

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners**

PH: Z26-090

July 23, 2026

Item No. 8C2

Recommendation Summary	
Commission District	8
Applicant	TAF SDGC, LLC.
Summary of Requests	The applicant seeks approval for a Special Exception to apply the Cutler Ridge Metropolitan Urban Center District (CRMUCD) regulations to the subject property located within the Rapid Transit Zone (RTZ); amendments to the CRMUCD Land Use Regulating Plan, Land Use Category, Street Types Plan, New Streets Plan, and Designated Open Space Plan to modify the land use designation, eliminate certain proposed streets, and relocate and reduce designated open space areas; and Non-Use Variances to waive the building frontage and the required retail space associated with residential development and to allow multifamily buildings to front on a parking lot rather than a street or designated open space.
Location	10740 SW 211 Street, 10820 SW 211 Street and 10700 SW 211 Street, Miami-Dade County, Florida.
Property Size	±12.19-gross (±12-net) Acres
Existing Zoning	Town Center District (Cutler Bay) Cutler Ridge Metropolitan Urban Center District Rapid Transit Zone
Existing Land Use	Parking and County-Owned Vehicle Maintenance
2030-2040 CDMP Land Use Designation	Institutions, Utilities and Communication (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan, Section 33-311 District Boundary Change, Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses and, Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations. (See attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions of requests #1, #6, #7 and #8, and approval of requests #2, #3, #4 and #5.

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 33-314(C)(7) which states "Applications to amend any Urban Center or Urban Area District regulating plans, as provided in Section 33-284.89.3 of this chapter, or for any zoning action for any property located within the Downtown Kendall Urban Center District or Palmer Lake Metropolitan Urban Center District or to modify or delete declarations of restrictive covenants or conditions of zoning actions addressing property wholly located within the Downtown Kendall Urban Center District, as defined in Section 33-284.55 of this Code"; as well as has jurisdiction over this application pursuant to Section 33-314(C)(20) which states "Applications for development in the RTZ District, or for review of decisions regarding development in the RTZ District, as provided in Section 33C of this Code."

REQUESTS:

- (1) SPECIAL EXCEPTION for the subject property located in the “Rapid Transit Zone”, to apply the applicable permitted uses and development regulations in accordance with Cutler Ridge Metropolitan Urban Center District (CRMUCD), per Section 33C-3(A)(3).
- (2) AMENDMENT to the Cutler Ridge Metropolitan Urban Center District (CRMUCD) Land Use Regulating Plan to re-designate the subject property from Mixed-Use Corridor designation (MC), Mixed-Use Main Street (MM), and Mixed-Use Optional (MO) to Mixed-Use Optional (MO).
- (3) AMENDMENT to the Cutler Ridge Metropolitan Urban Center District (CRMUCD) Street Types Plan to eliminate Main Street Type B and C and Minor Streets bisecting the subject property.
- (4) AMENDMENT to the Cutler Ridge Metropolitan Urban Center District (CRMUCD) New Streets Plan to eliminate Street Types A and B bisecting the subject property.
- (5) AMENDMENT to the Cutler Ridge Metropolitan Urban Center District (CRMUCD) Designated Open Space Plan to relocate anchor points #15 and #16 and to reduce the combined designated open space area for anchor points #14, #15 and #16 from 195,900 sq. ft. to 135,834 sq. ft.
- (6) NON-USE VARIANCE of the standard urban center district regulations to permit 0% of the building frontage at build-to line (70% required).
- (7) NON-USE VARIANCE to permit 0 sq. ft. of retail (10 sq. ft. of retail space for each residential unit required).
- (8) NON-USE VARIANCE of the standard urban center district regulations requiring the primary entrance of a building to provide access to a street or a designated open space; to waive same, to permit the proposed multifamily buildings to front on the parking lot.

BACKGROUND AND ANALYSIS:

The approximately ±12.19-gross (±12-net) acre subject property, identified by Folios 36-6007-000-0551 and 36-6008-000-0060, is located in the Town of Cutler Bay. The property is a portion of the County-owned South Dade Government Center and is currently used for County operations, including, but not limited to, employee parking and County-owned vehicle maintenance. Pursuant to Resolution No. R-841-24, as amended, the Board of County Commissioners approved a Lease and Development Agreement for the development of affordable housing on the subject property. In addition, the Town of Cutler Bay has confirmed that the subject property is subject to Miami-Dade County's zoning jurisdiction due to its inclusion within the RTZ.

