

Memorandum



Date: July 23, 2026

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

From: Daniella Levine Cava
Mayor

A handwritten signature in blue ink that reads "Daniella Levine Cava".

Supplement
Agenda Item No. 4(A)

Subject: Supplemental Information on October 2025 Cycle Application
No. CDMP20250022 to Amend the Comprehensive Development Master Plan

The following supplemental information is provided to the Board of County Commissioners regarding October 2025 Cycle Application No. CDMP20250022 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. CDMP20250022 received by the Department of Regulatory and Economic Resources.

A handwritten signature in black ink that reads "Roy Coley".

Roy Coley
Deputy Mayor

INITIAL RECOMMENDATION

Application No. CDMP 20250022

Midwest REO V, LLC

Countywide

APPLICATION SUMMARY

Applicant/Representative:	Midwest REO V, LLC/ James R. Williams Jr., Esq., Catherine M. Carbonell, Esq., Gunster, Yoakley & Stewart, P.A.
Location:	Countywide
Requested Text Changes:	Amend the text of the “Business and Office” land use category in the CDMP Land Use Element to allow ‘Industrial Support Center’ development in certain areas that integrate light industrial uses with commercial and retail uses. A text amendment is the appropriate process to allow the proposed expansion of uses within the “Business and Office” land use category.
Amendment Type:	Standard Text Amendment.

RECOMMENDATIONS

Staff Initial Recommendation:	TRANSMIT WITH ADDITIONAL CHANGE AND ADOPT <i>[Additional change are to rename the proposed subcategory from “Industrial Support Center” to “Business Support Center” and to limit the permitted light industrial uses to warehouses, logistics facilities and last-mile fulfillment center uses and prohibit telecommunications hubs and data centers.]</i>
Community Council:	NOT APPLICABLE
Planning Advisory Board (PAB) acting as the Local Planning Agency:	TRANSMIT WITH CHANGE AND ADOPT AS PER STAFF RECOMMENDATION (June 1, 2026)
Transmittal Action of the Board of County Commissioners:	TO BE DETERMINED (July 23, 2026)
Final Action of Board of County Commissioners:	TO BE DETERMINED (September 24, 2026)

Staff recommends **TRANSMIT WITH ADDITIONAL CHANGE AND ADOPT** the proposed standard amendment to the “Business and Office” land use category text of the CDMP Land Use Element to create Industrial Support Center based on the following reasons:

Principal Reasons for Initial Recommendation:

1. The application seeks to amend the “Business and Office” land use category text to provide an additional allowance for the integration of light industrial uses into commercial areas through the creation of Industrial Support Centers, which would be generally consistent with Policy LU-9D of the CDMP Land Use Element. Policy LU-9D requires the County to investigate and facilitate the sound and compatible mixing of uses in projects and communities, and the application, if approved, would provide a greater allowance for the integration of light industrial uses within commercially designated areas consistent with the policy.

The “Business and Office” land use category currently allows light industrial development within Employment Centers on sites inside the Urban Development Boundary (UDB) that are a minimum 10 acres in size and with direct access from a Major Roadway. In Employment Centers, light industrial uses may comprise no more than 40 percent of the total floor area. The proposed Industrial Support Center text would be allowed on minimum 5-acre sites, and the allowable light industrial uses may comprise up to 90 percent of the total floor area, which would accommodate more industrial uses within the applicable commercial area than Employment Centers currently allow, but with greater specific locational criteria. The application proposes that Industrial Support Centers have direct access from a Major Roadway, be within a one-mile radius of CDMP designated “Terminals”, and be more than 660 feet from any residentially designated property. Based on the proposed locational criteria, this greater allowance for light industrial uses within “Business and Office” designated areas would be applicable only to some properties that are within one (1) mile of the Miami International Airport (MIA), the Miami Executive Airport (TMB), Miami-Opa-locka Executive Airport (OPF), and the Amtrack rail terminal north of NW 79 Street.

The Staff recommended additional changes are to allow ‘Business Support Centers’ rather than the Applicant’s requested ‘Industrial Support Centers’ and to limit the range of industrial uses that may be introduced into the “Business and Office” designated areas through this proposed amendment, and to make the proposed text more clear (see Proposed CDMP Amendment on page 3).

2. The application would facilitate development and redevelopment of eligible commercial properties within Industrial Support Centers consistent with CDMP Land Use Element Objective LU-1 and Policies LU-1C, LU-4D, LU-10A. These policies and objective require the County to give priority to compatible infill development and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where public services and facilities have the capacities to accommodate additional demand. The recommended Business Support Center developments authorized through the proposed text amendment will be evaluated on a case-by-case basis for compliance with the policies of the CDMP, including the required evaluation of whether there is adequate public service and facilities capacities to serve such development.

The proposed text amendment requires the use of liberal permanent buffering or other site planning or design features to provide compatibility with any adjoining and adjacent uses.

PROPOSED CDMP AMENDMENT

The following represents the Applicant's proposed text changes to the CDMP Land Use Element as initially filed on October 31, 2025, and revised November 17, 2025, and with Staff recommended text changes. Single underlined and single stricken through words present the Applicants' proposed text amendments. Double underlined and double stricken through words represent changes recommended by Staff. All other words are adopted text of the CDMP and remain unchanged.

Requested Text Amendment:

1. **Amend the "Business and Office" text of the Land Use Element on pages I-42 and I-44 of the Adopted Components of the CDMP, as follows:**

Business and Office.

This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Light industrial uses are also permitted in the Business and Office category within an approved Employment Center or within an Industrial Business Support Center. Also allowed are telecommunication facilities such as cell towers and satellite telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, ~~and~~ availability of highway capacity, and ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involve the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant Policies LU-9O and LU-9P, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.

* * *

Community-Oriented (optional): The community-oriented land use area is an optional component of the employment center. When provided, it shall comprise no more than 50 percent of the total employment center area. Such area shall contain a mix of residential and neighborhood-serving business uses with an emphasis on the residents and/or consumers. Neighborhood-serving business uses shall include professional office, general retail, restaurants, personal service establishments, and the like.

