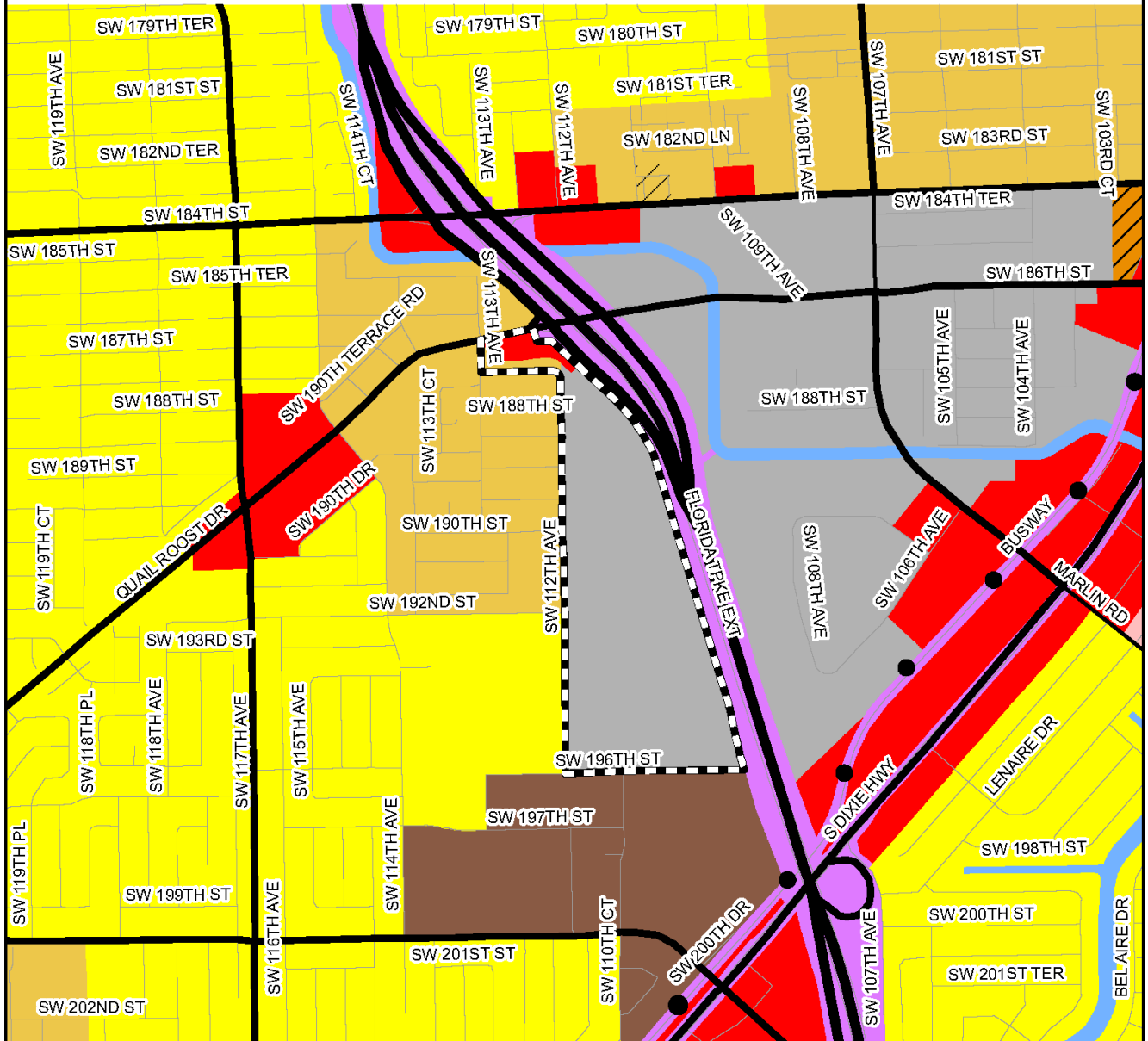
Source: Department of Regulatory and Economic Resources
July 2025

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


















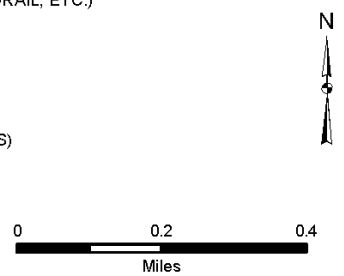
GPC MIAMI BUSINESS PARK, LLC. - APP. NO. CDMP20250007

PROPOSED CDMP LAND USE

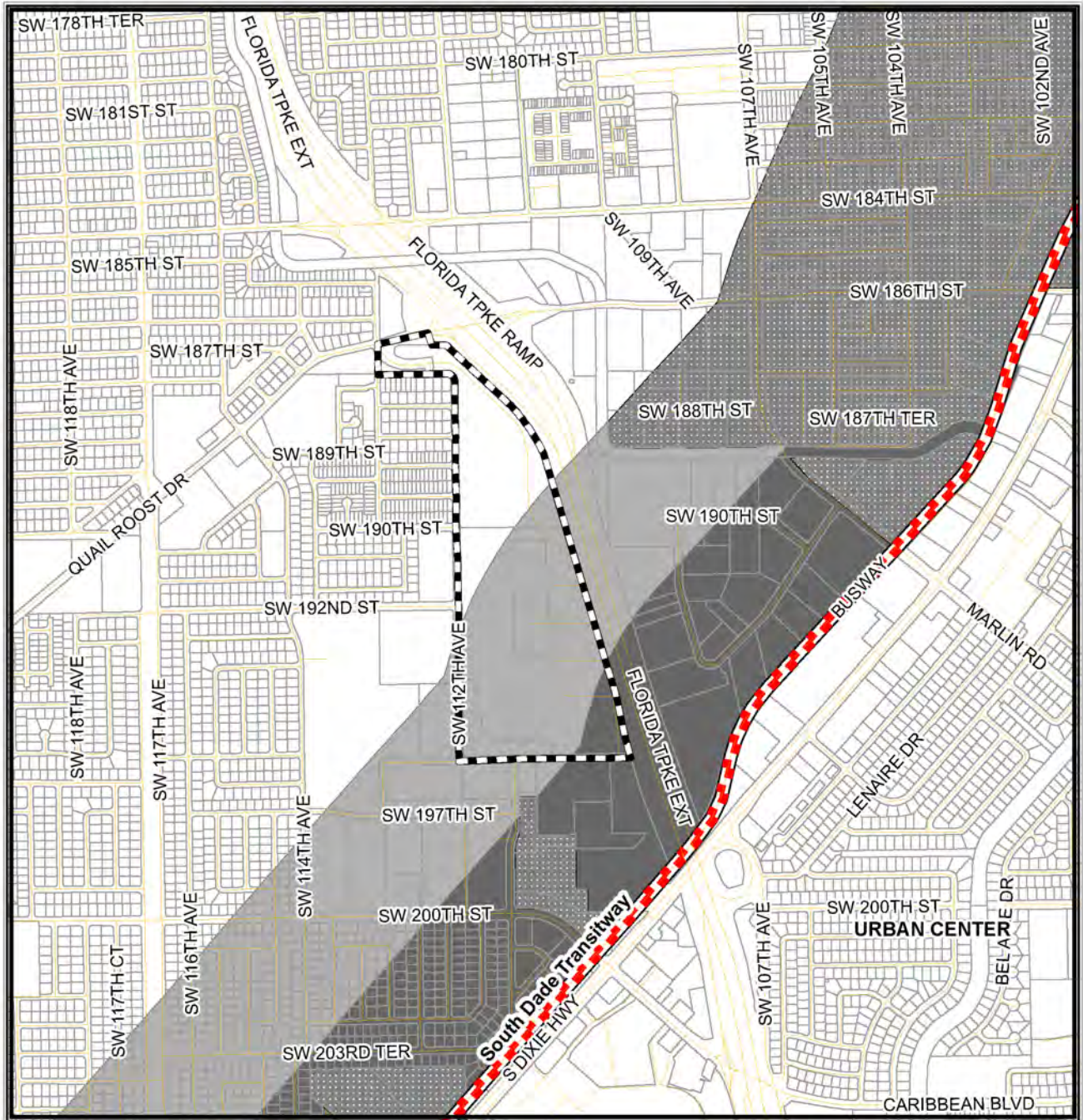


Source: Department of Regulatory and Economic Resources
July 2025

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

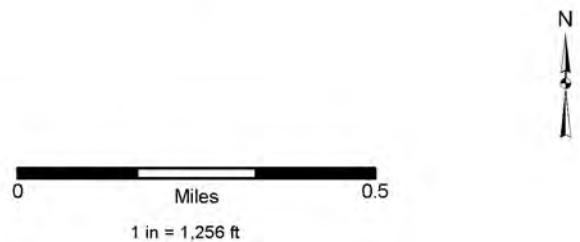


GPC MIAMI BUSINESS PARK, LLC. - APP. NO. CDMP20250007 SMART PLAN CORRIDOR



Source: Department of Regulatory and Economic Resources
August 2025

- APPLICATION AREA
- SOUTH DADE TRANSITWAY SMART PLAN CORRIDOR
- 1/2 MILE
- 1/4 MILE
- URBAN CENTER



Staff Analysis

Background

Assurant, Inc. (its former subsidiary, American Bankers Insurance Group) applied for a Development of Regional Impact (DRI) in 1981, stating that due to projected future growth, the company sought to develop a major park-like campus. The American Bankers Insurance Group (ABIG) DRI and its accompanying zoning application were approved by the Miami-Dade Board of County Commissioners (Board) in 1981. As the buildings were badly damaged by the impact of Hurricane Andrew on August 24, 1992, the Board approved in 1994 and 1995 substantial deviations to the DRI, a new master plan and a modification to previous zoning conditions, that comprise its current building configurations.

The CDMP application details that since the COVID-19 pandemic, the offices were shut down and the ±2500 employees were sent to work from home. Today only about 150 employees are physically working on site. Due to this, the company did not require the previous magnitude of traditional office facilities and is seeking to redevelop the site as a “state-of-the-art” logistics park. The application also cites the intent to develop the ±11.83-acre lake created as a borrow pit for the HEFT.

The proposed CDMP application is now seeking to change the land use designation on the site to allow for industrial and commercial uses, with the intent to develop a multi-use logistics park.

Application Site

Location

The triangular-shaped ±84.80 gross-/±79.10 net-acre application site is located on the west side of the Homestead Extension of Florida’s Turnpike and generally east of SW 112 Avenue, between SW 186 Street and SW 196 Street. The site is in unincorporated Miami-Dade County inside the Urban Development Boundary.

Existing Land Use

The triangular-shaped ±79.10 net acre site, is comprised of buildings forming the Assurant office complex and includes a mix of buildings and abundant natural features. Approximately ±1.30 acres in the northwest portion is undeveloped land and is adjacent to the County’s Quail Roost Children’s Park (formerly Quail Roost Park). About ±23.36 acres in the north-central portion contain two office buildings, a pineland area identified in the original DRI for supporting rare and endangered plants, and undeveloped land with dense vegetation adjacent to the HEFT. (see “Existing Land Use” map on page 9).

The largest portion, roughly ±55.8 net acres, includes additional office buildings and other natural features. For the office buildings, a September 2023 Appraisal Report conducted by Joseph Blake and Associates for Miami-Dade County listed a total of seven buildings with a total of ±516,864 sq. ft. The site also contains surface parking lot with trees and an ±11.83-acre lake created as a borrow pit for the HEFT that the applicant proposes to fill, and a former childcare educational facility (see “Existing Land Use” map, page 9, and Appendix F: Photos of Site and Surroundings on Appendices page A-83.)

Current Land Use and Existing DRI Development Program

The application site currently has two land use designations under the CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map. Approximately ±5.18 gross acres are designated “Low-Medium Density Residential,” which allows 6 to 13 dwelling units per gross acre in the form of single-family homes, townhouses, or low-rise apartments. The remaining ±79.62 gross acres are designated

“Office/Residential,” which allows professional and clerical offices, hotels, motels, and residential uses, ranging from small-scale professional offices to large office parks. As noted previously, the site is currently limited to the development program in the existing DRI, originally approved in 1981, as amended (discussed in the “Zoning History” section on page 15). The existing DRI authorizes up to:

- 470,000 square feet of office use,
- 30,000 square feet of warehouse use,
- 250-room hotel, and
- 330-student daycare facility.

Proposed Land Use

The applicant is now proposing to change the land use designation on the site to “Industrial and Office” (±81.36 acres) and “Business and Office” (±2.14 acres), with the remaining ±1.30 acres maintaining the designation of “Low-Medium Density Residential”, as follows:

- The northeastern portion of the site, consisting of ±2.14 acres, is to be redesignated to “Business and Office”, a category that allows a wide range of sales and service uses, including retail, wholesale, professional and personal services, offices, hotels, motels, hospitals, entertainment, and cultural facilities.
- The northwestern portion of the site, consisting of ±1.30 acres, would remain designated “Low-Medium Density Residential.” Although this category permits 6 to 13 dwelling units per gross acre, this application is not proposing any land use redesignation. The parcel consists of roadway rights-of-way and park land and has plat limitations (see “Plat Restrictions” on page 16.)
- The majority of the site, consisting of ±81.36 acres, is proposed for redesignation to “Industrial and Office,” which permits manufacturing, repair facilities, warehouses (including mini-warehouses), office buildings, wholesale showrooms, distribution centers, construction and utility yards, utility plants, public facilities, hospitals, and medical offices (see “Proposed CDMP Land Use” map on page 11).

Under the requested CDMP land use designations and applying a Floor Area Ratio (FAR) of 1.25, the maximum development on site could include industrial, commercial, and residential uses, as is depicted below. This development scenario may be feasible if at a future date the DRI is abandoned, and its associated Development Order is rescinded.

- 4,433,399.20 sq. ft industrial uses
- 77,864 sq. ft. of retail
- 54 multi-family residences and
- 16 single-family attached residences.

However, the applicant has proffered a CDMP Declaration of Restrictions (covenant) and proposes to modify the existing DRI through the concurrent zoning application (No. Z2025000117) to limit development on the site as follows:

- 1,091,500 sq. ft of industrial uses comprised of:
 - 568,000 sq. ft. high-cube fulfillment center warehouse and
 - 523,500 sq. ft. high-cube parcel hub warehouse
- 20,000 sq. ft. retail
- 75,000 sq. ft. office uses
- 75,000 sq. ft. multipurpose recreational facility; and

- 50-room hotel.

The covenant allows for the above uses to increase and decrease, provided the total vehicle trips do not exceed 903 net external PM peak hour trips (See the Proffered Declaration of Restrictions section for more details)

Proffered Declaration of Restrictions

The applicant's most recent Declaration of Restrictions (covenant) received February 13, 2026, contains the following conditions:

- Limits uses to 1,091,500 sq. ft. industrial uses, 20,000 sq. ft retail uses, 75,000 sq. ft office uses, 75,000 sq. ft. multipurpose recreational facility, and a 50-room hotel. However, the covenant includes a Trip Generation Equivalency Matrix that allows the uses to increase or decrease simultaneously, provided that in no event the total vehicle trips do not exceed 903 net external PM peak hour trips.
- Requires connection to public water and sewer.
- Requires a ± 2 -acre minimum "Pine Rockland Preserve" at northeast corner to be established and maintained as pine rockland.
- Requires an endangered species survey prior to a tree removal permit to determine the absence or presence of threatened and endangered species.

Zoning

The application site is zoned Office Park District (OPD), which requires a minimum 3 net acres, and permits office buildings, and laboratories for scientific and industrial research and commuter colleges/universities (see "Zoning Map" on page 8). As noted above, the applicant has filed concurrent Zoning Application No. Z2025000117, requesting a District Boundary Change from OPD to BU-1A (Limited Business District) for approximately ± 2.14 gross acres and to IU-1 (Industrial, Light Manufacturing District) for the remainder of the site. The application also requests an unusual use to approve a recreational facility, along with modifications to the American Bankers Insurance Group Development of Regional Impact (DRI), further discussed in the "Zoning History" below.

The existing DRI, approved in 1981 through Resolution No. Z-186-81, has eighteen conditions, including provisions prohibiting permanent facilities to one-third of the site, preservation of a two-acre pine rockland, installation of a water quality monitoring system.

It must be noted that since the zoning on the site currently allows industrial and commercial uses, the site is eligible for development under the provisions of the Live Local Act (Chapter 2023-17, Laws of Florida, as amended in 2024 and 2025). The Live Local Act mandates administrative approval of multifamily or mixed-use projects in areas zoned commercial, industrial, or mixed use, provided that at least 40% of units are affordable (up to 120% of AMI) for 30 years, and at least 65% of gross floor area is residential. The Live Local Act preempts local controls over density, use, height, floor area ratio, and parking, permitting the highest density otherwise allowed in the jurisdiction. In unincorporated Miami-Dade County the maximum density applicable under the Live Local Act is 250 units per acre, the maximum density of a Metropolitan Urban Center. Eligibility for development under the Live Local Act could enable a future project on the application site of a scale and intensity far exceeding what is appropriate for the area. The site will continue to be eligible for the Live Local Act if the proposed zoning changes from OPD to BU-1A and IU-1 are approved.

Zoning History

Miami-Dade County zoning regulations were first adopted in 1938. The application site received its current zoning in 1981, when the Board of County Commissioners (BCC) approved a district

boundary change from RU-2 (Two-Family Residential) and RU-4L (Limited Apartment House) to OPD (Office Park District) through Resolution Z-185-81, along with approval of the existing Development of Regional Impact (DRI) development order through Resolution Z-186-81.

In 1984, the BCC adopted Resolutions Z-240-84 and Z-241-84, modified the DRI to allow a 250-room hotel, 470,000 square feet of office space, and 30,000 square feet of warehouse space.

Of note, the notable DRI conditions are as follows:

- No. 3B required that permanent facilities shall not occur on more than one-third of the site;
- No. 3A called for preservation of the two acre pine stand on the northeast portion;
- No. 4A required removal of exotic vegetation and using native species to provide habitat for the red shouldered hawk;
- No. 7A for vehicular access only through the main entrance; and
- No. 9A requiring coordination with FDOT and the County for off-site improvements proposed for Quail Rose Drive.

Between 1985 and 1989, several actions addressed daycare uses. Resolution 4-ZAB-43-85 authorized a daycare facility. In 1994, the BCC adopted Resolution Z-184-94, approving a substantial deviation to the DRI, a new master plan, a special exception, and modification of conditions to expand the daycare to 240 children and add a 180-student school.

Plat Restrictions

The plat for the application site, recorded in Plat Book 120, Page 19 of the Miami-Dade County public records, consists of three tracts. Tract A, which includes the majority of the site, consists of three folios: 30-6006-034-0015, 30-6006-034-0010, and 30-6006-034-0025, for a total of ±55.58 acres. Tract B (folio 30-6006-034-0020) covers ±23.36 acres and is located in the north-central portion of the site. Tract C (folio 30-6006-034-0030) contains ±1.30 acres and is located in the northwest portion. In total, the platted area comprises approximately ±80.24 acres, within the larger ±84.80 gross-acre application site. (See “Existing Land Use” map, page 9, and Appendix F: Photos of Site and Surroundings.)

The referenced plat contains several restrictions as follows:

- Tract C shall not be used as a building site
- Top of lake banks shall be graded to prevent overland discharge of stormwater
- Non-exclusive 12-foot easement shall be reserved
- Existing and future plantings, trees, shrubbery, streets, avenue, driveways, fire hydrants shall be dedicated to public.
- All new electric and communication lines shall be underground
- Septic tanks are prohibited
- Plants within water main easements are prohibited

Adjacent Land Use and Zoning

Existing Land Uses

The surrounding area includes a mix of residential, industrial, public, and institutional uses. To the north are single-family neighborhoods and a religious facility. To the west are the County’s Quail Roost Children’s Park (formerly Quail Roost Park, ±3.09 acres), single-family homes, townhouses, duplexes, a religious facility, an ±18.43-acre public housing complex, and further west, Southridge Senior High School and Coach Sam Burket Park (formerly Southridge Park) a

County District Park that offers an aquatic center, recreation center, playground and ball fields. To the south and southeast are multi-family communities, including Paradise Pointe Condominiums, Cutler Garden, Cutler Meadows, Cutler Glen, Cabana Club, Caribbean Club, and an ±3.23-acre public housing complex. To the east, the site abuts the Homestead Extension of Florida's Turnpike (HEFT), while to the northeast and south of the C-1N canal are light manufacturing, warehouses, car repair facilities, self-storage, and undeveloped WASD parcels.

Land Use Plan Map Designations

The surrounding area reflects a mix of residential, institutional, industrial, and transportation-land use designations. To the north and west, land is designated "Low-Medium Density Residential" and developed with single-family homes, townhouses, duplexes, a public housing complex, including Quail Roost Park, and a religious facility. Further west, Southridge Senior High School and Southridge Park are designated "Low Density Residential." To the south and southeast, multifamily communities such as condominiums and public housing are designated "Medium-High Density Residential." To the east, the site abuts the Homestead Extension of Florida's Turnpike (HEFT), designated "Transportation." To the northeast and south of the C-1N canal, light manufacturing, warehouse uses, industrial facilities, and undeveloped WASD parcels are designated "Industrial and Office."

Zoning

The surrounding area includes a mix of residential, institutional, and industrial zoning districts. To the north and west, lands are zoned RU-1 (Single-Family Residential District) and RU-2 (Two-Family Residential District), with portions of Southridge High School and Park zoned RU-4L (Limited Apartment House District). To the south and southeast, multifamily developments are zoned RU-4M (Modified Apartment House District), RU-4L, and RU-4 (High Density Apartment House District), while the Cabana Club and nearby public housing are zoned CRMUC (Cutler Ridge Metropolitan Urban Center District). To the east, the site abuts the HEFT, which is not zoned. To the northeast and south of the C-1N canal, industrial and commercial lands are zoned PEUC (Perrine Community Urban Center District) and IU-1 (Industrial, Light Manufacturing District).

Strategic Miami Area Rapid Transit (SMART) Plan

It should be noted that a portion of the application site is located within the buffer areas of the South Dade Transitway, one of six Strategic Miami Area Rapid Transit (SMART) Plan Corridors. The County promotes high-density, transit-oriented development in these areas through the Mixed-Use Development provisions of the CDMP. These provisions set criteria for mixed-use projects along the County's Rapid Transit Corridors, allowing higher densities and intensities within ¼-mile and ½-mile buffers. Mixed-use projects located within ¼ -mile of the SMART Plan Corridor can be developed at 60 dwelling units per acre and up to 2.0 Floor Area Ratio (FAR) while projects between ¼ -mile and ½-mile of the Corridor are eligible for up to 36 dwelling units per acre and up to 1.5 FAR.

Supply and Demand Analysis

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

Residential

In 2025, the combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 7.2) in 2025 was estimated to have the capacity for about 11,730 dwelling units, with 92.4 percent designated for multi-family use. The annual average

residential demand in this Analysis Area is projected to increase from 343 units per year during the 2025-2030 period to 361 per year during the 2035-2040 period. An analysis of the residential capacity by dwelling unit type of dwelling units indicates that the supply of single-family type units will be depleted by the year 2028. For multi-family type units, the depletion is to occur beyond 2040. When considering both types combined, the depletion is also projected to occur beyond 2040 (see Table below).

**Residential Land Supply/Demand Analysis
2025 to 2040: Application CDMP20250007 (MSA 7.2)**

ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE	STRUCTURE TYPE		
	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2025	889	10,841	11,730
DEMAND 2025-2030	276	67	343
CAPACITY IN 2030	0	10,506	10,015
DEMAND 2030-2035	297	72	369
CAPACITY IN 2035	0	10,146	9,170
DEMAND 2035-2040	291	70	361
CAPACITY IN 2040	0	9,786	6,365
DEPLETION YEAR	2028	2040+	2040+

Residential capacity is expressed in terms of housing units.

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

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

The applicant is requesting a land use change from “Low-Medium Density Residential” to “Business and Office” for 2.14 acres; and from “Office Residential” to “Industrial and Office” 81.36 acres. If approved, this application will have the effect of potentially reducing residential supply by approximately 16 single-family attached units and 54 single-family attached dwelling units. This is a negligible impact on the supply of residential dwelling units and would not affect the projected depletion date for single-family units – currently estimated at 2028 or for multi-family units that are projected to be depleted beyond 2040.

Commercial Land

The analysis area for this Application CDMP20250007 (MSA 7.2) contained 212.60 acres of in-use commercial uses in 2025 and an additional 64.60 acres of vacant land zoned or designated for business uses. The annual average absorption rate for the 2025 -2040 period is 0.6 acres per year. At the projected rate of absorption, the study area will deplete its supply of commercially zoned land beyond the year 2040 (See Table below).

**Projected Absorption of Land for Commercial Uses
Indicated Year of Depletion and Related Data
CDMP20230007 Analysis Area**

Analysis Area	Vacant Commercial Land 2025 (Acres)	Commercial Acres in Use 2025	Annual Absorption Rate 2025-2040 (Acres)	Projected Year of Depletion	Total Commercial Acres per Thousand Persons	
					2030	2040
MSA 7.2	64.60	212.60	0.60	2040+	4.4	3.8

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

Industrial Land

The analysis area for the proposed Application (MSA 7.2) contained 320.30 acres of in-use industrial uses in 2025 and an additional 10.90 acres of vacant land zoned or designated for industrial uses. The annual average absorption rate for the 2025-2040 period is approximately 2.84 acres per year. At this absorption rate the projected depletion for Industrial Land in MSA 7.2 is the year 2028 (See Table below).

**Projected Absorption of Land for Industrial Uses
Indicated Year of Depletion and Related Data
CDMP20250007 Analysis Area**

Analysis Area	Vacant Industrial Land 2025 (Acres)	Industrial Acres in Use 2025	Annual Absorption Rate 2025-2040 (Acres)	Projected Year of Depletion
MSA 7.2	10.90	320.30	2.84	2028

Source: Miami-Dade County, Regulatory and Economic Resources Department, Planning Division, Planning Research & Economic Analysis Section, January 2025.

Housing Market Analysis

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

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

The application site is in MSA 7.2. However, it is at the convergence of 7.1 with MSAs 5.8 and 6.2. These three MSAs collectively define the housing market area for this analysis. The application proposes only commercial development, however, under multiple scenarios, housing can be developed on the site as proposed. There could be 15 multifamily units and 16 attached single-family units, or potentially more. Therefore, the analysis below evaluates the housing market in the vicinity of the application site as described above.

Home-Ownership Analysis

The Department of Housing and Urban Development (HUD) estimates HUD Area Median Family Income (AMI) for all counties. The 2025 AMI for Miami-Dade County is \$87,200. Based on this figure, the “2025 Market Area All-Households by Workforce Housing & AMI Income Limits” table, and the “2025 Household Incomes & Affordable Sales Prices by AMI Income Limits (Family of 4)” below, outlines the distribution of all households in the market area that fall within the income-limit categories and the corresponding housing-cost burden. The values reported here are for a typical family of four from the Florida Housing Finance Corporation and the data is from the most recently published 2024 American Community Survey 5-year Estimates (ACS) and HUD Comprehensive Housing Affordability Strategy (CHAS) data for the period 2018-2022.

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

Among these families in the market area:

- 44% are classified as very-low-income families with incomes less than 60% of AMI (\$74,340) and 13.4% are low-income families with incomes between 60% and 80% of AMI (up to \$99,120). Of these very low and low-income families:
 - 29.7% are cost burdened (spending 30% to 49.9% of income on housing)
 - An additional 41.6% are severely cost burdened (spending 50% or more of income on housing)
- 19.5% of families considered moderate-income families (80%-120% of AMI or \$99,121-\$148,680), and:
 - 27% are cost burdened
 - 2.9% are severely cost burdened
- 23% of families in the market area earned above 120% of AMI, just:
 - 4.7% are cost burdened
 - 0.2% are severely cost burdened

While housing cost-burden impacts some moderate and higher-income families above the low-income threshold (33% of all families), the affordability crisis is most severe among low-income families where over two-fifths spend more than half their incomes on housing costs.

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

Income Range; Upper Limit Adjust for a Family of 4 (2025 AMI = \$87,200)	MSAs 7.2, 5.8, 6.2 and 7.1			Total: Cost Burdened & Severely Cost Burdened
	Households	% of Total	Percent Cost Burdened (All Households)	
Low/Very Low (Less than 60%; \$74,340)	47,429	44.0%	Less than 80% of AMI: Cost Burdened	71.3%
Low (60% to 80%; \$99,120)	14,454	13.4%	Severely Cost Burdened	
Moderate (80% to 110%; \$136,290)	18,680	17.3%	80% to 120% of AMI: Cost Burdened	29.9%
Moderate (110% to 120%; \$148,680)	2,403	2.2%	Severely Cost Burdened	
Workforce (120% to 140%; \$173,460)	6,203	5.8%	Greater than 120% of AMI: Cost Burdened	4.9%
Greater than 140% (\$173,460)	18,506	17.2%	Severely Cost Burdened	
	107,675	100%		

Data Source: 2023 American Community Survey 5-year Estimates, 2018-2022 HUD CHAS Data, Florida Housing Finance Corp. Income Limits.

Finally, the table below, again shows all families by income ranges in the market area and the corresponding affordable sales price that would not leave the families cost burdened. An analysis of 2023 to 2025 property sales from the Miami-Dade Property Appraiser’s database, including both new homes and resales, found:

- There were no sales affordable to very low or low-income families
- Only 1.4% were affordable to moderate-income households (80%-120% of AMI)

2025 Household Incomes & Affordable Sales Prices by AMI Income Limits (Family of 4)

2025 Household Incomes & Affordable Sales Prices by AMI Income Limits (Family of 4)					
Income Limit Category as a Share of AMI (\$87,200)	2024 Upper-Limit Income Thresholds	Application Market Area MSAs 7.2, 5.8, 6.2 and 7.1			
		Households	% of All Households	Affordable Sale Price	% of Sales - 2023
Less than 60% of AMI	\$74,340	47,429	44.0%	182,844	0.0%
60% to 80% of AMI	\$99,120	14,454	13.4%	243,792	0.0%
80% to 110% of AMI	\$136,290	18,680	17.3%	335,214	0.3%
110% to 120% of AMI	\$148,680	2,403	2.2%	365,689	1.1%
120% to 140% of AMI	\$173,460	6,203	5.8%	426,637	5.4%
Greater than 140% of AMI	>173,460	18,506	17.2%	n/a	93.1%
		107,675	100%	Median = 514.9 k	100%

Data Sources: 2025 HUD Income Limits: Households by income range: 2024 American Community Survey 5-year estimates; 2023-2025 Median Sales Price: Miami-Dade Property Appraiser, Planning Research and Economic Analysis. Maximum Affordable Sales Price: Fed. Reserve Bank of St. Louis - Accessed January 8, 2026: Rate - 6.2%, Term - 30 Years, Downpayment - 5%, Homeowner Cost-to-Income Ratio, 25%, Property Taxes - 1% of Home Price, Homeowner's Insurance - 1.3% of Home Price.

- **93.1%** of all sales were unaffordable to families earning less than 140% of AMI, or 82.8% of all families in the market area.

The median price of a home sale in the market area between 2023 and 2025 was **\$514,900** which exceeds the affordability threshold for a family at 140 percent of AMI (currently approximately \$426,600).

Rental-Market Analysis

The “2025 Market Area Renter-Households by Workforce Housing & AMI Income Limits” table, and the “2025 Renter-Household Incomes & Affordable Rents by AMI Income Limits (Family of 4)” below, outlines the distribution of all households in the market area that fall within the income-limit categories and the corresponding housing-cost burden.

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

Among these families in the market area:

- 50.4% are classified as very-low-income families with incomes less than 60% of AMI (\$74,340) and 14.5% are low-income families with incomes between 60% and 80% of AMI (up to \$99,120). Of these very low and low-income families:
 - 31.4% are cost burdened (spending 30% to 49.9% of income on housing)
 - An additional 49.9% are severely cost burdened (spending 50% or more of income on housing)
- 20.2% of families considered moderate-income families (80%-120% of AMI or \$99,121-\$148,680), and:
 - 29.2% are cost burdened
 - 1.7% are severely cost burdened
- 15% of families in the market area earned above 120% of AMI, just:

- 1.4% are cost burdened
- 0.7% are severely cost burdened

While housing cost-burden impacts some moderate and higher-income families above the low-income threshold (35% of all families), the affordability crisis is most severe among low-income families where half spend more than half their incomes on rent.

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

Income Range; Upper Limit (Family of 4)	MSAs 7.2, 5.8, 6.2 and 7.1			Total: Cost Burdened & Severely Cost Burdened
	Households	% of Total	Percent Cost Burdened (Renter Households)	
Low/Very Low (Less than 60%; \$74,340)	16,266	50.4%	Less than 80% of AMI: Cost Burden 31.4% Severely Cost Burdened 49.9%	81.3%
Low (60% to 80%; \$99,120)	4,673	14.5%		
Moderate (80% to 120%; \$148,680)	6,508	20.2%	80% to 120% of AMI: Cost Burden 29.2% Severely Cost Burdened 1.7%	31.0%
Greater than 120% (\$148,680)	4,839	15.0%	Greater than 120% of AMI: Cost Burden 1.4% Severely Cost Burdened 0.7%	2.1%
	32,286	100%		

Data Source: 2023 American Community Survey 5-year Estimates, 2018-2022 HUD CHAS Data, Florida Housing Finance Corp. Income Limits.

Finally, the table below, again shows all families by income ranges in the market area and the corresponding affordable rent limit according to the Florida Housing Finance Corporation, that would not leave the families cost burdened. An analysis of Costar analytics of the multifamily market within 5-miles of the proposed project site, found:

- The rent limit for very-low-income families for a 2-bedroom unit was \$1,672 per month, and for a 3-bedroom unit, \$1,933, both well below the market rate of \$2,020 and \$2,194, respectively.
- Only at the low-income were rent limits near the levels of market rates in the area.

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

Income Limit Category as a Share of AMI (87,200)	2025 Upper-Limit Income Thresholds	Application Market Area MSAs 7.2, 5.8, 6.2 and 7.1				
		Households	% of Households	Rent Limit (2-bedrooms)	Rent Limit (3-bedrooms)	Market Rent
Less than 60% of AMI	\$74,340	16,266	50.4%	\$1,672	\$1,933	2-Bedrooms:
60% to 80% of AMI	\$89,200	4,673	14.5%	\$2,230	\$2,578	\$2,020
80% to 120% of AMI	\$133,800	6,508	20.2%	\$3,345	\$3,867	3-Bedrooms:
Greater than 120% of AMI	> \$133,800	4,839	15.0%	N/A	N/A	\$2,194
		32,286	100%			

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

Conclusion: The data above indicates that there is no *general* housing crisis in this market area. While rising home prices and rents affect all households, the crisis is concentrated among very-low and low-income families, which, in this market area, account for nearly two-thirds of all renter households and three-fifths of owner households. For moderate and workforce families and above, the vast majority are not cost burdened and appear not to be in crisis.

Occupations and Incomes in Miami-Dade County

The following data provides important context on the types of workers in the county that make up the very low and low-income families struggling with housing cost burden. The “Selected Occupations, Average Annual Incomes, and Rent Affordability” table below provides some examples of occupations and annual wages in the Miami-Fort Lauderdale-West Palm Metropolitan Statistical Area for 2023, the most recent data available, to help understand the needs of current residents. These occupations account for approximately half-a-million workers in the MSA. Even when doubling the incomes to represent a two-earner household of similar wage earners, they still are very low-income households (less than 60 percent of AMI) according to the HUD limits from the tables above. For example, the average annual wage for maids and housekeepers, essential for the hotel industry, is \$31,210. For retail salespersons, the annual wage is \$31,200. Earnings of waiters and waitresses average \$30,160. Childcare workers average \$31,280, and agricultural workers average \$31,620. All these occupations average less than the 30 percent of the AMI threshold discussed above and even with a second similar earner in the household, could not afford market-rate housing in this application market area, much less at 120 percent of AMI, without additional income. The complete Occupation Employment Statistics dataset from the Bureau of Labor Statistics shows that 50 percent of all workers in the Metropolitan Statistical Area, even assuming the homes include two similar earners, earn less than 80 percent of AMI for a family of three. Based on these annual earnings, for a one-income household, 87 percent of households would earn less than 80 percent of AMI.

Environmental Conditions

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

Flood Protection

Federal Flood Zone	AH-9 and AE-9
Surface Water Management Permit	RER (application under review)
County Flood Criteria, National Geodetic Vertical Datum (NGVD)	8.0 feet

Biological Conditions

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

Other Considerations

Within Wellfield Protection Area	No
Contaminated Site	No records

Proposed Water and Wastewater Demand

Potential Development	Flow (GPD)	% of CDMP Water Treatment Available Capacity	% of CDMP Sewer Treatment Available Capacity
Business and Office 77,864 sf	7,886	0.0015	0.0046
Multi-family 54 units	7,290	0.0014	0.0043
Industrial space 4,433,399 sf	177,336	0.0334	0.1045
Single family attached, 16 units	2,640	0.0005	0.0016
TOTAL	195,052	0.0368	0.1194
OR:			
Industrial uses 1,091,500 sf	43,660	0.0082	0.0257
Retail, 20,000 sf	2,000	0.0004	0.0012
Office, 75,000	3,750	0.0007	0.0022
Multi-purpose rec. Facility 75,000	7,500*	0.0014	0.0044
TOTAL	56,910	0.0107	0.0335

*Flow calculated for this use in the "Water and Sewer Generation Comparison" document issued by LAGAN, dated 12 December 2025

Potable Water Supply

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

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

Wastewater Facilities

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

The applicant submitted a revised Development Impact Table and has included two proposed development scenarios. The applicant also submitted a Water and Sewer Comparison Report issued by Langan Engineering, dated December 12, 2025, comparing the previously approved water and sewer demand flows with the newly proposed water and sewer demand flows; however, the report only addresses one of the scenarios listed in the Development Impact Table. Notwithstanding, DERM has analyzed the potential water and sewer impacts of both proposed development scenarios.

The sewer flow in the area is directed to sewer pump stations 30-0659 and 30-0522. The flow is then directed to the South District Wastewater Treatment Plant. These structures are owned and

operated by MDWASD. Currently, pump station 30-0659 is operating in Hama Limited Status, which means that the pump station has had at least one reading or one-month average run time of 15 hours or larger within the last 12 months. Pump station 30-0522 is currently working within the mandated criteria set forth in the Consent Decree Case: NO. 1:12-cv-24400-FAM.

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

Scenario 1:

- 77,864 retail or 54 multi-family units,
- 4,433,399 square feet industrial/warehouse use and
- 16 single-family attached units
- Total flow for scenario 1: 195,052 gallons per day

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	30	0659	OH	6.17	3.36	9.53
↓	30	0522	OK	4.62	0.19	4.81
↓↓	30	SD	--	--	--	--

Scenario 2:

- 1,091,500 square feet industrial use,
- 20,000 square feet retail,
- 75,000 square feet office, and
- 75,000 square feet recreational use
- Total flow for scenario 2: 56,910 gallons per day

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	30	0659	OH	6.17	1.10	7.27
↓	30	0522	OK	4.62	0.06	4.68
↓↓	30	SD	--	--	--	--

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

Relevant Chapter 24 Provisions regarding connection to public water and sanitary sewer
 RER-Environmental Plan Review shall review and approve any proposed public or private sanitary sewer system. Each parcel within the proposed development that is required to be served by public sanitary sewers shall connect directly to the public sanitary sewer system, without traversing other parcels. Private sanitary sewer collection and transmission systems are limited to one building per parcel connecting directly to a public sanitary sewer system and cannot traverse other parcels to connect to the public sanitary sewer system. If multiple buildings are

proposed within a parcel, each building shall connect individually to a public sanitary sewer system without traversing other parcels.