The Rapid Transit Zone (RTZ) was originally established in 1975 pursuant to Ordinance No. 78-74. On April 20, 2021, the Board of County Commissioners (BCC) adopted Ordinance No. 21-33, creating the current RTZ Zoning District, codified in Chapter 33C of the County Code. Subsequently, on September 1, 2022, the BCC adopted Ordinance No. 22-106, expanding the RTZ Zoning District to include additional properties associated with the County's SMART Plan Corridors. As part of that legislative action, the subject property was specifically incorporated into the RTZ, as illustrated in Exhibit 29, below:

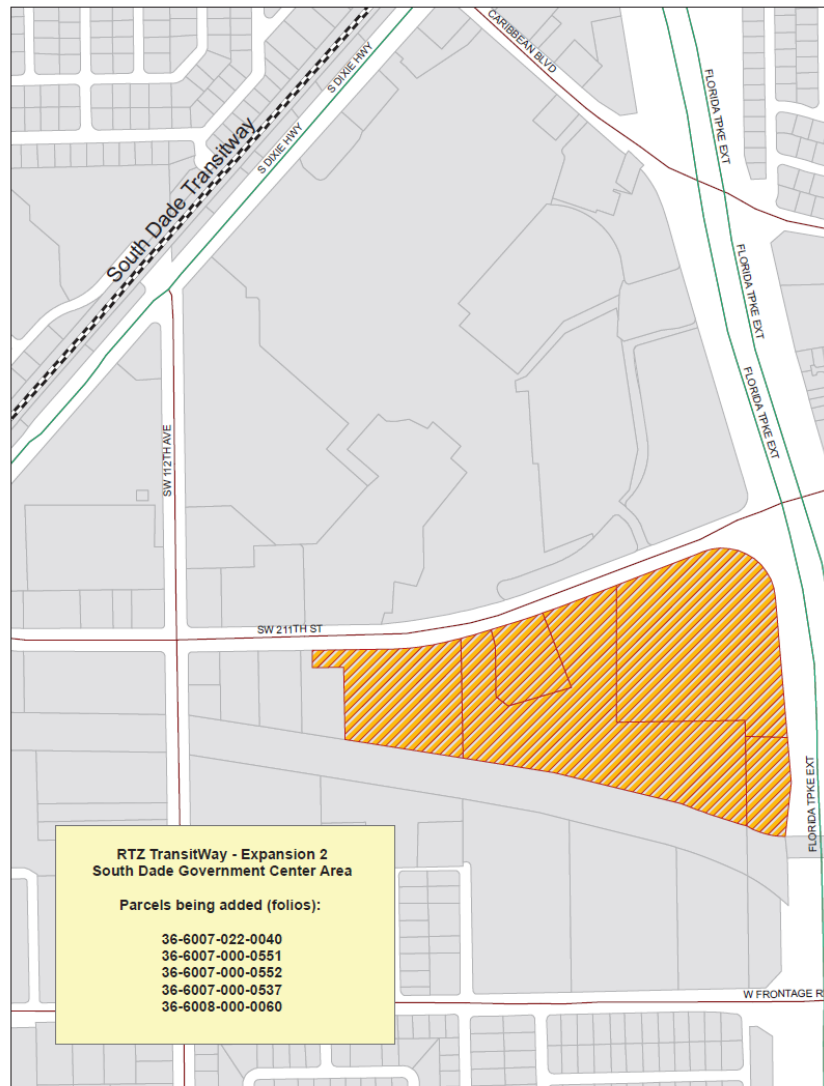


Exhibit 29 ⁸² **RTZ - TransitWay Expansion 2**

In addition, Ordinance No. 22-106 also adopted Exhibit 32, identifying the County's six SMART Plan Corridors. As illustrated in Figure 1, the subject property is located in close proximity to the South Dade Transitway, one of the County's designated SMART Plan Corridors, and is designated within the Cutler Ridge Metropolitan Urban Center District (CRMUCD).

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7/9/2026

Resources (RER) to ensure compliance with the Board-approved development framework and all applicable provisions of the County Code.

As part of this application, the applicant has submitted a Letter of Intent and General Development Plans proposing to redevelop the subject property with approximately 724 residential dwelling units in two (2) phases. Phase I consists of two (2) eight-story residential buildings containing approximately 362 dwelling units, approximately 443 parking spaces, and a full suite of resident amenities, including a clubhouse, active and passive recreational areas, a swimming pool, and an activated waterfront area. Phase II consists of two (2) additional eight-story residential buildings containing approximately 362 dwelling units and approximately 366 parking spaces, including the relocation of approximately 54 parking spaces from Phase I. An Administrative Site Plan Review (ASPR) application for Phase I has been submitted and is currently under review by the Department under Plan No. Z2025000112. Phase II, together with the publicly accessible canal walkway and open space improvements along the southeastern portion of the site, is proposed for future development and will be subject to separate site plan review and all other applicable County approvals. The accompanying General Development Plans depict the proposed development program and includes regulating plans and site plans for the proposed multifamily development (see Figure 2).