Industrial Business Support Centers. Within the Business and Office category, the integration of ~~light industrial use~~ warehouses, logistics facilities and last-mile fulfillment center uses with commercial and retail uses is permitted through the development of an Industrial Business Support Center (ISC) ~~(this does not include telecommunications hubs or data centers)~~ provided, however, that telecommunications hubs or data centers shall not be permitted. An ~~ISC~~ Industrial Business Support Center is intended to connect and support surrounding commercial and retail uses and create a synergistic relationship between ~~industries~~ businesses that rely on one another for the exchange of goods, ideas, and services to allow for the efficient use of shared resources and

~~infrastructure. An ISC Industrial Business Support Center allows for a vertical or horizontal mixed-use development that vertically or horizontally incorporates industrial, warehouses, logistics facilities and last-mile fulfillment center uses with commercial and retail uses provided that the on property that: 1) contains a minimum of 5 gross acres; 2) has direct access to a Major Roadway, as identified on the CDMP Land Use Plan Map map; 3) is within a one-mile radius of a CDMP Land Use Plan map designated terminal Terminals; and 4) is not within a 660-foot distance of a property that is designated on the Land Use Plan map as residential, as measured along from the centerline of abutting rights-of-way. If a development is within proximity to a County airport, such a development shall comply with all applicable regulations of the Federal Aviation Administration and the applicable provisions of the Miami-Dade County Aviation Department Code, or their successor departments as may be amended. Development of an ISC Industrial Business Support Center must be designed so as to not detrimentally impact adjacent or adjoining development and zoning through the use of liberal permanent buffering or other site planning or design features to provide ensure compatibility with any adjoining and adjacent uses. The Light industrial use warehouse, logistics facilities and fulfillment center uses portion of an ISC shall comprise a maximum of no more than 90 percent of the total ISC Industrial Business Support Center floor area, where the remaining and a minimum 10 percent of the total floor area shall be is dedicated to commercial and retail uses, such as but not limited to professional office offices, general retail, restaurants, and personal service establishments, and the like.~~

* * *

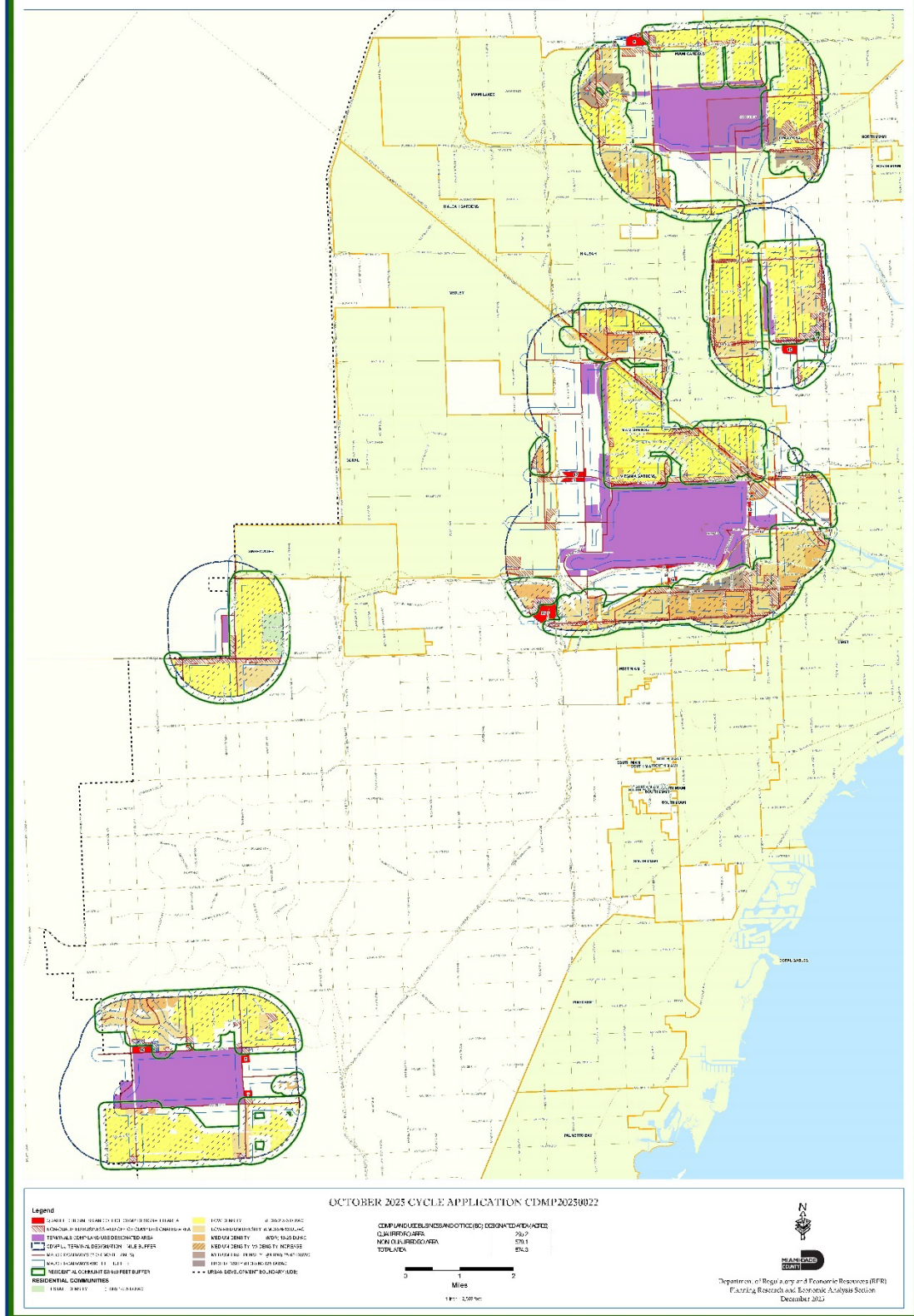
STAFF ANALYSIS

The proposed amendment to the “Business and Office” land use category to establish Industrial Support Center would provide a more flexible framework for integrating light industrial uses with commercial and retail activities in both horizontally and vertically mixed developments. This approach promotes more efficient use of land and existing infrastructure within the Urban Development Boundary (UDB), supporting the County’s long-term growth management strategy of providing for the appropriate mixing of uses in appropriate locations. The application is consistent with CDMP Objective LU-1 and Policies LU-1O, LU-4D, LU-9D, LU-9T, and LU-10A, which collectively encourage intensified and compatible development along major corridors, improved mixing of uses, appropriate buffering between uses, and redevelopment within the urban areas of the County. It also aligns with Policy LU-1C, which prioritizes infill and redevelopment of underutilized sites where public services and infrastructure are adequate to serve the development.