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

The future construction within the development area shall comply with the requirements mandated by the Federal Consent Decree Case: No. 1:12-cv-24400-FAM, effective Dec 6, 2013, with the goal of eliminating all Sanitary Sewer Overflows (SSOs) and prohibited bypasses.

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

DERM acknowledges that the Declaration of Restrictions has been revised to include the language previously requested regarding connection to the public water and sanitary sewer services.

Natural Resources

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

All development or redevelopment applications are required to comply with CON-8D of the CDMP, which states:

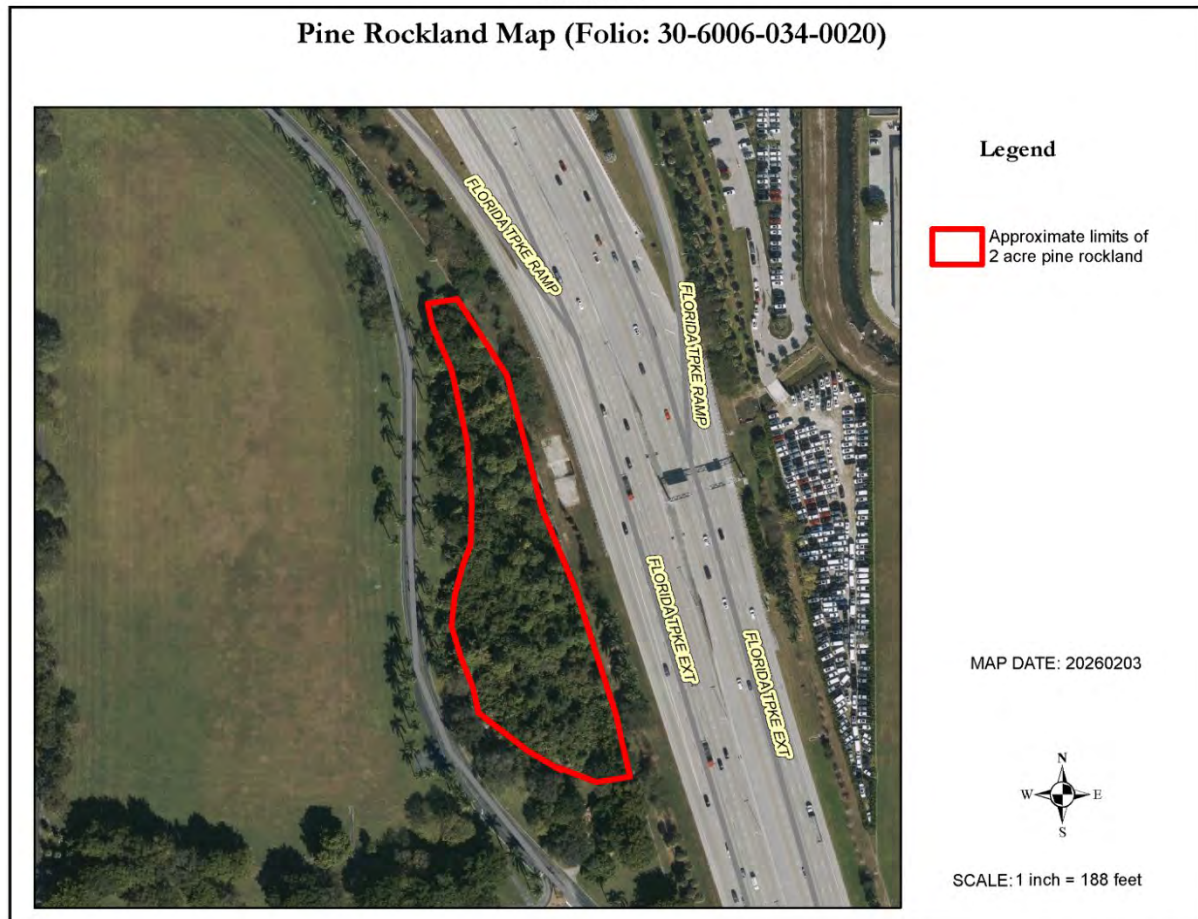
“Where hammocks or pinelands are contained within prospective development sites, they shall be given priority for designation as landscape and open space areas and left intact. The extent of hammock and pineland area destroyed shall be minimized by the use of native plant buffers, clustering, large lot zoning, and/or reduced roadway widths. Care

shall be exercised when developing adjacent land to minimize root damage and filling. Disturbance to the forest canopy and understory shall be minimized and confined to the least viable areas. Preservation areas shall be located and configured to protect rare, threatened, and endangered species and to allow for prescribed burning, where applicable. In the protected forest areas, understory vegetation and associated geologic features shall be protected and maintained in perpetuity.”

The properties within the application area with folio nos. 30-6006-034-0020 and 30-6006-034-0010 contain pine rockland, as previously identified by zoning resolution Z-186-81. Pine rocklands are considered a globally imperiled habitat occupied by numerous listed threatened and endangered species and subject to requirements of the CDMP and regulated under section 24-49 of the Code.

On February 2, 2026, the RER staff inspected the property and documented pine rockland and found several state-listed threatened plant species. In order to ensure consistency with the CDMP, including, but not limited to, CDMP policy CON-8D and CON-9A, RER recommends that the Owner conserve rare, endangered, threatened, and endemic species and the pine rockland with unique features, including limestone rock substrate and geologic formations, by establishing a pine rockland preservation area. As documented by RER staff and outlined in “Exhibit A” (below) the pine rockland is approximately 2.0 acres. RER recommends that the Owner preserve a minimum size of 2.0 contiguous acres, within the area identified in Exhibit A. RER recommends that the pine rockland remain in a natural state and be maintained as pine rockland habitat in perpetuity and protected from development.

Exhibit A



Prepared by the Department of Regulatory and Economic Resources Environmental Permitting

Based on these recommendations, *RER recommends the following language in the Declaration of Restrictions regarding the preservation of the existing pine rockland:*

Pine Rockland: *The Owner acknowledges that a portion of the Property contains pine rockland, which is globally imperiled habitat found only in Miami-Dade and Monroe Counties. On February 2, 2026, the Regulatory and Economic Resources Division staff inspected the pine rockland and found several state-listed threatened plant species. In order to ensure consistency with the CDMP, including, but not limited to, CDMP policy CON-8D and CON-9A, the Owner shall conserve rare, endangered, threatened, and endemic species and the pine rockland with unique features, including limestone rock substrate and geologic formations, by establishing pine rockland preservation area ("Pine Rockland Preserve"), which shall have a minimum size of 2.0 contiguous acres, located within the area identified in Exhibit A, and which shall remain in a natural state and which shall be maintained as pine rockland habitat in perpetuity and protected from development.*

The Owner agrees that prior to the County's tentative plat approval for any portion of the Property, the Owner agrees to establish the Pine Rockland Preserve as a separate tract or parcel by plat (separate folio number) or other legal instrument, as may be acceptable to Miami-Dade County. The Owner agrees to perform the removal of exotic vegetation from the Pine Rockland Preserve and the Owner shall maintain the Pine Rockland Preserve free of exotic vegetation with the standard maintenance threshold of less than 5% of the entirety of the area to prevent the growth or accumulation of such prohibited species. The Owner agrees to obtain a permit that authorizes the removal of exotic vegetation from RER to maintain the Pine Rockland Preserve. If the Owner wishes to convey the Pine Rockland Preserve to Miami-Dade County for perpetual preservation and maintenance of these areas, the Owner may make a written offer, by certified mail or other means of verified delivery, to the County to convey the Pine Rockland Preserve for use as a preservation area. Unless and until the Pine Rockland Preserve is conveyed to Miami-Dade County, all Owners of the Property, including all Owners of any portion of the Property that is subject to this CDMP application, shall be responsible for complying with all requirements related to this Pine Rockland Preserve, including, but not limited to, the maintenance and preservation of the pine rockland habitat.

Pursuant to CON-8I, if exotic pest plants and/or nuisance species exist on the site they shall be removed prior to development or redevelopment, and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Any development and use of the subject properties must avoid adverse environmental impacts to the pine rockland preserve, including, but not limited to, impacts associated with the placement of buildings, construction of infrastructure, storage of construction materials and equipment, final grade, drainage, and erosion. To avoid causing damage to plants and substrate, heavy machinery may not be parked inside the pine rockland preserve. Therefore, during future development of the referenced property, RER recommends a barrier be erected between any site improvement work and the pine rockland preserve and that the applicant avoid staging equipment or construction materials adjacent to private property or the county designated pine rockland preserve.

Additionally, all prohibited species listed in section 24-49.9 of the Code that exist within the subject application area shall be removed prior to development or redevelopment, and any developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact DERM's Tree and Forest Resources Section for further information regarding tree permitting procedures and requirements.

Endangered Species

CDMP Policy CON-9B states that “nesting, roosting and feeding habitats used by federal or State designated endangered or threatened species, shall be protected and buffered from surrounding development or activities and further degradation or destruction of such habitat shall not be authorized.”

The applicant is advised that the properties identified by folio nos. 30-6006-034-0020 and 30-6006-034-0010 contain pine rockland. These properties possibly contain several rare, threatened, and endangered plant species listed in Appendix A of the Conservation, Aquifer Recharge and Drainage Element of the CDMP.

In addition, the application area is located within the U.S. Fish and Wildlife Service (USFWS) consultation area for the federally endangered Florida bonneted bat (*Eumops floridanus*), which may utilize the subject properties for foraging, nesting, and roosting. The Miami-Dade County population of the Florida bonneted bat is largely urban and known to forage and socialize over dark, open spaces adjacent to natural areas such as open water, forested areas, wetlands, and areas with significant tree resources.

Prior to issuance of a Tree Removal Permit for any portion of the Property, the applicant shall conduct survey(s) to determine the absence or presence of listed wildlife species found in Appendix B of the CDMP within the area or phase of development subject to the request for approval of said permit. The survey(s) shall utilize professionally recognized sampling methodology, which shall be subject to review and approval by RER. In addition, the applicant is advised that wildlife best management practices may need to be incorporated to minimize impacts of any development to listed species. The applicant shall prepare or revise site plans subject to RER review and approval, as necessary to comply with requirements of Chapter 24 of the Code and for conformance with provisions of the CDMP.

Please be advised that prior to any future development at the subject properties, it is recommended that the applicant contact the USFWS in the Vero Beach office at (352) 448-9151 and the RER Natural Resources Division at (305) 372-6575 with any questions regarding threatened and endangered species.

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

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

Drainage and Flood Protection

All future submittals, including, but not limited to, the final plat, soil improvement permit, building permit, Surface Water Management General Permit, and paving and drainage plans submitted to RER must demonstrate that the proposed development will not alter historical flow patterns,

adversely impact adjacent properties, encroach upon the floodplain, or result in a loss of historical basin storage without adequate mitigation.

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

At a minimum, the County Flood Criteria adopted in Miami-Dade County in October 2022, or subsequent standards in effect at the time of review and approval, shall be complied with. Most current and stringent groundwater level data available at the time of the review and approval, from the County or other agencies, shall be used.

Relevant Chapter 24 Provisions Regarding Stormwater Management

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

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

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

Any new development or redevelopment involving 2 acres or more of impervious area or 10 acres to the total area shall require a Surface Water Management General Permit (SWMGP) for the construction and operation of the required surface water management system. SWMGP Application No. 250314-80 is currently under review with the Water Control Section.

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

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties. Any proposed development shall comply with county and federal flood criteria requirements. Please contact the DERM's Water Control Section for information regarding permitting procedures and requirements.

Environmental Monitoring and Restoration

Based on the development plans, it may be necessary to support any future site development. The applicant may be required to evaluate for and identify all site activities and land uses

(historical and current) that represent(ed) a potential to cause or to have caused impairment of the environment (i.e., soil, groundwater, surface water, vapor) at, near or in the vicinity of the site. Based on the findings, appropriate environmental site assessment may be required in support of the site development. A report presenting the results/findings of the above site investigation (as applicable) and any necessary assessment, including all supporting documentation, shall be submitted to the RER-Pollution Remediation Section (PRS), RER-Environmental Monitoring and Evaluation Section (EMES), and/or DERM-Environmental Monitoring and Restoration Division (EMRD) for review prior to the submittal of site development plans including but not limited to soil improvement plans, drainage plans/stormwater management plans, dewatering plans, etc. PRS, EMES and/or EMRD review and approval of said documents shall be required. All construction plans (inclusive of drainage) and dewatering plans shall require the approval from the PRS, EMES and/or EMRD as it relates to environmental contamination issues. EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application.

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

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant. Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way, as well as any other projects or plans.

RER does not require a paragraph in the Declaration of Restrictions regarding environmental monitoring and restoration.

Water and Sewer

Water Demand/Sewer Flow Analysis

As noted in the "Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario" table below, the maximum water demand under the current CDMP Land Use designations of "Office/Residential" and "Low Medium Density Residential" and in accordance with the approved DRI, is estimated to be at 52,883 gallons per day (gpd). The maximum water demand under the requested CDMP Land Use Designation of "Industrial and Office", "Business and Office" and "Low-Medium Density Residential" with the requested CDMP designations listed in Scenario 1 would be either 99,094 gpd or 98,598 gpd, a potential increase of approximately 46,211 gpd or 45,715 gpd. The maximum water demand under the referenced CDMP Land Use Designations in accordance with the applicant's covenant listed in Scenario 2 would be 40,830 gpd, a potential decrease of 12,053 gpd.

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

Scenario	Use (Maximum Allowed)	Quantity (Units or Square Feet)	Water Demand Multiplier*	Projected Water Demand (gpd)	
Current CDMP Potential* – “Office/Residential” and “Low-Medium Density Residential”					
	Office	470,000	5 gpd/100 sq. ft.	23,500 gpd	
	Warehouse	30,000	2 gpd/100 sq. ft.	600 gpd	
	Hotel	250	115 gpd/room	28,750 gpd	
	Daycare	330	10 gpd/100 sq. ft.	33 gpd	
Total				52,883 gpd	
Requested CDMP Designation – “Industrial and Office”, “Business and Office” and “Low-Medium Density Residential”					
Scenario 1	Retail	77,864	10 gpd/100 sq ft	7,786 gpd	
	Industrial	4,433,399.20	2 gpd/100 sq. ft.	88,668 gpd	
	Single-Family Attached	16	165 gpd/unit	2,640 gpd	
	Total				99,094 gpd
	OR				
	Multi-Family Residences	54	135 gpd/unit	7,290 gpd	
	Industrial	4,433,399.20	2 gpd/100 sq. ft.	88,668 gpd	
	Single-Family Attached	16	165 gpd/unit	2,640 gpd	
	Total				98,598 gpd
Scenario 2**	Industrial	1,091,500	2 gpd/100 sq. ft.	21,830 gpd	
	Retail	20,000	10 gpd/100 sq. ft.	2,000 gpd	
	Office	75,000	5 gpd/100 sq. ft.	3,750 gpd	
	Multi-purpose recreational facility	75,000	10 gpd/100 sq ft	7,500 gpd	
	Hotel	50-room	115 gpd/room	5,750 gpd	
Total				40,830 gpd	

Source: Miami-Dade Water and Sewer Department; Department of Regulatory and Economic Resources, Planning Division; February 2026

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

*In accordance with the approved DRI program.

**Proposed modification to existing DRI and applicant's December 22, 2025 covenant.

Potable Water Supply

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

The application site is currently being served by WASD. If a new connection is required, there is an existing 12-inch water main (E9212-1 & E12128-5) abutting the property along SW 196 Street and another 12-inch water main (E3585-1, E11338-1 & E702-8) partially abutting the application site along SW 112 Avenue to where the developer may connect to provide water service to the proposed project.

Any public water main extension within the property shall be 12-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. *Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered.*

At this time, there is a project in the vicinity of the subject site, located at the northeast corner of the intersection of SW 112 Avenue and SW 196 Street with a WASD Agreement No. 30679a for the Southridge Park Community Recreation and Aquatic Center, for the Construction of a 9,162 square foot Community Center and Public Swimming Pool Facility.

Sanitary Sewer

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

There is an existing 10-inch sanitary gravity sewer (ES588-4-5-6) abutting the subject site along SW 196 Street, to where the developer may connect to provide sanitary sewer service to the proposed development. In addition, there is an existing 12-inch gravity sewer (ES6498-1) partially abutting the site along SW 112 Avenue to where the developer may connect and extend a gravity sewer northerly and southerly along SW 112 Avenue, as required to connect to the proposed development, provided there is sufficient depth and no obstacles that would preclude construction of the sewer system. Final points of connection and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement is offered.

The existing property is connected to sewer. Per County GIS records, the existing structure within the site is connected to a private gravity system that is discharging to a public manhole (No. 39) which is located in SW 112th Avenue, abutting the subject property. If unity of title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 659 and (P.S.) No. 522. P.S. No. 659 is currently in OH (OK – HAMA Limited) Moratorium Code Status and allocation is not allowed pending peak flow capacity study. P.S. No. 522 is currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations, depending on the following two development scenarios.

Scenario No. 1 (highest flow)

P.S. 659

- Existing NAPOT: 6.17 hrs.
- Proposed Development: 99,094 gpd
- Proposed Projected NAPOT: 8.05 hrs.

P.S. 522

- Existing NAPOT: 4.50 hrs.
- Proposed Development: 99,094 gpd
- Proposed Projected NAPOT: 4.60 hrs.

Scenario No. 2

P.S. 659

- Existing NAPOT: 6.17 hrs.
- Proposed Development: 40,830 gpd
- Proposed Projected NAPOT: 6.94 hrs.

P.S. 522

- Existing NAPOT: 4.50 hrs.
- Proposed Development: 40,830 gpd
- Proposed Projected NAPOT: 4.54 hrs.

Solid Waste

The Miami-Dade County Department of Solid Waste Management (DSWM) oversees the proper collection and disposal of solid waste generated in the County through direct operations, contractual arrangements, and regulations. The DSWM provides waste collection services to residential units, while permitted haulers are hired by most commercial and multi-family establishments throughout Miami-Dade County. In addition, the Department directs the countywide effort to comply with State regulations concerning recycling, household chemical waste management and the closure and maintenance of solid waste sites no longer in use.

Level of Service Standard

CDMP Policy SW-2A establishes the adopted Level of Service (LOS) standard for the County's Solid Waste Management System. This CDMP policy requires the County to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long-term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five years. Since the DSWM assesses capacity on a system-wide basis, it is not practical or necessary to make determinations concerning the adequacy of solid waste disposal capacity on a case-by-case basis. Instead, the DSWM issues a periodic assessment of the County's status in terms of concurrency, the ability to maintain the adopted LOS system-wide. As of FY 2025-2026, the DSWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, and the application is not anticipated to have a negative impact on disposal service.

Parks

Level of Service Standard

CDMP Policy ROS-2A establishes the adopted minimum Level of Service (LOS) standard for the provision of recreation open space in Miami-Dade County. This CDMP policy requires the County to provide a minimum of 2.75 acres of local recreation open space per 1,000 permanent residents in the unincorporated areas of the County and a County-provided, or an annexed or incorporated,

local recreation open space of five acres or larger within a three-mile distance from residential development. The acreage/population measure of the LOS standard is calculated for each Park Benefit District. A Park Benefit District is considered below LOS standard if the projected deficiency of local recreation open space is greater than five acres.

The “County Local Parks” table below lists the parks within a 3-mile radius of the application site; nineteen (19) of the thirty-eight (38) parks listed below are less than the required minimum provision of five (5) acres of local recreational open space.

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

PARK NAME	ACREAGE	CLASSIFICATION
Debbie Curtin Park	9.78	NEIGHBORHOOD PARK
Roberta Hunter Legacy Park	20.39	NEIGHBORHOOD PARK
Silver Palms Park 2	1.3	NEIGHBORHOOD PARK
West Perrine Senior Center	2.59	SINGLE PURPOSE PARK
Ben Shavis Park	0.86	MINI PARK
Eureka Park	4.62	COMMUNITY PARK
Richmond Triangle Park	0.6	MINI PARK
Silver Palms Park 4	1.09	NEIGHBORHOOD PARK
Losner Park	0.56	MINI PARK
Quail Roost Children’s Park	2.63	NEIGHBORHOOD PARK
Ferguson Park	7.22	COMMUNITY PARK
Jl (Joe) & Enid W. Demps Park	30.55	COMMUNITY PARK
Colonial Drive Park	13.9	COMMUNITY PARK
Sharman Park	6.84	COMMUNITY PARK
Miami Heights Park	38.13	NEIGHBORHOOD PARK
Silver Palms Park 5	0.83	NEIGHBORHOOD PARK
Serena Lakes Park	5.05	NEIGHBORHOOD PARK
Walter A White Park	1.64	NEIGHBORHOOD PARK
Pine Forest Park	6.62	NEIGHBORHOOD PARK
William Randolph Community Park	10.46	NEIGHBORHOOD PARK
Wilbur B Bell Park	10.3	COMMUNITY PARK
Camp Choee	20.31	COMMUNITY PARK
Deerwood Bonita Lakes Park	11.03	COMMUNITY PARK
South Miami Heights Park	5.9	NEIGHBORHOOD PARK
Silver Palms Park 3	0.81	NEIGHBORHOOD PARK
Tamarind Park	1.56	NEIGHBORHOOD PARK
Joe and Colleen Griffin Park	4.33	NEIGHBORHOOD PARK
Lincoln Estates Park	0.82	MINI-PARK
Silver Palms Park 1	1.05	NEIGHBORHOOD PARK
Charles Burr Park	3.7	NEIGHBORHOOD PARK
Caribbean Park	5.48	NEIGHBORHOOD PARK
Lakes By The Bay Park	53.71	COMMUNITY PARK
Cutler Ridge Skate Park	3.44	SINGLE PURPOSE PARK

PARK NAME	ACREAGE	CLASSIFICATION
Fairwood Park	7.93	NEIGHBORHOOD PARK
Lincoln Park	0.5	NEIGHBORHOOD PARK
Sgt Joseph Delancy Richmond Heights Park	10.64	COMMUNITY PARK
Goulds Wayside Park	2.72	NEIGHBORHOOD PARK
Silver Palms Park 7	6.2	NEIGHBORHOOD PARK

Source: Miami-Dade County Parks, Recreation and Open Spaces Department, September 2025

Existing CDMP Land Use: The existing “Office/Residential” and “Low-Medium Density Residential” CDMP Land Use Designations together with the existing approved Development of Regional Impact (DRI) Development Program do not permit residential development, therefore Miami-Dade County’s minimum Level of Service (LOS) standard for the provision of local recreation open space does not apply.

Proposed CDMP Amendment: The proposed “Business and Office” and “Industrial and Office” CDMP Land Use Designations together with the proffered DRI Master Plan would not permit a residential development component, therefore the County’s Level of Service Standards do not apply.

CDMP Land Use Designation/Request

The applicant site is located adjacent to Coach Sam Burley Park and Quail Roost Children’s Park. Coach Sam Burley Park (formerly Southridge Park) is a 20.88-acre District Park that offers regional recreation programming as well as an aquatic center, recreation center, playground, ball field, and open unprogrammed space. Quail Roost Children’s Park (formerly Quail Roost Park) is a 2.63-acre partially developed Neighborhood Park that currently offers a nature-based playground, recreation shelter, picnic tables, and park benches. The applicant site is also located within a half-mile of Roberta Hunter Legacy Park and South Dade Trail, a 20.39-acre Greenway Park that offers walking paths, fitness equipment, and park benches. South Dade Trail is a 20.9-mile pedestrian and bicycle path along the South Miami-Dade Transitway that connects communities from South Miami to Florida City as part of the envisioned Miami LOOP, a 225-mile non-motorized trail network within Miami-Dade County.

The County’s Parks, Recreation and Open Spaces Department (PROS) offers the following recommendations:

- Provide seamless, interconnected, safe, and clearly marked pedestrian pathways between buildings and connecting to sidewalks at the public rights-of-way to minimize conflicts among vehicles, pedestrians, and bicycles.
- Provide a minimum 6-foot sidewalk along SW 113 Avenue, SW 187 Street, SW 112 Avenue, and SW 196 Street.
- Provide clearly marked pedestrian crosswalks ensuring safe connectivity between proposed retail uses and SW 187th Street.
- Provide internal site circulation plans designed to minimize conflicts among automobiles, pedestrians, and bicycles as indicated in condition 14.r. of the recorded DRI Master Development Order that show non-motorized circulation throughout the applicant site as well as a minimum 6-foot sidewalk within the public right-of-way.

- Remove strikethrough for condition 14.q. and provide bicycle support facilities including bike racks, storage areas, and bicycle paths to the warehouse, office, and commercial uses as indicated in the recorded DRI Master Development Order.
- Reduce heat island effects and provide more shaded and walkable areas by integrating as many landscaped parking islands as possible and including tree-lined streets and pedestrian pathways per the Great Streets Vision identified in the Miami-Dade County OSMP and the Miami-Dade County Urban Design Manual, Volume I, page 26.

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

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

ROS-3B The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes. Objective ROS-8 The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

ROS-8C Miami-Dade County shall utilize the Parks and Open Space Design Criteria or "Pattern Book", to guide the development of the public realm. The public realm includes new and existing parks, public spaces, natural and cultural areas, greenways, trails, street corridors, and private spaces that are open to the public. The criteria shall promote beauty, community character and connectivity and include standards to assure compatibility with adjoining uses, conservation and include standards to assure compatibility with adjoining uses, conservation and energy efficiency, as well as signage and wayfinding requirements.

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

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

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

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

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

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

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

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

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

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

CHD-5 Enhance natural systems through performance criteria for capital improvements.

CHD-5D Encourage parking structures and increase tree plantings in surface parking lots to reduce the heat island effect attributable to exposed, impervious surfaces.

Fire and Rescue Service

The application site is served by Station No. 52 (South Miami Heights) located at 12105 Quail Roost Drive, Miami, FL. 33177. The station is equipped with one (1) Tanker and one (1) Rescue with seven (7) firefighters/paramedics, 24 hours a day, seven (7) days a week. Average travel time to incidents in the vicinity of the application site is approximately 6:40 minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8 minutes at 90% of all incidents. Travel time to the vicinity of the subject's application site complies with the performance objective of national industry. There are no planned services in the vicinity of the application site at this time.

Level of Service Standard for Fire Flow and Application Impacts

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

The CDMP Policy establishes the County's minimum Level of Service standard for potable water. This CDMP policy requires the County to deliver water at a pressure no less than 20 pounds per square inch (psi), unless otherwise approved by the Miami-Dade Fire Rescue Department. The minimum fire flow, measured in gallons per minutes (GPM) for fire hydrants depending on the zoning classification is the following: Residential 500 (GPM), Duplex 750 (GPM), Multifamily 1500 (GPM) Offices/Hospitals/Schools 2000 (GPM) and Industrial 3000 (GPM).

The current CDMP designations of "Office/Residential" and "Low-Median Density Residential" and in accordance with the approved DRI allows for potential development of a total of 470,000 sq. ft office uses, 30,000 sq. ft. warehouse uses, 250 room hotel and 330 student daycare that generates *159 annual alarms*.

The proposed CDMP designation "Business and Office", "Industrial and Office" and "Low-Medium Density Residential" will allow a potential development under:

- Scenario 1 - 77,864 sq. ft. retail or 54 multi-family residences, 4,433,399 sq. ft. industrial uses, and 16 single-family attached residences, for an expected impact of *243 additional alarms*.
- Scenario 2 - 1,091,500 sq. ft. industrial uses, 20,000 sq. ft retail uses, 75,000 sq. ft office uses, 75,000 sq. ft. multipurpose recreational facility, and a 50-room hotel, for an expected impact of *147 additional alarms*.

While the greatest impact of *243 annual alarms* will result in a high impact to existing MDRF services, presently, fire and rescue service in the vicinity of the application site is adequate. Based on the current call volume for Station No. 52 and existing stations within proximity of the application site, all stations combined are capable of mitigating the additional number of alarms. Additional stations include Station No. 34 (Cutler Ridge), located at 10850 SW 211 Street, Miami, 33189, and Station No. 50 (Perrine), located at 9798 East Hibiscus Street, Palmetto Bay, Florida 33157.

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

Sheriff

The application site is serviced by the Miami-Dade Sheriff's Office (MDSO), South District, located at 10800 SW 211 Street. Current data on police staffing, population growth, and calls-for-service were also examined to predict its impact on the MDSO's resources. Existing staffing is expected to handle any minor increase in service demands. Should demand for police services increase

beyond projected levels, additional sworn personnel, support staff, and equipment may be required. MDSO at this time has no further comments but reserves the right to reassess its determination upon the production of additional information.

Public Schools

Level of Service Standard

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

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

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

Application Impact

This application, if approved and developed with the maximum potential residential development of 16 single-family attached residential units and 54 multi-family residential units, may increase the student population of the schools serving the application site by 17 students. This number includes a reduction of 35.54% to account for charter and magnet schools (schools of choice). Of the 17 students, 8 are expected to attend elementary schools, 4 are expected to attend middle schools and 5 are expected to attend senior high schools. The students will be assigned to those schools identified in the “Concurrency Service Area (CSA) Schools” table below. At this time, the schools have sufficient capacity available to serve the application.

Concurrency Service Area (CSA) Schools

Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
Bel-Aire Elementary	137	8	8	YES	Current CSA
Cutler Bay Middle	84	4	4	YES	Current CSA
Miami Southridge Senior	0	5	0	NO	Current CSA
Miami Southridge Senior	20	5	5	YES	Current CSA Five Year Plan

Source: Miami-Dade County Public Schools, January 2026

Miami-Dade County Department of Regulatory and Economic Resources, January 2026

Note: CSA means Concurrency Service Area

Section 9 of the ILA discusses implementation of school concurrency, indicating the test for school concurrency is at the time of a final subdivision, site plan or functional equivalent, not at the time

of CDMP amendment application for land use. Miami-Dade County Public Schools is required to maintain the adopted LOS standard throughout the five-year planning period. In the event that there is not sufficient capacity at the time of final subdivision, site plan or functional equivalent, the ILA and the Educational Element of the CDMP describe a proportionate share mitigation process.

Aviation

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

Roadways

The application site is ± 84.80-acre property located north of SW 196 Street between SW 112 Avenue & HEFT and between SW 186 Street/Quail Roost Drive and theoretical SW 113 Avenue in unincorporated Miami-Dade County. The application site can be accessed from SW 186 Street/Quail Roost Drive in the north, SW 112 Avenue in the west and SW 196 Street in the south. The major roadways that would cater to the mobility needs of this project are shown below:

1. SW 200 Street/Quail Roost Drive from Florida's Turnpike to SW 127 Avenue is a four-lane undivided roadway with posted speed limit of 40 mph and from SW 127 Avenue to SW 147 Avenue is a two-lane undivided roadway.
2. SW 184 Street/Eureka Drive from SW 147 Avenue to Florida's Turnpike is a five-lane county-maintained undivided roadway with posted speed limit of 40 mph.
3. SW 216 Street from South Dixie Highway to SW 137 Avenue is a two-lane undivided roadway with posted speed limit of 40 mph.
4. SW 224 Street from South Dixie Highway to SW 129 Avenue is a two-lane undivided roadway.
5. SW 127 Avenue from South Dixie Highway to SW 184 Street is a two-lane undivided roadway with posted speed limit of 40 mph.
6. SW 127 Avenue from SW 184 Street/Eureka Drive to SW 195 Terrace is a two-lane undivided county-maintained roadway with posted speed limit of 40 mph.
7. South Dixie Highway from SW 248 Street to SW 112 Avenue is a four-lane divided roadway and from SW 112 Avenue to Florida's Turnpike it is a six-lane divided roadway with posted speed limit of 45 mph.
8. Florida's Turnpike from SW 232 Street to Old Cutler Road is a four-lane expressway with posted speed limit of 60 mph.

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

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

Existing Traffic Conditions

Existing traffic conditions on major roadways adjacent to and in the vicinity of the application site, which are currently monitored by the State (Year 2025) and the County (Year 2025), are operating at acceptable levels of service except for Caribbean Boulevard east of Turnpike and SW 117 Avenue north of US-1. See "Traffic Impact Analysis on Roadways Serving the Amendment Site" Table below.

Trip Generation

The maximum development potential scenarios under each of the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Per the existing approved DRI and the current CDMP land use designation of “Office/Residential” and “Low-Medium Density Residential (6-13 DU/Acre)” the application site is approved for 470,000 sq. ft. office, 30,000 sq. ft. warehouse, 250-room hotel and 330-student daycare. Under the requested CDMP land use designation of “Business/Office”, “Industrial/Office”, and “Low-Medium Density Residential (6-13 DU/Acre)” the applicant’s proposed development is 75,000 sq. ft. office, 20,000 sq. ft. retail, 568,000 sq. ft. high cube fulfillment center warehouse, 523,500 sq. ft. high cube parcel hub warehouse, and 50-room hotel. The existing approved DRI development program is expected to generate approximately 900 PM peak hour trips and the proposed development requested is expected to generate approximately 1,032 PM peak hour trips or approximately 132 more PM peak hour trips than the current approved DRI development program. See “Estimated PM Peak Hour Trip Generation” Table below.

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

Application No. CDMP20250007	Current CDMP Designation and Assumed Use Estimated No. Of Trips	Requested CDMP Designation and Assumed Use Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
Land Use	"Office/Residential" and "Low-Medium Density Residential (6 -13 DU/ acre)"	"Business and Office"; "Industrial and Office"; and "Low-Medium Density Residential (6–13 DU/acre)"	
Maximum Development Potential	470,000 sq ft office; 30,000 sq. ft. warehouse; 250- room hotel; and 330- student daycare	568,000 sq. ft. high cube fulfillment center warehouse; 523,500 sq. ft. high cube parcel hub warehouse; 75,000 sq ft office; 20,000 sq ft retail uses; and 50-room hotel	
Gross Trips Generated	992	1,111	
Internalization	-	35	
Pass-By Trips	92	44	
Net Trips Generated	900	1,032	+132

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

Short Term Traffic Evaluation

An evaluation of peak-period traffic concurrency conditions as of May 2025, which considers reserved trips from approved development not yet constructed, programmed roadway capacity improvements listed in the first three years of the County’s adopted 2026 *Transportation Improvement Program (TIP)*, and the PM peak hour trips estimated to be generated by the

development scenarios assumed to be developed under the requested CDMP LUP map designation, determined that two roadways of the 15 analyzed in the vicinity of the application site do not have sufficient capacity to handle the additional traffic impacts that would be generated by the application site but the traffic impacts are not significant since it is less than five percent of the roadway's capacity. The "Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation" Table below shows that all roadways analyzed except two are projected to operate at acceptable levels of service.

- Caribbean Boulevard east of Turnpike, the adopted LOS is 'D+20%', but the roadway is operating at LOS 'F'.
- SW 117 Avenue between Quail Roost Drive and US-1, the adopted LOS is 'D', but the roadway is operating at LOS 'F'.

Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation Roadway Lanes, Existing and Concurrency PM Peak Period Operating Level of Service (LOS)														
Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std. *	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Total Trips With D.O's Trips	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	% Impact	Total Trips With Amend.	Concurrency LOS with Amend.
Requested Development Potential: 568,000 sq. ft. high cube fulfillment center warehouse; 523,500 sq. ft. high cube parcel hub warehouse; 75,000 sq ft office; 20,000 sq ft retail uses; and 50-room hotel generating 1,032 PM Peak Hour Trips														
8	SR 5/US-1	100' S Silver Palm Dr.	A 4	EE	4296	2593	C	807	3400	C	136	3.17%	3536	C
9970	US-1	SW/O SW 186 Street	6	EE	6468	3224	C	80	3304	C	45	0.70%	3349	C
54	Quail Roost Drive	550' N OF SW 193 St.	A 4	SUMA	3580	1823	C	107	1930	C	686	19.16%	2616	C
1114	Quail Roost Drive	200' W US-1	A 4	SUMA	3580	1425	C	120	1545	C	199	5.56%	1744	C
1116	Quail Roost Drive	200' W SW 127 Avenue	2	SUMA	1600	1512	D	49	1561	D	72	4.50%	1633	D
501	Florida's Turnpike	South of Quail Roost Drive	8	D	16510	14480	D	0	14480	D	0	0.00%	14480	D
2254	Florida's Turnpike	N/O SW 168 St.	8	D	13390	6298	B	0	6298	B	334	2.49%	6632	B
9114	Caribbean Blvd.	E/O HEFT	2	HE	1269	2834	F	3	2837	F	45	3.55%	2882	F
9248	Marlin Road	N/O US1 TO SW 186 St.	2	E	2736	1621	D	5	1626	D	0	0.00%	1626	D
9730	SW 107 Avenue	S/O SW 184 St.	4	E	2736	1353	D	48	1401	D	0	0.00%	1401	D
9756	SW 117 Avenue	S/O SW 184 St. TO Quail Roost Drive	2	D	1197	1019	D	6	1025	D	45	3.76%	1070	D
9758	SW 117 Avenue	NW/O US 1	2	D	1197	1362	F	40	1402	F	27	2.26%	1429	F
9874	SW 184 Street	W/O US-1 TO Turnpike	4	D	3222	1572	C	338	1910	C	0	0.00%	1910	C
9876	SW 184 Street	W/O SW 117 Avenue	4	D	3222	2477	C	49	2526	C	81	2.51%	2607	C
9890	SW 200 Street	NW/O US1 TO Quail Roost Drive	4	D	2628	1152	C	92	1244	D	27	1.03%	1271	D
Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, 2024.														
Notes: DV= Divided Roadway; UD=Undivided Roadway.														
* Peak Hour Volume information based on traffic counts collected by consultant, see appendix of traffic study														
* County adopted roadway level of service standard applicable to the roadway segment: D (90% capacity); E (100% capacity); E+20% (120% capacity for roadways serviced with mass transit having 20 minutes or less headways in the Urban Infill Area (UIA)); E+50% (150% capacity for locations with extraordinary transit service)														

Application Impact

The maximum development potential under both the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current approved DRI and CDMP designations, the site is entitled for a mix of office, warehouse, hotel, and daycare uses, generating approximately 900 PM peak-hour trips. Under the proposed CDMP designations, the development program shifts primarily to high-cube warehouse uses with reduced office and hotel components with limited retail. The proposed plan is projected to generate approximately 1,032 PM peak-hour trips—an increase of about 132 PM peak-hour trips compared to the existing approved DRI program.

The concurrency analysis determined that two of the fifteen analyzed roadways lack sufficient capacity to accommodate the project’s added traffic; however, the impact is considered insignificant because it is less than 5 percent of the roadway’s capacity.

Future Roadway Improvements

- SW 200 Street/Caribbean Boulevard from Quail Roost Drive to US-1 is programmed for widening from 2 to 4 lanes by 2028. \$14.7 million has been allocated for this project in the current TIP.
- A PD&E study is currently being conducted by FDOT to evaluate potential impacts of widening SW 200 Street/Quail Roost Drive from SW 127 Avenue to SW 137 Avenue from 2 lanes to 4 lanes. The project corridor is approximately 1.67 miles in length. The estimated construction cost is \$29.5 million.

Applicant’s Traffic Study

The applicant’s transportation consultant, Kimley Horn and Associates, Inc., prepared the 11222 Quail Roost Drive, *CDMP Amendment Traffic Impact Analysis* dated December 2025. A copy of the Traffic Study’s Executive Summary is included in Appendix. The complete Traffic Study is available online at the Energov website at: https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/9b1fd3d7-2f2f-4426-af08-9b6c759b7e80?tab=attachments. The Traffic Study analyzes the existing, short term and long-term traffic impacts that the proposed project will have on the roadways adjacent to and in the vicinity of the application site.