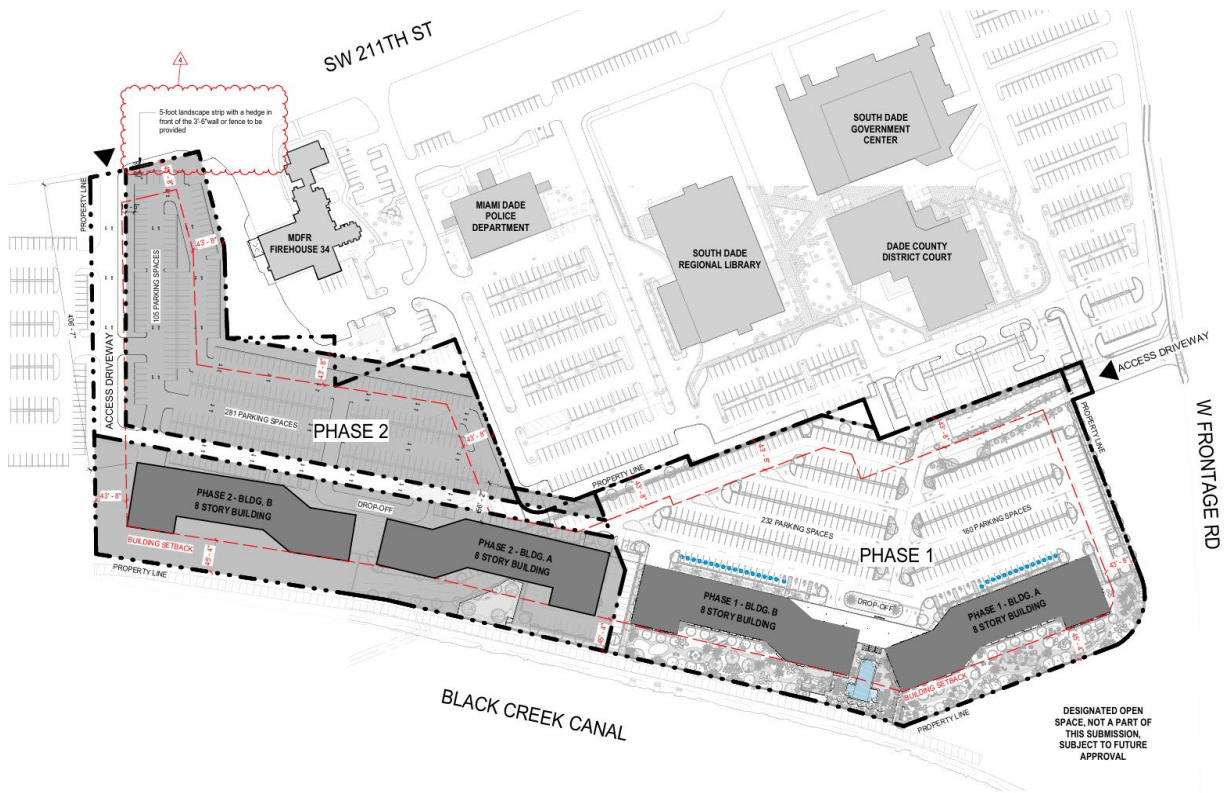


Figure 2

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	CRMUCD/MC, MM & MO and Town of Cutler Bay; parking and vehicle maintenance	Institutions, Utilities and Communication, Metropolitan Urban Center District
North	CRMUCD/MC, MM & MO and Town of Cutler Bay; commercial, fire station, police department, Court, library	Business and Office, Institutions, Utilities and Communication, Metropolitan Urban Center District
South	Canal C-1W (Black Creek Canal); Town of Cutler Bay	Water
East	CRMUCD/MC, MO, I and Town of Cutler Bay; fire station, police department, Court, library and Florida turnpike	Metropolitan Urban Center District, Transportation (Row, Rail, Metrorail, etc.)
West	CRMUCD/MM and Town of Cutler Bay; commercial and parking	Business and Office, Metropolitan Urban Center District

NEIGHBORHOOD COMPATIBILITY:

The subject property is located within the CRMUCD in the Town of Cutler Bay and is designated Mixed-Use Corridor (MC), Mixed-Use Main Street (MM), and Mixed-Use Optional (MO). The property is currently developed with County operations, including employee parking and County-owned vehicle maintenance. The surrounding properties are also located within the CRMUCD. Properties to the north are developed with commercial and governmental uses, including a fire station, police department, courthouse, and library. To the south is the C-1W (Black Creek) Canal. Properties to the east include governmental uses and the Florida Turnpike, while properties to the west are developed with commercial uses and parking.

SUMMARY OF THE IMPACTS:

Staff acknowledges that the development will result in additional traffic on the surrounding roadways. However, staff opines that approval of this application will allow the applicant to comprehensively develop the ±12.19-gross (±12-net) acres subject parcel under the CRMUCD regulations, while providing easier vehicular and pedestrian traffic with the urban center district. Further, based on the accompanying memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), staff opines that the approval of the application will not have a negative impact on transportation services or traffic on the surrounding roadways and that the proposed development will generate approximately 275 PM peak hour vehicle trips. Similarly, based on the memorandum from the Departments of RER and Environmental Resources Management (DERM), approval of the application will not reduce the Level of Service (LOS) standards for an initial development order. Staff notes that the application may add to the population in the area and may bring additional noise into the neighborhood.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

As previously discussed, the subject property is located within the Town of Cutler Bay and is designated Institutions, Utilities and Communications and Metropolitan Urban Center District on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. The property

is also located within the RTZ and within a designated Metropolitan Urban Center served by existing and planned premium transit facilities.