The Industrial Support Center text includes clear siting criteria and compatibility standards, to ensure appropriate integration of light industrial with commercial and retail uses. Allowing up to 90 percent industrial use with a minimum 10 percent commercial/retail component creates opportunities for synergistic developments that could realize improved operational efficiencies, and enhanced economic resilience. The mixing of light industrial with commercial supports infill development and may contribute to energy conservation and reduced emissions through more efficient urban patterns. The proposed amendment would be subject to the existing maximum non-residential development intensities of the CDMP, generally a maximum 2.0 floor area ratio (FAR) within the Urban Infill Area and 1.25 FAR between the Urban Infill Area and the UDB.

Overall, the amendment strengthens the County’s ability to accommodate industrial needs within the urban core while maintaining compatibility with surrounding development and advancing CDMP goals for sustainable, contiguous urban growth.

Based on the proposed amendment, a review was conducted of areas that meet the siting criteria for Industrial Support Center development. The areas where Industrial Support Center development are allowed is illustrated on the ‘CDMP Business And Office Land Use Designated Areas Impacted By The Proposed CDMP Text Amendment’ map on page 6 below.



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

The following CDMP goals, objectives, policies, concepts and guidelines will be furthered if the proposed CDMP text amendment is approved:

- 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-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-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-4D. Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.

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

- Policy LU-10A. Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation.

APPENDICES

	Appendices Page
Appendix A: Amendment Application-----	A-1
Appendix B: Letter from Applicant for Request for Time Extension -----	A-12
Appendix C: Industrial Retail Building Typology Example -----	A-15

*Excerpted pages are enclosed herein. The complete report is accessible on the Department of Regulatory and Economic Resources website at:

https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/aa5acdf0-de5d-456e-ba88-816e3ab118b0

APPENDIX A

Amendment Application

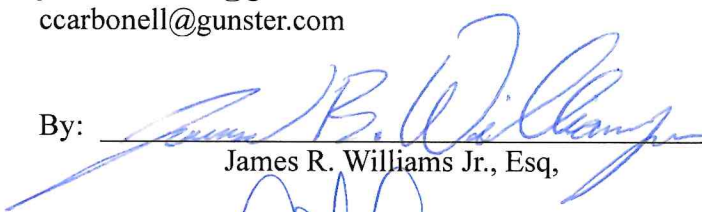
**APPLICATION TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

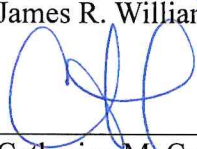
1. APPLICANT

Midwest REO V, LLC
5005 W Touhy Avenue
Skokie, Illinois 60077
(305)376-6008
c/o jameswilliams@gunster.com

2. APPLICANT'S REPRESENTATIVE

James R. Williams Jr., Esq.
Catherine M. Carbonell, Esq.
Gunster, Yoakley & Stewart, P.A.
600 Brickell Avenue, Suite 3500
Miami, Florida 33131
(305)376-6008
jameswilliams@gunster.com
ccarbonell@gunster.com

By:  11/14/2025
James R. Williams Jr., Esq, Date

By:  11/14/2025
Catherine M. Carbonell, Esq, Date

3. REQUESTED AMENDMENT

A. Requested Change

A change to the Land Use Element text is requested. Specifically, an amendment to the CDMP Land Use Element "Business and Office" text allowing industrial mixed-use on page 42 and 44 of the Adopted Components Comprehensive Development Master Plan for Miami-Dade County (October 2020 Edition as amended). Please see Exhibit A for the proposed amendment.

B. Description of Subject Property

Not applicable as the application is Countywide in nature.

C. Gross and Net Acreage

Not applicable as the application is Countywide in nature.

4. REASONS FOR AMENDMENT

Commercial uses rely on the support of industrial uses to supply needed inventory and equipment so that the commercial use may be able to provide products and services to the population and surrounding businesses. The Business and Office category is typically located along major corridors and followed by less intense uses, causing a need for greater distances traveled between the point of entry (i.e., Miami International Airport and the Seaport), the industrial use, and the point of delivery (i.e., the commercial use). The proposed amendment will assist in providing essential industrial infrastructure such as needed logistics and last-mile distribution centers, warehouses, sortation and fulfillment space, and similar supportive uses. It will accommodate industrial uses that will create a platform of supportive uses to address needs for the Business and Office designated lands, which will in turn provide necessary goods and services to the industrial use, its employees, and visitors.

Based on current trends, available land for industrial uses has decreased. This is especially true when considering the impact of the Live Local Act in incentivizing conversion of industrial land for residential development. Through this proposed amendment, there will be more availability for industrial uses by maximizing lands within the Urban Development Boundary line (the “UDB”). In turn, this will lessen the need to expand the UDB to address the growing need of the ever-expanding economy of Miami-Dade County.

The site requirements ensure benefits from immediate adjacency to the major corridors for future developments, such as efficient vehicular connectivity to the regional traffic and transportation network, optimal use of existing infrastructure, and access for both employees and logistics operations. Additionally, the requirements will also ensure the industrial uses will be appropriately buffered and contextually integrated with surrounding land uses.

Consistency with CDMP Objectives and Policies. This application addresses several policies and objectives within the Land Use Element of the CDMP. Approval of this application promotes or is consistent with the following Objectives and Policies of the CDMP Land Use Element:

- **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.**

The proposed amendment continues the intensifications around centers of activity containing a variety of uses, such as industrial and commercial uses, furthering the goal of contiguous urban expansion rather than sprawl.

- **LU-10. 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.**

The proposed amendment will promote continued and congregated growth of symbiotic uses within the UDB, thereby reducing the need for the UDB's expansion.

- **LU-1R. Miami-Dade County shall take steps to reserve the amount of land necessary to maintain an economically viable agricultural industry. Miami-Dade County shall adopt and implement a transfer of developments rights (TDR) program to preserve agricultural land that will be supplemented by a purchase of development rights program to preserve agricultural land and environmentally sensitive property.**

A method to preserve agricultural land for an economically viable agricultural industry while addressing the needs of the continued growth of the County is to allow mutually beneficial uses to exist in the same category, such as the proposed amendment.

- **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.**

The proposed amendment takes this into consideration by requiring the design of an ISC to implement permanent buffering, site planning, or design features to not detrimentally impact proximate land uses. Additionally, it has a further restriction against locations near residential uses.

- **LU-4D. Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.**

Industrial uses are supportive to commercial uses, but potentially incompatible. As a result, the proposed amendment requires certain site restrictions, buffering, and design choices to mitigate any potential incompatibility.

- **LU-5B. All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Regulatory and Economic Resources shall be the principal administrative interpreter of the CDMP.**

As discussed herein, the proposed amendment is consistent with the goals, objectives and policies of the CDMP.