The Traffic Study submitted by the applicant used the development program listed below to determine the impact on the existing and future roadway network within the study area.

	<u>Development Program</u>	<u>Intensity</u>
Existing Approved DRI	General Office	470,000 sq. ft.
	Warehousing	30,000 sq. ft.
	Hotel	250 rooms
	Day Care Center	330 students
Proposed Development Program	High-Cube Fulfillment Center Warehouse	568,000 sq. ft.
	High-Cube Parcel Hub Warehouse	523,500 sq. ft.
	General Office	75,000 sq. ft.
	Strip Retail Plaza	20,000 sq. ft.
	Multipurpose Recreational Facility	75,000 sq. ft.
	Hotel	50 rooms

The PM Peak Hour trip generation for the existing approved DRI consisting of 470,000 sq. ft. office, 30,000 sq. ft. warehouse, 250-room hotel and 330-student daycare would be 903 trips. The PM Peak Hour trip generation for the proposed development potential of 75,000 sq. ft. office, 20,000 sq. ft. retail, 568,000 sq. ft. high cube fulfillment center warehouse, 523,500 sq. ft. high cube parcel hub warehouse, and 50-room hotel would be 1,057 trips which is approximately 154 more PM Peak Hour trips than the existing approved DRI development program. The applicant's trip generation calculation for High Cube Parcel Hub Warehouse should be 484 PM Peak Hour trips instead of 330 PM Peak Hour trips shown in Table 1. See applicant's Table 1 below for trip generation analysis.

Table 1: Existing and Proposed Maximum Development Potential P.M. Peak Hour Trip Generation				
Land Use (ITE Code)	Scale	Entering Trips	Exiting Trips	Net New External Trips
<i>Existing Maximum Development Potential</i>				
General Office Building (710)	470,000 square feet	102	498	600
Warehousing (150)	30,000 square feet	8	22	30
Hotel (310)	250 rooms	80	77	157
Day Care Center (565)	330 students	55	61	116
Existing Maximum Development Potential		245	658	903
<i>Proposed Maximum Development Potential</i>				
High-Cube Fulfillment Center Warehouse (155)	568,000 square feet	35	55	90
High-Cube Parcel Hub Warehouse (156)	523,500 square feet	226	104	330
Strip Retail Plaza (822)	20,000 square feet	33	34	67
General Office Building (710)	75,000 square feet	22	107	129
Multipurpose Recreational Facility (435)	75,000 square feet	145	116	261
Hotel (310)	50 rooms	12	14	26
Proposed Maximum Development Potential		473	430	903
Net Change (Proposed – Existing)				
Net New Vehicle Trips		228	-228	0

The site is located on TAZ 1348, the cardinal trip distribution for this TAZ was obtained from Miami-Dade County Transportation Planning Organization's travel demand model called as Southeast Florida Regional Planning Model (SERPM). Table 2 below shows the cardinal distribution for TAZ 1348 for the years 2015 and 2045, the cardinal distribution for the year 2028 was generated by interpolating the distribution percentages of the years 2015 and 2045.

Table 2: Cardinal Trip Distribution	
Cardinal Direction	Percentage of Trips
North-Northeast	34%
East-Northeast	5%
East-Southeast	5%
South-Southeast	4%
South-Southwest	15%
West-Southwest	8%
West-Northwest	9%
North-Northwest	20%
Total	100%

The cardinal distribution for 2028 shown in Table 2 above was utilized to assign the trips generated by this project on the surrounding roadways. Figure 2 below shows afternoon peak hour project trip assignments on the surrounding impacted roadways.



Existing Traffic Condition Analysis:

The applicant’s traffic study reviewed the existing traffic conditions on the surrounding roadway network using the County’s and FDOT’s 2024 traffic count data. Fifteen surrounding roadway segments were analyzed for afternoon peak hour capacity conditions and it was determined that all roadways are functioning at an acceptable level of service except for SW 117 Avenue from Quail Roost Drive to US-1.

Short Term Roadway Conditions Analysis:

The applicant’s traffic study included a 2028 short term analysis, which included reserved trips from approved development not yet constructed, a 1.09% growth rate based on SERPM model

data to develop 2028 background volumes, programmed roadway capacity improvements listed in the first three years of the County's adopted 2025 *Transportation Improvement Program (TIP)*, and the PM peak hour trips estimated to be generated by the proposed development. Fifteen surrounding roadway segments were analyzed for afternoon peak hour conditions and the analysis determined that all roadways impacted by the proposed development, will have sufficient capacity to handle the additional traffic impacts that would be generated by this project except for the following three roadways.

- Florida's Turnpike south of SW 168 Street, the adopted LOS is 'D', but the roadway is operating at LOS 'F'.
- SW 200 Street between Quail Roost Drive and US-1, the adopted LOS is 'D', but the roadway is operating at LOS 'F'.
- SW 117 Avenue between Quail Roost Drive and US-1, the adopted LOS is 'D', but the roadway is operating at LOS 'F'.

The three roadways that are operating below the adopted LOS standards for the short term 2028 traffic conditions fail even without traffic impacts from this project and the project traffic that is impacting the roadway segment is below 5% of the roadway capacity, hence the traffic impact is insignificant. Even though Florida's Turnpike is not significantly impacted by project traffic, since it's an evacuation route which is failing, any additional traffic impact would require mitigation. The roadway has to be improved by the applicant by entering into a proportionate fair share agreement with the County.

Long Term Roadway Conditions Analysis:

The applicant's traffic study also included a 2045 Long Term analysis to determine the future long term traffic impacts on the surrounding roadways. The 2045 traffic volumes were obtained from the Southeast Florida Regional Planning Model (SERPM8) and the project trips were added to the model volumes to determine the impact on the surrounding roadway segments. The 2045 daily traffic volume generated by the SERPM model was converted to peak hour volume by applying a 0.09 K-factor. The long-term analysis determined that six roadway segments are projected to operate below the County's adopted level of service standards.

- Quail Roost Drive west of SW 127 Avenue, the adopted LOS is 'E', but the roadway is operating at LOS 'F'.
- Caribbean Boulevard from HEFT to Franjo Road, the adopted LOS is 'E+20%', but the roadway is operating at LOS 'F'.
- SW 117 Avenue between Quail Roost Drive and SW 184 Street, the adopted LOS is 'D', but the roadway is operating at LOS 'F'.
- SW 117 Avenue between US-1 and Quail Roost Drive, the adopted LOS is 'D', but the roadway is operating at LOS 'F'.
- SW 184 Street between SW 117 Avenue and SW 137 Avenue, the adopted LOS is 'D', but the roadway is operating at LOS 'F'.
- SW 200 Street between US-1 and Quail Roost Drive, the adopted LOS is 'D', but the roadway is operating at LOS 'F'.

The six roadways that are operating below the adopted LOS standards for projected 2045 traffic conditions fail even without traffic impacts from this project and the project traffic that is impacting the roadway segment is below 5% of the roadway capacity, hence the traffic impact is insignificant.

School Traffic Condition Analysis:

Miami Southridge Senior High School is located just west of the application site. It is a magnet school with about 2,200 student enrollments. Generally, when a school is situated next to an

application site, staff always request applicants to submit an additional traffic analysis to understand the impacts of the project on school traffic flow. School traffic flow is unique in the sense, unlike most other land uses that generate peak traffic during evening hours, school traffic generates maximum traffic during the morning peak period. Also, the entire school traffic occurs within a short bandwidth of 30 to 40 minutes which overloads the roadways in a short period of time. Staff requested the applicant to collect data on SW 114 Avenue between Quail Roost Drive and SW 197 Street during the morning and evening peak periods but the applicant failed to do collect the data and thereby there is no analysis of the impact this project would have on school traffic flow.

Conclusion and Recommendation:

In summary, staff evaluated the trip generation associated with both the existing approved DRI development and the proposed development program and identified an increase of approximately 132 PM peak-hour trips. The concurrency review found that two of the fifteen analyzed roadway segments do not have adequate capacity to accommodate the additional project traffic; however, the impact is considered minimal, as it represents less than five percent of each roadway's capacity.

The applicant's traffic study examined the effects of the proposed CDMP amendment on roadway segments surrounding the application site and evaluated existing conditions, as well as short-term (2028) and long-term (2045) scenarios. The analysis indicates that, of the fifteen roadway segments reviewed, three are projected to operate below acceptable levels of service in the short term and six in the long term. Nonetheless, the project's contribution to these deficiencies is considered insignificant because it accounts for less than five percent of roadway capacity. Even though Florida's Turnpike is not significantly impacted by project traffic, since it is an evacuation route which is failing, any additional traffic impact would require mitigation. The roadway has to be improved by the applicant by entering into a proportionate fair share agreement with the County. Staff have so far not received a proportionate fair share agreement from the applicant.

Additionally, staff determined that the applicant's trip generation estimates for the High Cube Parcel Hub Warehouse are inaccurate and that the applicant did not complete the supplemental analysis necessary to evaluate potential impacts on traffic circulation near the school located immediately west of the site. Based on both staff's independent review and the applicant's traffic study, the project is found to be inconsistent with the traffic concurrency requirements of the CDMP.

Transit

Existing Service

The application site is currently served by multiple Metrobus routes:

- Closest service is Route 97, with a Metrobus stop at SW 112 Avenue and SW 196 Street, approximately 100 feet from the site (a one-minute walk).
- Within a half-mile, the site is served by the Gold Standard BRT Station along the South Dade Transitway at SW 200 Street, providing access to Routes 34, 38, 39, and 107 (about a 10-minute walk).
- Approximately 0.6 miles away, the site is served by Route 52 at a Metrobus stop at SW 117 Avenue and SW 189 Street (15-minute walk).
- Approximately 0.8 miles away, the site is served by Route 137 at a Metrobus stop at SW 200 Street and SW 117 Court (a 19-minute walk).

Headways for the services mentioned above are listed in the “Metrobus Route Service Summary” table below.

Routes	Metrobus Route Service Summary Service Headways (in minutes)					Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8 pm)	Saturday	Sunday	
34	10	10	n/a	n/a	n/a	L
38	12	15	15	15	20	L/F
39	12	12	n/a	n/a	n/a	L
52	30	30	60	30	30	L/F
97	40	40	n/a	40	40	L
107	30	30	30	30	30	L
137	30	30	60	30	30	L

Source: 2024 *Transit Development Plan*, Miami-Dade Transit (November 2024 Line Up), February 2026.
 Notes: L means Metrobus local route service, E means Express or Limited Stop, and F means Metrobus feeder service to Metrorail.

Future Transportation/Transit Needs and Planned Improvements

The 2024 *Transit Development Plan (TDP)* identifies the following two (2) funded projects in the general area of the application site as follows:

1. *Funded:* The South Dade Transitway project implements Gold Standard Bus Rapid Transit (BRT) along the Transitway from the SW 344 Street Park-and-Ride to Dadeland South Metrorail Station.
2. *Funded:* The Transit Oriented Development (TOD) Master Plan for the South Corridor project will plan along the Strategic Miami Area Rapid Transit (SMART) Plan's South Corridor to boost smart economic development and mobility through mixed-use development around transit stations such as the SW 112 Avenue Park-and-Ride station located ±0.9 miles from the application site.

DTPW Comments/Recommendations

Miami-Dade Transit Division, Department of Transportation and Public Works (DTPW) reviewed the application and determined that the existing total combined resident and workforce population is above 10,000 persons. Upon DTPW’s review for mass transit concurrency, the application is found to meet the adopted mass transit level of service standard contained in CDMP Policy MT-1A. Additional employees will be provided with transit service options having 10-minute headways. According to the applicant’s traffic impact study, the proposed change to the CDMP Future Land Use Map will create an approximate reduction of ±467 daily trips below the current use. DTPW offers the following three (3) recommendations:

1. Applicant shall work closely with DTPW’s Staff to ensure the proposed application site harmonizes with and is aligned to the County’s vision for the South Dade Corridor of the Strategic Miami Area Rapid Transit (SMART) plan, the SMART Bus Express Rapid Transit (BERT) Network, and the South Dade Trail. The South Dade Trail provides access to the existing South Dade Transitway bus stops and Gold Standard BRT stations.
2. The applicant should consider complete street design principles when designing the SW 112 Avenue Street section as it provides a direct connection to the South Dade Trail and the South Dade Transitway.

3. The applicant should design SW 112 Avenue to have proper bicycle and pedestrian connections to have access to local bus stops.

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

The proposed application would further the following goals, objectives, policies, concepts and guidelines of the CDMP:

- LU-1. The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.
- LU-1B. Major centers of activity, industrial complexes, regional shopping centers, large-scale office centers and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multi-modal accessibility.
- LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.
- LU-1D. In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of communities which include recreational, educational and other public facilities, houses of worship, places of employment, and safe and convenient circulation of automotive, pedestrian and bicycle traffic throughout the communities.
- LU-4A. When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
- LU-4B. Uses designated on the LUP map and interpretive text, which generate or cause to generate significant noise, dust, odor, vibration, or truck or rail traffic shall be protected from damaging encroachment by future approval of new incompatible uses such as residential uses.
- LU-8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:
 - i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
 - ii) Enhance or impede provision of services at or above adopted LOS Standards;
 - iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and
 - iv) Enhance or degrade environmental or historical resources; and
 - v) Enhance or degrade systems important to the County as a whole including regional drainage, emergency management, transit service, roadways, facilities of countywide significance, and water quality; and
 - vi) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served

by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

- LU-10A. Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.
- ROS-1. Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.
- ROS-3B The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.
- CIE-3. CDMP land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.
- CHD-1A Miami-Dade County shall create a network of sidewalks, trails, accessible parks and recreation facilities that establishes a pedestrian-friendly and bicyclist-friendly environment, which encourages physical activity and links destinations, such as restaurants, shops, workplaces and neighborhood-based retail to each other and residential areas.
- CHD-2B Encourage well-designed infill and redevelopment to reduce vehicle miles traveled, improve air quality, and support an outdoor environment that is suitable for safe physical activity.
- CHD-2 Miami-Dade County shall apply design standards to private development projects to encourage physical activity across generations.

APPENDICES

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

- <https://www.miamidade.gov/global/economy/planning/cdmp-amendment-cycles.page>, or
- https://energov.miamidade.gov/EnerGov_Prod/SelfService/#/plan/9b1fd3d7-2f2f-4426-af08-9b6c759b7e80?tab=attachments

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

APPENDIX A
Amendment Application

RER - Planning Division
Recd. Dec 22 2025
CDMP20250007

**APPLICATION FOR A STANDARD AMENDMENT TO THE LAND USE PLAN MAP
OF THE MIAMI DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN
WITH CONCURRENT MODIFICATION OF A DEVELOPMENT OF REGIONAL
IMPACT DEVELOPMENT ORDER AND ZONING DISTRICT BOUNDARY CHANGE.
FILED UNDER PROCESS NO. Z2025000117. PURSUANT TO SECTION
2-116.1(5)(b) OF THE MIAMI-DADE COUNTY CODE**

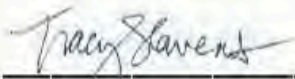
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Tracy R. Slavens, Esq.

12-22-25
Date

BY: 

Wesley Hevia, Esq.

12-22-25
Date

3. DESCRIPTION OF REQUESTED CHANGE

A. The Applicant respectfully requests a change to Amend the Land Use Plan (“LUP”) Map of the Comprehensive Development Master Plan (“CDMP”) to redesignate the subject property as follows:

i) ±2.14 gross acres (±1.43 net acres) of the subject property from “Low-Medium Density Residential” and “Office/Residential” to “Business and Office” (Parcel A); and

ii) ±81.43 gross acres (±77.39 net acres) of the subject property from “Office/Residential” to “Industrial and Office” (Parcel B).

Note: No land use change is proposed for Parcel C, consisting of ±1.30 gross acres (± 0.28 net acres), identified by folio no. 30-6006-034-0030, and legally described on the survey as Tract “C” of “American Bankers Office Park”, according to the plat thereof, recorded in Plat Book 120 at Page 19 of the Public Records of Miami-Dade County, Florida.

B. Description of the Subject Property

The subject property (the “Property”) is comprised of approximately ±84.8 gross acres (±79.10 net acres) of land located in Section 6, Township 56 South, Range 40, in Unincorporated Miami-Dade County at 11222 Quail Roost Drive and 11195 SW 196 Street (identified by folio nos. 30-6006-034-0015 (±7.50 acres), 30-6006-034-0010 (±30.13 acres), 30-6006-034-0025 (±4.17 acres), 30-6006-034-0020 (±23.36 acres), and 30-6006-034-0030 (±0.31 acres)).¹

The Property is currently designated as “Low-Medium Density Residential” and “Office/Residential” on the CDMP Land Use Plan Map.

C. Gross and Net Acreage

Overall Subject Property (Parcels A, B, and C):

±84.8 gross acres

Less previous dedications, platted private roads ±5.68

±79.10 net acres

¹ Please be advised that the acreages provided for each of the folio numbers reflect the lot sizes provided on the Miami-Dade County Property Appraiser’s website and are not confirmed as the actual lot sizes.

Application Area Subject to Requested Changes (Parcels A and B):²
±83.57 gross acres
Less previous dedications, platted private roads ±4.75
±78.82 net acres

Acreage Owned by Applicant: 0 acres

D. Requested Change

1. The Applicant requests that the ±2.14 gross acres (±1.43 net acres) of the Property identified as Parcel A be re-designated on the LUP Map from “Low-Medium Density Residential” to “Business and Office”.
2. The Applicant requests that the ±83.48 gross acres (± 78.82 net acres) of the Property identified as Parcel B be re-designated on the LUP Map from “Low-Medium Density Residential” and “Office/Residential” to “Industrial and Office”.³
3. The Applicant requests that this Application be processed concurrently with the corresponding Zoning Public Hearing application seeking:
 - (i) a modification of the American Bankers Insurance Group Development of Regional Impact,
 - (ii) a district boundary change on Parcel A from Office Park District (OPD) to Limited Business District (BU-1A), and
 - (iii) a district boundary change on Parcel B from OPD to Industrial Light Manufacturing District (IU-1), filed under a concurrent Zoning Public Hearing Application No. Z2025000117, pursuant to Miami-Dade County Code Section 2-116.1(5)(b).

² See Note in Section 3.A. No land use change is proposed for Parcel C, consisting of +/-0.31 acres, identified by folio no. 30-6006-034-0030, and legally described on the survey as Tract “C” of “American Bankers Office Park”, according to the plat thereof, recorded in Plat Book 120 at Page 19 of the Public Records of Miami-Dade County, Florida.

³ Parcel B includes a man-made water body within its boundaries, which the Applicant proposes to fill and develop. The CDMP Land Use Element provides that man-made water bodies may be filled and developed pursuant to the applicable land use category, and are therefore illustrated on the LUP map as water features and not designated as “Water.” See page I-68.

(iv) Approval of Unusual Use to permit a multi-purpose recreational facility pursuant to Section 33-13 of the Miami-Dade County Code.

4. The Applicant requests acceptance of a proffered Declaration of Restrictions.

4. REASONS FOR AMENDMENT

The Property is generally bounded by designated Major Roadway⁴ Quail Roost Drive/State Road 994 to the north, SW 196th Street to the south, Homestead Extension of the Florida's Turnpike (the "HEFT") Expressway to the east, and SW 112th Avenue to the west, in unincorporated Miami-Dade County (the "County"). The HEFT interchange is located at the northeast corner of the Property. The Property is within the Urban Development Boundary ("UDB"), within the 1/4 mile and 1/2 mile Strategic Miami Area Rapid Transit (the "SMART") Plan Corridor Buffer Areas for the South Dade Transitway. The development of the Property is governed by the American Bankers Insurance Group Development of Regional Impact (the "DRI").

The Property is bordered on all sides by rights-of-way. Beyond the Expressway, Major Roadway, and local roads, the development surrounding the Property is characterized by a mix of uses. Industrial and commercial uses characterize the area to the east, single-family residential development characterizes the areas to the north and west, a park and public high school are located to the west, and multi-family residential uses are the predominant uses to the south of the Property. The South Dade Transitway is located southeast of the Property and the Caribbean Boulevard (SW 200 Street) Bus Rapid Transit stop is approximately 1/4 mile from the Property.

The Applicant is proposing to modify the DRI and redevelop the Property primarily as a state-of-the-art logistics park with Class-A industrial/warehouse (with optionality for warehouse typology) based on the South Dade regional and Countywide need for state-of-the-art industrial/warehouse use, but also including a right-sized office as well as balanced integration of retail (on the west side of the HEFT), hotel, and recreational components to ensure that the Property also functions in the future as an accessible community amenity in addition to an essential logistics resource.

As such, the Applicant is seeking the redesignation of LUP Map for the Property from "Low-Medium Density Residential" to "Business and Office" on Parcel A⁵ and

⁴ Major Roadways are designated on the CDMP Land Use Plan Map as 3 or more lane arterial or collector roads. See page I-68.

⁵ Parcel A is currently zoned Office Park District (OPD) and is improved with daycare facilities that have been closed since 2019.

“Industrial and Office” on Parcel B, in concert with the concurrent Zoning Public Hearing application for the modification of the DRI and rezoning to permit the redevelopment of this underutilized land. The Application shall be processed concurrently with the companion concurrent Zoning Public Hearing application no. Z2025000117, in accordance with Section 2-116.1(5)(b) of the County Code.

Given the location of the Property, its proximity to major thoroughfares and highways, the mix of uses in the surrounding area, and continued efforts by the County to accommodate projected population and economic growth, the Property is prime for redevelopment. In considering the optimal use for the Property, the Applicant has evaluated current and future market demand for various uses and has determined that large-scale industrial/warehouse and logistics centers are in critical demand, particularly in the southern portion of the County. The Applicant has similarly determined that a combination of complementary office, commercial, retail, hotel, and recreational uses are also appropriate to ensure that the Property functions in the future as an amenity to the immediate area in addition to being an essential logistics resource for the wider region. The Property’s size, location, and access make it uniquely suitable for these uses.

This amendment will address the shortage of industrial/warehouse space within the UDB and particularly, in South Dade. The amendment, along with the DRI modification, will also preserve an appropriate amount of office and allow for convenience retail to be appropriately located at the intersection of a Major Roadway and an Expressway, adjacent to the SMART Corridor. Additionally, the amendment will allow a balanced integration of hotel, and recreational uses to ensure that the Property also functions in the future as an accessible community amenity in addition to an essential logistics resource. If approved, the proposed CDMP amendment will result in the strategic redevelopment of a landmark Property in a manner that will benefit the community, the South Dade region, and the County as a whole, and will protect and further the Goals, Objectives, and Policies of the CDMP Land Use Element by situating appropriate uses in appropriate locations.

DRI History. The DRI was first approved by the Board of County Commissioners on July 23, 1981, by Resolution No. Z-186-81, which has been amended over time and was last amended by Resolution No. Z-180-95 (the “DRI Development Order”). As currently approved, the DRI Development Order sets forth a DRI Development Program for the project that consists of the following uses:

Current DRI Development Program:

- 470,000 square feet of office use
- 30,000 square feet of warehouse use
- 250-room hotel

- 330 student day care facility

The Property served as a regional main campus for the American Bankers Insurance Group/Assurant offices since the inception of the DRI. The campus included offices, warehouse, and daycare uses. However, the daycare facility closed in 2019 and much of the northern portion of the Property was never developed. In 2020, with the onset of the global COVID-19 pandemic, the offices were shut down and the campus' approximately 2,500 employees transitioned to working from home. Today, most of the workforce continues to work from home and only 150 or so employees physically work at the Property, rendering the large office space deeply underutilized. In fact, it has been determined that the remote work structure was the most efficient model for American Bankers Insurance Group/Assurant staff and the company no longer requires the previous magnitude of traditional office facilities.

The nature of the existing development and its associated DRI Development Program no longer serve the needs of American Bankers Insurance Group/Assurant or the market. Therefore, the Applicant proposes to amend the DRI to implement a modified DRI Development Program that aligns with the needs of the region by simultaneously increasing and decreasing certain uses. The proposed amendment to the DRI will establish an amended DRI Development Program for the project that consists of the following uses and will conform to the Proposed DRI Master Development Plan, both provided below:

Proposed Amended DRI Development Program:

- 1,091,500 square feet Industrial/Warehouse, including:
 - 568,000 square feet of high-cube fulfillment center warehouse
 - 523,500 square feet of high-cube parcel hub warehouse
- 20,000 square feet of retail
- 75,000 square feet of office
- 75,000 sf of Multipurpose Recreational Facility
- 50 room hotel

Proposed DRI Master Development Plan



This simultaneous increase and decrease of the DRI Development Program will yield no net new impacts on critical infrastructure. In fact, as described below, the proposed amended DRI Development Program will result in no increase of P.M. Peak Hour vehicle trips as well as an overall decrease in water and sewer infrastructure demand. The proposed redesignations of the Property will allow for the implementation of this amended DRI Development Program.

Locational and Site Characteristics. The Property is one of very few undeveloped or underdeveloped sites within the UDB of its size. In concert with its strategic location, directly adjacent to the HEFT, and fronting a designated Major Roadway, the Property is ideally suited for a modern logistics distribution center and complementary community amenity uses. This is consistent with Policy LU-1G of the CDMP, which mandates that business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections. The Property is also within the Buffer Area of the South Dade Transitway Corridor of the SMART Plan – an established urbanized area that is growing and transforming into a vibrant mixed-use neighborhood with a range of horizontal uses nearby, including commercial, industrial, and residential, and served by premium transit.

The redesignation of Parcel A to “Business and Office” will allow neighborhood serving commercial uses to be appropriately situated in close proximity to both residential neighborhoods and employment centers. Retail and service uses at this

location will provide a convenient opportunity for residents, workers, and commuters to stop and fulfill some of their daily needs.

Acreage is a critical component for the siting of a modern logistics center. In today's market. E-commerce relies on direct-to-consumer shipping, which requires facilities to have extensive space for high-density storage, automated sorting, and rapid package movement. State-of-the-Art e-commerce fulfillment centers require up to three times more warehouse space than traditional retail distribution centers due to the need for individual order picking and packing. Expansive footprints are needed for optimized layouts for warehouse uses requiring high-volume storage, and seamless truck circulation. The size of the Property makes it ideal to accommodate these operational demands. Moreover, the Property's proximity to Major Roadways, the HEFT, and the South Dade Transitway Corridor provides convenient logistical trucking access to and from the entire region with minimal to no disruption on adjacent local roadways.

Similarly, the Property's size and location present a unique opportunity to thoughtfully integrate a balanced complement of hotel, office, and recreational/commercial uses alongside the broader logistics center component to ensure that the Property also functions as an accessible community amenity in addition to being an essential logistics resource for the wider region. Specifically, the integration of hotel and multipurpose recreational facility uses within the proposed logistics park is designed to serve the community by establishing the property as an accessible amenity that goes beyond its primary industrial function. This balanced approach enhances the local quality of life, as the recreational facility component especially offers residents additional space for community gathering and indoor areas to recreate in, promoting overall well-being. Additionally, the new uses – particularly the hotel – will provide quality lodging for visitors, and will generate a variety of new job opportunities separate from the warehouse logistics, contributing to local economic diversification and potentially reducing the lengthy commutes currently faced by South Dade residents who travel north for work. The presence of these complementary uses also aids in creating a more overall dynamic development, ensuring better compatibility with the surrounding residential neighborhoods and transforming an underutilized corporate campus into a vibrant, multi-functional asset for the area.

Market Demand. The trend in the logistics industry is to locate distribution centers closer to the population centers that they serve. Driven by the rise of e-commerce and a growing population, the County is seeing an unprecedented demand for industrial/warehouse logistics centers. Previously, distribution centers were located within a two day drive of the customers that they served. Today, consumers expect their online orders to be delivered within two hours. The overall cost of logistics is substantially reduced by locating new distribution centers closer to population centers, which also improves delivery efficiency. Industry leaders like FedEx, UPS, and Amazon

have already expanded their presence in South Dade in response to the demand for efficient, localized logistics operations.

Nearly half of the County's population lives in the southern portion of the County, inclusive of both the South Central and South Tiers. The South Tier's rate of population growth will be twice that projected countywide and the number of people added will account for 20 percent of population growth Countywide. In MSA 7.2, where the Property is located, the population is expected to increase by 30% from 2020 to 2030. At the same time, industrial/warehouse vacancy rates in the County have reached historic lows, placing a strain on already limited industrial/warehouse space.

According to data compiled by the Research Section of the Planning Division of Miami-Dade County's Department of Regulatory and Economic Resources (RER), as of November 2024, Miami-Dade County has a total of 14,560 industrially designated acres, with a mere 1,458 acres vacant. In MSA 7.2, only 23.25 acres of industrially designated land are vacant and this existing supply is expected to be depleted by 2038. It should be noted that much of the vacant land accounted for in this data consists of smaller, fragmented parcels that cannot meet the needs of modern logistics operations. The lack of existing sufficiently-sized vacant industrial land makes it increasingly difficult for businesses to build economically-viable logistics operations in South Dade. Redesignating Parcel B to "Industrial and Office" will serve to meet the demand in the market for industrial/warehouse use. The Property is uniquely positioned, in its size, location, and access to transportation corridors, to satisfy this demand.

Similarly, economic analyses indicate that while the office market including the Property is currently weak, there is also a market gap for Class A office space, specifically. Accordingly, the inclusion of 75,000 square feet of Class A office space in the development program is anticipated to address some market gap.

Economic Development. Expanding industrial warehouse and logistics uses, along with a balanced amount of commercial and other complementary use, in South Dade is necessary for economic growth and a fundamental component for addressing the financial challenges faced by cost-burdened households in this part of the County. South Dade has long been a bedroom community, where a significant portion of the workforce must endure long, costly commutes to reach employment centers in the northern portion of the County and beyond. For approximately 62.8% (2022 data) of workers in both District 8 and District 9, commutes exceed 30 minutes. These extended commutes place a disproportionate financial burden on lower-income households, many of whom moved to South Dade from other parts of the County in search of more affordable housing but ultimately have to devote a higher proportion of their income on transportation costs. Locating more industrial, logistics, and other job type opportunities closer to where people live and within the vicinity of premium transit service can help to

reduce commute times, lower household transportation costs, and enhance economic stability for working families. In other words, approval of the Application and subsequent redevelopment of the Property with industrial/warehouse uses together with other complementary uses would benefit South Dade's economy both in the short and long terms.

Overall Reduced Impacts to Critical Infrastructure. The redesignation of the Property will yield a reduction of impacts to critical infrastructure. Office use, which was the main use of the Property for decades, generates high volumes of traffic and significant demands on water and sewer systems. The simultaneous decrease in office use and increase in industrial/warehouse use will materially lower water and sewer consumption and result in no net new vehicular trips.

The approved DRI Development Program currently vests approximately 1,000 daily P.M. peak hour trips, according to the Trip Generation Comparison Analysis performed by Kimley-Horn and Associates, Inc., dated December, 2025, and enclosed with this application. The proposed amended DRI Development Program is within the vested trip generation and results in no net increase in vehicular trips. Accordingly, the proposed amended DRI Development Program is consistent with existing vested development approvals for the Property from a traffic generation perspective.

Table 1: Existing and Proposed Maximum Development Potential P.M. Peak Hour Trip Generation				
Land Use (ITE Code)	Scale	Entering Trips	Exiting Trips	Net New External Trips
<i>Existing Maximum Development Potential</i>				
General Office Building (710)	470,000 square feet	102	498	600
Warehousing (150)	30,000 square feet	8	22	30
Hotel (310)	250 rooms	80	77	157
Day Care Center (565)	330 students	55	61	116
Existing Maximum Development Potential		245	658	903
<i>Proposed Maximum Development Potential</i>				
High-Cube Fulfillment Center Warehouse (155)	568,000 square feet	35	55	90
High-Cube Parcel Hub Warehouse (156)	523,500 square feet	226	104	330
Strip Retail Plaza (822)	20,000 square feet	33	34	67
General Office Building (710)	75,000 square feet	22	107	129
Multipurpose Recreational Facility (435)	75,000 square feet	145	116	261
Hotel (310)	50 rooms	12	14	26
Proposed Maximum Development Potential		473	430	903
Net Change (Proposed – Existing)				
Net New Vehicle Trips		228	-228	0

The results of the CDMP Traffic Impact Analysis, prepared by Kimley-Horn and Associates, Inc. and dated December 2025, indicate that all study roadway segments operate at adopted levels of service or better under long-term (2045) background conditions without amendment traffic except for roadway segments (i) SR 821/HEFT, north of SW 168th Street, (ii) SR 5/US-1, between SW 186th Street and Caribbean Boulevard, and (iii) Caribbean Boulevard, between SR 821/HEFT and SR 5/US-1. The proposed amendment does not cause any overcapacity conditions and generates no net increase in vehicular trips as compared to current approved DRI for the site. Therefore, the proposed amendment is not considered to significantly nor adversely impact these roadways.

By reducing office use and exchanging it for commercial, industrial/warehouse, and other complementary uses, the redevelopment of the Property will result in a significant reduction of demand for water and sewer services. The current approved DRI Development Program generated a demand of 54,355 gallons per day of water and sewer capacity. The proposed DRI Development Program is estimated to generate approximately 40,825 gallons per day of water and sewer capacity. This is a decrease in demand of approximately 25% from the current allocation of use for the Property, according to the Water and Sewer Generation Comparison, dated December 12, 2025, and enclosed with this application.

DAILY RATED GALLONAGE

APPROVED DEVELOPMENT PROGRAM			
Use	Loading unit	Loading/Use	Potable Water and Sewer Demand (GPD)
Office use	470,000	5 GPD/100 SF	23,500
Warehouse Use	30,000	2 GPD/ 100 SF	600
Hotel	250 rooms	115 GPD/ room	28,750
Student day care facility	330 students (14,850 SF*)	10 GPD/ 100 SF	1,485
TOTAL DAILY GALLONAGE			54,335

*Assumed square footage based on MDC Sec 33-151.18 minimum day care facilities per student.

PROPOSED DEVELOPMENT PROGRAM			
Use	Loading unit	Loading/Use	Potable Water and Sewer Demand (GPD)
Office use	75,000	5 GPD/100 SF	3,750
Warehouse Use	1,091,250	2 GPD/ 100 SF	21,825
Hotel	50	115 GPD/ room	5,750
Recreational Facility*	75,000	10 GPD/ 100 SF	7,500
Commercial, Retail Use	20,000	10 GPD / 100 SF	2,000
TOTAL DAILY GALLONAGE			40,825
Net Water/Sewer			(13,510)

*Considered uses include trampoline park, kids play area, indoor soccer, etc. Therefore, retail loading rate was utilized to estimate the water/sewer demand for this use.

Declaration of Restrictions. Applicant is voluntarily proffering in connection with this Application a Declaration of Restrictions to be recorded in the Public Records of Miami-Dade County which, among other things, binds the Owner and its successors to

the Proposed Amended DRI Development Program consisting of 1,091,500 square feet of industrial/warehouse use, 75,000 square feet of office use, 20,000 square feet of commercial/retail use, 75,000 square feet of multi-purpose recreational use, and a 50-room hotel. Importantly, the Declaration also states that the development of the Property will not exceed 903 net external PM peak hour vehicle trips, thereby ensuring no negative vehicular impacts on the County's critical infrastructure, as detailed in the Trip Generation Comparison Analysis and as further described above.

Planning Principles. Policy LU-8E of the CDMP states that applications requesting amendments to the CDMP FLUM must be evaluated to consider consistency with the Goals, Objectives and Polices of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

i) satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;

ii) Enhance or impede provision of services at or above adopted Level of Service ("LOS") standards;

iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods;

iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and

v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive of busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

The proposed amendment to the FLUM would fully satisfy every applicable factor in the Policy LU-8E review criteria.

i) The Application will satisfy a deficiency in the Plan Map.

The proposed uses are needed in the South Tier to meet a deficiency in land supply for both commercial and industrial uses. Previously, other applications seeking to increase the industrial land supply in the South Tier have petitioned to move the UDB to create additional land to meet the demand for the use. This Application will address the need for additional industrial land supply within the UDB, strategically located at the intersection of a Major Roadway and an Expressway, as well as within the Buffer Areas of the South Dade Transitway Corridor. The additional proposed uses will balance and complement the industrial uses and ensure that the Property also

functions as an accessible community amenity.

Industrially-designated land use south of SR 836 is in limited supply. This lack of supply is particularly acute south of the Miami Executive Airport/SW 136 Street. Approximately 85% of the County's industrial land supply is located north of SW 8 Street, in the North and North Central Tiers. A mere 7.6% of the total industrial land supply is located within the South Tier of the County. Of that, only approximately 0.015% (23.25 acres) of vacant industrial land is located within MSA 7.2. The majority of the vacant industrial land acreage consists of smaller parcels of land (less than 10 acres) that are not adequate for the development of modern Class-A industrial/warehouse and logistics uses. The redesignation of Parcel B will meet the demands of a growing population and improve efficiency in the distribution of goods to the region.

Commercial land uses on important corridors and adjacent to residential areas are critical to the success of a community. The majority of lands designated for "Business and Office" use in South Dade are located along US-1. West of the corridor, there is very little commercially-designated land. As the population grows and residential densities increase, land uses must evolve to meet the needs of the community. It is essential to increase the commercial land supply in areas with proximity to both population and employment centers in order to enhance quality of life for residents, workers, and commuters by providing convenient access to basic goods and services.

ii) The Application will enhance the provisions of services above LOS standards.

Approval of the Application will result in an improvement of LOS standards. The DRI was vested for a corporate campus dominated by office use. Office use generates high volumes of traffic and imposes significant demands on water and sewer systems. The simultaneous decrease in office use and increase in industrial use will result in a reduced population at the Property on a daily basis. As a result, it will result in no net increase to traffic volumes, lessen water and sewer consumption, minimize the need for emergency services, and will have no impact on parks or schools.

The current approved DRI Development Program currently vests approximately 1,000 daily P.M. peak hour trips. The proposed amended DRI Development Program results in no net increase of vehicular trips. The results of the CDMP Traffic Impact Analysis, prepared by Kimley-Horn and Associates, Inc. and dated December 2025, indicate that all study roadway segments operate at adopted levels of service or better under long-term (2045) background conditions without amendment traffic except for roadway segments (i) SR 821/HEFT, north of SW 168th Street, (ii) SR 5/US-1, between SW 186th Street and Caribbean Boulevard, and (iii) Caribbean Boulevard, between SR

821/HEFT and SR 5/US-1. The proposed amendment does not cause any overcapacity conditions and generates no new net trips when compared to the current approved DRI for the site. Therefore, the proposed amendment is not considered to significantly nor adversely impact these roadways.

The current approved DRI Development Program generated a demand of 54,355 gallons per day of water and sewer capacity. The proposed DRI Development Program is estimated to generate approximately 40,825 gallons per day of water and sewer capacity, an approximately 25% reduction in demand.

iii) The Application will be compatible with the surrounding area.

The proposed redesignations of the Property are compatible with the patterns of development in the surrounding area and provide appropriate transitions between uses. The Property is bounded on all sides by rights-of-way, with industrial/warehouse uses to the east, multi-family uses to the south, a school, park, and single-family uses to the west, and single-family uses north of Quail Roost Drive. The redesignation of Parcel A will locate the neighborhood serving commercial uses on the street frontage and buffer the industrial/warehouse uses within Parcel B, in accordance with the Guidelines for Urban Form (see CDMP Land Use Element pgs. I-27 - I-29). Importantly, the proposed balance of lesser recreational, office, and hotel uses on Parcel B will complement industrial uses and ensure that the Property also functions as an accessible community amenity. With the demolition of the existing office building, the overall scale of development on the Property will be lower in height and significantly reduce vehicular trips and commuter route volumes. To further ensure compatibility, the redevelopment of the Property will incorporate sufficient landscaping and buffering to protect the single-family uses to the west from any impacts of the proposed industrial/warehouse uses.