Objective LU-7 of the CDMP encourages transit-oriented development (TOD) within existing and planned transit corridors and urban centers by promoting compact, mixed-use development in pedestrian- and bicycle-friendly environments that support the use of public transit. Consistent with this objective, the CDMP Land Use Element (LUE) encourages Metropolitan Urban Centers to function as hubs for future urban development by accommodating moderate- to high-intensity, design-unified development that integrates residential, commercial, office, civic, and open space uses. The LUE further provides that where the Urban Center policies authorize development intensities or densities greater than those otherwise permitted by the underlying Land Use Plan designation, the Urban Center provisions shall govern.

Pursuant to the CDMP, Metropolitan Urban Centers are intended to accommodate an average floor area ratio (FAR) of greater than 3.0 within the core and not less than 0.75 within the edge, with a maximum residential density of 250 dwelling units per gross acre, as summarized below:

	<i>Average Floor Area Ratios (FAR)</i>	<i>Max. Densities Dwellings per Gross Acre</i>
<i>Metropolitan Urban Centers</i>	<i>greater than 3.0 in the core not less than 0.75 in the edge</i>	<i>250</i>

As part of this application, the applicant is requesting a Special Exception, pursuant to Section 33C-3(A)(3) of the County Code, to apply the permitted uses and development regulations of the CRMUCD to the subject property located within the RTZ. Approval of the Special Exception would allow the property to be developed in accordance with the CRMUCD regulations, which are **consistent** with the CDMP and the development framework established by the Town of Cutler Bay.

To evaluate the proposed development, staff compared the proposed residential density to the maximum density permitted under the CDMP. Based on the applicant's conceptual development plan, the project proposes approximately 724 residential dwelling units on the ±12.19-gross (±12-net) acre subject property, resulting in a density of approximately 59 dwelling units per gross acre. The CDMP permits a maximum residential density of 250 dwelling units per gross acre within a Metropolitan Urban Center, which would allow approximately 3,048 dwelling units on the subject property (12.19 gross acres × 250 du/gross acre). Because the proposed development is well below the maximum density permitted by the CDMP, staff finds the proposed density to be **consistent** with the CDMP.

Therefore, staff finds that the requested Special Exception to apply the CRMUCD regulations to the subject property within the RTZ, pursuant to Section 33C-3(A)(3) of the County Code, is **consistent** with the CDMP, including the Land Use Element and the interpretative text governing Metropolitan Urban Centers. Staff further finds that the proposed development is well below the maximum residential density permitted under both the CDMP LUP map and the Town of Cutler Bay's development regulations. Additionally, based on the proposed development program, surrounding land uses, and the analysis set forth below, staff finds that the application is **compatible** with the surrounding area and will not create adverse impacts that would disrupt the safety, character, or general welfare of the surrounding neighborhood.

ZONING ANALYSIS:

The approximately ±12.19-gross (±12-net) acre subject property, identified by Folios 36-6007-000-0551 and 36-6008-000-0060, is located in the Town of Cutler Bay. The property is part of the County-owned South Dade Government Center and is currently used for employee parking and County-owned vehicle maintenance. Staff finds that the property is underutilized considering its size, location within the RTZ, proximity to the South Dade SMART Corridor, and designation within the CRMUCD. Given its location, staff is of the opinion that the property is better suited for transit-oriented residential development than its current use. Recognizing the site's strategic location and redevelopment potential, the Board of County Commissioners, pursuant to Resolution No. R-841-24, as amended from time to time, approved a Lease and Development Agreement authorizing the development of affordable housing on the subject property.

When analyzing the request for a Special Exception to apply the CRMUCD regulations to the subject property within the RTZ, pursuant to Section 33C-3(A)(3) of the County Code (request #1), under Section 33-311(A)(3) Special Exceptions, staff supports the request and opines that based on the foregoing analysis and for reasons stated above and below, the proposed request would be compatible with the surrounding area when considering the necessity and reasonableness of the request in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote convenience and general welfare, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses.

Based on the analysis contained in the CDMP Analysis and the Zoning Analysis Sections, staff finds that approval of the requested Special Exception would facilitate the redevelopment of a County-owned property that is currently utilized for employee parking and County-owned vehicle maintenance into a transit-supportive, mixed-use residential development **consistent** with the County's affordable housing and transit-oriented development objectives. Staff further finds that the proposed application is **compatible** with the existing and planned pattern of development in the surrounding area. The subject property is surrounded by lands within the Town of Cutler Bay that are designated under the 2021 Town of Cutler Bay Master Plan Update as "Town Center District," which includes the Southland Mall area and is identified as a major regional activity center. The Town's Master Plan envisions the Town Center District as a mixed-use, transit-supportive environment and recognizes the opportunity to connect the area to the South Dade SMART Corridor and the proposed SMART Plan transit routes through enhanced multimodal connectivity, including significant park-and-ride facilities. Accordingly, staff finds that the proposed redevelopment of the subject property with affordable housing is consistent with the existing planning framework for the area and represents a logical continuation of the planned redevelopment of the Town Center District.