- **LU-8D. The maintenance of internal consistency among all Elements of the CDMP shall be a prime consideration in evaluating all requests for amendment to any Element of the Plan. Among other considerations, the LUP map shall not be amended to provide for additional urban expansion unless traffic circulation, mass transit, water, sewer, solid waste, drainage and park and recreation facilities necessary to serve the area are included in the plan and the associated funding programs are demonstrated to be viable.**

The proposed amendment uses language, naming conventions, and concepts from the Elements of the CDMP to ensure internal consistency remains with its adoption.

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

The proposed amendment will facilitate compatible mix of uses of industrial, commercial, and retail uses as discussed herein. The uses will provide necessary services to each other ensuring the continued growth of the Miami-Dade County economy.

- **LU-9T. The County shall consider provisions to allow horizontal mixed-use developments, defined as the horizontal integration of parcels with different primary uses within the same site or block, in appropriate future land use categories in the Urban Development Boundary.**

The proposed amendment will create a provision to allow horizontal mixed-use development within the Business and Office land use category within the UDB.

- **LU-10A. Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to reduce emissions and promote energy**

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

With the adoption of the proposed amendment, contiguous mixed-use projects will be proposed by future projects within the Business and Office category. By closing the gap of distances traveled between the point of entry (i.e., Miami International Airport and the Seaport), the industrial use, and the point of delivery (i.e., the commercial use), deficiencies and emissions will be reduced and minimized, and energy conservation will be promoted.

5. MAP DEPICTING OWNERSHIP OF APPILCATION SITE

Not applicable as the application is Countywide in nature.

6. ADDITIONAL MATERIALS SUBMITTED

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

7. LEGAL DESCRIPTION

Not applicable as the application is Countywide in nature.

8. COMPLETE DISCLOSURE OF INTEREST FORM

Submitted as a separate document.

9. PROPOSED MODIFICATION TO OR RELEASE OF AN EXISTING CDMF DECLARATION OF RESTRICTIONS

Not applicable as the application is Countywide in nature.

10. TRAFFIC IMPACT STUDY

Not applicable as the application is Countywide in nature.

11. NOTIFICATION TO PROPERTY OWNERS OTHER THAN THE APPLICANT, WHOSE PROPERTIES ARE INCLUDED WITHIN AN APPLICATION AREA BOUNDARY

Not applicable as the application is Countywide in nature.

Exhibit A **Proposed Text Amendment**

Pages 42 through 44

Business and Office

This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Light industrial uses are also permitted in the Business and Office category within an approved Employment Center or within an Industrial Support Center. Also allowed are telecommunication facilities such as cell towers and satellite telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant Policies LU-9O and LU-9P, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.

* * *

Community-Oriented (optional): The community-oriented land use area is an optional component of the employment center. When provided, it shall comprise no more than 50 percent of the total employment center area. Such area shall contain a mix of residential and neighborhood-serving business uses with an emphasis on the residents and/or consumers. Neighborhood-serving business uses shall include professional office, general retail, restaurants, personal service establishments, and the like.

Industrial Support Centers. Within the Business and Office category, the integration of light industrial use with commercial and retail uses is permitted through the development of an Industrial Support Center (ISC). An ISC is intended to connect and support surrounding commercial and retail uses and create a synergistic relationship between industries that rely on one another for the exchange of goods, ideas, and services to allow for the efficient use of shared resources and infrastructure. An ISC allows for a vertical or horizontal mixed-use development that incorporates industrial, commercial, and retail uses provided that the property: 1) contains a

minimum of 5 gross acres; 2) has direct access to a Major Roadway, as identified on the CDMP Land Use Plan Map; 3) is within a one-mile radius of a CDMP Land Use Plan map designated terminal; and 4) is not within a 660-foot distance of a property that is designated on the Land Use Plan map as residential as measured along the centerline of abutting rights-of-way. If a development is within proximity to a County airport, such a development shall comply with all applicable regulations of the Federal Aviation Administration and Miami-Dade County Aviation Department, or their successor departments. Development of an ISC must be designed so as to not detrimentally impact adjacent or adjoining development and zoning through the use of liberal permanent buffering or other site planning or design features to provide compatibility with any adjoining and adjacent uses. The industrial use portion of an ISC shall comprise a maximum of 90 percent of the total ISC area, where the remaining 10 percent is dedicated to commercial and retail uses, such as professional office, general retail, restaurants, personal service establishments, and the like.

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:

Midwest REO V, LLC
5005 W Touhy Avenue
Skokie, Illinois 60077

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.

Not applicable as the application is Countywide in nature.

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.

Not applicable as the application is Countywide in nature.

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

Entity Name: Midwest REO V, LLC

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF INTEREST

Please see Exhibit A.

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

MIDWEST REO V, LLC

Signature: [Signature]

Printed Name: Roy Blavise

Title: Manager

State of Florida

County of Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of (x) physical presence () online notarization this 28 day of October, 2025 by Roy Blavise as Manager of Midwest REO V, LLC.

Individual identified by (x) personal knowledge () satisfactory evidence _____.