Importantly, the application also proposes integration of hotel and multipurpose recreational facility uses within the proposed logistics park in a manner that serves the community by establishing the property as an accessible amenity that goes beyond its primary industrial function. This balanced approach enhances the local quality of life, as the recreational facility component especially offers residents additional space for community gathering and indoor areas to recreate in, promoting overall well-being. Additionally, the new uses – particularly the hotel – will provide quality lodging for visitors, and will generate a variety of new job opportunities separate from the warehouse logistics, contributing to local economic diversification and potentially reducing the lengthy commutes currently faced by South Dade residents who travel north for work. The presence of these complementary uses also aids in creating a more overall dynamic development, ensuring better compatibility with the surrounding residential neighborhoods and transforming an underutilized corporate campus into a

vibrant, multi-functional asset for the area.

iv) The Application will not degrade environmental or historical resources, features or systems of County significance.

There is no presence of historical or archeological resources within the Property. In addition, since the Property is developed, there are no protected flora, fauna, or other environmental resources that will be adversely impacted by approval of the Application. The Applicant will work with the reviewing Departments and agencies to address any other potential concerns.

v) The Application will promote transit ridership and pedestrianism.

The Property is in an ideal location for the proposed logistics and retail uses. The Property is adjacent to population centers and served by transit, which will encourage convenient commuting for both transit riders and pedestrians. The proposed development is consistent with Policy LU-7I, which encourages development at or near existing or future transit stations. In addition, the proposed development adheres to the general spirit of the County's Sea Level Rise Strategy ("the Strategy"), and furthers the County's goal to encourage strategic urban development near transit corridors.

The SMART Corridor planning principles encourage a mix of uses and the concentration of population and employment centers within one mile of its transit facilities. Portions of the Property are within the ¼ mile Buffer Area and the ½ mile Buffer Area of the South Dade Transitway SMART Corridor. The Property is within ¼ mile of the SW 200 Street South Dade Transitway Park and Ride, and is served by bus rapid transit route 38 and several local bus routes, including routes 52 and 97.

Route 38 TransitWay MAX provides local service seven days a week from Florida City to Dadeland South Metrorail station along the South Dade TransitWay and through Goulds. Route 52 is a local and limited-stop service that operates seven days a week and travels from Dadeland South Metrorail Station to South Dade Health Center along the South Dade TransitWay, SW 152 Street, SW 112 Avenue, SW 117 Avenue, and Old Cutler Road. Route 97 is a local service operating seven days a week from Perrine to South Miami Heights through Cutler Bay. However, as of 2022, only 1.7% of commuters in District 8 and 2.2% of commuters in District 9 rode transit to their jobs. By locating jobs near transit, ridership numbers will improve.

Long work commutes are a major problem facing the South Tier community, with the majority of residents dealing with commutes that exceed 30 minutes to work. This adversely impacts the household budgets of these workers, their physical and mental health, quality of life and the air quality of the community. The redevelopment of the Property will support ridership of nearby transit services and promote additional

employment opportunities abutting a Major Roadway and an Expressway. The Property's proximity to existing residential developments and various public transit opportunities will encourage transit ridership and pedestrianism.

CDMP Goals, Objectives, and Policies.

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

Policy LU-1A. High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.

Policy LU-1B. Major centers of activity, industrial complexes, regional shopping centers, large-scale office centers and other concentrations of significant employment shall be the structuring elements of the metropolitan area and shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multi-modal accessibility.

Policy LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

Policy LU-1G. Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.

Policy LU-1O. Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe in the Agriculture Areas outside the Urban Development Boundary, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.

Policy LU-1S. The Miami-Dade County Strategic Plan shall be consistent with the

Policy ECO-7B. Encourage local business development organizations to continue to maintain and increase, when warranted, performance-based incentives to local prioritized industries and to businesses that are expanding within the State of Florida.

Policy ECO-7C. The County shall increase appropriate support to local, national and international marketing, which promotes Miami-Dade County and community assets, especially focused on the prioritized industries.

Objective PPR-1. Miami-Dade County will respect judicially acknowledged and constitutionally protected private property rights.

Based on the foregoing, the proposed land use amendment is appropriate and will benefit the area. In addition, the approval of the requested amendment would further the County's implementation of the following goals, objectives, and policies of the CDMP.

5. LOCATION MAP

Attached as Exhibit "B"

6. ADDITIONAL MATERIALS SUBMITTED

Legal Description of Subject Property as Exhibit "A"

Legal Description of Parcel A as Exhibit "A-1"

Legal Description of Parcel B as Exhibit "A-2"

Certified Survey

Economic Impact Analysis to be submitted under separate cover

DRI Trip Generation Analysis

CDMP Transportation Analysis

Water and Sewer Generation Comparison

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

7. COMPLETED DISCLOSURE FORMS

EXHIBIT "A"

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Tracts "A", "B" and "C" of "AMERICAN BANKERS OFFICE PARK", according to the plat thereof, as recorded in Plat Book 120, at Page 19, of the Public Records of Miami-Dade County Florida.

Containing a Net Area of 79.10 Acres and a Gross Area of 84.8 Acres, more or less, by calculations.

EXHIBIT "A-1"

LEGAL DESCRIPTION OF PARCEL A

A portion of Tract "B" of "AMERICAN BANKERS OFFICE PARK", according to the plat thereof, as recorded in Plat Book 120, at Page 19, of the Public Records of Miami-Dade County Florida, being more particularly described as follows:

COMMENCE at the intersection of the centerlines of Quail Roost Drive (State Road No. 994) and SW 113th Avenue, as shown on said Plat of AMERICAN BANKERS OFFICE PARK; thence $N78^{\circ}37'01''E$ along said centerline of Quail Roost Drive (State Road No. 994) for 122.00 feet; thence $N78^{\circ}56'13''$ for 65.83 feet; thence $S11^{\circ}03'47''E$ for 54.00 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence $S88^{\circ}59'35''E$ along a Limited Right-of-Way Line as shown on certain Florida Department of Transportation Right-of-Way Map for State Road No. 994, Section 87091-2503, last dated on June 1993, for 425.33 feet to a Point of Non-Tangent intersection of a circular curve to the left, concave to the Northeast (said point bears $S53^{\circ}36'17''W$ from the center of said curve); thence Southeasterly along the arc of said curve, having for its elements a radius of 1,235.92 feet, a central angle of $10^{\circ}36'15''$, for an arc distance of 228.71 feet to a Point of Tangency; thence $S46^{\circ}59'58''E$ for 71.42 feet; thence $S43^{\circ}16'53''W$ for 22.12 feet; thence $N46^{\circ}13'01''W$ for 88.27 feet to a Point of Non-Tangent intersection of a circular curve to the left, concave to the Southwest (said point bears $N41^{\circ}28'58''E$ from the center of said curve); thence Northwesterly, Westerly and Southwesterly along the arc of said curve having for its elements a radius of 290.00 feet, a central angle of $50^{\circ}31'48''$ for an arc distance of 255.75 feet to a Point of Tangency; thence $S80^{\circ}57'11''W$ for 2.27 feet; thence $N09^{\circ}02'20''W$ for 8.02 feet; thence $S80^{\circ}57'40''W$ for 161.99 feet to a Point of Curvature of a circular curve to the right, concave to the Northeast; thence Southwesterly, Westerly and Northwesterly along the arc of said curve, having for its elements a radius of 260.00 feet, a central angle of $37^{\circ}30'43''$ for an arc distance of 170.22 feet to a Point of Compound Curve of a circular curve to the right, concave to the Southeast;

thence Northwesterly, Northerly and Northeasterly along the arc of said curve, having for its elements a radius of 55.00 feet, a central angle of $140^{\circ}12'44''$ for an arc distance of 134.58 feet to the Point of Beginning.

Containing a Net Area of 1.43 Acres and a Gross Area of 2.14 Acres, more or less, by calculations.

EXHIBIT "A-2"**LEGAL DESCRIPTION OF PARCEL B**

Tract "A" and a portion of Tract "B" of "AMERICAN BANKERS OFFICE PARK", according to the plat thereof, as recorded in Plat Book 120, at Page 19, of the Public Records of Miami-Dade County Florida, being more particularly described as follows:

COMMENCE at the intersection of the centerlines of Quail Roost Drive (State Road No. 994) and SW 113th Avenue, as shown on said Plat of AMERICAN BANKERS OFFICE PARK; thence $N78^{\circ}37'01''E$ along said centerline of Quail Roost Drive (State Road No. 994) for 122.00 feet; thence $N78^{\circ}56'13''$ for 65.83 feet; thence $S11^{\circ}03'47''E$ for 54.00 feet; thence $S88^{\circ}59'35''E$ along a Limited Right-of-Way Line as shown on certain Florida Department of Transportation Right-of-Way Map for State Road No. 994, Section 87091-2503, last dated on June 1993, for 425.33 feet to a Point of Non-Tangent intersection of a circular curve to the left, concave to the Northeast (said point bears $S53^{\circ}36'17''W$ from the center of said curve); thence Southeasterly along the arc of said curve, having for its elements a radius of 1,235.92 feet, a central angle of $10^{\circ}36'15''$, for an arc distance of 228.71 feet to a Point of Tangency; thence $S46^{\circ}59'58''E$ for 71.42 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence $S43^{\circ}16'53''W$ for 22.12 feet; thence $N46^{\circ}13'01''W$ for 88.27 feet to a Point of Non-Tangent intersection of a circular curve to the left, concave to the Southwest (said point bears $N41^{\circ}28'58''E$ from the center of said curve); thence Northwesterly, Westerly and Southwesterly along the arc of said curve having for its elements a radius of 290.00 feet, a central angle of $50^{\circ}31'48''$ for an arc distance of 255.75 feet to a Point of Tangency; thence $S80^{\circ}57'11''W$ for 2.27 feet; thence $S09^{\circ}02'20''E$ for 71.98 feet to a Point of Non-Tangent intersection of a circular curve to the left, concave to the Northeast (said point bears $N09^{\circ}02'20''E$ from the center of said curve); thence Southwesterly, Southeasterly and Northeasterly along the arc of said curve having for its elements a radius of 18.20 feet, a central angle of $171^{\circ}54'03''$ for an arc distance of 54.60 feet to a Point of Tangency; thence $N89^{\circ}03'37''E$ for 143.23 feet; thence $S00^{\circ}44'20''W$ for 6.81 feet to Point of Non-Tangent

intersection of a circular curve to the left, concave to the Southwest (said point bears $N20^{\circ}52'46''E$ from the center of said curve); thence Southeasterly along the arc of said curve having for its elements a radius of 95.00 feet, a central angle of $68^{\circ}22'54''$ for an arc distance of 113.37 feet to a Point of Tangency; thence $S00^{\circ}44'20''E$ along the East Right-of-Way Line of SW 112th Avenue for 1,984.14 feet; thence $S00^{\circ}45'01''E$ for 1,310.94 feet to a Point of Curvature of a circular curve to the left, concave to the Northeast, thence Southeasterly and Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, a central angle $90^{\circ}18'38''$ for an arc distance of 39.41 feet to a Point of Tangency; thence $N88^{\circ}56'21''E$ along the North Right-of-Way Line of SW 196th Street for 1,455.50 feet, the following six (6) courses being along the Limited Access Right-of-Way Line of the Florida's Turnpike Homestead Extension (State Road No. 821); thence $N17^{\circ}41'20''W$ for 33.54 feet; thence $N13^{\circ}27'10''W$ for 552.03 feet; thence $N16^{\circ}34'05''W$ for 1,748.07 feet; thence $N18^{\circ}53'04''W$ for 321.54 feet to a Point of Non-Tangent intersection of a circular curve to the left, concave to the Southwest (said point bears $N69^{\circ}32'07''E$ from the center of said curve); thence Northwesterly along the arc of said curve having for its elements a radius of 1,340.67 feet, a central angle of $26^{\circ}32'05''$ for an arc distance of 620.89 feet to a Point of Tangency; thence $N46^{\circ}59'58''W$ for 465.80 feet to the Point of Beginning.

Containing a Net Area of 77.39 Acres and a Gross Area of 81.34 Acres, more or less, by calculations.

EXHIBIT "A-3"

LEGAL DESCRIPTION OF PARCEL C

Tract "C" of "AMERICAN BANKERS OFFICE PARK", according to the plat thereof, as recorded in Plat Book 120, at Page 19, of the Public Records of Miami-Dade County Florida.

Containing a Net Area of 0.28 Acres and a Gross Area of 1.30 Acres, more or less, by calculations.

EXHIBIT "B"

LOCATION MAP

APPLICANTS/REPRESENTATIVES

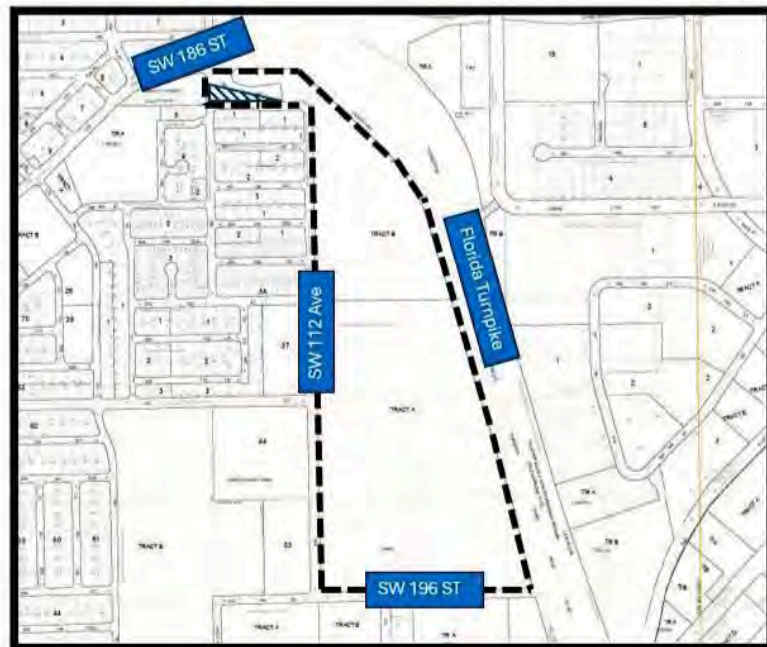
GPC Miami Business Park, LLC / Tracy R. Slavens, Esq. and Wesley Hevia, Esq.

DESCRIPTION OF SUBJECT AREA

The subject property (the "Property") is comprised approximately ±79.10 net acres (±84.8 gross acres) of land located in Section 6, Township 56 South, Range 40 East, in Unincorporated Miami-Dade County at 11222 Quail Roost Drive and 11195 SW 196 Street.

LOCATION MAP

Section 6, Township 56 South, Range 40 East



LEGEND

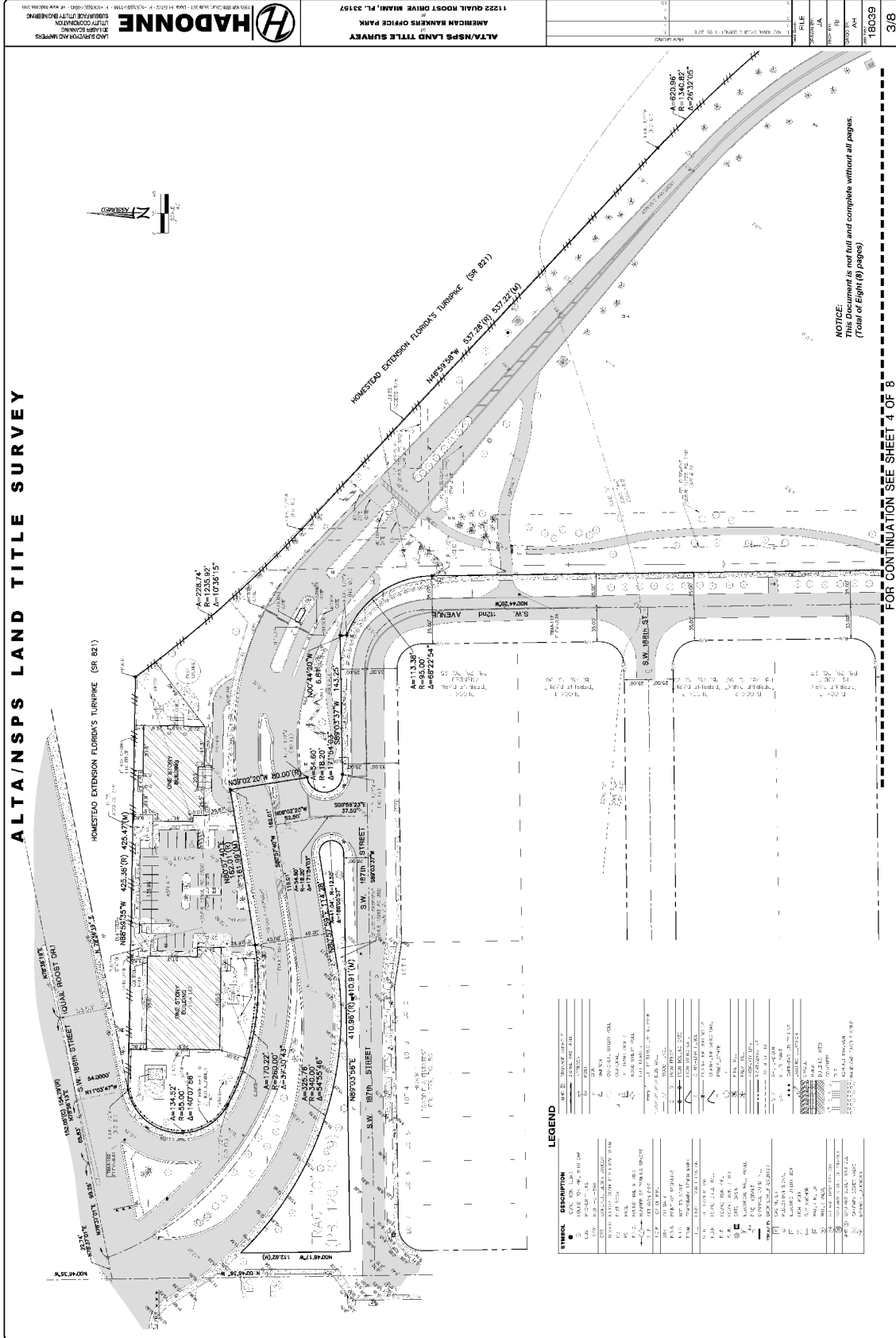


Application Area



Parcel C - Not a development parcel and not subject to change

*100% of the Application area is owned by AMERICAN BANKERS LIFE ASSURANCE COMPANY OF FLORIDA. The Applicant is under contract to purchase, but does not own any portion of the Application area.



ALTA/NSPS LAND TITLE SURVEY

HADONNE
 LAND SURVEY AND MAPPING
 3145 S.W. 15TH AVENUE
 MIAMI, FL 33135
 PHONE: (305) 851-1111
 FAX: (305) 851-1112
 WWW.HADONNE.COM

ALTA/NSPS LAND TITLE SURVEY
 AMERICAN BANKERS OFFICE PARK
 11222 QUALI HOUST DRIVE MIAMI, FL 33197

DATE	11/20/2024
PROJECT	AMERICAN BANKERS OFFICE PARK
FILE	11222 QUALI HOUST DRIVE
DATE	11/20/2024
PROJECT	AMERICAN BANKERS OFFICE PARK
FILE	11222 QUALI HOUST DRIVE
DATE	11/20/2024
PROJECT	AMERICAN BANKERS OFFICE PARK
FILE	11222 QUALI HOUST DRIVE

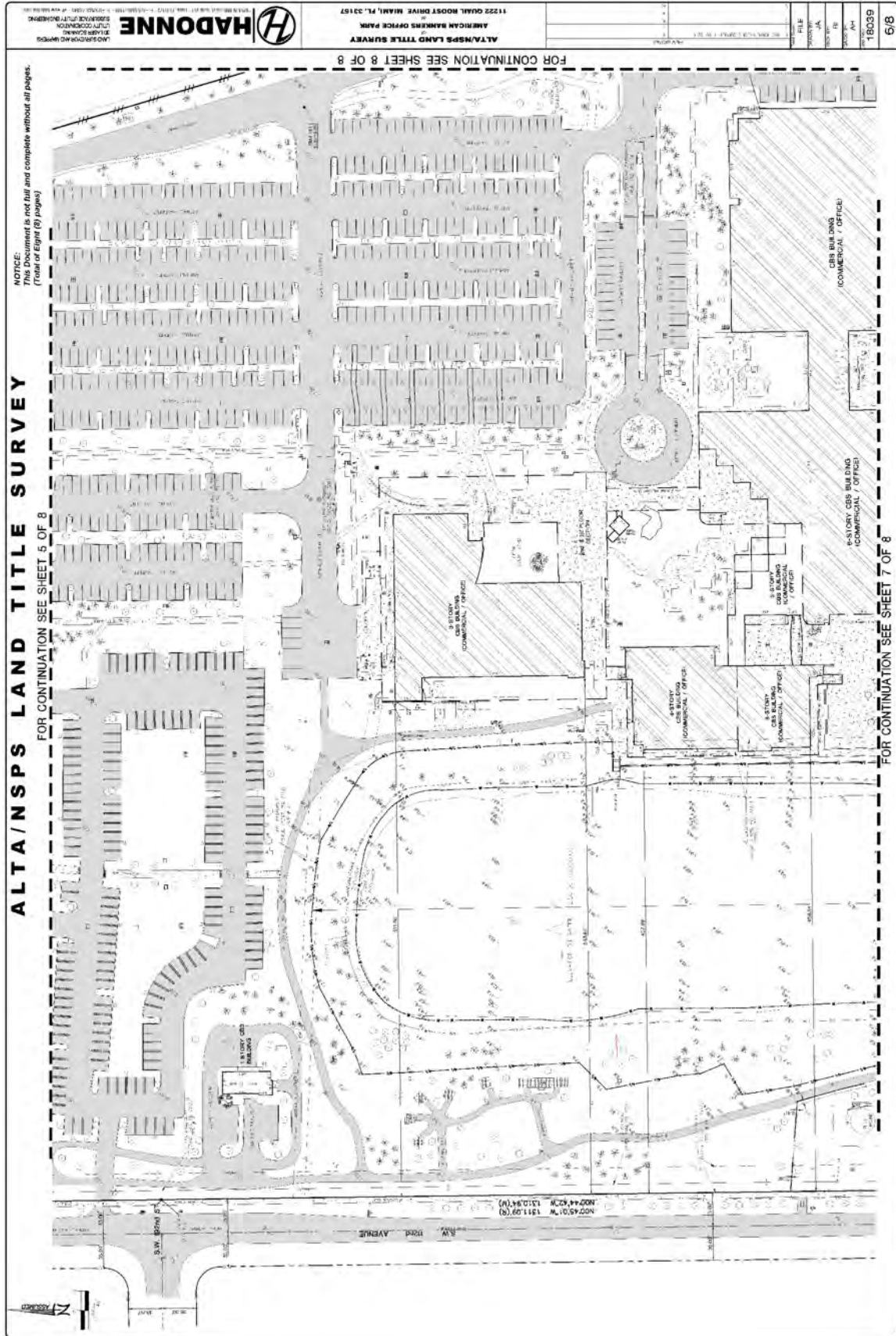
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 (Total of Eight (8) pages)

FOR CONTINUATION SEE SHEET 4 OF 8

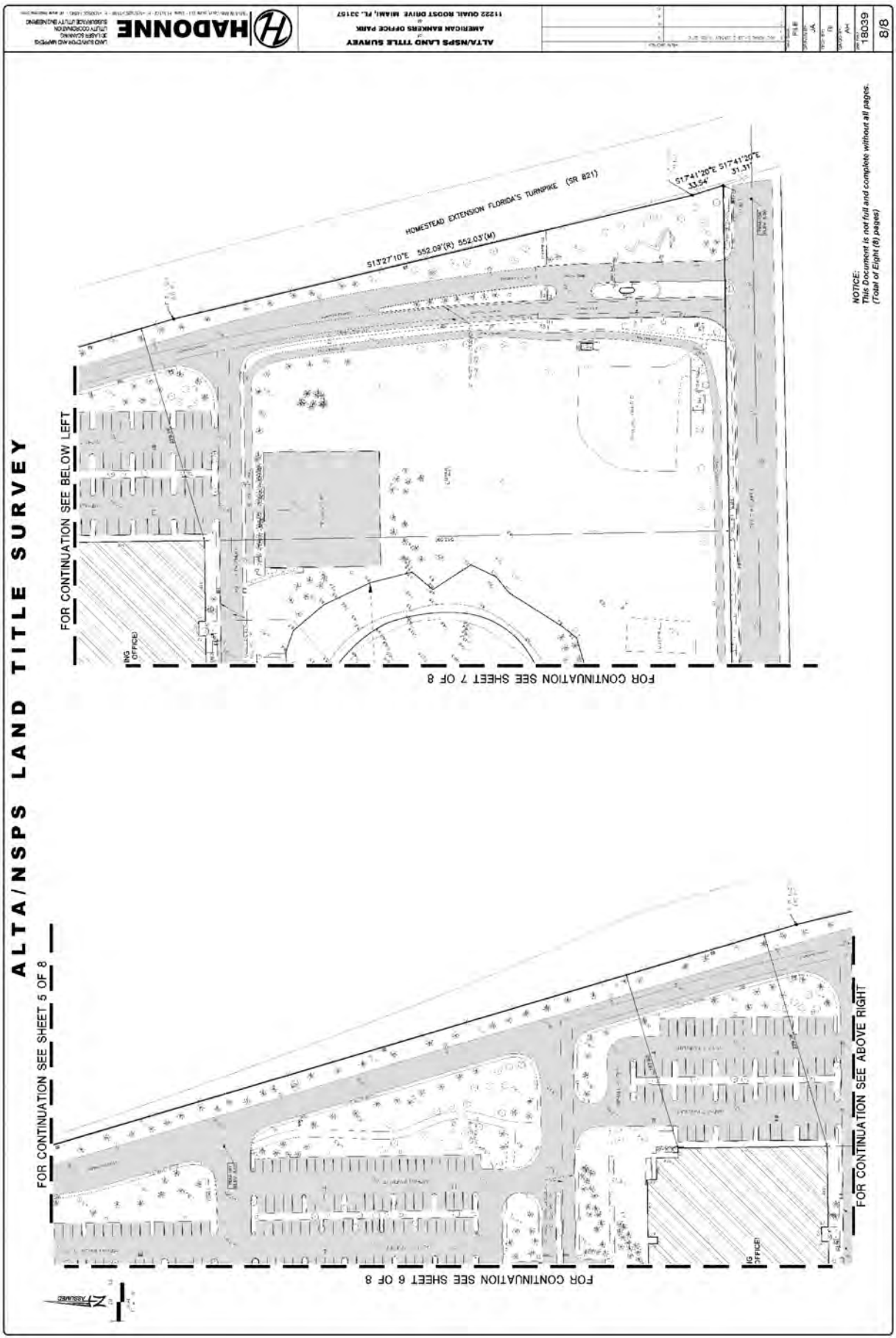
180339
 3/8

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	1. UNIMPROVED LOT
(Symbol)	2. IMPROVED LOT
(Symbol)	3. UNIMPROVED LOT
(Symbol)	4. IMPROVED LOT
(Symbol)	5. UNIMPROVED LOT
(Symbol)	6. IMPROVED LOT
(Symbol)	7. UNIMPROVED LOT
(Symbol)	8. IMPROVED LOT
(Symbol)	9. UNIMPROVED LOT
(Symbol)	10. IMPROVED LOT
(Symbol)	11. UNIMPROVED LOT
(Symbol)	12. IMPROVED LOT
(Symbol)	13. UNIMPROVED LOT
(Symbol)	14. IMPROVED LOT
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(Symbol)	17. UNIMPROVED LOT
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(Symbol)	19. UNIMPROVED LOT
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(Symbol)	21. UNIMPROVED LOT
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(Symbol)	26. IMPROVED LOT
(Symbol)	27. UNIMPROVED LOT
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(Symbol)	38. IMPROVED LOT
(Symbol)	39. UNIMPROVED LOT
(Symbol)	40. IMPROVED LOT
(Symbol)	41. UNIMPROVED LOT
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(Symbol)	45. UNIMPROVED LOT
(Symbol)	46. IMPROVED LOT
(Symbol)	47. UNIMPROVED LOT
(Symbol)	48. IMPROVED LOT
(Symbol)	49. UNIMPROVED LOT
(Symbol)	50. IMPROVED LOT



ALTA/NSPS LAND TITLE SURVEY



HADONNE
 LAND SURVEYING & ENGINEERING
 11222 QUAIL ROOST DRIVE MIAMI, FL 33157
 AMERICAN BANKERS OFFICE PARK
 ALTA/NSPS LAND TITLE SURVEY

FILE NO.	18039
DATE	08/11/10
PROJECT	AMERICAN BANKERS OFFICE PARK
OWNER	AMERICAN BANKERS OFFICE PARK
SCALE	AS SHOWN
BY	J.A.
CHECKED BY	J.A.
DATE	08/11/10
APP. NO.	18039
APP. DATE	08/11/10
APP. NAME	J.A.
APP. TITLE	REGISTERED PROFESSIONAL SURVEYOR
APP. NO.	18039
APP. DATE	08/11/10
APP. NAME	J.A.
APP. TITLE	REGISTERED PROFESSIONAL SURVEYOR

FOR CONTINUATION SEE SHEET 5 OF 8

FOR CONTINUATION SEE BELOW LEFT

FOR CONTINUATION SEE SHEET 7 OF 8

FOR CONTINUATION SEE SHEET 6 OF 8

FOR CONTINUATION SEE ABOVE RIGHT

NOTICE:
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(Total of Eight (8) pages)

RER - Planning Division
 Recd. June 17 2025
 App. CDMP0250007

Disclosure of Interest

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

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: GPC MIAMI BUSINESS PARK, LLC

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

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

A

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
GPC Miami Business Park, LLC	AMERICAN BANKERS LIFE ASSURANCE COMPANY OF FLORIDA	30-6006-034-0015 (±7.50 acres)	± 84.8 gross acres
		30-6006-034-0010 (±30.13 acres)	
		30-6006-034-0025 (±4.17 acres)	± 79.10 net acres
		30-6006-034-0020 (±23.36 acres)	
		30-6006-034-0030 (±0.31 acres)	
		<i>*Per Property Appraiser</i>	<i>*Per Survey</i>

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A	GPC MIAMI BUSINESS PARK, LLC		X	

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

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

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

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

CORPORATION NAME: _____

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>

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

TRUSTEES NAME: _____

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

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

PARTNERSHIP NAME: _____

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF INTEREST

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

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
GPC MIAMI BUSINESS PARK, LLC	
Leo Ghitis 2980 NE 207TH ST SUITE 706 AVENTURA, FL 33180	100%

Date of Contract: January 22, 2025

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

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

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

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

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

CORPORATION NAME: AMERICAN BANKERS LIFE ASSURANCE COMPANY OF FLORIDA

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
AMERICAN BANKERS LIFE ASSURANCE COMPANY OF FLORIDA is ultimately	
owned by Assurant, Inc., a publicly traded company (NYSE: AIZ)	
See attached Exhibit "B"	

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

TRUSTEE'S NAME: _____

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

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

PARTNERSHIP NAME: _____

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

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

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF INTEREST</u>
GPC MIAMI BUSINESS PARK, LLC	
Leo Ghitis 2980 NE 207TH ST SUITE 706 AVENTURA, FL 33180	100%

Date of Contract: January 22, 2025

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

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

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

Applicant's Signature and Printed Name
(Complete one signature page per applicant)

Signature [Handwritten Signature]

Printed Name Leo Ghitis

on behalf of GPC MIAMI BUSINESS PARK, LLC

State of Florida
County of Miami-Dade


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

physical presence online notarization this 20th day of May, 2025.
(date) (month)(year)

by Leo Ghitis
(name of individual swearing or affirming)

as Officer for GPC Miami Business Park, LLC
(type of authority, e.g., Officer, Attorney-in Fact) (Name of party on behalf of whom executed)

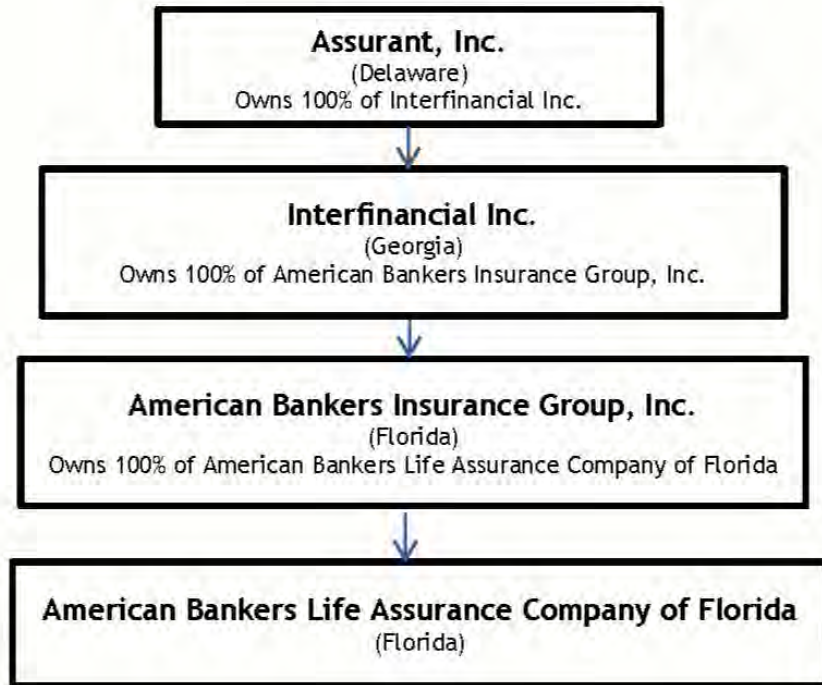
Individual identified by: personal knowledge satisfactory evidence _____
(type)

 <p>(affix Florida Notary Seal above)</p>	<p><u>Carolyn Grimberg</u> (Signature of Notary Public)</p> <p><u>Carolyn Grimberg</u> (typed, printed, or stamped name of Notary Public)</p>
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My Commission Expires: November 20, 2028

EXHIBIT B

American Bankers Life Assurance Company of Florida Corporate Structure Chart



APPENDIX B

**Concurrent Zoning Application No. Z2025000117 Letter of Intent
(dated December 22, 2025)**

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-117 DATE: DEC 23 2025 BY: E307493



Tracy R. Slavens, Esq.
+1 305-673-2585
tslavens@lsnlaw.com

December 22, 2025

VIA ELECTRONIC DELIVERY

Mr. Eric Silva, AICP
Assistant Director for Development Services
Dept. of Regulatory and Economic Resources
111 NW First Street, 11th Floor
Miami, Florida 33128

Re: AMERICAN BANKERS LIFE ASSURANCE COMPANY OF FLORIDA
Amended Letter of Intent for Zoning Public Hearing Application - American Bankers Insurance
Group Development of Regional Impact - 11222 Quail Roost Drive, Miami-Dade County, Florida

Dear Mr. Silva:

Please accept this amended letter of intent on behalf of AMERICAN BANKERS LIFE ASSURANCE COMPANY OF FLORIDA (the "Applicant"), for the requests made herein in connection with that certain ± 84.78 gross acres (± 79.10 net acres) of land located at 11222 Quail Roost drive, and identified by folio nos. 30-6006-034-0015, 30-6006-034-0010, 30-6006-034-0025, 30-6006-034-0020, and 30-6006-034-0030 (the "Property"). The Property is also known as the American Bankers Insurance Group Development of Regional Impact (the "ABIG DRI").

I. REQUESTS

The Applicant is seeking the approval of the following amended zoning requests with this Application pursuant to the process set forth by Section 33-314(A)(1) of the County Code:

1. Approval of an amendment to Resolution No. Z-186-81, as last amended by Resolution No. Z-180-95, to permit the modification of the approved DRI Development Program for the ABIG DRI, amend conditions 1, 3, 4, 5, 6, 7, 8, 14, 15, 28, and 35, delete conditions 9, 10, 11, 12, 17, 19, 22, 25, 26, 27, 29, and 36, and acceptance of a DRI Master Plan and Land Use Equivalency Matrix.

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2. District Boundary Change from Office Park District (OPD) to Limited Business District (BU-1A) on Parcel A, consisting of ±2.14 gross acres (±1.43 net acres) (legal description enclosed).
3. District Boundary Change from Office Park District (OPD) to Industrial, Light Manufacturing District (IU-1) on Parcel B, consisting of ±81.43 gross acres (±77.39 net acres) (legal description enclosed).
4. Approval of Unusual Use to permit a multi-purpose recreational facility pursuant to Section 33-13 of the Miami-Dade County Code.

The Application is being processed concurrently with a large-scale special amendment to the Land Use Plan Map of the Miami-Dade County Comprehensive Development Master Plan (the “CDMP Application”), which has been submitted to the Planning Division in accordance with Section 2-116.1(5) of the Miami-Dade County Code.

II. PROPERTY

The subject property (the “Property”) is comprised of approximately ±84.78 gross acres (±79.10 net acres) located in Section 10, Township 54 South, Range 39, in unincorporated Miami-Dade County at 11222 Quail Roost Drive and 11195 SW 196 Street (folio nos. 30-6006-034-0015, 30-6006-034-0010, 30-6006-034-0025, 30-6006-034-0020, and 30-6006-034-0030¹). The Property is currently improved with a ±470,000 square foot office building constructed in 1982, with additions constructed in 1984 and 1997, and a ±14,431 square foot, 330-student day care facility that has been closed and non-operational since 2019, all of which is governed by the ABIG DRI. The Property is currently unoccupied.

The Property is generally bounded by Quail Roost Drive/State Road 994 to the north, SW 196 Street to the south, Homestead Extension of the Florida’s Turnpike (“HEFT”) to the east, and SW 112 Avenue to the west. The Property located is Miami-Dade County (“County”) Commission District 9. The Property is within the Urban Development Boundary (“UDB”), within the 1/4 mile and 1/2 mile Strategic Miami Area Rapid Transit (the “SMART”) Plan Corridor Buffer Areas for the South Dade Transitway. Beyond the Expressway (HEFT), Major Roadway (Quail Roost Drive), and local roads, the development surrounding the Property is characterized by a mix of uses. Industrial and commercial uses characterize the area to the east, single-family residential development characterizes the areas to the north and west, a park and public high school are located to the west, and multi-family residential uses are the predominant uses to the south of the Property. The South Dade Transitway is located southeast of the Property and the Caribbean Boulevard (SW 200 Street) Bus Rapid Transit stop is approximately 1/4 mile from the Property.

¹ No district boundary change is being proposed for the parcel identified by folio no. 30-6006-034-0030.

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The Property is one of very few underdeveloped sites of its size within the UDB. In concert with its strategic location directly adjacent to the HEFT and fronting a designated Major Roadway, the Property is ideally suited for Class-A warehouse uses, such as a modern logistics and distribution center, as well as a balanced complement of hotel, office, and recreational/commercial uses to ensure that the Property functions as an accessible community amenity in addition to being an essential logistics resource for the wider region. This is consistent with Policy LU-1G of the CDMP, which mandates that business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections. The Property is also within the Buffer Area of the South Dade Transitway Corridor of the SMART Plan, an established urbanized area that is growing and transforming into a vibrant mixed-use neighborhood. The South Dade Transitway Corridor features a range of horizontal uses nearby, including commercial, industrial, and residential, which are served by premium transit.