As such, staff opines that approval of the special exception for the subject property located in the "Rapid Transit Zone", to apply the applicable permitted uses and development regulations in accordance with CRMUCD, per Section 33C-3(A)(3) (request #1), would be **compatible** with the surrounding area in density and scale, will not detrimentally impact the area, and will provide a sensitive well-designed transition to the surrounding neighborhood. **Therefore, staff recommends approval with conditions, of request #1 under Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses.**

In order to facilitate the future development of the subject property under the applicable CRMUCD regulations, the applicant requests several amendments to the CRMUCD Regulating

Plans. Specifically, the applicant requests an amendment to the CRMUCD Land Use Regulating Plan to redesignate the subject property from Mixed-Use Corridor (MC), Mixed-Use Main Street (MM), and Mixed-Use Optional (MO) to Mixed-Use Optional (MO) (request #2); an amendment to the CRMUCD Street Types Plan to eliminate Main Street Types B and C and the Minor Streets bisecting the subject property (request #3); an amendment to the CRMUCD New Streets Plan to eliminate Street Types A and B bisecting the subject property (request #4); and an amendment to the CRMUCD Designated Open Space Plan to relocate Anchor Points Nos. 15 and 16 and reduce the combined designated open space associated with Anchor Points Nos. 14, 15, and 16 from 195,900 square feet to 135,834 square feet (request #5).

Staff supports these requests and finds that they are necessary to facilitate the orderly redevelopment of the subject property. Due to the irregular configuration of the site and its lack of frontage along a public street, the existing Mixed-Use Corridor (MC) and Mixed-Use Main Street (MM) designations are not well suited for the proposed development. These designations contemplate active street frontages and ground-floor retail uses that, in staff's opinion, would not be viable at this location given the site's physical characteristics and its relationship to the surrounding development pattern. Accordingly, re-designating the property to Mixed-Use Optional (MO) would establish a more appropriate and unified land use designation for the entire site while eliminating the need to apply three separate land use categories to a single development.

Staff further finds that the proposed amendments to the Street Types Plan and New Streets Plan are appropriate because the streets currently shown bisect the subject property and would impede the cohesive redevelopment of the site. Eliminating these planned streets will allow for a more functional site layout while maintaining appropriate internal circulation and connectivity. Staff also notes that several of the requested street eliminations could have been processed administratively pursuant to Section 33-284.86(C)(6) of the County Code.

With respect to the proposed amendment to the CRMUCD Designated Open Space Plan, staff supports the relocation of Anchor Point Nos. 15 and 16 and the reduction of the combined designated open space associated with Anchor Points Nos. 14, 15 and 16 from 195,900 square feet to 135,834 square feet (request #5). Staff recognizes that the designated open space areas established during the original adoption of the CRMUCD Regulating Plan are conceptual in nature and are often based on planning-level information rather than detailed survey data. As development plans are refined and accurate survey information becomes available, adjustments to the location and size of designated open space areas may be necessary to accommodate a functional site design while preserving the overall intent of the regulating plan. Although the overall designated open space is proposed to be reduced, the proportional allocation between the three (3) anchor points remains unchanged, with Anchor Point No. 14 continuing to comprise approximately 93.1 percent of the designated open space, Anchor Point No. 15 approximately 2.8 percent and Anchor Point No. 16 approximately 4.1 percent. Staff is unclear whether the existing designated open space of 195,900 square feet includes the area extending to the edge of the canal. The applicant plans indicate that, if the canal-edge area is included in the designated open space calculation, the proposed designated open space would increase to approximately 162,847 square feet, resulting in a substantially smaller reduction from the originally designated open space.

Below is a table with the existing and proposed designated open space anchor points:

Designated Open Space	Existing	Proposed
Anchor Point #14	182,300 SF (93.1%)	126,462 SF (93.1%)
Anchor Point #15	5,400 SF (2.8%)	3,803 SF (2.8%)
Anchor Point #16	8,200 SF (4.1%)	5,569 SF (4.1%)
Combined Total	195,900 SF (100%)	135,834 SF (100%)*

**Including the area to the edge of the canal the total open space amounts to 162,847 SF.*

Regarding the impact on transportation facilities, staff opines that this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and information contained in the memorandum from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER), which indicates that the proposed development of 724 multifamily residential units would generate approximately 275 PM peak-hour vehicle trips. Further, staff notes that, based on the aforementioned memorandum, the Platting and Traffic Review Section has no objections to the proposed application and that approval of the application is not likely to cause any undue impacts on the surrounding roadway network, subject to the conditions contained therein.

Staff notes that approval of the requests will not adversely impact the County's adopted Level of Service (LOS) standards for non-transportation County services. The Departments of RER and Environmental Resources Management (DERM) in their memorandum, indicated that the application meets all applicable LOS standards for an initial development order for potable water service, wastewater disposal, and flood protection. In addition, the other departments reviewing the application, including the Miami-Dade Fire Rescue Department and the Water and Sewer Department, do not object to the application. Based on the aforementioned department memoranda, staff opines that the request will not generate or result in excessive noise, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, or other such facilities which have been constructed or which are planned and budgeted for construction.