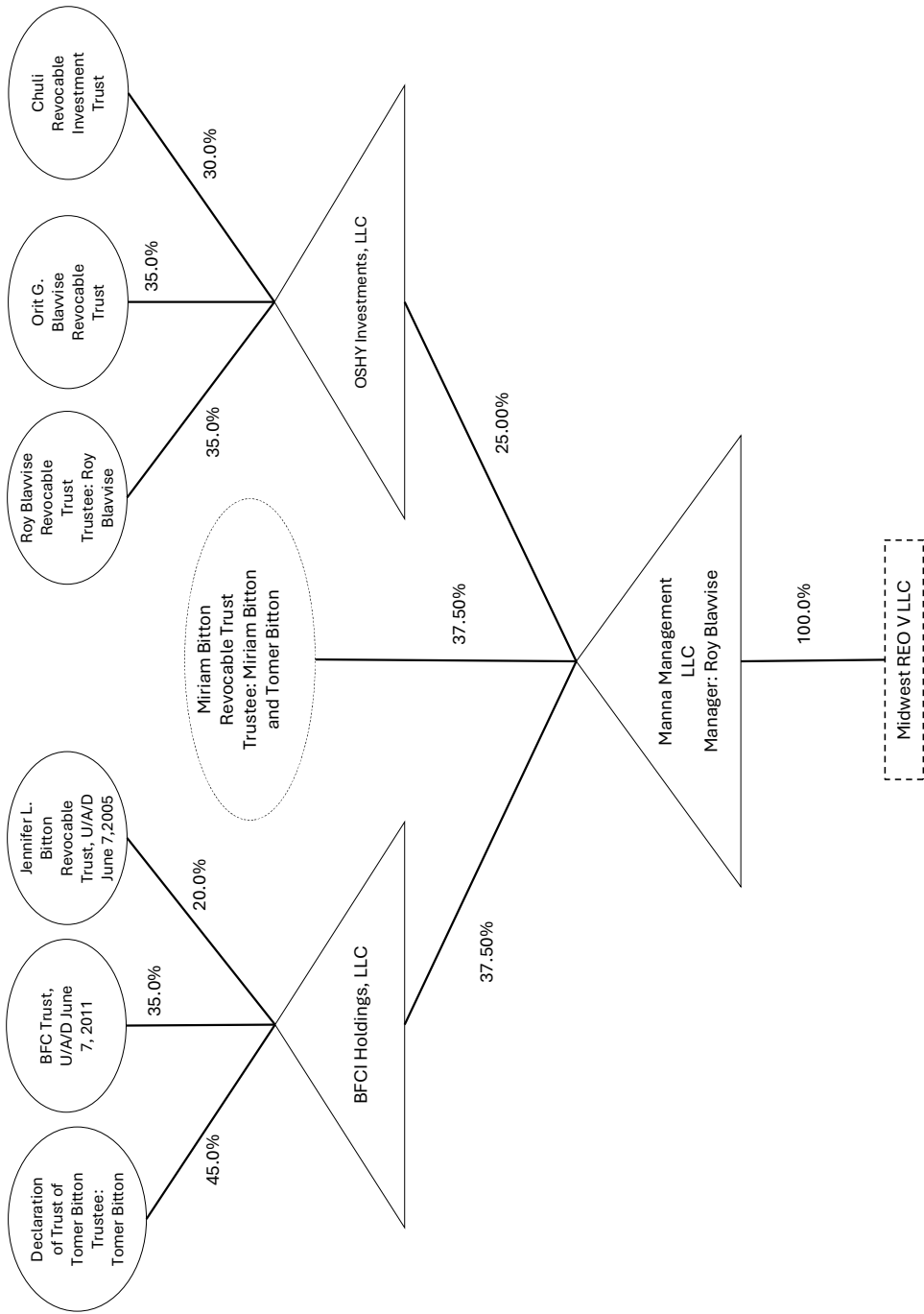


(affix Florida Notary Seal above)

Signature: [Signature]

Name: Agota Eross-Whitworth

Exhibit A



APPENDIX B

Applicant's Request for Time Extension

April 3, 2026

VIA ELECTRONIC DELIVERY

APPROVED

By Jerry Bell at 12:50 pm, Apr 03, 2026

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

RE: Request for Extension Pursuant to Section 2-116.1 of the Miami-Dade County Code and §125.022, F.S. (2025) / CDMP Application No. CDMP20250022 (the “Application”)

Dear Mr. Bell:

On behalf of Midwest REO V, LLC (the “Applicant”), this correspondence serves as a request for an extension as permitted by Miami-Dade County Code (the “Code”) Section 2-116.1(3)(h) and Florida Statutes §125.022 (2025) from the 180-calendar day deadline for the transmittal hearing to **October 26, 2026**. This request is submitted proactively and in an abundance of caution to avoid any procedural issues as the current deadline of April 29, 2026 approaches.

As you are aware, Section 2-116.1(3)(h) of the Code and Section 125.022, Florida Statutes, require that the transmittal hearing occur within 180 days following the close of the applicable filing period, unless an extension is granted by the Director upon timely request. The Code expressly authorizes such extensions where warranted, and the circumstances here justify additional time.

Since the initial submission, the Applicant worked diligently with County staff to address preliminary questions and concerns. Through direct communication, the various disciplines issued review memoranda reflecting no objections to the Application. As a result, staff tentatively scheduled the Planning Advisory Board to consider the Application on May 4, 2026.

Accordingly, this extension request is made in an abundance of caution and as a precautionary measure to avoid approaching the existing deadline in a manner that could necessitate rushing public hearing preparation and to ensure the process proceeds with the thoroughness and deliberative care required by law.

For these reasons, the Applicant respectfully requests an extension of the 180-day transmittal deadline pursuant to §2-116.1(3)(h) and §125.022, F.S. from April 29, 2026 to **October 26, 2026**, such that all public hearings may occur after the expiration of the current transmittal hearing deadline. This additional time will allow for the scheduling of the required public hearings in compliance with the Code.

Please advise if any further information or documentation would assist in evaluating this request. We appreciate your continued cooperation and look forward to working with you and your staff. Thank you for your attention to this matter. If you should have any questions or require any additional information, please do not hesitate to contact me at (305) 376 - 6008 or JamesWilliams@gunster.com.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "James R. Williams, Jr.", is positioned above the printed name.