III. REQUEST FOR MODIFICATION OF THE AMERICAN BANKERS INSURANCE GROUP DRI

The Applicant is seeking to modify the ABIG DRI, first approved by the Board of County Commissioners on July 23, 1981, by Resolution No. Z-186-81, Z-185-81, 4-ZAB-243-84, Z-240-84, Z-241-84, 4-ZAB-43-85, 4-ZAB-407-85, Z-50-88, Z-18-89, 5-ZAB-292-94, Z-184-94, 2-ZAB-206-63, and 4-ZAB-173-79, which has been amended over time and was last modified by Resolution no. Z-180-95, passed and adopted by the Board of County Commissioners on December 7, 1995 (the "DRI Development Order"). In recent years, the state's policy towards DRIs has significantly altered, with focus shifting towards promoting local decision-making. In 2018, the State Legislature amended Section 380.06, Florida Statutes, to effectively eliminate the DRI review process for many developments. This legislation also results in local governments taking on the review of amendments to existing DRIs pursuant to Section 380.06(7)(a)-(b), Florida Statutes.

A. DRI Status

The ABIG DRI originally authorized the development of a corporate headquarters on the Property. The development successfully operated for many decades as the American Bankers Insurance Group ("ABIG") and Assurant campus, complete with a daycare facility and plans for a hotel. However, in 2020, in response to the COVID-19 quarantines and a global shift to remote work, the majority of the 2,500 employees that once populated this campus on a daily basis began working from home. Following the end of the pandemic, ABIG/Assurant made the decision to maintain its remote work policies for its employees, which eliminated its need for office space of this scale. ABIG/Assurant has since vacated the Property and has relocated its operations to another location.

The nature of the existing development and its associated DRI Development Program no longer serve the needs of ABIG/Assurant, or the general market. Therefore, the Applicant

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proposes to amend the DRI to implement a modified DRI Development Program that aligns with the needs of the region by simultaneously increasing and decreasing certain uses. The proposed amendment will allow for the redevelopment of the Property with a state-of-the-art logistics park featuring two types of Class-A warehouse, together with lesser but thoughtfully integrated commercial/retail, office, multi-purpose recreational facilities, and hotel uses.

The proposed changes are based, in part, on the South Dade regional and Countywide need for state-of-the-art industrial use and with the goal of right-sizing the office component to satisfy market demands as well as providing some much needed convenience commercial use on the west side of the HEFT, but are also designed to thoughtfully integrate a balanced complement of hotel, office, and recreational uses alongside the broader logistics center component to ensure that the Property also functions as an accessible community amenity in addition to being an essential logistics resource for the wider region. Specifically, the integration of hotel and multipurpose recreational facility uses within the proposed logistics park is designed to serve the community by establishing the property as an accessible amenity that goes beyond its primary industrial function. This balanced approach enhances the local quality of life, as the recreational facility component especially offers residents additional space for community gathering and indoor areas to recreate in, promoting overall well-being. Additionally, the new uses – particularly the hotel – will provide quality lodging for visitors, and will generate a variety of new job opportunities separate from the warehouse logistics, contributing to local economic diversification and potentially reducing the lengthy commutes currently faced by South Dade residents who travel north for work. The presence of these complementary uses also aids in creating a more overall dynamic development, ensuring better compatibility with the surrounding residential neighborhoods and transforming an underutilized corporate campus into a vibrant, multi-functional asset for the area.

B. Proposed Changes

The proposed amendment to the ABIG DRI will establish an amended DRI Development Program for the project that consists of the following uses:

From the current approved DRI Development Program:

- 470,000 square feet of office use
- 30,000 square feet of warehouse use
- 250 hotel rooms
- 330 student day care facility

To the following proposed amended DRI Development Program:

- 1,091,500 square feet Industrial/Warehouse, including:
 - 568,000 square feet of high-cube fulfillment center warehouse
 - 523,500 square feet of high-cube parcel hub warehouse

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- 20,000 square feet of retail
- 75,000 square feet of office
- 75,000 sf of Multipurpose Recreational Facility
- 50 room hotel

The above proposed amended DRI Development Program may be adjusted in accordance with that certain Land Use Equivalency Matrix, prepared by Kimley-Horn and Associates, dated December, 2025.

The proposed amended DRI Master Plan is as follows:



In connection with Request #1, the Applicant proposes to amend and delete certain conditions of the DRI Development Order. Many of the conditions in the current approved DRI Development Order, which were imposed in response to the impacts created by office, hotel, and daycare uses, either do not apply to, or conflict with, the proposed amended DRI Development Program. Similarly, several of the conditions in the current approved DRI Development Order relate to physical site improvements required in connection with the original office park development which have been long satisfied or are no longer applicable. The draft of the amendments and deletions to the DRI Development Order conditions is included with this Application. It should be noted that the attached draft DRI Development Order will continue to be revised, and additional conditions may be incorporated, in response to comments received during the review process for this Application.

The Application proposes acceptance of a Land Use Equivalency Matrix, depicted as follows, that will allow necessary flexibility for the future exchange of uses within the reduced scope of impacts analyzed for the proposed amended DRI Development Program. The Land Use

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Equivalency Matrix was prepared by Kimley-Horn and Associates as part of the Trip Generation Comparison Analysis dated December 16, 2025 and is enclosed with this Application. This matrix provides ratios to convert portions of a land use to equivalent portions of another land use without changing the number of trips generated by the overall development program.

Land Use	Net External P.M. Peak Hour Equivalency Rates	TO:	High-Cube Fulfillment Center Warehouse	High-Cube Parcel Hub Warehouse	Strip Retail Plaza	General Office Building	Multipurpose Recreational Facility	Hotel
		Units	ksf	ksf	ksf	ksf	ksf	room
FROM:			0.1585	0.6304	3.3500	1.7200	3.4800	0.5200
High-Cube Fulfillment Center Warehouse	0.1585	ksf	1.0000	0.2514	0.0473	0.0922	0.0455	0.3048
High-Cube Parcel Hub Warehouse	0.6304	ksf	3.9773	1.0000	0.1882	0.3665	0.1811	1.2123
Strip Retail Plaza	3.3500	ksf	21.1356	5.3141	1.0000	1.9477	0.9626	6.4423
General Office Building	1.7200	ksf	10.8517	2.7284	0.5134	1.0000	0.4943	3.3077
Multipurpose Recreational Facility	3.4800	ksf	21.9558	5.5203	1.0388	2.0233	1.0000	6.6923
Hotel	0.5200	room	3.2808	0.8249	0.1552	0.3023	0.1494	1.0000

This Land Use Equivalency Matrix shall be incorporated into the amended DRI Development Order.

C. Concurrency Analysis

The proposed changes to the ABIG DRI will not increase the impacts to critical infrastructure, including traffic, water and sewer.

The proposed amended DRI Development Program is also consistent with existing vested development approvals for the Property from a traffic generation perspective and the simultaneous decrease in office use and increase in industrial and retail uses will result in no net increase to traffic volumes. The approved DRI Development Program currently vests approximately 903 net new external P.M. peak hour vehicle trips, according to the Trip Generation Comparison Analysis, prepared by Kimley-Horn. Additionally, all of the required roadway improvements set forth by the DRI Development Order that were feasible to construct have been completed. Enclosed with this submittal is a list of the completed improvements.

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Table 1: Peak Hour Trip Generation Summary				
Land Use (ITE Code)	Scale	Entering Trips	Exiting Trips	Net New External Trips
A.M. Peak Hour (P.M. Peak Hour)				
<i>Previously Approved DRI Program</i>				
General Office Building (710)	470,000 square feet	541 (102)	76 (498)	617 (600)
Warehousing (150)	30,000 square feet	20 (8)	6 (22)	26 (30)
Hotel (310)	250 rooms	66 (80)	31 (77)	97 (157)
Day Care Center (565)	330 students	116 (55)	106 (61)	222 (116)
Existing Maximum Development Potential		743 (245)	219 (658)	962 (903)
<i>Proposed DRI NOPC Program</i>				
High-Cube Fulfillment Center Warehouse (155)	568,000 square feet	67 (35)	15 (55)	82 (90)
High-Cube Parcel Hub Warehouse (156)	523,500 square feet	177 (226)	175 (104)	352 (330)
Strip Retail Plaza (822)	20,000 square feet	17 (33)	13 (34)	30 (67)
General Office Building (710)	75,000 square feet	111 (22)	15 (107)	126 (129)
Multipurpose Recreational Facility (435)	75,000 square feet	0 (145)	0 (116)	0 (261)
Hotel (310)	50 rooms	13 (12)	1 (14)	14 (26)
Proposed Maximum Development Potential		385 (473)	219 (430)	604 (903)
Net Change (Proposed – Existing)				
Net New Vehicle Trips		-358 (228)	0 (-228)	-358 (0)

A copy of the Trip Generation Comparison Analysis dated December, 2025, prepared by Kimley-Horn and Associates is enclosed with this Application.

By decreasing office use and exchanging it for industrial and, to a lesser extent, recreational facility, commercial, and hotel uses, the redevelopment of the Property will result in a significant reduction of demand for water and sewer services. Office use, which has been the main use of the Property for decades, generates significant demands on water and sewer systems. According to the Water and Sewer Generation Comparison, prepared by Langan Engineering, and dated December 12, 2025, the current approved DRI Development Program generated a demand of 54,355 gallons per day of water and sewer capacity. The proposed DRI Development Program is estimated to generate approximately 40,825 gallons per day of water and sewer capacity. This is an approximately 25% decrease in demand from the current allocation of use for the Property.

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DAILY RATED GALLONAGE

APPROVED DEVELOPMENT PROGRAM			
Use	Loading unit	Loading/Use	Potable Water and Sewer Demand (GPD)
Office use	470,000	5 GPD/100 SF	23,500
Warehouse Use	30,000	2 GPD/ 100 SF	600
Hotel	250 rooms	115 GPD/ room	28,750
Student day care facility	330 students (14,850 SF*)	10 GPD/ 100 SF	1,485
TOTAL DAILY GALLONAGE			54,335

*Assumed square footage based on MDC Sec 33-151.18 minimum day care facilities per student.

PROPOSED DEVELOPMENT PROGRAM			
Use	Loading unit	Loading/Use	Potable Water and Sewer Demand (GPD)
Office use	75,000	5 GPD/100 SF	3,750
Warehouse Use	1,091,250	2 GPD/ 100 SF	21,825
Hotel	50	115 GPD/ room	5,750
Recreational Facility*	75,000	10 GPD/ 100 SF	7,500
Commercial, Retail Use	20,000	10 GPD / 100 SF	2,000
TOTAL DAILY GALLONAGE			40,825
Net Water/Sewer			(13,510)

*Considered uses include trampoline park, kids play area, indoor soccer, etc. Therefore, retail loading rate was utilized to estimate the water/sewer demand for this use.

A copy of the Water and Sewer Generation Comparison, dated December 12, 2025, is enclosed with this Application.

IV. REQUEST FOR DISTRICT BOUNDARY CHANGE FROM OPD TO BU-1A ON PARCEL A

Applicant requests a district boundary change on Parcel A from OPD to BU-1A. The district boundary change will allow for the development of up to 20,000 square feet of retail/commercial use on Parcel A, in accordance with the proposed amended DRI Master Plan. The proposed district boundary change is compatible with the surrounding neighborhood context based on fundamental planning principles. Parcel A consists of ±2.14 gross acres (±1.43 net acres) and is currently improved with a 330-student day care facility that has been closed and non-operational since 2019. As described in greater detail above, the Property directly adjacent to the HEFT and fronts a designated Major Roadway. Specifically, Parcel A directly abuts Major Roadway SR 994/Quail Roost Drive along its main northern frontage and the HEFT interchange on its eastern side. As described above, Parcel A is also subject to a concurrent special amendment to the Land Use Plan Map of the CDMP from

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“Office/Residential” to “Business and Office,” which has been submitted to the Planning Division.

Parcel A both provides a buffer from residential uses, and is an appropriate transitional use from the residential uses to the north and west to the industrial uses to the west and industrial and other complementary uses proposed to the south on Parcel B. Additionally, Parcel A is uniquely situated to address the convenience retail needs of local residents and regional commuters alike by virtue of its frontage on SR 994/Quail Roost Drive and adjacency to the HEFT interchange. There are currently limited retail options available immediately abutting this particular HEFT interchange given that the property abutting the northwest portion of the interchange is improved with a church, the property abutting the northeast portion of the interchange is improved with a self-storage facility, and the property abutting the southeast portion of the interchange is improved with a cross-access car dealership and self-storage facility.

The proposed district boundary change is likewise compatible with various CDMP Goals, Policies, and objectives. Policy LU-1G of the CDMP mandates that business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections. Similarly, Policy LU-7I encourages development at or near existing or future transit stations. In addition, the proposed development adheres to the general spirit of the CDMP Land Use Element’s Guidelines for Urban Form, the County’s Sea Level Rise Strategy, and furthers the County’s goal to encourage strategic urban development near transit corridors.

V. REQUEST FOR DISTRICT BOUNDARY CHANGE FROM OPD TO IU-1 ON PARCEL B

Applicant requests a district boundary change on Parcel B from OPD to IU-1. Similar to Parcel A, Parcel B is also subject to a concurrent special amendment to the Land Use Plan Map of the CDMP from “Office/Residential” to “Industrial/Office.” Parcel B consists of ±81.43 gross acres (±77.39 net acres) and is currently improved with a corporate office campus as described in greater detail above. As described in greater detail above, the Property directly adjacent to the HEFT and fronts a designated Major Roadway. The proposed district boundary change will allow for the development of up 1,091,500 square feet Industrial/Warehouse (568,000 square feet of high-cube fulfillment center warehouse and 523,500 square feet of high-cube parcel hub warehouse), 75,000 square feet of office, 75,000 sf of Multipurpose Recreational Facility, and 50 room hotel on Parcel B, in accordance with the proposed amended DRI Master Plan.

The proposed district boundary change is compatible with the surrounding neighborhood context based on fundamental planning principles. Specifically, the Property is within the Buffer Area of the South Dade Transitway Corridor of the SMART Plan - an established urbanized area that is growing and transforming into a vibrant mixed-use neighborhood with a range of horizontal uses nearby, including commercial, industrial, and residential, and served by premium

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-117 DATE: DEC 23 2025 BY: E307493

transit, Parcel B is also appropriately buffered from residential uses through a combination of the commercial uses proposed for the Property's frontage on the Major Roadway and Expressway to the north and east, distance separation through combination of multi-lane roadways and private drives to the east and west, and landscape buffers that will be incorporated as part of the site plan process.

The Property's size and location present a unique opportunity to thoughtfully integrate a balanced complement of hotel, office, and recreational/commercial uses alongside the larger logistics center component to ensure that the Property also functions as an accessible community amenity in addition to being an essential logistics resource for the wider region. Specifically, the integration of hotel and multipurpose recreational facility uses within the proposed logistics park is designed to serve the community by establishing the property as an accessible amenity that goes beyond its primary industrial function. This balanced approach enhances the local quality of life, as the recreational facility component especially offers residents additional space for community gathering and indoor areas to recreate in, promoting overall well-being. Additionally, the new uses – particularly the hotel – will provide quality lodging for visitors, and will generate a variety of new job opportunities separate from the warehouse logistics, contributing to local economic diversification and potentially reducing the lengthy commutes currently faced by South Dade residents who travel north for work. The presence of these complementary uses also aids in creating a more overall dynamic development, ensuring better compatibility with the surrounding residential neighborhoods and transforming an underutilized corporate campus into a vibrant, multi-functional asset for the area.

Further, given the Property's size and location, it has very limited comparables existing within the UDB. In concert with its strategic location directly adjacent to the HEFT and fronting a designated Major Roadway, the Property is ideally suited for a modern logistics distribution center and the above-described complementary uses. This is consistent with the CDMP Land Use Element's Guidelines for Urban Form and Policy LU-1G of the CDMP, which mandates that business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections. The proposed district boundary change is likewise compatible with Policy LU-7I, which encourages development at or near existing or future transit stations. In addition, the proposed development adheres to the general spirit of the County's Sea Level Rise Strategy, and furthers the County's goal to encourage strategic urban development near transit corridors.

VI. APPROVAL OF AN UNUSUAL USE TO PERMIT A MULTI-PURPOSE RECREATIONAL FACILITY ON PARCEL B PURSUANT TO SECTION 33-13 OF THE CODE

In order to effectuate the thoughtful integration of certain multipurpose recreational facility uses within the proposed logistics park on Parcel B in a manner that serves the community in a manner that goes beyond industrial functions, the Applicant is requesting approval of an Unusual Use pursuant to Section 33-13 of the County Code. Specifically,

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Section 33-13(e) states that “unusual uses or uses similar thereto” may be permitted in nonresidential zoning districts subject to approval at public hearing. Applicant requests authorization to implement a multi-purpose recreational facility use on Parcel B including indoor spaces for community gathering and indoor recreation. Examples of such a use include but are not limited to indoor sports/athletic facilities, fitness and wellness facilities, or community and entertainment facilities. As described above, allowing a multi-purpose recreational facility use as a complement to the main industrial park use and other proposed complementary uses will aid in creating a more overall dynamic development, ensuring better compatibility with the surrounding residential neighborhoods and further transforming an underutilized corporate campus into a vibrant, multi-functional asset for the area.

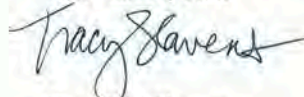
VII. CONCLUSION

The proposed changes to the ABIG DRI will address the shortage of industrial space within the UDB and particularly in South Dade while thoughtfully integrating a balanced complement of hotel, office, retail (appropriately located at the intersection of a Major Roadway and an Expressway, adjacent to the SMART Corridor), and recreational/commercial uses alongside the broader logistics center component to ensure that the Property also functions as an accessible community amenity in addition to being an essential logistics resource for the wider region. The strategic redevelopment of this landmark property will benefit the community, the South Dade region, and the County as a whole, and will protect and further the Goals, Objectives, and Policies of the CDMP Land Use Element by situating appropriate uses in appropriate locations. Additionally, it will have no new impacts on traffic volumes and will result in a reduction in demand for water and sewer infrastructure based on the simultaneous decrease of office use and increase of warehouse and other complementary uses. The DRI Master Plan provided with this application is for reference only for the purpose of establishing the general locations of uses within the DRI. A separate formal site plan application, along with the required traffic impact analysis, will be submitted for review and approval at time of Administrative Site Plan Review.

Based on the foregoing, we request your favorable review of this Application. Should you have any questions or concerns, please do not hesitate to contact me. Thank you in advance for your considerate attention to this matter.

Respectfully submitted,

LSN LAW, P.A.



Tracy R. Slavens

Enclosures

APPENDIX C

Executive Summary of Traffic Impact Study (Received December 22, 2025)



Comprehensive Development
Master Plan (CDMP) Amendment
Traffic Impact Analysis for
Submittal to Miami-Dade County

**11222 QUAIL ROOST DRIVE
COMPREHENSIVE DEVELOPMENT
MASTER PLAN (CDMP) AMENDMENT**

Miami-Dade County, Florida

Kimley»»Horn

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Updated December 2025
September 2025
June 2025
May 2025
143634001

Comprehensive Development
Master Plan (CDMP) Amendment
Traffic Impact Analysis for
Submittal to Miami-Dade County

**11222 QUAIL ROOST DRIVE
COMPREHENSIVE DEVELOPMENT
MASTER PLAN (CDMP) AMENDMENT**
Miami-Dade County, Florida

Prepared for:

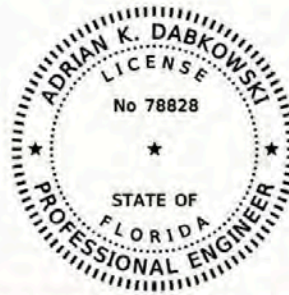
GPC Miami Business Park, LLC

Prepared by:

Kimley-Horn and Associates, Inc.



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Updated December 2025
September 2025
June 2025
May 2025
143634001



This item has been digitally signed and sealed by Adrian K. Dabkowski, P.E., PTOE, on the date adjacent to the seal.

Signed by:

Adrian K. Dabkowski
58887F38F083443

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

Adrian K. Dabkowski, P.E., PTOE
Florida Registration Number 78828
Kimley-Horn and Associates, Inc.
8201 Peters Road, Suite 2200
Plantation, FL 33324

EXECUTIVE SUMMARY

GPC Miami Business Park, LLC is proposing to amend the existing Comprehensive Development Master Plan (CDMP) for the approximate 84.78 gross acre site generally bounded by Quail Roost Drive/SR 994 to the north, SW 196th Street to the south, Homestead Extension of Florida's Turnpike (HEFT) to the east, and SW 112th Avenue to the west in unincorporated Miami-Dade County, Florida.

The amendment site was approved as the American Bankers Life Assurance Development of Regional Impact (DRI) with an existing maximum allowable development program consisting of 470,000 square feet of office space, 30,000 square feet of warehousing space, a 250-room hotel, and a 330-student day care center per the previously approved development of regional impact (DRI) for this site. The existing maximum allowable development generates a total of 903 P.M. peak hour net new external vehicular trips.

The amendment proposes to change the existing CDMP designation to allow for a maximum of 1,091,500 square feet of warehousing space (consisting of 568,000 square feet of high-cube fulfillment center warehousing and 523,500 square feet of high-cube parcel hub warehousing), 20,000 square feet of retail space, 75,000 square feet of office space, 75,000 square feet of multipurpose recreational space, and a 50-room hotel. This proposed maximum intensity generates 903 P.M. peak hour net new external vehicular trips, or zero (0) net new trips accounting for the existing maximum allowable intensity. Note that the site is currently occupied by 356,977 square feet of office space and a 330-student day care center. However, per guidance from Miami-Dade County staff, this amendment was prepared comparing the proposed maximum intensity to the previously approved DRI.

A roadway capacity analysis of nearby roadway segments was prepared for existing traffic conditions (2025), short-term concurrency (year 2028) without amendment traffic, short-term concurrency (year 2028) with amendment traffic, and long-term (year 2045) without amendment traffic. The results indicate that the proposed amendment is not expected to adversely impact any studied roadway segments under short-term analysis conditions. Additionally, the proposed amendment is not expected to result in an increase of new trips under long-term (year 2045) analysis conditions. Therefore, the proposed amendment is not considered to significantly nor adversely impact these roadways.

APPENDIX D

Applicant's Proffered Declaration of Restrictions (Received February 13, 2026)

This instrument was prepared by:

Name: Tracy Slavens, Esq.
Address: LSN Law, P.A.
3800 NE 1 Avenue, Suite 200
Miami, Florida 33137

Addresses: 11222 Quail Roost Drive
Miami, Florida 33157

Folios: 30-2232-000-0120, 30-2232-000-0150,
30-2232-000-0151

RER - Planning Division
Recd. February 13 2026

CDMP20250007
May 2025 Cycle
GBC Miami Business Park

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned AMERICAN BANKERS LIFE ASSURANCE COMPANY OF FLORIDA, a Florida corporation (the "Owner"), holds the fee simple title to the land in Miami-Dade County, Florida, of that certain parcel of land of land located at 11222 Quail Roost Drive, and identified by folio nos. 30-6006-034-0015, 30-6006-034-0010, 30-6006-034-0025, 30-6006-034-0020, and 30-6006-034-0030, more particularly described in Exhibit "A," attached hereto, and hereinafter called the "Property" which is supported by the Opinion of Title; and

WHEREAS, GPC MIAMI BUSINESS PARK, LLC (hereinafter referred to as the "Applicant") has applied for a cycle amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") and said amendment is identified as Application No. CDMP20250007 (the "Application"); and

WHEREAS, the Property is subject to a proposed amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") filed in the May Cycle and said amendment is identified as Application No. CDMP20250007 (the "Application"); and

WHEREAS, the Owner has concurrently filed a County zoning hearing application under Zoning Hearing Application No. Z2025000117, pursuant to section 2-116.1 of the Code of Miami-Dade County to rezone the Property from Office Park District (OPD) to Limited Business District (BU-1A) and Industrial Light Manufacturing District (IU-1); and

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

WHEREAS, the Applicant seeks to re-designate ±2.14 gross acres (±1.43 net acres) of the Property from "Office/Residential" to "Business and Office (Parcel A) and ±81.43 gross acres (±77.39 net acres) of the Property from "Office/Residential" to "Industrial and Office" (Parcel B) on the Miami-Dade County Comprehensive Development Master Plan adopted 2030 and 2040 Land Use Plan (the "LUP") map; and

WHEREAS, the Owner consents to this Application and has proffered this Declaration of Restrictions as part of the application, to assure the County that the representations made during the

consideration of the Application will be abided by; and

WHEREAS, the Owner seeks to develop the Property with the following: i) 1,091,500 square feet of industrial/warehouse use; ii) 75,000 square feet of office use; iii) 20,000 square feet of commercial/retail use; iv) 75,000 square feet of multi-purpose recreational use; and v) 50 hotel rooms, or an equivalent combination thereof in accordance with Paragraph 1 below.

WHEREAS, the Owner seeks to amend the American Bankers Insurance Group Development of Regional Impact (the "DRI") to permit the modification of the approved DRI Development Program and DRI Master Plan with this new development program; and

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

1. **Permitted Uses.** The development program proposed for the Property consists of the following: i) 1,091,500 square feet of industrial/warehouse use; ii) 75,000 square feet of office use; iii) 20,000 square feet of commercial/retail use; iv) 75,000 square feet of multi-purpose recreational use; and v) 50 hotel rooms (the "Base Development Program"), or an equivalent combination thereof in accordance with the terms of this paragraph. The Base Development Program would result in a total of 903 net external PM peak hour vehicle trips as was approved by the DRI. The density and intensity of uses set forth in the Base Development Program may be simultaneously increased and decreased, provided that in no event shall the total vehicle trip generation associated with the overall development of the Property exceed a total 903 net external PM peak hour vehicle trips.

Upon any application for site plan approval for all or any portion of the Property, the then Owner of the parcel that is subject of the site plan application shall provide the Department or its successor department with a trip generation analysis demonstrating that the proposed development of the Property does not exceed 903 net external PM peak hour vehicle trips, using the trip generation rates and methodological assumptions provided in the attached Exhibit "B" to this Declaration. In addition to the trip generation analysis, the Property shall be required to meet all applicable concurrency requirements, including water, sewer, solid waste, parks, and fire rescue.

2. **Connection to Public Water and Sanitary Sewer Service.** The Owner hereby acknowledges and agrees that the Property shall be connected to the public water and sewer system, at the Owner's expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the County Code and MDWASD rules, regulations, and design standards. The right to connect 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-24400FAM (S.D. Fla) (the "Consent Decree"), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.
3. **Pine Rockland.** The Owner acknowledges that a portion of the Property contains pine rockland, which is globally imperiled habitat found only in Miami-Dade and Monroe Counties. On February 2, 2026, the Regulatory and Economic Resources Division staff inspected the pine rockland and found several state-listed threatened plant species. In order to ensure consistency with the CDMP, including, but not limited to, CDMP policy CON-8D and CON-9A, the Owner shall conserve rare, endangered, threatened, and endemic species and the pine rockland with unique features, including

limestone rock substrate and geologic formations, by establishing pine rockland preservation area ("Pine Rockland Preserve"), which shall have a minimum size of 2.0 contiguous acres, located within the area identified in Exhibit "C," and which shall remain in a natural state and which shall be maintained as pine rockland habitat in perpetuity and protected from development.

The Owner agrees that prior to the County's tentative plat approval for any portion of the Property, the Owner agrees to establish the Pine Rockland Preserve as a separate tract or parcel by plat (separate folio number) or other legal instrument, as may be acceptable to Miami-Dade County. The Owner agrees to perform the removal of exotic vegetation from the Pine Rockland Preserve and the Owner shall maintain the Pine Rockland Preserve free of exotic vegetation with the standard maintenance threshold of less than 5% of the entirety of the area to prevent the growth or accumulation of such prohibited species. The Owner agrees to obtain a permit that authorizes the removal of exotic vegetation from RER to maintain the Pine Rockland Preserve. If the Owner wishes to convey the Pine Rockland Preserve to Miami-Dade County for perpetual preservation and maintenance of these areas, the Owner may make a written offer, by certified mail or other means of verified delivery, to the County to convey the Pine Rockland Preserve for use as a preservation area. Unless and until the Pine Rockland Preserve is conveyed to MiamiDade County, all Owners of the Property, including all Owners of any portion of the Property that is subject to this CDMP application, shall be responsible for complying with all requirements related to this Pine Rockland Preserve, including, but not limited to, the maintenance and preservation of the pine rockland habitat.

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

5. MISCELLANEOUS

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

- c. **Modification, Amendment, Release.** This Declaration may be modified, amended or released as to any parcel, more than one parcel or portion thereof, by a written instrument executed by the then owner(s) of all of such parcel(s) subject to such modification, amendment, or release, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida, after public hearing, provided that such modification, amendment, or release applies solely to the parcel(s) and the proposed development thereon. It is expressly understood that in instances where a modification, amendment, or release applies to a specific parcel(s) within the Property, or portion thereof, the consent of the owner(s) of parcel(s) not subject to the said modification, amendment, or release shall not be required. 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, amendment or release of this Declaration, such modification, amendment or release 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.
- d. **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 a court of competent jurisdiction 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.
- e. **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.
- f. **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, Miami-Dade 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.

- g. **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.
- h. **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by Miami-Dade County (or successor municipality), and inspections made and approval of occupancy given by Miami-Dade 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.
- i. **Severability.** Invalidation of any one of these covenants, by judgment of a court of competent jurisdiction, 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.
- j. **Recordation and Effective Date.** This Declaration shall be filed of record in the Public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application by the Board of County Commissioners. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.
- k. **Acceptance of Declaration.** The Owner acknowledges that acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance.
- l. **Owner.** The term Owner shall include all heirs, assigns, and successors in interest.

[Execution Pages Follow]

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions as of this ____ day of _____, 202__.

WITNESSES:

AMERICAN BANKERS LIFE ASSURANCE COMPANY OF FLORIDA, a Florida corporation

By: _____

Name: Thomas Peters

Title: SVP Global Sourcing and Facilities

Signature

Printed Name: _____

Signature

Printed Name: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by THOMAS PETERS, President, of AMERICAN BANKERS LIFE ASSURANCE COMPANY OF FLORIDA, a Florida corporation, on behalf of said company. They are personally known to me or has produced _____, as identification.

By: _____

Notary Public, State of Florida

[Notary Seal]

EXHIBIT "A"

Legal Description

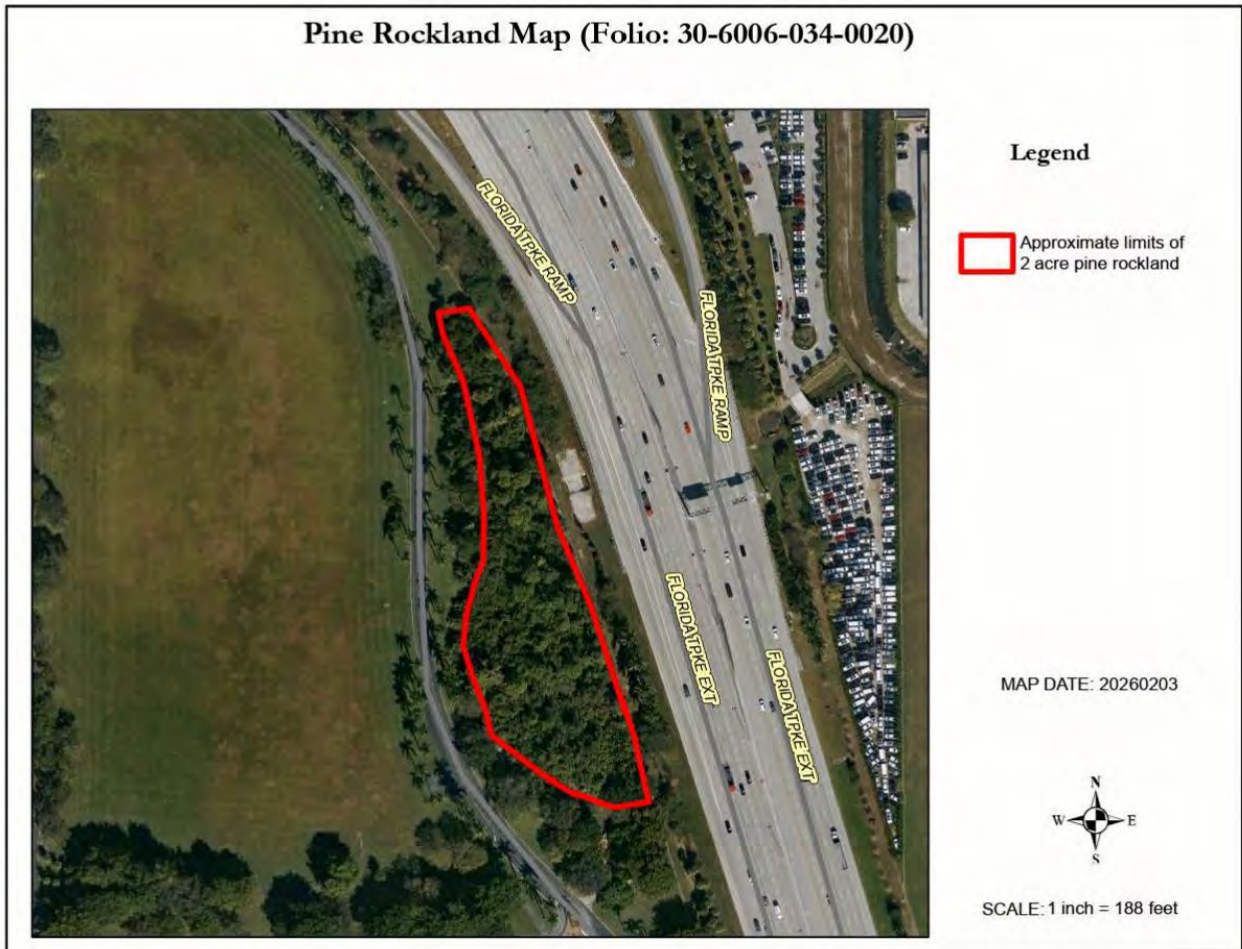
Tracts "A", "B" and "C" of "AMERICAN BANKERS OFFICE PARK", according to the plat thereof, as recorded in Plat Book 120, at Page 19, of the Public Records of Miami-Dade County Florida.

Containing a Net Area of 79.10 Acres and a Gross Area of 84.8 Acres, more or less, by calculations.

EXHIBIT "B"
Trip Generation Equivalency

Table 2: P.M. Peak Hour Equivalency Matrix								
Land Use	Net External P.M. Peak Hour Equivalency Rates	TO:	High-Cube Fulfillment Center Warehouse	High-Cube Parcel Hub Warehouse	Strip Retail Plaza	General Office Building	Multipurpose Recreational Facility	Hotel
		Units	ksf	ksf	ksf	ksf	ksf	room
FROM:			0.1585	0.6304	3.3500	1.7200	3.4800	0.5200
High-Cube Fulfillment Center Warehouse	0.1585	ksf	1.0000	0.2514	0.0473	0.0922	0.0455	0.3048
High-Cube Parcel Hub Warehouse	0.6304	ksf	3.9773	1.0000	0.1882	0.3665	0.1811	1.2123
Strip Retail Plaza	3.3500	ksf	21.1356	5.3141	1.0000	1.9477	0.9626	6.4423
General Office Building	1.7200	ksf	10.8517	2.7284	0.5134	1.0000	0.4943	3.3077
Multipurpose Recreational Facility	3.4800	ksf	21.9558	5.5203	1.0388	2.0233	1.0000	6.6923
Hotel	0.5200	room	3.2808	0.8249	0.1552	0.3023	0.1494	1.0000

EXHIBIT "C"
Pine Rockland Preserve Area



Prepared by the Department of Regulatory and Economic Resources Environmental Permitting

APPENDIX E

**Applicant's Economic Study
(Received December 22, 2025)**



RER - Planning Division
Recd. Dec 22 2025
May 2025 Cycle
App. CDMP20250007

December 2, 2025

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

**Re: Application to Amend the Comprehensive Development Master Plan (“CDMP”)
GPC Miami Business Park (“the Subject Project”)**

Dear Ms. Gomez:

Miami Economic Associates, Inc. (MEAI) has reviewed and analyzed the above-captioned application to amend the Miami-Dade County CDMP with respect to the site of the Subject Project, which is comprised of approximately 84.8 gross acres (approximately 79.10 net acres of land located in Unincorporated Miami-Dade County at 11222 Quail Roost Drive and 1195 SW 196th Street.¹ GPC Miami Business Park, LLC (“the Applicant”) requests the 2.14 gross acres (1.43 net acres), identified in the application as Parcel A, be re-designated on the County’s Future Land Use Map (“FLUM”) from Low-Medium Density Residential to Business and Office. It further requests that approximately 81.43 gross acres (approximately 77.39 net acres), identified in the application as Parcel B, be re-designated on the FLUM from Office/Residential to Industrial and Office. Finally, it requests that the CDMP Application be processed concurrently with a corresponding Zoning Hearing application which seeks the following” 1) a modification of the American Bankers Insurance Group Development of Regional Impact; 2) a district boundary change of Parcel A from Office Park District (OPD) to Limited Business District (BU-1A); and 3) a

¹ The site of Subject Project is comprised of folios 30-6006-034-0015, 30-60060034-0010, 30-6006-034-0025, 30-6006-034-0020 and 30-6006-034-0030. No land use change is proposed for folio 30-6006-034-0030, which is approximately 1.3 gross acres (approximately 0.28 net acres).

6861 S.W. 89th Terrace Miami, Florida 33156
Tel: (305) 669-0229 Fax: (866) 496-6107 Email: meaink@bellsouth.net

Ms. Lourdes M. Gomez, Director
Department of Regulatory and Economic Resources
Miami-Dade County
December 2, 2025
Page 2

district boundary change of Parcel B from OPD to Industrial Light Manufacturing District (IU-1).

The purpose of the concurrent CDMP and Zoning applications is to redevelop the site of the Subject Project, which historically predominantly in office use as the headquarters of Assurant Insurance, as a state-of-the art logistics park with Class-A warehouse, office and commercial uses. The proposed development program for the Subject Project includes a 568,000-square foot high-cube fulfillment center warehouse, a 523,500-square foot high-cube parcel hub warehouse, 75,000 square feet of office use and 20,000 square feet of commercial, a 75,000 square feet multi-purpose recreational facility and a 50-room hotel. The proposed development program is designed to: 1) alleviate the need for additional state-of-the-art industrial space within the County's Urban Development Boundary ("UDB") and particularly, in South Dade; 2) right-size the on-site office use to reflect the fact the demand for office space in the vicinity of the site of the Subject Project is relatively weak; 3) provide some much-needed convenience commercial use on the west side of the Homestead Extension of Florida's Turnpike ("HEFT"), provide a recreational facility to serve the local South Dade community; and 5) provide a lodging facility to support the on-site industrial and office uses.

Summary of Findings

Adoption of the proposed amendment will address a shortage of industrial space within the UDB, and particularly in South Dade. It will also further Goals, Objectives and Policies of the CDMP Land Use Element. Finally, it will generate significant economic and fiscal benefits for the County and its residents. According, we believe the proposed CDMP amendment merits adoption.