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PROPOSED NEW STREETS PLAN



As part of this application, the applicant has submitted a general development plan (Figure 3) illustrating the proposed redevelopment of the subject property in two phases. The general development plan depicts a total of four (4) eight-story multifamily residential buildings containing approximately 724 residential dwelling units, together with a full suite of resident amenities, including a clubhouse, active and passive recreational areas, a swimming pool, and an activated waterfront area. Phase I consists of two (2) eight-story residential buildings containing approximately 362 dwelling units and approximately 443 parking spaces, while Phase II consists of two (2) additional eight-story residential buildings containing approximately 362 dwelling units and approximately 366 parking spaces, including the relocation of approximately 54 parking spaces from Phase I. In accordance with the approved Lease and Development Agreement, all 724 residential units will be income restricted for households earning no more than 120 percent of the Area Median Income (AMI), with 10 percent of the units reserved for households earning no more than 80 percent of the AMI, consistent with all applicable County requirements.

The general development plan further illustrates two primary vehicular access points, interconnected internal circulation, and parking areas generally located between the proposed residential buildings and the existing governmental campus. The proposed buildings are oriented along the Black Creek Canal and incorporate publicly accessible open space, pedestrian walkways, landscaping, and recreational amenities that activate the canal frontage and establish an attractive waterfront edge. As depicted in the applicant's architectural renderings, the buildings are designed with articulated façades, varied building materials, recessed balconies, and pedestrian-oriented open spaces that contribute to a cohesive architectural character and enhance the public realm along the canal. Staff finds that the proposed site layout and building orientation are compatible with the surrounding governmental, institutional, and commercial uses while furthering the County's objective of encouraging high-quality, transit-supportive residential development within the RTZ. An Administrative Site Plan Review (ASPR) application for Phase I has been submitted and is currently under review by the Department under Plan No. Z2025000112. Phase II, together with the publicly accessible canal walkway and open space improvements, is proposed for future development and will be subject to separate site plan review and all other applicable County approvals.

General Development Plan:

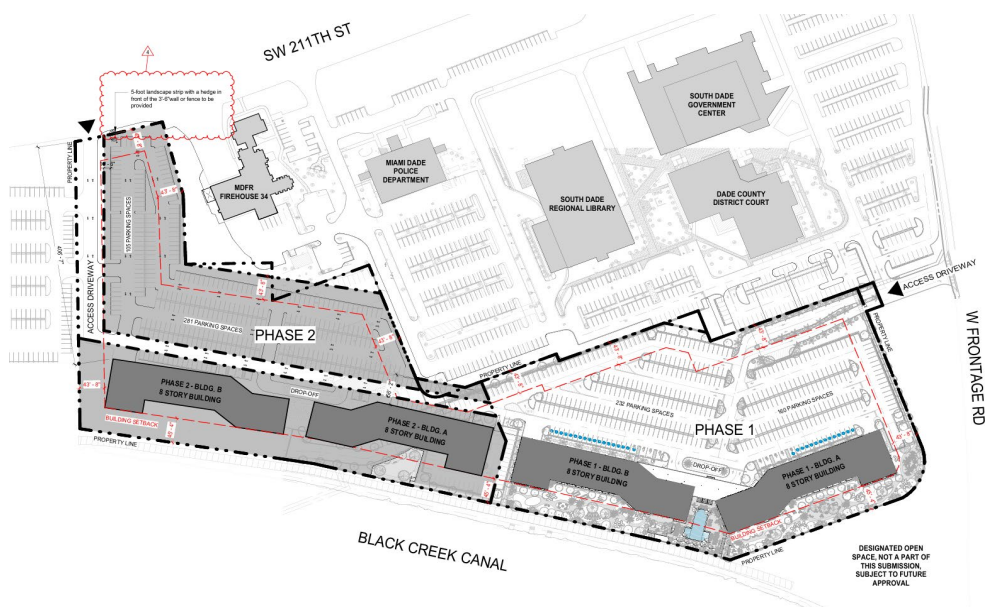




Figure 3

To implement the proposed development described above, the applicant is also requesting three (3) ancillary Non-Use Variances from the Standard Urban Center District Regulations. Specifically, the applicant requests a Non-Use Variance to permit 0 percent of building frontage at the build-to line, where 70 percent is required (request #6); a Non-Use Variance to permit 0 square feet of ground-floor retail space, where 10 square feet of retail space per residential dwelling unit is required (request #7); and a Non-Use Variance to waive the requirement that the primary entrance of a building provide direct access to a public street or designated open space, thereby permitting the proposed multifamily residential buildings to front on internal parking areas (request #8). When analyzed pursuant to Section 33-311(A)(4)(b) of the County Code, staff finds that the requested ancillary Non-Use Variances are compatible with the character of the surrounding area and are necessary to facilitate the proposed development. The variances recognize the unique configuration of the subject property, its irregular shape, lack of frontage along a traditional public street, and adjacency to governmental and institutional uses rather than an active mixed-use commercial corridor. Staff further finds that the proposed development is intentionally oriented toward the Black Creek Canal, where the residential buildings incorporate balconies overlooking the canal together with publicly accessible open space, pedestrian walkways, landscaping, and recreational amenities that activate the waterfront and establish a pedestrian-oriented environment. Accordingly, requiring the buildings to front a public street or provide mandatory ground-floor retail would not be compatible with the site's physical characteristics or the proposed development pattern. Staff also notes that, as illustrated in the original CRMUCD Land Use Frontage Legend (figure 4), the Mixed-Use Optional (MO) designation was intended to provide flexibility by allowing optional first-floor commercial uses, unlike the Mixed-Use Corridor designation (MC) and Mixed-Use Main Street (MM) designation, which contemplates required active ground-floor commercial uses. In staff's opinion, redesignating the property to MO appropriately recognizes that mandatory retail is not suitable at this location, while the requested ancillary Non-Use Variances allow the buildings to be oriented toward the canal and open space rather than internal streets and parking, resulting in a cohesive site design that is compatible with the surrounding governmental campus and advances the overall planning intent of the CRMUCD.

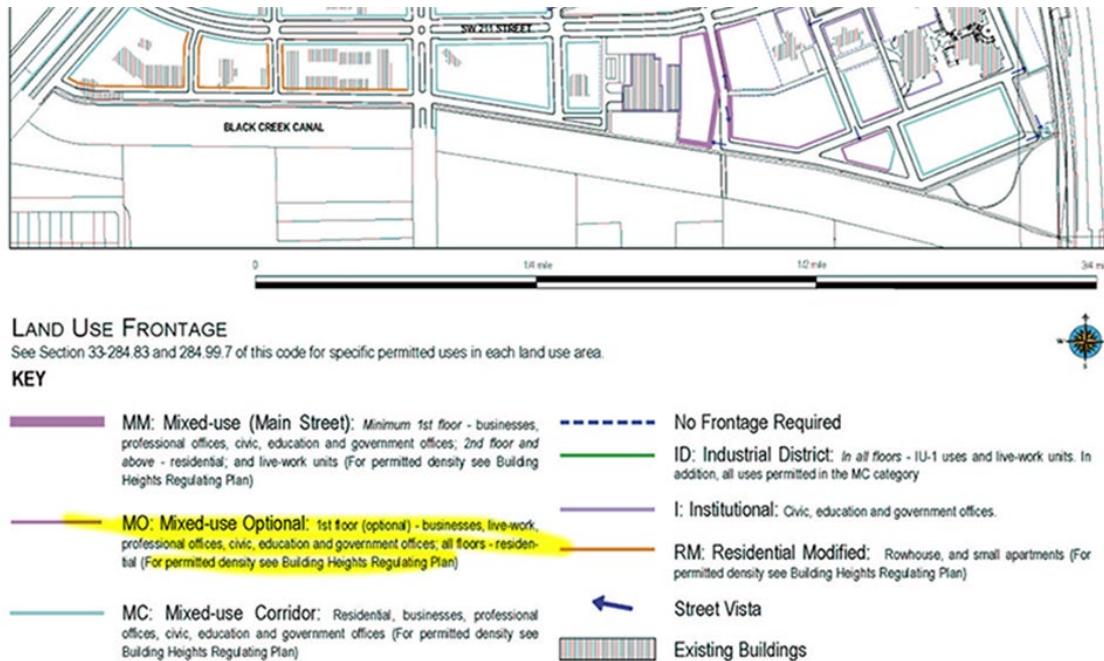


Figure 4

As such, staff opines that the requests would be **compatible** with the area concerned, when considering the necessity and reasonableness of the modifications in relation to the present and future development of the area. **Therefore, staff recommends approval with conditions of requests #6, #7 and #8 under Section 33-311(A)(4)(b), Non-Use Variances From Other Than Airport Regulations.**

ACCESS, CIRCULATION AND PARKING: The submitted general development plan provides two (2) primary vehicular access points to the subject property, together with an interconnected internal circulation system serving both phases of the proposed development. The plan consists of four (4) eight-story multifamily residential buildings containing a total of 724 dwelling units. Phase I includes 362 dwelling units and 392 parking spaces, while Phase II includes 362 dwelling units and 386 parking spaces, including the relocation of 54 parking spaces from Phase I, for a total of 778 parking spaces. The plan also provides pedestrian walkways, landscaped open space, resident amenities, and a publicly accessible canal walkway along the Black Creek Canal.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

RECOMMENDATION:

Approval with conditions of requests #1, #6, #7 and #8, and approval of requests #2, #3, #4 and #5.

CONDITIONS FOR APPROVAL: For requests #1, #6, #7 and #8 only:

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include, but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, etc.