James R. Williams, Jr., Esq.
Shareholder

JRW/cmc

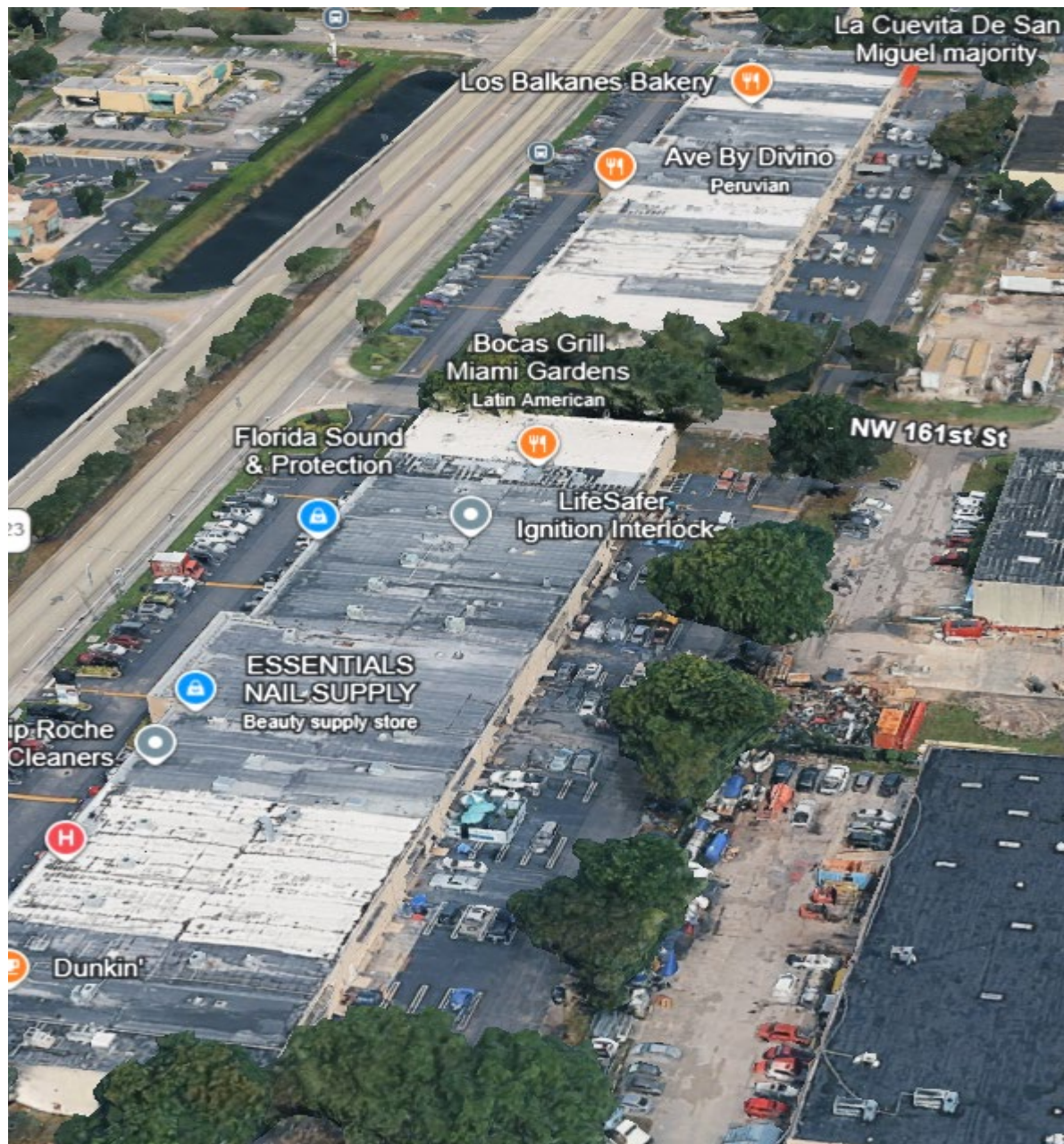
cc: Rosa Davis, Supervisor, CDMP Administration
Alex David, Strategic Metro Planner, Planning Division
Catherine M. Carbonell, Esq.
Alberto J. Torres, MBA, MM, Senior Planner

Appendix C

Industrial Retail Building Typology Example

Example – Light Industrial with Street Facing Retail





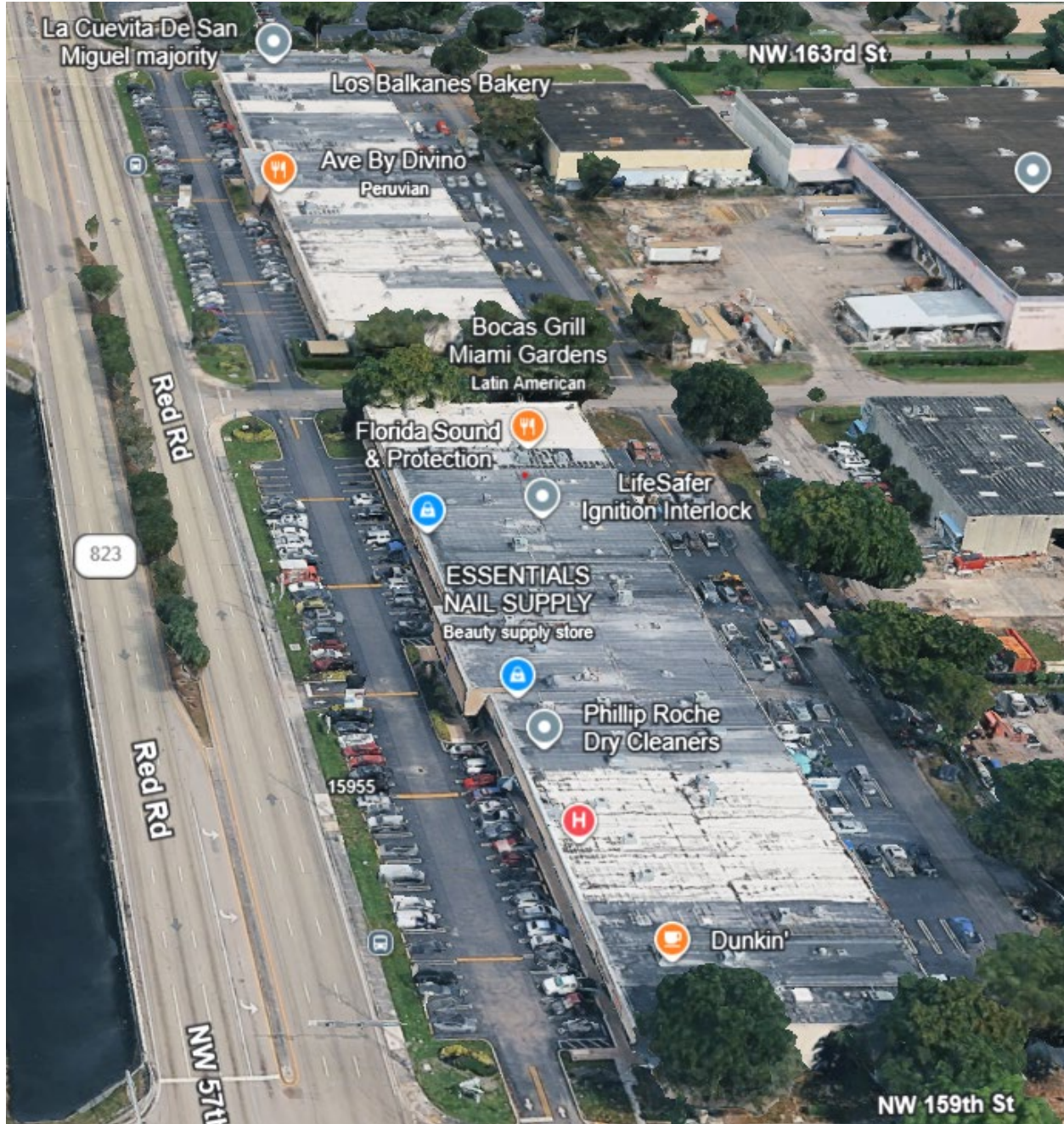


EXHIBIT 2

ADDITIONAL ITEMS
2025 OCTOBER APPLICATION NO. CDMP20250022
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
(Consisting of materials received after the publication of the Initial Recommendations Report)