- The site of the Subject Project is generally bounded by Quail Roost Drive/State Road 994, which is designated a Major Roadway on the CDMP Land Use Map, to north, the HEFT to the east, SW 196th Street to the south and SW 112th Avenue to the west. The HEFT interchange is located at the northeast corner of the site. Industrial and commercial uses already border the HEFT on its east side. The site is also within the Miami-Dade County's Urban Development Boundary, within ¼ and ½ mile of Strategic Miami Area Rapid Transit ("the SMART" Plan Corridor Buffer Area) for the South Dade Transitway. The South Dade Transitway is located southeast of the site, and the Caribbean Boulevard (SW 200th Street) Bus Rapid Transit stop is approximately ¼ mile from the site. Given the attributes of the Subject Project's site just enumerated, its redevelopment in the manner proposed by the applicant would be consistent with CDMP Land Use Policy LU-1B which directs that the major centers of activity such as industrial complexes shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multi-modal accessibility. It would also be consistent with CDMP Land Use Policy LU-1C which states that Miami-Dade County shall give priority to infill development. Finally, it would be consistent with CDMP Land Use Policy LU-1G that states that businesses developments shall preferably be placed in the vicinity of major roadway intersections.

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- The site of the Subject Project is one of the very few undeveloped or underdeveloped sites within the UDB of its size. Acreage is a critical component for the siting of modern logistics facilities. E-commerce, which yearly increases its share of the retail market, relies on direct-to-consumer shipping that requires facilities to have extensive space for high-density storage, automated sorting and rapid package movement. State-of-the-art e-commerce fulfillment centers require up to three times more warehouse space than traditional retail distribution centers due to individual order picking and packing. Expansive footprints are also needed to optimize the layouts of warehouse uses requiring high-volume storage and for efficient circulation by the delivery vehicles.
- The trend in the logistics industry today is to locate distribution centers closer to population centers that they serve. In fact, CBRE, one of the nation's largest real estate brokerage firms, concluded in 2020 that population growth is the primary driver of the demand for distribution/logistics space since every person requires a certain amount of such space for their basic needs such as food, medicine, household goods, etc. Two factors contribute to this trend. First, e-commerce consumers expect their online orders to be delivered within hours. Second, the overall cost of logistics in terms of fuel consumption and payroll is substantially reduced if trips lengths and the amount of time delivery vehicles sit in traffic while transiting to and from the location where they are scheduled to make deliveries are shortened.

In this regard, it is important to keep in mind that approximately half the Miami-Dade County's population now lives in the southern portion of the County inclusive of both its South Central and South Planning Tiers. Population in the South Tier, which is where the Subject Project will be located, is expected to grow at a rate that will substantially exceed that that will be recorded countywide between 2020 and 2040. Industry leaders such as FedEx, UPS and Amazon have already expanded their presence in South Dade both in response to the growth of population in that portion of the County and the business imperative to operate as efficiently and cost-effectively as possible. Given the location of the Subject Project's site in an area of rapid population growth, its size and proximity to major roadways including the HEFT, it is uniquely suitable as the site for the warehouse space that will be the Subject Project's primary use.

- According to data compiled by the Research Section of the Planning Division of Miami-Dade County's Department of Regulatory and Economic Resources ("the RER Planning Research Section"), there were, as of November 2024, a total of 14,560 industrially designated acres countywide, with more than 85 percent of that amount located in the North and North Central Planning Tiers. Only 1,458 acres, or less than 10 percent of the total, were vacant, with approximately 80 percent of that total located in the North and North Central Planning Tiers.

In the South Planning Tier of Miami-Dade County, there are currently only 10 vacant parcels of land comprised of 10 acres or more, only four larger than 20 acres. Two of

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the latter parcels, including the only one that is over 30 acres in size, are owned by County². Of the 8 privately owned parcels, only two are comprised of more than 20 acres. In MSA 7.2, which is the portion of the South Tier in which the Subject Project is proposed for development, only 23.25 industrially designated acres are vacant. The acres accounted for in that statistic consist of smaller, fragmented parcels, all smaller than 10 acres in size, which cannot meet the needs of modern logistics operations. In this regard, the following quotation from Land Use Policy LU-8F is highly relevant:

“The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with Countywide supply when evaluating the adequacy of land.

- In addition to addressing the need for additional industrially designated land countywide and particularly in the South Planning Tier, redevelopment of the site of the Subject Project in the manner proposed by the Applicant would be highly beneficial for the residents of that area of the County because it would provide much-needed employment opportunities for the area’s underutilized workforce. In this regard, the unemployment rate in the South Tier, according to 2023 5-year American Community Survey approximated 5.0 percent compared to a rate of 2.5 percent countywide.

Development of the Subject Project would also give residents of the South County the opportunity to reduce the amounts of money and time being spent commuting to work in other portions of the County. According to the U. S. Census Bureau’s 2023 Five-Year American Community Survey, the average commute time for the people 16 years of age or older who live in the South Planning Tier and work outside their homes exceeds 35 minutes, which makes it over 15 percent longer than the average commute for their counterparts countywide. For over 30 percent of them, their commute time exceeds 45 minutes and for approximately 10 percent it is 90 minutes or more. Given the population growth expected in the South Planning Tier through 2040, it is likely that the roads in and out of the area will soon resemble those that serve the West Kendall area in terms of congestion during the AM and PM peak hours and further lengthen the commutation times of the area’s residents.

- While the office market in the portion of Miami-Dade County where the Subject Project will be located is currently weak, MEAI believes that reflects the fact that there is no class A office space among the existing office offerings. The inclusion of 75,000 square

² The large County-owned parcel reference is 102 acres in size; however, it does not have the direct access to the HEFT or any other major highway that the site of the Subject Project has.

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feet of class A office space in the development program for the Subject Project is intended to address that deficiency in a measured manner.

- Land Use Policy LU-8E enumerates the five factors that should be particularly considered when evaluating a proposed CDMP amendment. Stated first among them is whether its adoption would satisfy a deficiency in the Plan map to accommodate population or economic growth in the County. MEAI believes that the information presented above clearly demonstrates that there is a shortage of industrially designated land in MSA 7.2 specifically and in the entire South Planning Tier, which according to Land Use Policy is an acceptable geographic context in which to make that determination.

With respect to the other four factors, MEAI notes the following:

- Approval of the Application will result in an improvement of LOS standards since it will result in 52 percent reduction in the number of peak hour trips relative to the amount approved for the site in the American Bankers Insurance Group Development of Regional Impact, which governs the amount of development that may occur on the site. It will also reduce by 33 percent demand for water and sewer services.
- The proposed development will be more compatible with the surrounding development than what historically existed on the site will significantly reduce vehicular trips and commuter route volumes. Further, the redevelopment of the site, consistent with CDMP Land Use Policy LU-4D, will incorporate sufficient landscaping and buffering to protect the single-family uses to the west from the impacts of the proposed industrial use.
-
- The Application will not degrade environmental or historical resources, features or systems of County significance. There are no historical or archeological resources on-site. Further, since the site was previously developed, there are no protected flora, fauna or other environmental resources that would be adversely impacted. Finally, the Applicant is committed to consulting with reviewing Departments and agencies to address any other potential concerns.
- The Subject Project will be adjacent to residential uses and served by transit with ¼ mile, which will encourage convenient commuting for both transit riders, bicycle riders and pedestrians. In addition, it adheres to the general spirit of the County's Sea Level Rise Strategy ("the Strategy") and furthers the County's goal to encourage urban development near transit corridors.
- The table at the top of the next page summarizes our estimate of the economic benefits that would be generated by Subject Project. The term "direct jobs" refers to jobs on-

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site. The term “indirect jobs” refers to jobs in businesses that support the on-site economic activity. The term “induced jobs” refers to jobs in businesses in which the direct and indirect workers spend their earnings. The number of jobs shown includes both full-time and part-time workers.

The estimate of non-recurring benefits was based on the hard cost of construction, \$256.0 million. The estimate of recurring benefits was based on the number of full-time equivalent (“FTE”) direct workers, 2,377. To calculate the number of FTE direct workers, the following assumptions were used:

- Ten percent of the proposed 1,091,500 square feet of industrial space would be occupied by office personnel at a ratio of 4 workers per 1,000 square feet on an FTE basis while the remaining space would be warehouse space occupied by 0.6 workers per 1,000 square feet on an FTE basis, resulting in a total of 1,917 workers.
- The 75,000 square feet of office space would be occupied by 4 workers per 1,000 square feet on an FTE basis, resulting in 400 workers.
- The 20,000 square feet of retail space would be occupied by 3 workers per 1,000 square feet on an FTE basis, or 60 workers.
- The 50-room hotel will be staffed by 0.4 workers per room on an FTE basis, or 20 workers.
- For this analysis, it is assumed that the 75,000-square foot recreational facility will be staffed by 25 people on an FTE basis.

Economic Benefits	Non-recurring	Recurring
Jobs Created		
Direct	2,718	1,430
Indirect	750	371
Induced	1,007	372
Total	4,475	2,173
Labor Income (000's)	\$ 196,235,500	\$ 85,098,700
Value-Added (000's)	\$ 350,666,700	\$ 112,725,100

Source: GPC Miami Business, LLC; Minnesota IMPLAN Input-Output Model; Miami Economic Associates, Inc.

With respect to the above table, it should be noted that the number of people employed at the Subject Project on a recurring basis may exceed the number of FTE's because portions of the workers in the retail space, hotel and recreational facility are likely to be part-time workers.

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- The table on the next page summarizes the fiscal benefits that the development of the Subject Project will generate on both a non-recurring and recurring basis. The amounts estimated are based on the fee schedules and/or tax rates currently being used by Miami-Dade County and the Miami-Dade County Public School District. Ad valorem taxes were calculated assuming that the taxable value of the Subject Project when fully completed would be \$408.6 million in 2025 Dollars. The figure equates to the hard cost to construct the Subject Project and 85 percent of the estimated market value of its site.

Fiscal Benefits (2025 Dollars)	Non-recurring	Recurring
Non-recurring		
Miami-Dade County		
Mobility Impact Fees	***	
Fire Impact Fees	\$ 2,244,145	
Police Impact Fees	\$ 612,173	
General Building Permit Fees	\$ 289,712	
Trade-related Permit Fees	**	
Utility Connection Fees	***	
Ad Valorem Taxes		
General Fund		\$ 1,868,936
Debt Service Fund		\$ 170,427
Fire Fund		\$ 979,209
Library Fund		\$ 114,898
UMSA Fund		\$ 780,017
Franchise Fees/Utility Taxes		**
Utility Service Charges		**
Total		\$ 3,883,487
Miami-Dade Public School District		
Ad valorem Taxes		
Operating Fund		\$ 2,635,061
Debt Service Fund		\$ 54,752
Total	\$ 3,176,043	\$ 2,689,813
** Benefits could not be estimated based on the information currently available. *** Given the fact that the Subject Project will reduce peak hour traffic and water and sewer usage relative to the amounts allowed in the American Bankers Insurance Group Development of Regional Impact development order and the predecessor development, it is assumed that no mobility impact fees or water and sewer connection fees will need to be paid by the Subject Project. Source: GPC Miami Business Park, LLC; Miami-Dade County; Miami-Dade County Property Appraiser; Miami Economic Associates, Inc.		

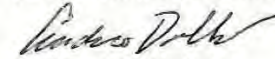
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Closing

MEAI believes that the findings of our analysis with respect to the Subject Application show that there is a deficiency on the County's FLUM with respect to industrially designated land Countywide, in the South Planning Tier and MSA 7.2, hence the Application therefore meets the requirements of Policy LU - 8E. The Subject project would also be highly beneficial to the County and its residents both economically and fiscally.

Sincerely,
Miami Economic Associates, Inc.



Andrew Dolkart
President

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APPENDIX F

Fiscal Impact Analysis

Fiscal Impacts On Infrastructure and Services

On October 23, 2001, the Board of County Commissioners adopted Ordinance No. 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. CDMP20250007 of the May 2025 Cycle Applications to amend the CDMP from County departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owner(s) or will require general taxpayer support and includes an estimate of that support.

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

Solid Waste Services

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

Level of Service Standard

The adopted level of service standard (LOS) for the County Waste Management System is as follows: to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five (5) years. As of FY 2025-26 the DSWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth, including the applications reviewed here, and which are not anticipated to have a negative impact on disposal service.

Fiscal Impact – Waste Disposal Capacity and Service

The cost of providing disposal capacity for WCSA customers, municipalities and private haulers is paid for by System users. In FY 2025-26, the DSWM charges a contract disposal rate of \$76.12 per ton, while the non-contract disposal rate is \$115.80 per ton. These rates adjust annually based on the Consumer Price Index, South Region. In addition, DSWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is used to ensure availability of disposal capacity in the System. Landfill closure, remediation and long-term care are funded by a portion of the Utility Service Fee charged to all customers of the County's Water and Sewer Department.

Water and Sewer

The Miami-Dade County Water and Sewer Department (WASD) provides for the majority of water and sewer service needs throughout the county. The cost estimates provided herein are

preliminary and final project costs will vary from these estimates. The final costs for the project and resulting feasibility will depend on the actual labor and materials costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. The application site is located within WASD's water service area and within WASD's sewer service area. The water and sewer connection charges were calculated at a rate of \$1.39 per gallons per day and \$5.60 per gallon per day, respectively. The water and sewer Annual Operations and Maintenance (O&M) cost was based on \$2.1289/1000 gallons, and \$3.1903/1000 gallons, respectively.

The applicant seeks redesignation of the ±84.80 gross/±79.10 net acre application site to "Industrial and Office", "Business and Office" and "Low-Medium Density Residential" with the applicant's proposed development program comprised of 1,091,500 sq. ft of industrial uses, 20,000 sq. ft. retail, 75,000 sq. ft. multipurpose recreational facility and a 50-room hotel. Under this scenario, the estimated water connection fees would be \$56,764 and the sewer connection fees at \$226,648. The water service line and meter connection fees are estimated at \$1,300, and the annual operation and maintenance costs projected at \$79,272.

Under its maximum CDMP land use designations, WASD analyzed the development program with as comprised of 77,864 sq. ft. retail, 4,433,399.20 sq. ft. industrial, and 16 single-family attached (townhomes). Under this scenario, the estimated water connection fees would be \$137,741, sewer connection fees at \$554,929, water service line and meter connection fees at \$1,296 and annual operation and maintenance costs at \$192,393. WASD also analyzed the maximum CDMP land use designations with a scenario consisting of 54 multi-family units (apartments), 4,433,399.20 sq. ft. industrial, and 16 single-family attached (townhomes). Under that scenario 2, estimated water connection fees would be \$137,051, sewer connection fees at \$552,149, water service line and meter connection fees at \$1,297 and annual operation and maintenance costs at \$191,429.

For all scenarios, the cost to connect the proposed development to the County's water system, the installation of 1,800 linear feet of 12-inch water main is required, at an estimated cost of \$732,060. For sewer service, the cost of installing 1,620 linear feet of 8-inch sewer force main is estimated at \$457,456. The total potential cost for connecting the proposed development to the county's water and sewer system, including an engineering fee of 13% plus all other WASD add-ons incorporated into the fee, is estimated at \$1,189,516.

Drainage and Flood Protection

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

stormwater as a post development condition for all proposed commercial, industrial, and residential subdivisions.

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

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

Public Schools

The application, as analyzed for residential uses under the requested CDMP designations, may result in an additional 17 students. The average cost for K-12 grade students amounts to \$9,337 per student. Of the 17 students, 8 are expected to attend elementary schools, 4 are expected to attend middle schools and 5 are expected to attend senior high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$158,729.

Fire Rescue

The current CDMP designations of "Office/Residential" and "Low-Median Density Residential" and in accordance with the approved DRI allows for potential development of a total of 470,000 sq. ft office uses, 30,000 sq. ft. warehouse uses, 250 room hotel and 330 student daycare that generates 159 annual alarms. The proposed CDMP land use designations of "Business and Office", "Industrial and Office" and "Low-Medium Density Residential" and analyzed with the scenario with the maximum CDMP development potential of 77,864 sq. ft. retail or 54 multi-family residences, 4,433,399 sq. ft. industrial uses, and 16 single-family attached residences, is expected to have an impact of 243 additional alarms.

While the greatest impact of 243 annual alarms will result in a high impact to existing MDRF services, presently, fire and rescue service in the vicinity of the application site is adequate. Based on the current call volume for Station No. 52 and existing stations within proximity of the application site, all stations combined are capable of mitigating the additional number of alarms. Additional stations include Station No. 34 (Cutler Ridge), located at 10850 SW 211 Street, Miami, 33189, and Station No. 50 (Perrine), located at 9798 East Hibiscus Street, Palmetto Bay, Florida 33157.

APPENDIX G

Photos of the Application Site and Surroundings

View looking east on Quail Roost Drive at SW 113 Avenue (Main Entrance). Daycare on right and HEFT in background.



View looking south along SW 113 Avenue approaching Main Entrance, with daycare on left and single-family residences on the right.



View looking north at SW 112 Avenue and SW 189 Terrace, with single-family neighborhoods on the left and application site on the right.



View looking north from SW 196 Street at the Southern Entrance of the application site.



View of main Assurant building.



View of lake looking south, with Assurant buildings on the left.



View of tree preserve / pine rocklands in the northeast portion of application site.



View looking north of interior roadway, with the HEFT on the right.



BCC ADDITIONAL ITEMS II
MAY 2025 CYCLE APPLICATION NO. CDMP20250007
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
(Consisting of all materials submitted not included in the Initial Recommendations Report)

ITEMS	PAGE NO.
Applicant's Correspondence and Submittals	
Extension Request received October 22, 2025	A-1
Economic Analysis version 4, received March 17, 2026	A-3
Email and Attachments Regarding Traffic Analysis, received March 18, 2026	A-11
Trip Generation Analysis, received March 26, 2026	A-20
Extension Request received April 28 2026	A-23
Declaration of Restrictions	
Applicant's Proffered Declaration of Restrictions, received May 12, 2026	A-25
Community Council Hearing Documents	
Community Council 14 (Redland) Resolution from public hearing held March 11, 2026	A-35
Community Council 14 (Redland) Minutes from public hearing held March 11, 2026	A-36
Planning Advisory Board Hearing Documents	
Planning Advisory Board Resolution from public hearing held April 20, 2026	A-40
Planning Advisory Board Minutes from public hearing held April 20, 2026	A-45

Other documents related to the application, including third party correspondence, are available online at the link below:
https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/9b1fd3d7-2f2f-4426-af08-9b6c759b7e80?tab=attachments



Tracy R. Slavens, Esq.
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October 22, 2025

VIA ELECTRONIC DELIVERY

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

RER - Planning Division
Recd. Oct 22 2025
May 2025 Cycle
CDMP20250007
GPC Miami Business Pk

**RE: GPC Miami Business Park, LLC
 Request for Extension CDMP20250007**

Dear Mr. Bell:

Please accept this letter as the request for an extension in accordance with Section 2-116.1(3)(h) of the Miami-Dade County Code, for application no. CDMP20250007 (the “CDMP Application”) on behalf of GPC Miami Business Park, LLC (the “Applicant”), for that certain +/-84.78 acre parcel of land located at 11222 Quail Roost drive, and identified by folio nos. 30-6006-034-0015, 30-6006-034-0010, 30-6006-034-0025, 30-6006-034-0020, and 30-6006-034-0030 (the “Property”).

Section 2-116.1(3)(h) of the Miami-Dade County Code states that the Board of County Commissioners shall hold one public hearing within 180 calendar days following the end of the relevant filing period unless a greater time is deemed necessary by the Board of County Commissioners; however, the Director may extend the time if requested by the applicant prior to the earliest deadline for the publication of the required notices for the hearing before the Board of County Commissioners. Likewise, Section 125.022(2), Florida Statutes, requires that, for applications requiring final action through a quasi-judicial hearing or a public hearing, the County must approve, approve with conditions, or deny the application for a development permit or development order within 180 days after the county has deemed the application complete. Both parties may agree in writing or in a public meeting or hearing to an extension of time, particularly in the event of a force majeure or other extraordinary circumstance.

The CDMP Application was filed on May 23, 2025 during the May Cycle filing period. The applicable filing period is from May 1st to May 31st. As such, 180 days from the relevant filing period is November 28, 2025. The Application is still under review and a hearing has not been scheduled as of the date of this request. Therefore, we hereby request an extension of an additional 180 days from November 28, 2025 to May 27, 2026 to hold the required public hearing by the Board of County Commissioners. In accordance with Section 2-116.1 of the

County Code and Section 122.025(2), Florida Statutes, please provide written confirmation of your acknowledgment of the extension of the Application.

If you require any additional information or would like to discuss this request further, please contact me. Thank you for your attention to and favorable consideration of this matter.

Respectfully submitted,

LSN Law, P.A.

A handwritten signature in blue ink that reads "Tracy Slavens". The signature is written in a cursive, flowing style.

Tracy R. Slavens, Esq

**Miami Economic
Associates, Inc.**

RER - Planning Division
Recd. March 17 2026
May 2025 Cycle
App. CDMP20250007

March 17, 2026

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

**Re: Application to Amend the Comprehensive Development Master Plan (“CDMP”)
GPC Miami Business Park (“the Subject Project”)**

Dear Ms. Gomez:

Miami Economic Associates, Inc. (MEAI) has reviewed and analyzed the above-captioned application to amend the Miami-Dade County CDMP with respect to the site of the Subject Project, which is comprised of approximately 84.8 gross acres (approximately 79.10 net acres of land located in Unincorporated Miami-Dade County at 11222 Quail Roost Drive and 1195 SW 196th Street.¹ GPC Miami Business Park, LLC (“the Applicant”) requests the 2.14 gross acres (1.43 net acres), identified in the application as Parcel A, be re-designated on the County’s Future Land Use Map (“FLUM”) from Low-Medium Density Residential to Business and Office. It further requests that approximately 81.43 gross acres (approximately 77.39 net acres), identified in the application as Parcel B, be re-designated on the FLUM from Office/Residential to Industrial and Office. Finally, it requests that the CDMP Application be processed concurrently with a corresponding Zoning Hearing application which seeks the following” 1) a modification of the American Bankers Insurance Group Development of Regional Impact; 2) a district boundary change of Parcel A from Office Park District (OPD) to Limited Business District (BU-1A); and 3) a

¹ The site of Subject Project is comprised oof folios 30-6006-034-0015, 30-60060034-0010, 30-6006-034-0025, 30-6006-034-0020 and 30-6006-034-0030. No land use change is proposed for folio 30-6006-034-0030, which is approximately 1.3 gross acres (approximately 0.28 net acres).

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MDC144

Ms. Lourdes M. Gomez, Director
Department of Regulatory and Economic Resources
Miami-Dade County
March 17, 2026
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district boundary change of Parcel B from OPD to Industrial Light Manufacturing District (IU-1).

The purpose of the concurrent CDMP and Zoning applications is to redevelop the site of the Subject Project, which historically was predominantly in office use as the headquarters of Assurant Insurance, as a state-of-the-art logistics park with Class-A warehouse, office and commercial uses. The proposed development program for the Subject Project includes a 568,000-square foot high-cube fulfillment center warehouse, a 523,500-square foot high-cube parcel hub warehouse, 75,000 square feet of office use and 20,000 square feet of commercial, a 75,000 square feet multi-purpose recreational facility and a 50-room hotel. The proposed development program is designed to: 1) alleviate the need for additional state-of-the-art industrial space within the County's Urban Development Boundary ("UDB") and particularly, in South Dade; 2) right-size the on-site office use to reflect the fact the demand for office space in the vicinity of the site of the Subject Project is relatively weak; 3) provide some much-needed convenience commercial use on the west side of the Homestead Extension of Florida's Turnpike ("HEFT"); 4) provide a recreational facility to serve the local South Dade community; and 5) provide a lodging facility to support the on-site industrial and office uses.

Summary of Findings

Adoption of the proposed amendment will address a shortage of industrial space within the UDB, and particularly in South Dade. It will also further Goals, Objectives and Policies of the CDMP Land Use Element. Finally, it will generate significant economic and fiscal benefits for the County and its residents. According, we believe the proposed CDMP amendment merits adoption.

- The site of the Subject Project is generally bounded by Quail Roost Drive/State Road 994, which is designated a Major Roadway on the CDMP Land Use Map, to north, the HEFT to the east, SW 196th Street to the south and SW 112th Avenue to the west. The HEFT interchange is located at the northeast corner of the site. Industrial and commercial uses already border the HEFT on its east side. The site is also within the Miami-Dade County's Urban Development Boundary, within $\frac{1}{4}$ and $\frac{1}{2}$ mile of Strategic Miami Area Rapid Transit ("the SMART" Plan Corridor Buffer Area) for the South Dade Transitway. The South Dade Transitway is located southeast of the site, and the Caribbean Boulevard (SW 200th Street) Bus Rapid Transit stop is approximately $\frac{1}{4}$ mile from the site. Given the attributes of the Subject Project's site just enumerated, its redevelopment in the manner proposed by the applicant would be consistent with CDMP Land Use Policy LU-1B which directs that the major centers of activity such as industrial complexes shall be sited on the basis of metropolitan-scale considerations at locations with good countywide, multi-modal accessibility. It would also be consistent with CDMP Land Use Policy LU-1C which states that Miami-Dade County shall give priority to infill development. Finally, it would be consistent with CDMP Land Use Policy LU-1G that states that businesses developments shall preferably be placed in the vicinity of major roadway intersections.

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- The site of the Subject Project is one of the very few undeveloped or underdeveloped sites within the UDB of its size. Acreage is a critical component for the siting of modern logistics facilities. E-commerce, which yearly increases its share of the retail market, relies on direct-to-consumer shipping that requires facilities to have extensive space for high-density storage, automated sorting and rapid package movement. State-of-the-art e-commerce fulfillment centers require up to three times more warehouse space than traditional retail distribution centers due to individual order picking and packing. Expansive footprints are also needed to optimize the layouts of warehouse uses requiring high-volume storage and for efficient circulation by the delivery vehicles.
- The trend in the logistics industry today is to locate distribution centers closer to the population centers that they serve. In fact, CBRE, one of the nation's largest real estate brokerage firms, concluded in 2020 that population growth is the primary driver of the demand for distribution/logistics space since every person requires a certain amount of such space for their basic needs such as food, medicine, household goods, etc. Two factors contribute to this trend. First, e-commerce consumers expect their online orders to be delivered within hours. Second, the overall cost of logistics in terms of fuel consumption and payroll is substantially reduced if trips lengths and the amount of time delivery vehicles sit in traffic while transiting to and from the location where they are scheduled to make deliveries are shortened.

In this regard, it is important to keep in mind that approximately half Miami-Dade County's population now lives in the southern portion of the County inclusive of both its South Central and South Planning Tiers. Population in the South Tier, which is where the Subject Project will be located, is expected to grow at a rate that will substantially exceed that which will be recorded countywide between 2020 and 2040. Industry leaders such as FedEx, UPS and Amazon have already expanded their presence in South Dade both in response to the growth of population in that portion of the County and the business imperative to operate as efficiently and cost-effectively as possible. Given the location of the Subject Project's site in an area of rapid population growth, its size and proximity to major roadways including the HEFT, it is uniquely suitable as the site for the warehouse space that will be the Subject Project's primary use.

- According to data compiled by the Research Section of the Planning Division of Miami-Dade County's Department of Regulatory and Economic Resources ("the RER Planning Research Section"), there were, as of November 2024, a total of 14,560 industrially designated acres countywide, with more than 85 percent of that amount located in the North and North Central Planning Tiers. Only 1,458 acres, or less than 10 percent of the total, were vacant, with approximately 80 percent of that total located in the North and North Central Planning Tiers.

In the South Planning Tier of Miami-Dade County, there are currently only 10 vacant parcels of land comprised of 10 acres or more, only four larger than 20 acres. Two of

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the latter parcels, including the only one that is over 30 acres in size, are owned by County². Of the 8 privately owned parcels, only two are comprised of more than 20 acres. In MSA 7.2, which is the portion of the South Tier in which the Subject Project is proposed for development, only 23.25 industrially designated acres are vacant. The acres accounted for in that statistic consist of smaller, fragmented parcels, all smaller than 10 acres in size, which cannot meet the needs of modern logistics operations. In this regard, the following quotation from Land Use Policy LU-8F is highly relevant:

“The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with Countywide supply when evaluating the adequacy of land.

- In addition to addressing the need for additional industrially designated land countywide and particularly in the South Planning Tier, redevelopment of the site of the Subject Project in the manner proposed by the Applicant would be highly beneficial for the residents of that area of the County because it would provide much-needed employment opportunities for the area’s underutilized workforce. In this regard, the unemployment rate in the South Tier, according to 2023 5-year American Community Survey approximated 5.0 percent compared to a rate of 2.5 percent countywide.

Development of the Subject Project would also give residents of the South County the opportunity to reduce the amounts of money and time being spent commuting to work in other portions of the County. According to the U. S. Census Bureau’s 2023 Five-Year American Community Survey, the average commute time for the people 16 years of age or older who live in the South Planning Tier and work outside their homes exceeds 35 minutes, which makes it over 15 percent longer than the average commute for their counterparts countywide. For over 30 percent of them, their commute time exceeds 45 minutes and for approximately 10 percent it is 90 minutes or more. Given the population growth expected in the South Planning Tier through 2040, it is likely that the roads in and out of the area will soon resemble those that serve the West Kendall area in terms of congestion during the AM and PM peak hours and further lengthen the commutation times of the area’s residents.

- While the office market in the portion of Miami-Dade County where the Subject Project will be located is currently weak, MEAI believes that reflects the fact that there is no class A office space among the existing office offerings. The inclusion of 75,000 square

² The large County-owned parcel reference is 102 acres in size; however, it does not have the direct access to the HEFT or any other major highway that the site of the Subject Project has.

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feet of class A office space in the development program for the Subject Project is intended to address that deficiency in a measured manner.

- Land Use Policy LU-8E enumerates the five factors that should be particularly considered when evaluating a proposed CDMP amendment. Stated first among them is whether its adoption would satisfy a deficiency in the Plan map to accommodate population or economic growth in the County. MEAI believes that the information presented above clearly demonstrates that there is a shortage of industrially designated land in MSA 7.2 specifically and in the entire South Planning Tier, which according to Land Use Policy is an acceptable geographic context in which to make that determination.

With respect to the other four factors, MEAI notes the following:

- Approval of the Application will result in an improvement of LOS standards since it will result in 52 percent reduction in the number of peak hour trips relative to the amount approved for the site in the American Bankers Insurance Group Development of Regional Impact, which governs the amount of development that may occur on the site. It will also reduce by 33 percent demand for water and sewer services.
- The proposed development will be more compatible with the surrounding development than what historically existed on the site by significantly reducing vehicular trips and commuter route volumes. Further, the redevelopment of the site, consistent with CDMP Land Use Policy LU-4D, will incorporate sufficient landscaping and buffering to protect the single-family uses to the west from the impacts of the proposed industrial use.
 -
 - The Application will not degrade environmental or historical resources, features or systems of County significance. There are no historical or archeological resources on-site. Further, since the site was previously developed, there are no protected flora, fauna or other environmental resources that would be adversely impacted. Finally, the Applicant is committed to consulting with reviewing Departments and agencies to address any other potential concerns.
 - The Subject Project will be adjacent to residential uses and served by transit with ¼ mile, which will encourage convenient commuting for both transit riders, bicycle riders and pedestrians. In addition, it adheres to the general spirit of the County's Sea Level Rise Strategy ("the Strategy") and furthers the County's goal to encourage urban development near transit corridors.
- The table on the next page summarizes our estimate of the economic benefits that would be generated by Subject Project. The term "direct jobs" refers to jobs on-site.

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The term “indirect jobs” refers to jobs in businesses that support the on-site economic activity. The term “induced jobs” refers to jobs in businesses in which the direct and indirect workers spend their earnings. The number of jobs shown includes both full-time and part-time workers.

The estimate of non-recurring benefits was based on the hard cost of construction, \$256.0 million. The estimate of recurring benefits was based on the number of full-time equivalent (“FTE”) direct workers, 1,430. To calculate the number of FTE direct workers, the following assumptions were used:

- Ten percent of the proposed 1,091,500 square feet of industrial space would be occupied by office personnel at a ratio of 4 workers per 1,000 square feet on an FTE basis while the remaining space would be warehouse space occupied by 0.6 workers per 1,000 square feet on an FTE basis, resulting in a total of 1,917 workers.
- The 75,000 square feet of office space would be occupied by 4 workers per 1,000 square feet on an FTE basis, resulting in 400 workers.
- The 20,000 square feet of retail space would be occupied by 3 workers per 1,000 square feet on an FTE basis, or 60 workers.
- The 50-room hotel will be staffed by 0.4 workers per room on an FTE basis, or 20 workers.
- For this analysis, it is assumed that the 75,000-square foot recreational facility will be staffed by 25 people on an FTE basis.

Economic Benefits	Non-recurring	Recurring
Jobs Created		
Direct	2,718	1,430
Indirect	750	371
Induced	1,007	372
Total	4,475	2,173
Labor Income (000's)	\$ 196,235,500	\$ 85,098,700
Value-Added (000's)	\$ 350,666,700	\$ 112,725,100
Source: GPC Miami Business, LLC; Minnesota IMPLAN Input-Output Model; Miami Economic Associates, Inc.		

With respect to the above table, it should be noted that the number of people employed at the Subject Project on a recurring basis may exceed the number of FTE's because portions of the workers in the retail space, hotel and recreational facility are likely to be part-time workers.

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- The table below summarizes the fiscal benefits that the development of the Subject Project will generate on both a non-recurring and recurring basis. The amounts estimated are based on the fee schedules and/or tax rates currently being used by Miami-Dade County and the Miami-Dade County Public School District. Ad valorem taxes were calculated assuming that the taxable value of the Subject Project when fully completed would be \$408.6 million in 2026 Dollars. The figure equates to the hard cost to construct the Subject Project and 85 percent of the estimated market value of its site.

Fiscal Benefits (2026 Dollars)	Non-recurring	Recurring
Non-recurring		
Miami-Dade County		
Mobility Impact Fees	***	
Fire Impact Fees	\$ 2,244,145	
Police Impact Fees	\$ 612,173	
General Building Permit Fees	\$ 289,712	
Trade-related Permit Fees	**	
Utility Connection Fees	***	
Ad Valorem Taxes		
General Fund		\$ 1,868,936
Debt Service Fund		\$ 170,427
Fire Fund		\$ 979,209
Library Fund		\$ 114,898
UMSA Fund		\$ 780,017
Franchise Fees/Utility Taxes		**
Utility Service Charges		**
Total		\$ 3,883,487
Miami-Dade Public School District		
Ad valorem Taxes		
Operating Fund		\$ 2,635,061
Debt Service Fund		\$ 54,752
Total	\$ 3,176,043	\$ 2,689,813

** Benefits could not be estimated based on the information currently available.

*** Given the fact that the Subject Project will reduce peak hour traffic and water and sewer usage relative to the amounts allowed in the American Bankers Insurance Group Development of Regional Impact development order and the predecessor development, it is assumed that no mobility impact fees or water and sewer connection fees will need to be paid by the Subject Project.

Source: GPC Miami Business Park, LLC; Miami-Dade County; Miami-Dade County Property Appraiser; Miami Economic Associates, Inc.

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Closing

MEAI believes that the findings of our analysis with respect to the Subject Application show that there is a deficiency on the County's FLUM with respect to industrially designated land Countywide, in the South Planning Tier and MSA 7.2, hence the Application therefore meets the requirements of Policy LU - 8E. The Subject project would also be highly beneficial to the County and its residents both economically and fiscally.

Sincerely,
Miami Economic Associates, Inc.



Andrew Dolkart
President

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Stillings, Noel (RER)

From: Dabkowski, Adrian <Adrian.Dabkowski@Kimley-horn.com>
Sent: Wednesday, March 18, 2026 10:03 AM
To: Davis, Rosa (RER); Stillings, Noel (RER)
Cc: Tracy R. Slavens (tslavens@lsnlaw.com); Lizbeth Bueno; Centurion, Ariel; Hussaini, Danish
Subject: Pending Items for 25-07
Attachments: Hurricane Evacuation Analysis.pdf; Rule 9J-2 SFRPC_excerpt.pdf; Vol7-11_MDade_excerpt.pdf; Table MDTAZ_Vol1-11_ChI_AppIB.pdf; Figure of Timing Curves_Vol2-11.pdf; DRI Traffic Study trip distribution comparison p 128.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Rosa and Noel: Following up on our recent meetings regarding CDMP20250007 (GPC Miami Business Park LLC). Attached are documents regarding the hurricane evacuation analysis and distribution utilized in the previous approved traffic study for this site.

As shown in the hurricane evacuation analysis documents, the site's proposed hotel rooms are expected to generate 39 evacuation vehicles. During the evacuation peak hour, 12 evacuation vehicles are expected to depart from the site. This is equivalent to 0.13 percent (0.13%) of the HEFT's directional roadway capacity. Therefore, based on previous guidance regarding project significance on evacuation route roadways, the project is not expected to significantly impact the HEFT during the evacuation peak hour.

The last document attached depicts the trip distribution utilized in the previously approved traffic study. The markups in this PDF show the distribution utilized in the latest traffic study submitted for comparison.

Let us know if you'd like to schedule a call to discuss further.

Thank you
Adrian

Adrian K. Dabkowski, P.E., PTOE

Kimley-Horn | 8201 Peters Road, Suite 2200, Plantation, FL 33324
Direct: 954 535 5144 | Mobile: 303 990 2761

Please note that I will be out of the office on vacation with no access to email from 4/13 returning 4/27.

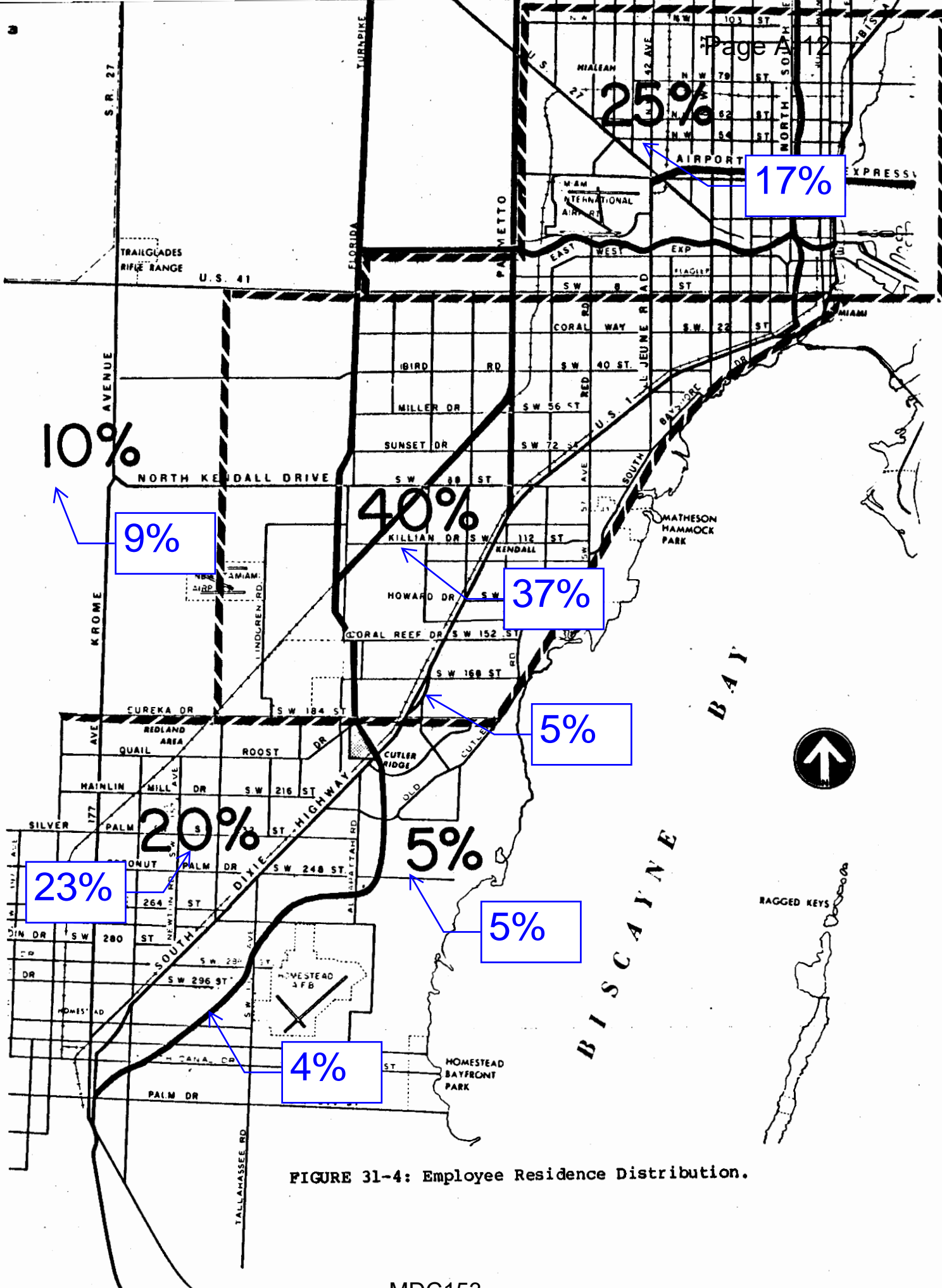


FIGURE 31-4: Employee Residence Distribution.

In other evacuations the "S" is stretched laterally and covers more of the length of the line on which it appears, with departures being distributed over a longer length of time. It looks "flatter." In those cases evacuation notices were issued well in advance of anticipated landfall of the storm, and residents were aware that they had the luxury of waiting longer before departing if they choose to do so. Some evacuees do wait longer before leaving, but not all do. Departures are distributed over a longer period of time than in the first example. This might be referred to as a "slow" response.

There are also evacuation timing curves that fall between those two, resulting in an "S" that is less compressed than the first, but less stretched than the second. This sort of evacuation results when evacuation notices are issued earlier than in the first example, but not as early as in the second case.

In all three scenarios evacuees collectively take as much time as they believe is available to them. Perceptions about the urgency of the evacuation account for variations in whether the evacuation is "quick," "slow," or in between ("normal").

2. Curves for Planning

The three evacuation timing scenarios described above are depicted graphically in Figure 1, reflecting the three versions of the letter "S." The slowest of the three curves assumes that evacuation notices were issued at least 24 hours before landfall. The fastest of the three assumes that evacuation notices were issued just 12 hours prior to the anticipated onset of hurricane conditions.

Figure 1. Evacuation timing curves for planning

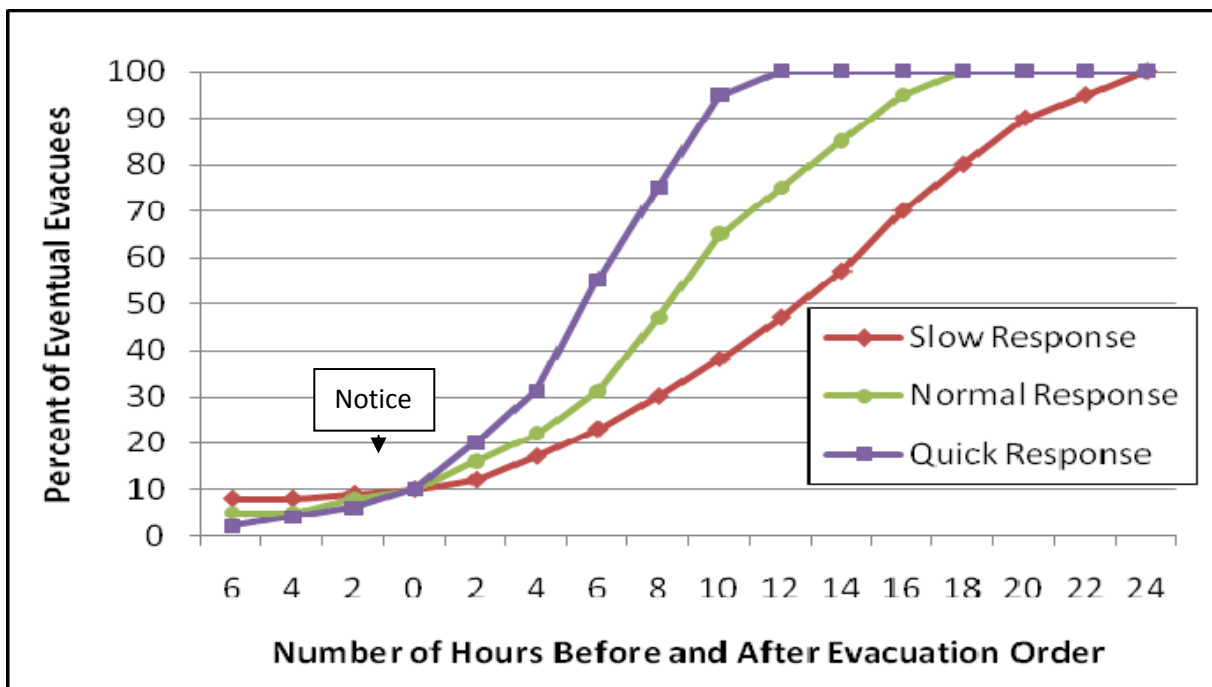


Table 1: Hurricane Evacuation Traffic Analysis	
Evacuation Vehicles Generated by Project under Category 3	
Hotel Units	50
Vehicles per Hotel Room	1.05
Evacuation Vehicle Usage Rate for Hotel Rooms	100%
Seasonal Hotel Unit Occupancy Levels	75.1%
Evacuation Vehicles Generated by Project	39
	[(50 X 1.05 veh./room X 100% X 75.1%)]

Table 2: Evacuation Vehicles as Percent of LOS E Directional Service Volume under Category 3

Designated Evacuation Routes						
	Percent of Evacuation Traffic Using Adjacent Evacuation Road Network (%)	Evacuation Vehicles by Route (veh)	Highest Hourly Contribution of Evacuation Traffic Total Evacuation Traffic Based on Normal Behavioral Response Curve (%) ⁽¹⁾	Highest Hourly Contribution of Evacuation Traffic by Route from Project (veh)	Maximum Directional LOS E Service Volume per Evacuation Route (veh/hr) ⁽²⁾	Maximum Hourly Evacuation Vehicles as a % of LOS E Hourly Directional Service Volume (%)
HEFT/SR 821 south of SR 994/Quail Roost Drive (8-Lanes)	0%	0	30%	0	9,490	0.00%
HEFT/SR 821 south of Richmond Drive/SW 168 th Street Underpass (8-Lanes)	100%	39	30%	12	9,490	0.13%

Notes: (1) Based upon the behavioral assumptions illustrated in Figure 1 of the Statewide Regional Evacuation Study Program, Volume 2-11

(2) Based on data from the FDOT 2023 Quality/Level of Service Handbook.

(o) “Secondary public hurricane shelter” means a structure designated by local emergency management officials and the American Red Cross as a shelter during a hurricane but does not meet the criteria identified in paragraph (l) above.

(p) “Special hurricane preparedness district” means a county or region that has been designated by Department rule for special consideration because of its unique hurricane vulnerability and preparedness situation.

(q) “Vertical evacuation” means the preplanned use of predetermined structures located in the hurricane vulnerability zone as hurricane shelters, and the onsite or in-place sheltering of residents in single or multi-family structures which are elevated above the predicted flood levels anticipated within the hurricane vulnerability zone.

(3) Application. This rule shall apply to all proposed mobile home and park trailer developments, all proposed residential developments located in the hurricane vulnerability zone, and all proposed recreational vehicle and hotel/motel developments located in the high hazard hurricane evacuation area.

(4) Determination of Substantial Impact on Regional Hurricane Preparedness. This section shall be used by the Department in the development of binding letters of interpretation and development agreements, in the review of applications for development approval, and in the review of DRI development orders. Any proposed development which exceeds the thresholds identified in paragraphs (a), (b), or (c) below, shall be determined by the Department to have a substantial impact on regional hurricane preparedness.

(a) When a development is proposed in a county where a public hurricane shelter space deficit is shown to exist according to the applicable, incorporated regional hurricane evacuation study, inland shelter study or county shelter assessment based on an adopted county peacetime emergency plan, and the proposed development’s anticipated public hurricane shelter space demand will require a minimum of 200 additional spaces, or five percent of the county’s public hurricane shelter space capacity, whichever is less, the proposed development will be determined by the Department to have a significant regional impact on public hurricane shelter space availability.

(b) When a development is proposed in a county where a public hurricane shelter space surplus is shown to exist according to the applicable, incorporated regional hurricane evacuation study, inland shelter study or county shelter capacity assessment based on an adopted county peacetime emergency plan, and the proposed development’s anticipated public hurricane shelter space demand is projected to move the county into a deficit situation of 200 or more spaces, the proposed development will be determined by the Department to have a significant regional impact on public hurricane shelter space availability.

(c) When a development is proposed in a hurricane vulnerability zone and the proposed development’s anticipated evacuation traffic will utilize twenty-five (25) percent or more of an identified hurricane evacuation route’s level of service E hourly directional maximum service volume based on the Florida Department of Transportation’s Generalized Peak Hour/Peak Direction Level of Service Maximum Volumes presented in the Florida Highway Systems Plan Level of Service Standards and Guidelines Manual and hereby incorporated by reference, the proposed development will be determined by the Department to have a significant regional impact on hurricane evacuation.

(5) Mitigation of Hurricane Preparedness Impacts. Due to the extreme vulnerability of the State of Florida to the impacts of hurricanes, the Department considers public hurricane shelters and hurricane evacuation routes as important public facilities that are required to insure the health, safety, and welfare of the residents of the state. In order to implement this policy, it is the intent of the Department to set forth in this rule hurricane preparedness conditions which, if included in a DRI development order and which ensure that the development’s anticipated regional hurricane preparedness impacts are mitigated in a timely manner, would be deemed by the Department to comply with the requirements of subparagraph 380.06(15)(e)2., Florida Statutes. Such conditions would therefore not be the basis for the appeal of the development order by the Department on issues related to hurricane preparedness. The Department will review mitigative measures for all ADA proposals and DRI development orders that are determined to have a substantial impact on regional hurricane preparedness based on the criteria identified in subsection (4) above. Pursuant to subparagraph 380.06(15)(e)2., Florida Statutes, a DRI development order issued by a local government must make adequate provisions for the public facilities needed to accommodate the impacts of the proposed development. Any single or combination of mitigative techniques detailed in paragraphs (a) and (b) below must provide for mitigation equivalent to the proposed development’s anticipated hurricane preparedness impacts. However, nothing contained herein shall preclude the local government from including hurricane preparedness conditions in a development order that are more stringent than those detailed in paragraphs (a) and (b) below.

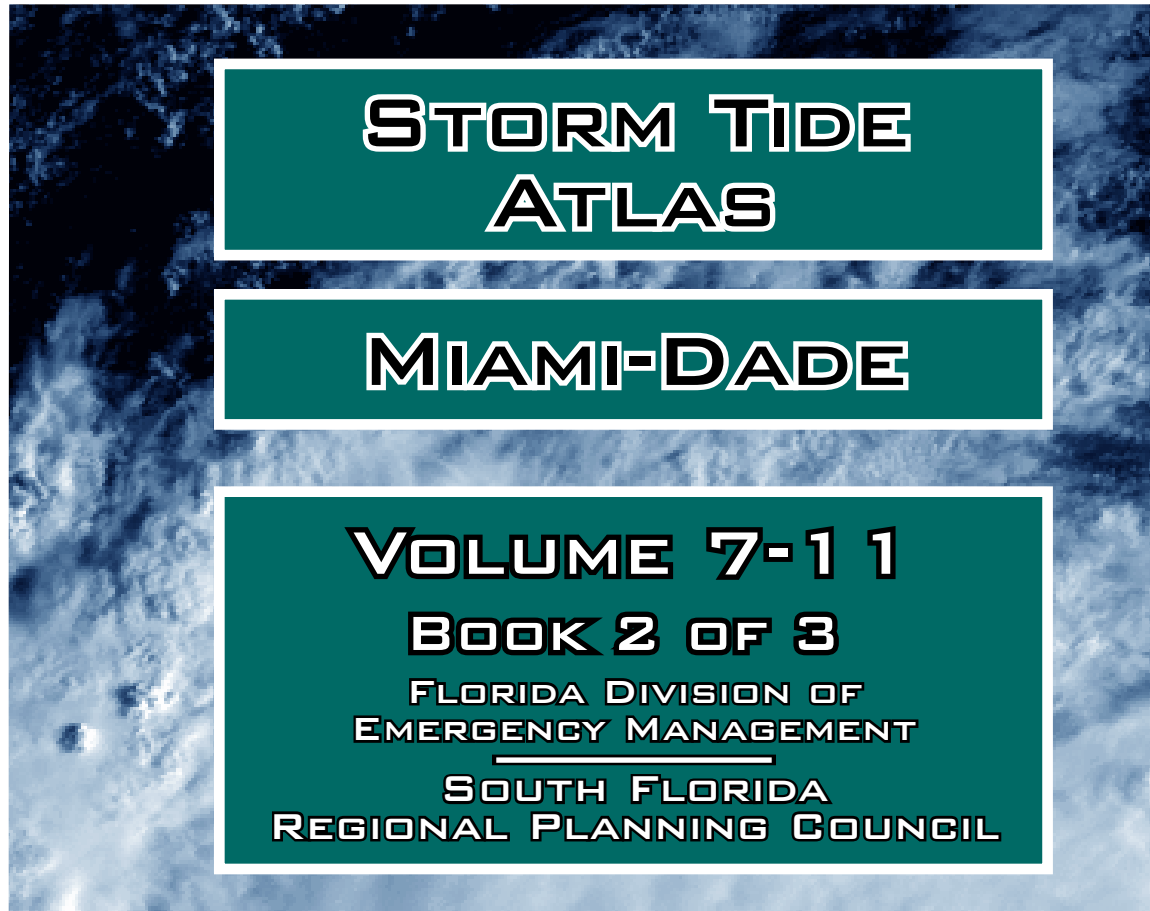
(a) Techniques which shall be used singly or in concert pursuant to the provisions of subsection (5) above to mitigate the anticipated impact of a proposed development on public hurricane shelter availability are:

1. Donation of land for public facilities or donation of the use of private structures to be used as primary public hurricane shelters; however, the site or private structure shall be located in an area outside of the identified high hazard hurricane evacuation area. The facility shall be constructed in such a way as to insure its usefulness and use as a primary public hurricane shelter to offset, at a minimum, the impacts of the approved DRI development. In order to use this mitigation option, the developer must provide reasonable assurance from the local political subdivision and from local emergency management officials regarding the ability of the donation to reduce hurricane shelter impacts.

2. Provision of payments in lieu of donation of land for the upgrading of existing primary and secondary hurricane shelters located outside the identified hurricane vulnerability zone so as to increase the county’s primary public hurricane shelter space availability equal to the proposed development’s anticipated public hurricane shelter space demand. Upgrading for purposes of this rule shall include the addition of hurricane storm shutters to facilities, provision of electric generators, provision of potable water

Table MDTAZ. Dwelling Unit, Population and Vehicle Estimates and Projections, 2006, 2010 and 2015			
Population and Vehicles by Type of Dwelling Unit	2006	2010	2015
Site-Built Homes			
Total Units	923,279	951,961	992,852
Percent of Units Occupied during Hurricane Season	89.7%	89.8%	89.9%
Occupied Units	828,541	855,217	892,981
Persons per Occupied Unit	2.83	2.84	2.86
Population in Units	2,342,429	2,428,951	2,549,893
Vehicles per Unit	1.69	1.67	1.65
Vehicles in Units	1,398,596	1,430,457	1,477,844
Mobile Homes			
Total Units	12,467	12,536	12,701
Percent of Units Occupied during Hurricane Season	91.7%	91.7%	91.6%
Occupied Units	11,429	11,492	11,639
Persons per Occupied Unit	3.06	3.06	2.86
Population in Units	34,986	35,116	35,478
Vehicles per Unit	0.56	0.56	0.57
Vehicles in Units	19,631	19,769	20,046
Hotel-Motel Units			
Total Units	46,116	46,116	46,116
Percent of Units Occupied during Hurricane Season	75.1%	75.1%	75.1%
Occupied Units	34,618	34,618	34,618
Persons per Occupied Unit	1.46	1.46	1.46
Population in Units	50,545	50,545	50,545
Vehicles per Unit	1.05	1.05	1.05
Vehicles in Units	36,357	36,357	36,357
Group Quarters			
Population that would participate in general evacuation	0	0	0
Vehicles that would participate in a general evacuation	0	0	0
Totals			
Total Resident Population	2,377,415	2,464,067	2,585,371
Total Households	839,970	866,709	904,620
Total Vehicles	1,454,584	1,486,583	1,534,247

FLORIDA STATEWIDE REGIONAL EVACUATION STUDY PROGRAM



STORM TIDE ATLAS

MIAMI-DADE

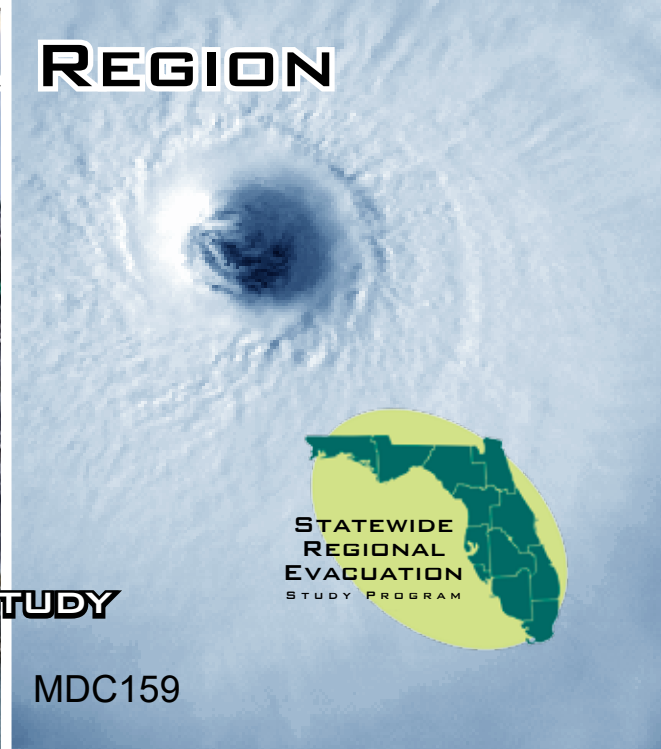
VOLUME 7-1 1

BOOK 2 OF 3

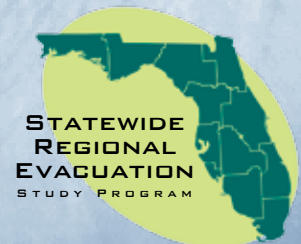
FLORIDA DIVISION OF
EMERGENCY MANAGEMENT

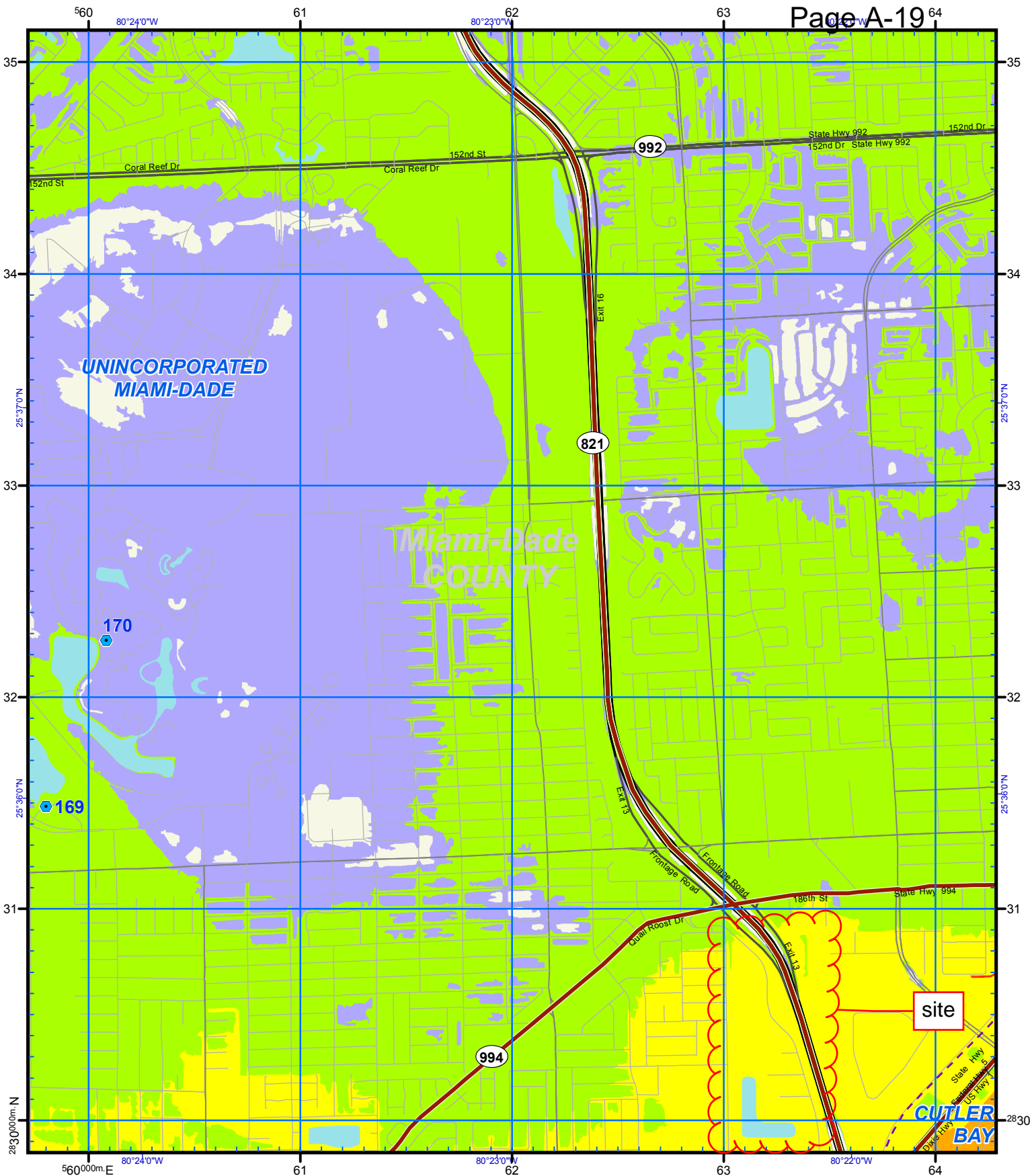
SOUTH FLORIDA
REGIONAL PLANNING COUNCIL

SOUTH FLORIDA REGION

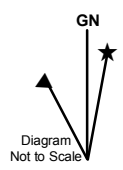


INCLUDES HURRICANE EVACUATION STUDY





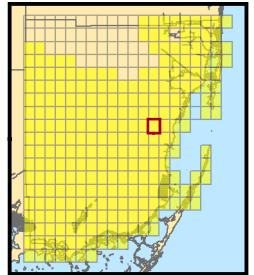
US National Grid
100,000-m Square ID
NJ
Grid Zone Designation
17R
Datum = NAD 1983, 1,000-m USNG



Notes:
1. Surge limits are based on still water storm tide height elevation above NAVD88 at high tide with no wave setup.
2. Total Storm Tide limits were derived from Maximum of Maximums surge heights over LIDAR based digital elevation.
3. The Points of Reference are locations determined to be relevant to emergency management officials.

ATLAS LEGEND		Cat	
[Blue square]	HOSPITAL	[Red square]	1
[Blue diamond]	Points of Reference	[Orange square]	2
[Red line]	Evacuation Route	[Yellow square]	3
[Purple outline]	City Limits	[Light Green square]	4
[Light Blue square]	NHD Lakes	[Light Purple square]	5
[Dark Blue square]	NHD Major Water		

Storm Tide Zones
Miami-Dade County, 2010
Scale - 1:24,000
0 2,000 Feet
USNG Page 17R NJ 60 30
Map Plate 153



This map is for reference & planning purposes only. Hurricane evacuation decision-making and growth management implementation are local responsibilities. Please consult with local authorities.



RER - Planning Division
 Recd. March 26 2026
 May 2025 Cycle
 App. CDMP20250007

March 26, 2026

Ms. Yamilet Senespleda, P.E., PTOE
 Miami-Dade County Department of Transportation and Public Works
 Traffic Engineering Division
 111 NW 1st Street, Suite 1510
 Miami, Florida 33128

**Re: American Bankers Life Assurance Development of Regional Impact
 Notice of Proposed Change – Trip Generation Comparison Analysis**

Dear Ms. Senespleda:

Kimley-Horn and Associates, Inc. has performed a trip generation analysis for the proposed American Bankers Life Assurance Development of Regional Impact (DRI) Notice of Proposed Change (NOPC). The DRI is an approximate 84.78 gross acre site generally bounded by Quail Roost Drive/SR 994 to the north, SW 196th Street to the south, Homestead Extension of Florida's Turnpike (HEFT) to the east, and SW 112th Avenue to the west in unincorporated Miami-Dade County, Florida. The previously approved American Bankers Life Assurance DRI development program includes 470,000 square feet of office space, 30,000 square feet of warehousing space, a 250-room hotel, and a 330-student day care center. Resolutions of the approved DRI are provided in Attachment A.

The proposed American Bankers Life Assurance DRI NOPC development program includes 1,091,500 square feet of warehousing space, 20,000 square feet of retail space, 75,000 square feet of office space, 75,000 square feet of multipurpose recreational space, and a 50-room hotel. The American Bankers Life Assurance DRI NOPC development program proposes an increase of 1,061,500 square feet in warehousing space, an additional 20,000 square feet of retail space, a reduction of 395,000 square feet in office space, an increase of 75,000 square feet of multipurpose recreational space, a reduction of 200 hotel rooms, and the removal of a 330-student day care center. Note the proposed warehousing space will consist of 568,000 square feet of high-cube fulfillment center warehousing and 523,500 square feet of high-cube parcel hub warehousing.

We have performed a trip generation comparison analysis for the approved and proposed development programs. The calculations were prepared for the weekday A.M. and P.M. peak hour periods.

TRIP GENERATION ANALYSIS

Trip generation calculations for the previously approved DRI and proposed DRI NOPC were performed using the Institute of Transportation Engineer's (ITE's) *Trip Generation Manual*, 11th Edition. Trip generation for the previously approved DRI was determined using ITE Land Use Code (LUC) 710 (General Office Building), LUC 150 (Warehousing), LUC 310 (Hotel), and LUC 565 (Day Care Center). Trip generation for the proposed DRI NOPC was determined using ITE LUC 155 (High-Cube Fulfillment Center Warehouse), LUC 156 (High-Cube Parcel Hub Warehouse), LUC 822 (Strip Retail Plaza), LUC 710 (General Office Building), LUC 435 (Multipurpose Recreational Facility), and LUC 310 (Hotel).

A portion of trips generated by the proposed DRI NOPC will be captured internally within the site. Internal capture trips were determined based upon values contained in the ITE *Trip Generation Handbook*, 3rd Edition. The expected internal capture rate for the previously approved DRI is 4.2 percent (4.2%) during the A.M. peak hour and 0.0 percent (0.0%) during the P.M. peak hour. The expected internal capture rates for the proposed DRI NOPC are 7.1 percent (7.1%) during the A.M. peak hour and 3.7 percent (3.7%) during the P.M. peak hour.

Pass-by capture trips were also determined based on average rates provided in the ITE *Trip Generation Manual*, 11th Edition. The pass-by capture rate is 44.0 percent (44.0%) for the approved day care center and 40.0 percent (40.0%) for the proposed retail space during the P.M. peak hour.

As shown in Table 1, the proposed DRI NOPC is expected to result in a reduction of 358 A.M. peak hour vehicular trips and no net new P.M. peak hour vehicular trips. Detailed trip generation information is included in Attachment B.

Table 1: Peak Hour Trip Generation Summary				
Land Use (ITE Code)	Scale	Entering Trips	Exiting Trips	Net New External Trips
A.M. Peak Hour (P.M. Peak Hour)				
<i>Previously Approved DRI Program</i>				
General Office Building (710)	470,000 square feet	541 (102)	76 (498)	617 (600)
Warehousing (150)	30,000 square feet	20 (8)	6 (22)	26 (30)
Hotel (310)	250 rooms	66 (80)	31 (77)	97 (157)
Day Care Center (565)	330 students	116 (55)	106 (61)	222 (116)
Existing Maximum Development Potential		743 (245)	219 (658)	962 (903)
<i>Proposed DRI NOPC Program</i>				
High-Cube Fulfillment Center Warehouse (155)	568,000 square feet	67 (35)	15 (55)	82 (90)
High-Cube Parcel Hub Warehouse (156)	523,500 square feet	177 (226)	175 (104)	352 (330)
Strip Retail Plaza (822)	20,000 square feet	17 (33)	13 (34)	30 (67)
General Office Building (710)	75,000 square feet	111 (22)	15 (107)	126 (129)
Multipurpose Recreational Facility (435)	75,000 square feet	0 (145)	0 (116)	0 (261)
Hotel (310)	50 rooms	13 (12)	1 (14)	14 (26)
Proposed Maximum Development Potential		385 (473)	219 (430)	604 (903)
Net Change (Proposed – Existing)				
Net New Vehicle Trips		-358 (228)	0 (-228)	-358 (0)

P.M. PEAK HOUR EQUIVALENCY MATRIX

A P.M. peak hour equivalency matrix was prepared for the proposed development program to depict the effect of changes to the development program on P.M. peak hour trip generation. This matrix provides ratios to convert portions of a land use to equivalent portions of another land use without changing the number of trips generated by the development program. Table 2 depicts the equivalency matrix. Detailed equivalency matrix calculations are provided in Attachment C.

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Table 2: P.M. Peak Hour Equivalency Matrix								
Land Use	Net External P.M. Peak Hour Equivalency Rates	TO:	High-Cube Fulfillment Center Warehouse	High-Cube Parcel Hub Warehouse	Strip Retail Plaza	General Office Building	Multipurpose Recreational Facility	Hotel
		Units	ksf	ksf	ksf	ksf	ksf	room
FROM:			0.1585	0.6304	3.3500	1.7200	3.4800	0.5200
High-Cube Fulfillment Center Warehouse	0.1585	ksf	1.0000	0.2514	0.0473	0.0922	0.0455	0.3048
High-Cube Parcel Hub Warehouse	0.6304	ksf	3.9773	1.0000	0.1882	0.3665	0.1811	1.2123
Strip Retail Plaza	3.3500	ksf	21.1356	5.3141	1.0000	1.9477	0.9626	6.4423
General Office Building	1.7200	ksf	10.8517	2.7284	0.5134	1.0000	0.4943	3.3077
Multipurpose Recreational Facility	3.4800	ksf	21.9558	5.5203	1.0388	2.0233	1.0000	6.6923
Hotel	0.5200	room	3.2808	0.8249	0.1552	0.3023	0.1494	1.0000

If you have any questions regarding this analysis, please feel free to contact me.

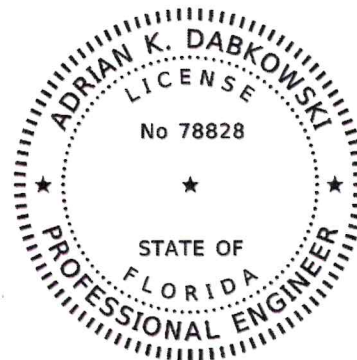
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

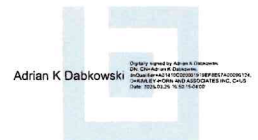
Adrian K. Dabkowski, P.E., PTOE
Vice President

Attachments

- A: Approved DRI Resolutions
- B: Trip Generation Calculations
- C: Equivalency Matrix Calculations



This item has been digitally signed and sealed by Adrian K. Dabkowski, P.E., PTOE, on the date adjacent to the seal.



Signature must be verified on any electronic copies.

Adrian K. Dabkowski, P.E., PTOE
Florida Registration Number 78828
Kimley-Horn and Associates, Inc.
8201 Peters Road, Suite 2200
Plantation, FL 33324

APPROVED

By Jerry Bell at 3:56 pm, Apr 28, 2026

RER- Planning Division

Furth. Recd. April 28 2026

Page A-23

May 2025 Cycle, App. CDMP20250007



LSN LAW P.A.

Tracy R. Slavens, Esq.

+1 305-673-2585

tslavens@lsnlaw.com

April 28, 2026

VIA ELECTRONIC DELIVERY

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

**RE: GPC Miami Business Park, LLC
Request for Extension CDMP20250007**

Dear Mr. Bell:

Please accept this letter as the request for an extension in accordance with Section 2-116.1(3)(h) of the Miami-Dade County Code, for application no. CDMP20250007 (the "CDMP Application") on behalf of GPC Miami Business Park, LLC (the "Applicant"), for that certain +/-84.78 acre parcel of land located at 11222 Quail Roost drive, and identified by folio nos. 30-6006-034-0015, 30-6006-034-0010, 30-6006-034-0025, 30-6006-034-0020, and 30-6006-034-0030 (the "Property").

Section 2-116.1(3)(h) of the Miami-Dade County Code states that the Board of County Commissioners shall hold one public hearing within 180 calendar days following the end of the relevant filing period unless a greater time is deemed necessary by the Board of County Commissioners; however, the Director may extend the time if requested by the applicant prior to the earliest deadline for the publication of the required notices for the hearing before the Board of County Commissioners. Likewise, Section 125.022(2), Florida Statutes, requires that, for applications requiring final action through a quasi-judicial hearing or a public hearing, the County must approve, approve with conditions, or deny the application for a development permit or development order within 180 days after the county has deemed the application complete. Both parties may agree in writing or in a public meeting or hearing to an extension of time, particularly in the event of a force majeure or other extraordinary circumstance.

The CDMP Application was filed on May 23, 2025 during the May Cycle filing period. The applicable filing period is from May 1st to May 31st. As such, 180 days from the relevant filing period was November 28, 2025. An extension request was filed on October 22, 2025 requesting an additional 180 day extension from November 28, 2025 to May 27, 2026. The CDMP Application was scheduled to be on the May 21, 2026 Board of County Commissioners public hearing, which has now been cancelled. The CDMP Application has been rescheduled

MDC164

for the June 18, 2026 meeting, occurring after the previously requested extension. Therefore, we hereby request an extension of an additional 180 days from May 27, 2026 to November 23, 2026 to hold the required public hearing by the Board of County Commissioners. In accordance with Section 2-116.1 of the County Code and Section 125.022(2), Florida Statutes, please provide written confirmation of your acknowledgment of the extension of the Application.

If you require any additional information or would like to discuss this request further, please contact me. Thank you for your attention to and favorable consideration of this matter.

Respectfully submitted,

LSN Law, P.A.

A handwritten signature in blue ink that reads "Tracy Slavens". The signature is written in a cursive, flowing style.

Tracy R. Slavens, Esq

This instrument was prepared by:

Name: Tracy Slavens, Esq.
Address: LSN Law. P.A.
3800 NE 1 Avenue, Suite 200
Miami, Florida 33137

RER - Planning Division
Furth. Recd. May 12 2026
App. CDMP20250007
May 2025 Cycle

GPC Miami Business Park

Addresses: 11222 Quail Roost Drive
Miami, Florida 33157

Folios: 30-6006-034-0015, 30-6006-034-0010, 30-6006-034-0025,
30-6006-034-0020, and 30-6006-034-0030

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned AMERICAN BANKERS LIFE ASSURANCE COMPANY OF FLORIDA, a Florida corporation (the "Owner"), holds the fee simple title to the land in Miami-Dade County, Florida, more particularly described in Exhibit "A," attached hereto, and hereinafter called the "Property" which is supported by the Opinion of Title; and

WHEREAS, the Property is subject to a proposed amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") filed in the May 2025 Cycle and said amendment is identified as Application No. CDMP2025000 (the "Application"); and

WHEREAS, the Owner has concurrently filed a County zoning hearing application under Zoning Hearing Application No. Z2025000117, pursuant to section 2-116.1 of the Code of Miami-Dade County; and

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

WHEREAS, the Applicant seeks to re-designate ±2.14 gross acres (±1.43 net acres) of the Property from "Office/Residential" to "Business and Office (Parcel A) and ±81.43 gross acres (±77.39 net acres) of the Property from "Office/Residential" to "Industrial and Office" (Parcel B) on the Miami-Dade County Comprehensive Development Master Plan adopted 2030 and 2040 Land Use Plan (the "LUP") map, however, no changes are proposed for the remaining ±1.30 gross acres (± 0.28 net acres) of the Property (Parcel C); and

WHEREAS, the Owner consents to this Application and has proffered this Declaration of Restrictions as part of the application, to assure the County that the representations made during the consideration of the Application will be abided by; and

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

1. **Permitted Uses.** The development program for the Property consists of the following: i) 1,091,500 square feet of industrial/warehouse use; ii) 75,000 square feet of office use; iii) 20,000 square feet of commercial/retail use; iv) 75,000 square feet of multi-purpose recreational use; and v) 50 hotel rooms (the “Base Development Program”), or an equivalent combination thereof in accordance with the terms of this paragraph. The Base Development Program would result in a total of 903 net external PM peak hour vehicle trips as was approved by the American Bankers Insurance Group Development of Regional Impact (the “DRI”) and development cannot exceed this number of net external PM peak hour vehicle trips. The density and intensity of uses set forth in the Base Development Program may be simultaneously increased and decreased, provided that in no event shall the total vehicle trip generation associated with the overall development of the Property exceed a total 903 net external PM peak hour vehicle trips.

Upon any application for development order approval for all or any portion of the Property, the then Owner of the parcel that is subject of the site plan application shall provide the Department or its successor department with a trip generation analysis demonstrating that the proposed development of the Property does not exceed 903 net external PM peak hour vehicle trips, using the trip generation rates and methodological assumptions provided in the attached Exhibit “B” to this Declaration. In addition to the trip generation analysis, the Property shall be required to meet all applicable concurrency requirements, including water, sewer, solid waste, parks, and fire rescue.

2. **Connection to Public Water and Sanitary Sewer Service.** The Owner hereby acknowledges and agrees that the Property shall be connected to the public water and sewer system, at the Owner's expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the County Code and MDWASD rules, regulations, and design standards. The right to connect 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-24400FAM (S.D. Fla) (the “Consent Decree), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.
3. **Pine Rockland.** The Owner acknowledges that a portion of the Property contains pine rockland, which is globally imperiled habitat found only in Miami-Dade and Monroe Counties. On February 2, 2026, the Regulatory and Economic Resources Division staff inspected the pine rockland and found several state-listed threatened plant species. In order to ensure consistency with the CDMP, including, but not limited to, CDMP Conservation, Aquifer Recharge and Drainage Element (“CON”) policies CON-8D and CON-9A, the Owner shall conserve rare, endangered, threatened, and endemic species and the pine rockland with unique features, including limestone rock substrate and geologic formations, by establishing pine rockland preservation area (“Pine Rockland Preserve”), which shall have a minimum size of 2.75 contiguous acres, located within the area identified in Exhibit “C,” and which shall remain in a natural state and which shall be maintained as pine rockland habitat in perpetuity and protected from development.