ITEMS	PAGE NO.
Request to Extend the 180-Day requirement to hold the Board of County Commission Hearing, submitted April 3, 2026	A-1
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April 3, 2026

VIA ELECTRONIC DELIVERY

APPROVED

By Jerry Bell at 12:50 pm, Apr 03, 2026

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

RE: Request for Extension Pursuant to Section 2-116.1 of the Miami-Dade County Code and §125.022, F.S. (2025) / CDMP Application No. CDMP20250022 (the “Application”)

Dear Mr. Bell:

On behalf of Midwest REO V, LLC (the “Applicant”), this correspondence serves as a request for an extension as permitted by Miami-Dade County Code (the “Code”) Section 2-116.1(3)(h) and Florida Statutes §125.022 (2025) from the 180-calendar day deadline for the transmittal hearing to **October 26, 2026**. This request is submitted proactively and in an abundance of caution to avoid any procedural issues as the current deadline of April 29, 2026 approaches.

As you are aware, Section 2-116.1(3)(h) of the Code and Section 125.022, Florida Statutes, require that the transmittal hearing occur within 180 days following the close of the applicable filing period, unless an extension is granted by the Director upon timely request. The Code expressly authorizes such extensions where warranted, and the circumstances here justify additional time.

Since the initial submission, the Applicant worked diligently with County staff to address preliminary questions and concerns. Through direct communication, the various disciplines issued review memoranda reflecting no objections to the Application. As a result, staff tentatively scheduled the Planning Advisory Board to consider the Application on May 4, 2026.

Accordingly, this extension request is made in an abundance of caution and as a precautionary measure to avoid approaching the existing deadline in a manner that could necessitate rushing public hearing preparation and to ensure the process proceeds with the thoroughness and deliberative care required by law.

For these reasons, the Applicant respectfully requests an extension of the 180-day transmittal deadline pursuant to §2-116.1(3)(h) and §125.022, F.S. from April 29, 2026 to **October 26, 2026**, such that all public hearings may occur after the expiration of the current transmittal hearing deadline. This additional time will allow for the scheduling of the required public hearings in compliance with the Code.

Application No. CDMP20250022
Request for Extension
April 3, 2026
Page 2 of 2

Please advise if any further information or documentation would assist in evaluating this request. We appreciate your continued cooperation and look forward to working with you and your staff. Thank you for your attention to this matter. If you should have any questions or require any additional information, please do not hesitate to contact me at (305) 376 - 6008 or JamesWilliams@gunster.com.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "James R. Williams, Jr.", is positioned above the printed name.

James R. Williams, Jr., Esq.
Shareholder

JRW/cmc

cc: Rosa Davis, Supervisor, CDMP Administration
Alex David, Strategic Metro Planner, Planning Division
Catherine M. Carbonell, Esq.
Alberto J. Torres, MBA, MM, Senior Planner

RESOLUTION NO. 26-4

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 OCTOBER
2025 STANDARD APPLICATION NO. CDMP20250022 TO
AMEND THE COMPREHENSIVE DEVELOPMENT MASTER
PLAN

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

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

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

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

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

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

WHEREAS, standard Application No. CDMP20250022 was filed by a private party in the October 2025 Cycle of Applications to amend the CDMP and is contained in the document titled "October 2025 Cycle of Applications to Amend the Comprehensive Development Master Plan," dated November 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. CDMP202050022 dated May 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. CDMP20250022 requested to be processed concurrently with Zoning Application No. Z2026000049; 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. CDMP20250022 requested extensions of time, which was approved by the Director and 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. CDMP20250022 and recommendation regarding subsequent final action by the Commission.

Application Number	Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP	• Transmittal Recommendation • Recommendation as to Subsequent Action
CDMP20250022	Midwest REO V, LLC / James Williams, Esq. and Catherine Carbonell, Esq., Gunster, Yoakley & Stewart, P.A. / Countywide <u>Requested Amendment to the CDMP</u> Amend the text of the “Business and Office” Land Use category in the CDMP Land Use Element to allow “Industrial Support Centers” in certain areas that will facilitate the mixing of light industrial uses with and I-44 of the CDMP). Standard Amendment	Transmit with Change and Adopt as per Staff Recommendation

The motion to Transmit with Change and Adopt as per Staff Recommendation was moved by Board Member Huembes. Board Member Diaz-Padron seconded the motion. The motion passed 11 to 0 as follows:

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

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 June 1, 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 2025 Out-of-Cycle Application No. CDMP20250006 and
October 2025 Cycle Application No. CDMP20250022
To Amend the Comprehensive Development Master Plan

June 1, 2026, 2:00 PM

Planning Advisory Board Members

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

Ernie Thomas, Vice Chair, Present
William McRea, Chair, Present

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

Jerry Bell, Assistant Director, Planning Division
Garett Rowe, Chief, Metropolitan Planning
Manny Armada, Chief, Planning Research
Alex Dambach, Planning Development Manager, Metropolitan Planning
Rosa Davis, Planning Section Supervisor, Metropolitan Planning
Robert Hesler, Planning Section Supervisor, Planning Research
James McCall, Strategic Metro Planner, Long Range and Neighborhood Planning
Alex David, Planning Development Manager, Metropolitan Planning
Noel Stillings, Principal Planner, Metropolitan Planning
George da Guia, Principal Planner, Metropolitan Planning
Rommel Vargas, Senior Planner, Metropolitan Planning
Ivo Rondinoni, Senior Planner, Metropolitan Planning

Other County Staff Present

Veronica Sanchez, Assistant County Attorney, County Attorney's Office
Lauren Alvarez, Assistant County Attorney, County Attorney's Office
Brandon Fennell, Senior Planner, Miami-Dade Transit Division, Department of
Transportation and Public Works

CALL TO ORDER AND OPENING STATEMENTS

The Planning Advisory Board (PAB) public hearing was called to order at 2:03 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 eleven members present.

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

PAB Chair McRea reviewed the procedures and objectives of the public hearing and formally welcomed the public. Chair McRea stated he had no Chair's Report and called upon Mr. Jerry Bell to introduce the first application.

Opening Statement by County Staff

Mr. Jerry Bell, Assistant Director, Planning Division, introduced himself and noted the presence of other County Staff including County Attorney Ms. Veronica Sanchez, and requested Mr. Alex David to present Application No. CDMP20250006.

2025 OUT-OF-CYCLE APPLICATION

Application No. CDMP20250006 (Biscayne Shores Development Group)

Mr. Alex David, Planning Development Manager, introduced himself and in his overview of the application explained that it was filed by Biscayne Shores Development Group, LLC. He outlined that the Applicant is requesting redesignation of the ± 4.08 gross acre parcel located on Biscayne Boulevard between NE 114th Terrace and NE 115th Street from "Business and Office" and "Medium Density Residential" to "High Density Residential" and changes to the "High Density Residential" land use category text to add criteria permitting up to 150 dwelling units per gross acre under certain circumstances. Mr. David stated that to utilize the 150 dwelling unit per acre maximum density, a parcel must be within a Rapid Transit Activity Corridor, front on a Major roadway and be within 500 feet of an existing county park. Mr. David also explained the reason for Staff's recommendation and changes to the proposed text to delete the minimum 2-acre parcel size criterion and to change the maximum percentage of non-residential uses permitted within allowed mixed-use developments from 10% to 50% of the total floor area. Mr. David concluded by informing the Board that Staff's recommendation is to "Transmit with Change and Adopt with Acceptance of the Proffered Declaration of Restrictions".

Some Board members questioned and expressed concerns about Staff's recommended changes to the Applicant's proposed language. The Board's concerns include the recommended deletion of the minimum parcel size criterion, the increase in the mixed-use allowance for commercial uses from the Applicant proposed 10% up to 50% of total floor area, the affordable housing allowance and utilizing proximity to the SMART Plan Corridors as a criterion to attain densities between 125 and 150 units per acre. The Board further discussed bifurcating the land use redesignation and text change requests and the need to tie the land use change to the criteria applicable to densities over 125 up to 150 units per acre. Staff responded that bifurcating the requests could not be done without impacting the Applicant's development given it relies on an increase in the floor area ratio from 2.0 to 3.0 in the proposed text.

After Mr. David's presentation, the applicant's legal representative, Mr. Matthew Amster, Esq., Bercow Radell Fernandez Larkin & Tapanes began his presentation outlining the intent of the application, Applicant's proposed changes to the "High Density Residential" text, the proposed project. He discussed the buffers and building heights within the project and that the Applicant is committing 35% of the units to be workforce housing units affordable to households with incomes up to 120% of Area Median Income (AMI) and acknowledged that the Applicant's proffered covenant (Condition 3) must be revised to reflect the 120% AMI (140% AMI is currently included).

Mr. Rowe explained that there are few "High Density Residential" parcels within Miami-Dade County and any other parcels in the unincorporated area would first have to seek an amendment to the CDMP to be designated as such. He also highlighted that deleting the 2-acre minimum parcel size criterion provided for greater applicability of the "High Density Residential" designation than as proposed by the Applicant.

Board Member Gongora made a motion to recommend approval of the Applicant's proposed language. However, there was no second. Another motion to adopt as presented by Staff was made by Board Member Losner and seconded by Board Member Diaz-Padron. Board member Diaz-Padron then withdrew his second. A similar motion was made by Board Member Losner and seconded by Board Member Huembes with the additional condition to limit AMI to 120% but the motion maker withdrew the motion prior to the vote.

Other discussion centered on the process and supporting the project but that the text amendment should be separate.

Chair McRea opened the public hearing and seeing no one wishing to make public comments, closed the public hearing.

The motion to "Transmit with Change and Adopt with acceptance of the Proffered Declaration of Restrictions as requested by the Applicant, and with the conditions that 1) the park requirement must be a local park or larger; 2) the applicant's proffered Declaration of Restrictions workforce housing provision be revised to up to 120% of Area Median Income (AMI) instead of 140%; and 3) language for non-residential uses to not exceed 10% of total floor area be retained" was moved by Board Member Gongora. Board Member Thomas seconded the motion. The motion passed 8 to 3 as follows:

Alisa Cepeda	No	Horacio C. Huembes	No
Carlos Diaz-Padron	Yes	Frank Lago	Absent
Ivo Fernandez, Jr.	Yes	Max Losner	Yes
Eric Fresco	No	Michael Montiel	Yes
Solomon Genet	Yes	J. Wil Morris	Absent
Michael Gongora	Yes	Daniel Rogers	Absent

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

OCTOBER 2025 CYCLE**Application No. CDMP20250022 (Midwest REO V, LLC)**

Mr. Alex David introduced himself and explained that Application No. CDMP20250022 was filed by Midwest REO V, LLC requesting changes to the “Business and Office” land use category to permit an ‘Industrial Support Center’ that allows the mixing of light industrial uses into commercial areas under certain circumstances. Mr. David stated that to utilize the ‘Industrial Support Center’ allowance a parcel must contain a minimum of five acres, have direct access to a Major Roadway, be within one mile of a Terminal as designated on the CDMP Land Use Plan map and not be located within 660 feet of a residentially designated parcel. Mr. David also noted Staff’s recommendation is to “Transmit with Change and Adopt”.

Mr. James Williams, Jr., Esq., the applicant’s legal representative, provided some details about the Applicant’s project that the requested “Business and Office” text change would facilitate, and the benefit of more compact development which mixes industrial, commercial and retail uses. He also outlined there are no example of vertically integrated mix of light industrial and commercial development type in the U.S. as the Applicant intends to develop that the proposed text change would facilitate.

Some Board members questioned if there is a companion zoning item to the CDMP application and where is it located and what industrial uses are allowed under Light Industrial zoning, and expressed some concern about the range of uses considered light industrial. Board members commented that the mixing of light industrial with commercial uses could provide a balance to losing industrial areas to residential development.

Chair McRea opened the public hearing and seeing no one wishing to make public comments, closed the public hearing.

The motion to “Transmit with Change and Adopt as per Staff Recommendation” was moved by Board Member Huembes. Board Member Diaz-Padron seconded the motion. The motion passed as 11 to 0 as follows:

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

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

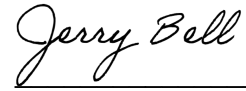
STAFF ANNOUNCEMENTS

Mr. Rowe announced that the July PAB meeting may not have agenda items in which case that meeting would be cancelled, but that staff will communicate with the Board accordingly, and the next PAB meeting would be September 14, 2026.

ADJOURNMENT

Having no further business before the PAB, Chair McRea adjourned the meeting at 4:23 p.m.

Respectfully submitted,

 for

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