The Owner agrees that prior to the County's tentative plat approval for any portion of the Property, the Owner agrees to establish the Pine Rockland Preserve as a separate tract or parcel by plat (separate folio number) or other legal instrument, as may be acceptable to Miami-Dade County. The Owner agrees to perform the removal of exotic vegetation from the Pine Rockland Preserve and the Owner shall maintain the Pine Rockland Preserve free of exotic vegetation with

the standard maintenance threshold of less than 5% of the entirety of the area to prevent the growth or accumulation of such prohibited species. The Owner agrees to obtain a permit that authorizes the removal of exotic vegetation from RER to maintain the Pine Rockland Preserve. If the Owner wishes to convey the Pine Rockland Preserve to Miami-Dade County for perpetual preservation and maintenance of these areas, the Owner may make a written offer, by certified mail or other means of verified delivery, to the County to convey the Pine Rockland Preserve for use as a preservation area. Unless and until the Pine Rockland Preserve is conveyed to Miami-Dade County, all Owners of the Property, including all Owners of any portion of the Property that is subject to this CDMP application, shall be responsible for complying with all requirements related to this Pine Rockland Preserve, including, but not limited to, the maintenance and preservation of the pine rockland habitat.

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

5. **MISCELLANEOUS**

- a. **Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the Property and for the benefit of Miami-Dade County and the public welfare. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.
- b. **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.
- c. **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.
- d. **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.
 - e. **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.
 - f. **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, Miami-Dade 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.
 - g. **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.
 - h. **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by Miami-Dade County (or successor municipality), and inspections made and approval of occupancy given by Miami-Dade 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.
 - i. **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.

- j. **Recordation and Effective Date.** This Declaration shall be filed of record in the Public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application by the Board of County Commissioners. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.
- k. **Acceptance of Declaration.** The Owner acknowledges that acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance.
- l. **Owner.** The term Owner shall include all heirs, assigns, and successors in interest.

[Execution Pages Follow]

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions as of this ____ day of _____, 202__.

WITNESSES:

AMERICAN BANKERS LIFE ASSURANCE
COMPANY OF FLORIDA, a Florida corporation

By: _____

Name: Thomas Peters

Title: Assistant Vice President

Signature

Printed Name: _____

Signature

Printed Name: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by THOMAS PETERS, Assistant Vice President of AMERICAN BANKERS LIFE ASSURANCE COMPANY OF FLORIDA, a Florida corporation, on behalf of said company. They are personally known to me or has produced _____, as identification.

By: _____

Notary Public, State of Florida

[Notary Seal]

EXHIBIT "A"

Legal Description

Tracts "A", "B" and "C" of "AMERICAN BANKERS OFFICE PARK", according to the plat thereof, as recorded in Plat Book 120, at Page 19, of the Public Records of Miami-Dade County Florida.

Containing a Net Area of 79.10 Acres and a Gross Area of 84.8 Acres, more or less, by calculations.

EXHIBIT "B"
Trip Generation Equivalency

TABLE 1: P.M. Peak Hour Trip Generation Equivalency Matrix

Land Use	Net External P.M. Peak Hour Equivalency Rates ⁽¹⁾	TO: Units	High-Cube Fulfillment Center Warehouse		Strip Retail Plaza ksf	General Office Building ksf	Multipurpose Recreational Facility		Hotel room	
			Warehouse ksf	High-Cube Parcel Hub Warehouse ksf			Recreational Facility ksf	Hotel room		
			FROM:							
High-Cube Fulfillment Center Warehouse	0.1585	ksf	0.1585	0.2514	0.0473	0.0922	0.0455	0.3480	0.5200	
High-Cube Parcel Hub Warehouse	0.6304	ksf	3.9773	1.0000	0.1882	0.3665	0.1811	0.0455	0.3048	
Strip Retail Plaza	3.3500	ksf	21.1356	5.3141	1.0000	1.9477	0.9626	0.1811	1.2123	
General Office Building	1.7200	ksf	10.8517	2.7284	0.5134	1.0000	0.4943	0.9626	6.4423	
Multipurpose Recreational Facility	3.4800	ksf	21.9558	5.5203	1.0388	2.0233	1.0000	1.0000	3.3077	
Hotel	0.5200	room	3.2808	0.8249	0.1552	0.3023	0.1494	1.0000	6.6923	

Note: (1) Based on P.M. peak hour trip generation equivalency rate developed in Table 2.

Example Equivalency Calculations

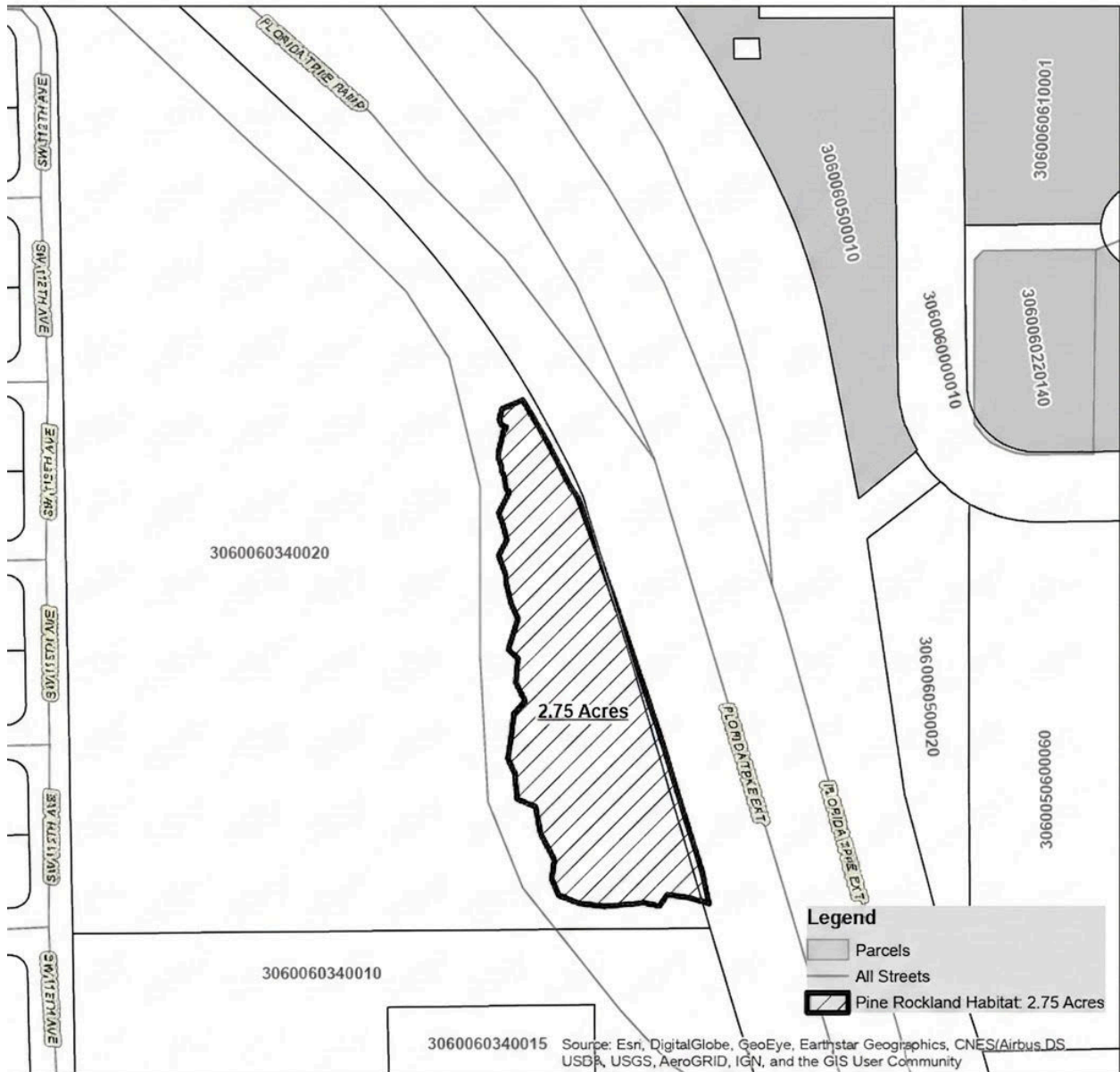
High-Cube Fulfillment Center Warehouse to High-Cube Parcel Hub Warehouse	The exchange rate between high-cube fulfillment center warehouse and high-cube parcel hub warehouse is 1 ksf of fulfillment center warehousing for every 0.2514 ksf of parcel hub warehousing space, where 10,000 square feet of fulfillment center warehousing is equal to 2,514 square feet of parcel hub warehousing space and 100,000 square feet of fulfillment center warehousing is equal to 25,140 square feet of parcel hub warehousing space.
High-Cube Fulfillment Center Warehouse to General Office Building	The exchange rate between high-cube fulfillment center warehouse and general office building is 1 ksf of fulfillment center warehousing for every 0.0922 ksf of office space, where 10,000 square feet of fulfillment center warehousing is equal to 922 square feet of office space and 100,000 square feet of fulfillment center warehousing space is equal to 9,220 square feet of office space.
Strip Retail Plaza to General Office Building	The exchange rate between strip retail plaza and general office building is 1 ksf of retail space for every 1.9477 ksf of office space, where 1,000 square feet of retail space is equal to 1,948 square feet of office space and 10,000 square feet of retail space is equal to 19,477 square feet of office space.

TABLE 2: P.M. Peak Hour Trip Generation for Proposed Maximum Development Intensity

Land Use	ITE Edition	ITE Code	Scale	ITE Units	Net New Trips	Equivalency Rate
High-Cube Fulfillment Center Warehouse	11	155	568.0	ksf	90	0.1585 trips/ksf
High-Cube Parcel Hub Warehouse	11	156	523.5	ksf	330	0.6304 trips/ksf
Strip Retail Plaza	11	822	20.0	ksf	67	3.3500 trips/ksf
General Office Building	11	710	75.0	ksf	129	1.7200 trips/ksf
Multipurpose Recreational Facility	11	435	75.0	ksf	261	3.4800 trips/ksf
Hotel	11	310	50.0	room	26	0.5200 trips/room

EXHIBIT "C"

Pine Rockland Preserve Area



RESOLUTION NO. 14-3-26

REDLAND COMMUNITY COUNCIL (14) ISSUING RECOMMENDATION ON MAY 2025 CYCLE APPLICATION NO. CDMP20250007 FILED BY GPC MIAMI BUSINESS PARK, LLC, REQUESTING AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

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

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

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

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

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

WHEREAS, at its meeting of March 11, 2026, the Redland Community Council (14) conducted a public hearing as authorized by Section 20-41 of the County Code;

NOW, THEREFORE, BE IT RESOLVED THAT THE REDLAND COMMUNITY COUNCIL (14) recommends that the MAY 2025 Cycle CDMP Amendment Application No. CDMP20250007 to Transmit with acceptance of the proffered Declaration of Restrictions, as recommended by Staff.

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

Curtis Lawrence	Yes	Marie Flore Lindor-Latortue, Ph.D. MHSA	Yes
Alicia Arellano, Vice Chair (Acting Chair)	Yes	Ralph Troutman	Absent
Wilbur Bell	Yes	Stanley Thompkins, Chair	Absent

Acting Chair Arellano hereupon declared the resolution duly passed and adopted this 11th day of March 2026.

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



Rosa Davis, Executive Secretary

MINUTES

The Redland Community Council 14
 Public Hearing on May 2025 CDMP Cycle Application No. CDMP20250007,
 October 2025 CDMP Cycle Application Nos. CDMP20250020 and CDMP20250021
 To Amend the Comprehensive Development Master Plan
 In Person Hearing

March 11, 2026, 7:34 PM

Department of Regulatory and Economic Resources (RER) Staff Present

Physical Attendance

Rosa Davis, Section Supervisor, Metropolitan Planning Section, Planning Division
 Noel Stillings, Principal Planner, Metropolitan Planning Section, Planning Division
 John Lucas, RER Strategic Metro Planner, Long Range Planning Section, Planning Division
 Ivo Rondinoni, Senior Planner, Metropolitan Planning Section, Planning Division
 Pierina Mirabal, Zoning Analyst 2, Development Services Division
 Thomas Gomez, Agenda Clerk, Development Services Division
 Felix Acosta, Agenda Clerk, Development Services Division

County Attorney's Office

Cristina Rabionet, Assistant County Attorney, County Attorney's Office

I. CALL TO ORDER AND OPENING REMARKS

Acting Chair Arellano opened the scheduled joint Zoning and CDMP meeting at 7:34 p.m. She called the meeting to order and following the Pledge of Allegiance, asked Staff to conduct the roll call.

Roll Call

Ms. Mirabal, Zoning Analyst 2, conducted the roll call and determined that there was quorum as follows:

Curtis Lawrence	Present	Marie Flore Lindor-Latortue, Ph.D. MHSA	Present
Alicia Arellano, Vice Chair (Acting Chair)	Present	Ralph Troutman	Absent
Wilbur Bell	Present	Stanley Thompkins, Chair	Absent

Immediately after the Zoning public hearing, Acting Chair Arellano closed the Zoning meeting and opened the CDMP meeting. She welcomed everyone to the public hearing on the May 2025 Cycle Application No. CDMP20250007 and October 2025 Cycle Application Nos. CDMP20250020 and CDMP20250021.

II. REQUESTS TO DEFER

Acting Chair Arellano asked whether there were any requests for deferral. Ms. Rosa Davis, Planning Section Supervisor, stated that the applicant for Application No. CDMP20250020 (288 St, LLC) requested a deferral. The applicant's representative, Hugo Arza, requested to defer the item to no

date certain, but indicated that they seek to bring the application before the Board of County Commissioners in April 2026. The Board proceeded to consider a motion.

A motion to defer Application No. CDMP20250020 to no date certain was made by Board Member Lindor-Latortue. Board Member Lawrence seconded the motion. The motion passed unanimously 4-0 as follows:

Curtis Lawrence	Yes	Marie Flore Lindor-Latortue, Ph.D. MHSA	Yes
Alicia Arellano, Vice Chair	Yes	Ralph Troutman	Absent
Wilbur Bell	Yes	Stanley Thompkins, Chair	Absent

III. AGENDA ITEMS

May 2025 Cycle Application No. CDMP20250007 - GPC Miami Business Park, LLC

Ms. Noel Stillings, Principal Planner, delivered a presentation of Application No. CDMP20250007, filed by GPC Miami Business Park, LLC. She described the ±84.80 gross acre application site, which is triangular in shape, and located west of the Turnpike between SW 186 Street and SW 196 Street. The site was formerly occupied by American Bankers Insurance Company. Approximately about 79 acres of the site is currently designated "Office/Residential," permitting office and limited residential uses. The remaining 5-plus acres are designated "Low-Medium Density Residential," allowing 6 to 13 dwelling units per gross acre. She explained that the site was approved as a Development of Regional Impact (DRI) by the Board of County Commissioners (BCC) in 1981. The existing DRI caps development at 470,000 square feet of office uses, 30,000 square feet of warehouse space, a 250-room hotel, and a 330-student daycare facility. The applicant is requesting to redesignate approximately 81 acres of the site to "Industrial and Office," 2-plus acres in the northern portion to "Business and Office," and approximately 1.3 acres as "Low-Medium Density Residential." The applicant has proffered a Declaration of Restrictions (covenant) proposing development of: 1,091,500 square feet of industrial uses; 20,000 square feet of retail uses; 75,000 square feet of office space; a 75,000-square-foot multipurpose recreational facility, and a 50-room hotel. This CDMP amendment is being processed concurrently with zoning application No. CDMP2025000117 to modify the existing DRI to allow the proposed development. Staff recommends to Transmit with Acceptance of the Declaration of Restrictions, noting the proposal represents infill consistent with CDMP policies inside the Urban Development Boundary.

Ms. Stillings noted that the Department of Environmental Management (DERM) identified a significant 2-plus acre pine rockland area requiring preservation of potential rare plant and wildlife species and explained that the applicant committed to preserve the 2-acre area in the proffered covenant. She also noted that under the applicant's requested redesignation, the site could be developed with up to 54 multi-family residences and up to 16 single-family residences. The site is also within ½ and ¼ mile of the South Dade Transitway, one of the County's six SMART Plan corridors, and under the CDMP mixed-use provisions could be developed with residential uses. However, the CDMP covenant and the proposed modification to DRI development program do not include residential uses. Ms. Stillings further explained that the traffic impact study indicated that the proposed project is projected to impact a segment of the Florida Turnpike, an important hurricane evacuation route already operating below its adopted Level of Service standard. As such, the CDMP requires a proportionate fair-share mitigation by the applicant.

Ms. Tracy Slavens, the applicant's legal representative, gave a presentation highlighting the merits of the application. She detailed the history of the application site, noting that the property has been

largely vacated due to the company’s shift to remote operations. She emphasized that the project would generate approximately 4,000 new jobs, addressing the need for employment opportunities near rapidly growing residential areas in South Dade. She explained that the proposed development program, consisting of industrial, office, retail, hotel, and recreational uses, produces no net increase in vehicular PM peak hour trips, and that the proffered covenant ensures compatibility with surrounding neighborhoods through buffering and the preservation of the pine rockland. Ms. Slavens mentioned that a small parcel acreage in the north of the site is not proposed for development and expressed the desire to tie that into the County’s Quail Roost Children’s Park to increase community green space. Ms. Slavens described the applicant’s extensive community outreach efforts, which included distributing more than 800 notices, conducting door-to-door engagement, and holding multiple meetings. She concluded that the amendment meets all CDMP criteria and is appropriate for transmittal.

Acting Chair Arellano opened up the public hearing for comments. Approximately ten people spoke in favor of the application stating that it would bring needed jobs to people living in South Dade, strengthen the local economy and provide business investment in the area.

Board members discussed the application and questioned the applicant regarding the recreational component of the application. Ms. Slavens explained that while the recreational facility is not programmed for specific uses at this time, potential options may include indoor rock-climbing facilities, soccer fields, and trampoline parks. In response to a Board member’s inquiry, Ms. Slavens noted that a small parcel adjacent to the County Park is not proposed for development, and the applicant hopes to improve and connect it to Quail Roost Children’s Park to provide additional outdoor space for the community.

Board Member Lawrence made a motion to Transmit with acceptance of the proffered Declaration of Restrictions, as recommended by Staff. Board member Bell seconded the motion. The motion passed unanimously 4-0 as follows:

Curtis Lawrence	Yes	Marie Flore Lindor-Latortue, Ph.D. MHSA	Yes
Alicia Arellano, Vice Chair (Acting Chair)	Yes	Ralph Troutman	Absent
Wilbur Bell	Yes	Stanley Thompkins, Chair	Absent

October 2025 Cycle Application No. CDMP20250021 - Lennar Homes, LLC

Mr. Ivo Rondinoni, Senior Planner, provided an overview of Application No. CDMP20250021, filed by Lennar Homes, LLC. He explained that the application site consists of approximately 40.16 gross acres, located north of SW 278 Street, west of SW 157 Avenue, south of SW 172 Street, and east of SW 159 Avenue. Mr. Rondinoni noted that the property is currently designated “Estate Density Residential”, which allows a density range of 1 to 2.5 dwelling units per acre, permitting a maximum of approximately 100 residential units on the site. The applicant is requesting a redesignation to “Low Density Residential”, which allows 2.5 to 6 dwelling units per acre. Under the proposed designation, the site could theoretically accommodate up to 240 residential units.

However, Mr. Rondinoni explained that the applicant has proffered a Declaration of Restrictions that limits development on the property to a maximum of 185 residential units, resulting in an effective density of approximately 4 units per acre. He stated that staff evaluated the request and determined that the application is consistent with the Comprehensive Development Master Plan (CDMP) policies encouraging infill residential development within the Urban Development

Boundary. Accordingly, staff recommended to Adopt with acceptance of the proffered Declaration of Restrictions.

Mr. Hugo Arza, representing the applicant, presented the application and expressed support for staff's recommendation. He stated that the proposal represents a modest increase in residential density while maintaining a single-family residential development pattern. Mr. Arza explained that the subject property is in an area experiencing ongoing residential growth, where densities generally increase closer to the South Dade Busway corridor (South Dade Transitway) and decrease farther away. Although a portion of the site lies within one-half mile of the Busway, the applicant is proposing a lower density development than what could potentially be supported in the area, with a Declaration of Restrictions limiting the project to 185 units.

Mr. Arza added that the project would consist of a single-family residential community, with a mix of estate-sized and smaller-lot homes designed to provide housing diversity while remaining compatible with surrounding neighborhoods. He also noted that the development plan incorporates transitional design elements, placing larger estate homes along the perimeter of the site adjacent to existing estate-density residences. Finally, Mr. Arza stated that the proposal promotes infill development within the Urban Development Boundary, contributes to increasing housing supply, and supports efficient use of existing infrastructure, and he urged approval of the application consistent with staff's recommendation.

Acting Chair Arellano opened the public hearing for comments. There were two members of the public who spoke in favor of the application. They stated that this project will create much needed new homes for families in the community.

After the public comments, Acting Chair Arellano opened the Board's discussion. The applicant was asked to verify how many estate density homes would be developed around the application site and Mr. Arza responded that 35 estate homes would be built in the perimeter of the property. The applicant was complimented on how well they worked with staff over the years on the applications.

A motion to Adopt with acceptance of the proffered Declaration of Restrictions was made by Board Member Lindor-Latortue and was seconded by Board Member Bell. The motion passed unanimously 4-0 as follows:

Curtis Lawrence	Yes	Marie Flore Lindor-Latortue, Ph.D. MHSA	Yes
Alicia Arellano, Vice Chair (Acting Chair)	Yes	Ralph Troutman	Absent
Wilbur Bell	Yes	Stanley Thompkins, Chair	Absent

Adjournment

There being no further business before the Board, Acting Chair Arellano adjourned the hearing at 8:35 pm.

Respectfully submitted,



 Rosa Davis, Secretary

RESOLUTION NO. 26-2

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING
ADVISORY BOARD ACTING AS THE LOCAL PLANNING
AGENCY ISSUING RECOMMENDATION TO THE BOARD OF
COUNTY COMMISSIONERS REGARDING TRANSMITTAL
TO THE STATE LAND PLANNING AGENCY OF MAY 2025
STANDARD APPLICATION NO. CDMP20250007 TO AMEND
THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

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

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

WHEREAS, Miami-Dade County's procedures reflect and comply with the procedures for adopting or amending local comprehensive plans as set forth in chapter 163, Part II, Florida Statutes; and

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

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

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

WHEREAS, standard Application No. CDMP20250007 was filed by a private party in the May 2025 Cycle of Applications to amend the CDMP and is contained in the document titled “May 2025 Cycle of Applications to Amend the Comprehensive Development Master Plan,” dated June 2025, and kept on file with and available upon request from the Department; and

WHEREAS, as required by section 2-116.1, Code of Miami-Dade County, the Department has published its initial recommendation in a report titled “Initial Recommendation to Amend the Comprehensive Development Master Plan” for Application No. CDMP20250007 dated March 2026, which is kept on file and available upon request from the Department; and

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

WHEREAS, Application No. CDMP20250007 requested to be processed concurrently with Zoning Application No. Z2025000117; and

WHEREAS, in accordance with the applicable County procedures, the affected Community Council has conducted an optional public hearing pursuant to section 2-1116.1(3)(e) to address the referenced Application that would directly impact its council area and issued recommendation on the referenced application to the Planning Advisory Board and the Commission; and

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

WHEREAS, the applicant for Application No. CDMP20250007 requested extension of time, which was approved by the Director is included in supplement report to the Application entitled “Additional Items”; and

WHEREAS, the Planning Advisory Board, acting as the Local Planning Agency, has acted in accord with the referenced State and County procedures, and has conducted a duly noticed public hearing to receive public comments and to address the referenced CDMP amendment application, the initial recommendation of the Department, and to address the final action to be taken on the CDMP amendment by the Commission; and

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

This Agency hereby makes the following recommendation to the Commission regarding transmittal to the reviewing agencies of standard Application No. CDMP20250007 and recommendation regarding subsequent final action by the Commission.

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	<ul style="list-style-type: none"> • Transmittal Recommendation • Recommendation as to Subsequent Action
CDMP20250007	<p>GPC Miami Business Park, LLC / Tracey Slavens, Esq. and Wesley Hevia, Esq., LSN Law, P.A. / West side of the Homestead Extension of Florida’s Turnpike (generally east of SW 112 Avenue), between SW 186 Street and SW 196 Street / ±84.80 gross/ ±79.10 net acres</p>	
<u>Requested Amendment to the CDMP</u>		
<ol style="list-style-type: none"> 1. Redesignate the application site: <ul style="list-style-type: none"> From: “Office/Residential” (±79.62 gross acres) and “Low-Medium Density Residential” (±5.18 gross acres, 6 to 13 dwelling units per gross acre) To: “Industrial and Office” (±81.36 gross acres); “Business and Office” (±2.14 gross acres); and “Low-Medium Density Residential” (±1.30 gross acres, 6 to 13 dwelling units per gross acre) 2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners. 		

Transmit with acceptance of the proffered Declaration of Restrictions

Standard Amendment

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

Alisa Cepeda	Absent	Horacio C. Huembes	Absent
Carlos Diaz-Padron	Yes	Frank Lago	Absent
Ivo Fernandez, Jr.	Yes	Max Losner	Yes
Eric Fresco	Absent	Michael Montiel	Absent
Solomon Genet	Yes	J. Wil Morris	Absent
Michael Gongora	Yes	Daniel Rogers	Yes

Ernie Thomas, Vice Chair, Yes
William McRea, Chair, Yes

The above action was taken by the Planning Advisory Board, acting as the Local Planning Agency, at its public hearing on April 20, 2026, and are certified correct by Lourdes Gomez, Executive Secretary to the Planning Advisory Board.

Jerry Bell

for

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

PLANNING ADVISORY BOARD MINUTES

**County Planning Advisory Board
Acting As the Local Planning Agency
Public Hearing on the May 2025 Cycle Application No. CDMP20250007 and
October 2025 Cycle Application No. CDMP20250021
To Amend the Comprehensive Development Master Plan**

April 20, 2026, 10:00 AM

Planning Advisory Board Members

Alisa Cepeda	Absent	Horacio C. Huembes	Absent
Carlos Diaz-Padron	Yes	Frank Lago	Absent
Ivo Fernandez, Jr.	Yes	Max Losner	Yes
Eric Fresco	Absent	Michael Montiel	Absent
Solomon Genet	Yes	J. Wil Morris	Absent
Michael Gongora	Yes	Daniel Rogers	Yes

Ernie Thomas, Vice Chair, Yes
William McRea, Chair, Yes

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

Department of Regulatory and Economic Resources (RER) Staff Present

Planning Division

Alex Dambach, Planning Development Manager, Metropolitan Planning
Rosa Davis, Planning Section Supervisor, Metropolitan Planning
Robert Hesler, Planning Section Supervisor, Planning Research
Vinod Sandanasamy, Strategic Metro Planner, Long Range and Neighborhood Planning
James McCall, Strategic Metro Planner, Long Range and Neighborhood Planning
Alex David, Strategic Metro Planner, Long Range and Neighborhood Planning
Noel Stillings, Principal Planner, Metropolitan Planning
Rommel Vargas, Senior Planner, Metropolitan Planning
Ivo Rondinoni, Senior Planner, Metropolitan Planning
Lorenzo Vieto, Senior Planner, Metropolitan Planning

Division of Environmental Resources Management

Christine Velazquez, Division Chief, Code Coordination and Environmental Initiatives
Ninfa Rincon, Chief, Code Coordination and Public Hearings

Other County Staff Present

Luis Reyes, Assistant County Attorney, County Attorney's Office
James Ferguson, Assistant Director, Planning & Regulatory Compliance, Water and Sewer Department
Carlos Lopez, Park Planner II, Parks, Recreation and Open Spaces Department

CALL TO ORDER AND OPENING STATEMENTS

The Planning Advisory Board (PAB) public hearing was called to order at 10:05 p.m. by PAB Chair McRea. Chair McRea introduced himself and, after leading the Pledge of Allegiance, requested that staff conduct a roll call. Ms. Noel Stillings conducted the roll call and confirmed that quorum was met, with eight members present.

At Chair McRea's request, Ms. Stillings read a statement from former PAB member Ms. Lynette Cardoch, who recently resigned from the Board. In her statement, Ms. Cardoch expressed her appreciation for her opportunity to serve, commended her fellow board members for their respectful discussion that shaped better outcomes for the community and urged continued consideration of the importance of the Urban Development Boundary.

PAB Chair McRea welcomed the three new Board members: Mr. Solomon Genet, Mr. Ivo Fernandez, Jr. and Mr. Michael Gongora - each of whom provided a brief introduction.

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

PAB Chair Lago reviewed the procedures and objectives of the public hearing and formally welcomed the public. Chair Lago stated for his Chair's Report that he welcomed the new Board members and called upon Ms. Rosa Davis to introduce the first application.

Opening Statement by County Staff

Ms. Rosa Davis, Planning Section Supervisor, introduced herself, noted the absence of Mr. Bell and Mr. Rowe, and welcomed the new Board members.

Ms. Davis requested Ms. Noel Stillings to present Application No. CDMP20250007.

MAY 2025 CYCLE APPLICATION

APPLICATION NO. CDMP20250007 (GPC Miami Business Park, LLC)

Ms. Noel Stillings, Principal Planner, presented Application No. CDMP20250007, filed by GPC Miami Business Park, LLC. She described that the approximately 84.80-acre triangular site is located west of the Turnpike between SW 186 Street and SW 196 Street (formerly American Bankers Insurance Company). She noted that roughly 79 acres are designated "Office/Residential" permitting office and limited residential uses, while the remaining 5 plus acres are designated "Low-Medium Density Residential". Ms. Stillings stated that the site was approved as a Development of Regional Impact (DRI) by the Board of County Commissioners (BCC) in 1981. The existing DRI caps development at: 470,000 square feet of office uses; 30,000 square feet of warehouse space; a 250-room hotel; and a 330-student daycare facility.

The applicant is requesting to redesignate approximately 81 acres of the site to: "Industrial and Office"; 2-plus acres in the northern portion to "Business and Office"; and approximately 1.3 acres to "Low-Medium Density Residential". The applicant's proposed Declaration of Restrictions (covenant) would limit development to: 1,091,500 square feet of industrial uses; 20,000 square feet of retail uses; 75,000 square feet of office space; 75,000squarefeet of multipurpose recreational facility uses, and a 50-room hotel. This CDMP amendment is being processed

concurrently with zoning application No. CDMP2025000117 to modify the existing DRI to allow the proposed development.

Staff recommendation is to Transmit with Acceptance of the Declaration of Restrictions, noting the proposal represents infill consistent with CDMP policies inside the Urban Development Boundary.

Ms. Stillings noted that the Department of Environmental Management (DERM) identified a significant 2-plus acre pine rockland area requiring preservation of rare plant and wildlife species and explained that the applicant committed to preserve the 2-acre area in the proffered covenant. She also noted that the requested redesignation could allow up to 16 townhouses or 54 apartments on the site, and due to its location between a quarter- and a half-mile of the South Dade Transitway, could utilize the CDMP mixed-use provisions. The state Live Local Act could allow residential development at much higher densities. Regarding traffic, Ms. Stillings explained that the traffic impact study indicated the proposed project would affect a segment of the Florida Turnpike, a critical hurricane evacuation route already operating below its adopted Level of Service standard. Accordingly, the CDMP requires the applicant to provide proportionate fair-share mitigation. As the applicant is proposing a state-of-the-art logistics park, resulting in more intensive traffic generation than standard warehouse traffic codes, Staff requested additional analysis. Ms. Stillings clarified that the applicant's estimate of 4,000 jobs included those jobs for construction of the facility, and that the project is expected to generate just over 2,000 recurring jobs once operational.

Ms. Stillings reviewed their public participation outreach and outlined the next BCC public hearing for the application and future steps in the process.

Ms. Tracy Slavens, the applicant's legal representative, delivered a presentation highlighting the merits of the application. She reviewed the history of the American Bankers Insurance Group, also known as Assurant and explained pre-COVID pandemic the corporate campus had a daily 2,500 employee population, but post-pandemic that transitioned to only 150 on-site employees with the remaining now working from home. Ms. Slavens stated about two years ago Miami-Dade County had the property under contract to relocate the South Miami-Dade Government Center here, but that deal did not occur and her applicant, GPC Miami Business Park, is the contract purchaser.

Ms. Slavens explained that the proposal aims to revitalize the site by developing it into a modern logistics, commerce, and employment hub that meets a significant industrial land shortage in South Dade. She identified its strategic location adjacent to the Turnpike and major transportation corridors and reviewed how the 80-plus acre site would accommodate a logistics park supported by office, warehouse, hotel, recreational, and limited convenience retail uses. Ms. Slavens explained the north and northwest Parcels (A and C) are planned for small-scale commercial uses, and perhaps a potential park expansion into the County's adjacent park, while Parcel B would contain the core development. The applicant emphasized that the project maintains the vested 903 PM peak-hour trips from the existing DRI by balancing office reductions with increased warehouse space, resulting in no traffic impact increase and reduced water and sewer demand. Ms. Slavens referenced her proffered covenant that includes preservation of the pine rockland and commitment to wildlife species surveys. She discussed the site's potential to enhance economic opportunity, reduce commute burdens, and support long-term economic growth in the South Dade area. Ms. Slavens identified a need for industrial land, and cited the industrial jobs being eliminated at the nearby Amazon warehouse. She stated the project will promote transit

ridership by including Zoning conditions to encourage commuter incentives such as carpooling and shuttles to the South Dade Transitway.

Board members discussed the application and questions were raised regarding: the recommendation to “Transmit” rather than “Adopt” the application; the traffic impact of the project on the Turnpike as a Hurricane Evacuation Route and related proportionate share; potential tenants; trip distribution; hotel size; and the traffic equivalency matrix.

Ms. Slavens also mentioned their public outreach of over 800 letters and several community meetings.

Chair McRea opened the public hearing. One member of the public spoke in favor of the application for bringing jobs to the south Miami-Dade area. Having no other public present, Chair McRea closed the public hearing.

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

Alisa Cepeda	Absent	Horacio C. Huembes	Absent
Carlos Diaz-Padron	Yes	Frank Lago	Absent
Ivo Fernandez, Jr.	Yes	Max Losner	Yes
Eric Fresco	Absent	Michael Montiel	Absent
Solomon Genet	Yes	J. Wil Morris	Absent
Michael Gongora	Yes	Daniel Rogers	Yes

Ernie Thomas, Vice Chair, Yes
 William McRea, Chair, Yes

OCTOBER 2025 CYCLE APPLICATION

APPLICATION NO. CDMP20250021 (Lennar Homes, LLC)

Mr. Ivo Rondinoni presented Application No. CDMP20250021, filed by Lennar Homes, LLC. The site is located in Commission District 8, on an approximately 40.16-acre site bounded by SW 278 Street to the south, SW 272 Street to the north, SW 157 Avenue to the east, and SW 159 Avenue to the west. The site is within the Urban Development Boundary but abuts it on the north side of the property. The site is currently an avocado grove. There is also a concurrent zoning application. Staff explained that the property is currently designated “Estate Density Residential”, permitting one to 2.5 dwelling units per acre, or up to 100 residential units on the site. The applicant is requesting a redesignation to “Low Density Residential”, which permits 2.5 to 6 dwelling units per acre, and would allow up to 240 units. However, the applicant has proffered a Declaration of Restrictions limiting development to 185 residential dwelling units, or approximately 4.6 units per acre, which is below the maximum permitted density. Staff further noted that a portion of the site is located within one-half mile of the South Dade Transitway SMART Corridor. The applicant’s proffered covenant includes commitments to a density limitation, connection to public water and sanitary sewer services, completion of an endangered species survey, and environmental monitoring and restoration.

Staff found the application consistent with CDMP land use policies supporting infill development within the Urban Development Boundary and recommended adoption with acceptance of the

proffered Declaration of Restrictions. The Redland Community Council similarly recommended adoption with acceptance of the proffered Declaration of Restrictions.

Mr. Hugo Arza, the applicant’s legal representative, presented the application and thanked staff for their recommendation of support. He described the request as a modest infill residential development that transitions the site from “Estate Density Residential” to “Low Density Residential”, while voluntarily limiting the density to 185 units. Mr. Arza emphasized the site’s proximity to the South Dade Transitway, noting that although portions of the property could qualify for significantly higher density mixed-use development under CDMP provisions, the proposed development intentionally remains low in intensity due to its location further from the corridor. He described a graduated density pattern in the surrounding area, with higher densities located closer to the transitway and decreasing as development moves outward, and stated that the proposal is consistent with that pattern. The proposed development consists of a single-family residential community, including approximately 185 homes, with estate-sized lots along the northern and western boundaries to buffer adjacent estate residential neighborhoods and smaller interior lots. Mr. Arza noted that approximately 39 estate lots are proposed to provide compatibility and transition to existing development. He also discussed the applicant’s commitment to environmental review and monitoring, including wildlife surveys and remediation, if necessary.

Mr. Arza outlined the applicant’s public outreach efforts, which included 12 letters of support from local businesses, door-to-door outreach to nearby residents, and ongoing communication with neighbors through related development projects in the area. He stated that the proposal supports CDMP policies encouraging infill development, maintains compatibility with surrounding uses, and provides homeownership opportunities without creating adverse impacts to infrastructure or environmental resources, and requested a favorable recommendation consistent with staff and Community Council recommendations.

Chair McRea opened the public hearing. As no member of the public spoke on the application, Chair McRea closed the public hearing.

Board Members expressed support for the application and commended the applicant for the project design. It was noted the importance of providing homeownership opportunities in proximity to the transit corridor, rather than exclusively higher-density residential development. Also highlighted was the appropriate transition of density away from the transitway and the use of estate-sized lots along the perimeter to buffer adjacent neighborhoods. Additional comments emphasized the project’s compatibility with surrounding land uses and the thoughtful gradation of density.

The motion to Adopt with acceptance of the proffered Declaration of Restrictions was moved by Board Member Rogers. Board Member Thomas seconded the motion. The motion passed 7 to 0 as follows:

Alisa Cepeda	Absent	Horacio C. Huembes	Absent
Carlos Diaz-Padron	Yes	Frank Lago	Absent
Ivo Fernandez, Jr.	Yes	Max Losner	Yes
Eric Fresco	Absent	Michael Montiel	Absent
Solomon Genet	Yes	J. Wil Morris	Absent
Michael Gongora	Absent	Daniel Rogers	Yes

Ernie Thomas, Vice Chair, Yes
 William McRea, Chair, Yes

STAFF ANNOUNCEMENTS

Ms. Davis reiterated past presentations and updates given to the PAB on the progress of the seven-year update to the CDMP, the Evaluation and Appraisal Report (EAR) process, and invited them to the EAR Task Force's 2:30 p.m. public meeting today at the County's main library. Since the previously scheduled May 4 PAB meeting is being cancelled, the next PAB meeting will be on June 1, 2026, at 2:00 p.m. Ms. Davis discussed the handout given to Board members that listed the results of the PAB actions as well as community council and BCC actions. She concluded Staff Announcements by again welcoming the new Board members and also thanking the existing members for their attendance and reviewing the CDMP applications, and helping the County grow and prosper.

ADJOURNMENT

Having no further business before the PAB, Chair McRea adjourned the meeting at 11:10 a.m.

Respectfully submitted,

 for

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