2. That the final site plan must conform to the general development plans dated stamped received 6/4/2026.
3. That the applicant shall ensure that the proposed publicly accessible canal walkway constructed as part of Phase I provides a continuous pedestrian connection to the existing walking path located immediately west of the subject property, substantially consistent with the plans and renderings submitted under Administrative Site Plan Review (ASPR) No. Z2025000112, subject to the review and approval of the Department of Regulatory and Economic Resources (RER).
4. That the existing property lines of the parcel occupied by Miami-Dade Fire Rescue Station No. 34, located north of the subject property along SW 211 Street, shall remain unchanged and shall not be modified as part of this approval.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade Fire Rescue Department in the attached memorandum.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Departments of RER and Environmental Resources Management (DERM) in the attached memorandum.
7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as indicated in the attached memorandum.
8. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Parks, Recreation and Open Space (PROS) Department as indicated in the attached memorandum.
9. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the attached memorandum.
10. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade Aviation Department (MDAD) as indicated in the attached memorandum.
11. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division as indicated in their attached combined memorandum.
12. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of The Miami-Dade County Office of Historic Preservation (OHP) as indicated in their attached combined memorandum.
13. The applicant proposes to develop the subject property with a multifamily residential development consisting of 724 dwelling units, all of which will be designated for households with median incomes not exceeding 120 percent of area median income (AMI) and 10 percent of the units designated for households with incomes not exceeding 80 percent of AMI. Accordingly, prior to the issuance of a building permit, the applicant shall submit a Affordable Housing Agreement, in a form acceptable to the County Attorney's Office, committing to set aside 100 percent of the

proposed dwelling units as Affordable Housing Units in accordance with Resolution No. R-841-24, as amended from time to time, and all applicable provisions of the County Code.

ES:JB:SS:EA

A handwritten signature in cursive script that reads "Eric Silva". The signature is written in black ink and is positioned above a horizontal line.

Eric Silva, AICP, Assistant Director
Development Services Division
Miami-Dade County Department of
Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

TAF SDGC, LLC.
Z26-090

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Departments of RER and Environmental Resources Management (DERM)	No objection*
Platting and Traffic Review Section (RER)	No objection*
Building and Neighborhood Compliance (BNC)	No objection
Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division	No objection*
Department of Transportation and Public Works (DTPW) Traffic Engineering Division	No objection*
Water and Sewer Department (WASD)	No objection*
Fire Rescue	No objection*
Department of Solid Waste Management (DSWM)	No objection
Miami-Dade County Office of Historic Preservation (OHP)	No objection*
Parks, Recreation and Open Spaces Department (PROS)	No objection
Miami-Dade Police Department	No objection
Miami-Dade Aviation Department (MDAD)	No objection
<i>*Subject to conditions in their memorandum.</i>	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Objective LU-7 (Page. I-13)	<i>Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a pedestrian and bicycle friendly environment that's promote the use of transit services.</i>
Urban Centers (Page I-45)	<i>Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high-quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to a nearby expressway or major roadways to ensure a high level of countywide accessibility.</i> <i>The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.</i> <i>The core of the centers should contain business, employment, civic, and/or high-or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses which serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and areawide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning or evening commute or lunch hour.</i> <i>Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned</i>

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centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development at these centers over time. In addition to the Urban Center locations depicted on the Land Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below. Separately

Policies for Development of Urban Centers

Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

Uses and Activities. Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses is encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

Radius. The area developed as an urban center shall extend to a one-mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops along major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1,800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.

Streets and Public Spaces. Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian accessways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edge landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixtures and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenades, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject

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urban center to the extent that it would better serve the quality and functionality of the center.

Density and Intensity. The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.

Average Floor Area Ratios (FAR)

	<i>Average Floor Area Ratios (FAR)</i>	<i>Max. Densities Dwellings per Gross Acre</i>
<i>Regional Activity Centers</i>	<i>greater than 4.0 in the core not less than 2.0 in the edge</i>	<i>500</i>
<i>Metropolitan Activity Centers</i>	<i>greater than 3.0 in the core not less than 0.75 in the edge</i>	<i>250</i>
<i>Community Urban Centers</i>	<i>greater than 1.5 in the core not less than 0.5 in the edge</i>	<i>125</i>

In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Policy LU-7F.

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PERTINENT ZONING REQUIREMENTS/STANDARDS

Sec. 33-284.83(C)	<i>2. Residential uses shall be permitted in noted categories, either alone or when vertically integrated with other lawful uses; except that developments with more than fifty (50) residential units shall provide a minimum of ten (10) square feet of retail space for each residential unit.</i>
Sec. 33-284.85(G)(2)(a)	<i>a. Building Frontage Required: Seventy (70) percent minimum at build-to line in all Sub-districts. Minimum frontage requirement applies along the front property line only.</i>
Sec. 33-284.86(B)(11)	<i>11. The primary entrance of a building shall provide access to a street or a designated open space. The primary entrance to the upper levels of a mixed-use building with colonnades shall be through the colonnaded area along the front property line.</i>
Sec. 33-284.89.3. - Amendments to Urban Center or Urban Area District Land Use Plan Category or Other Regulating Plan.	<i>Notwithstanding any other provision of this Code to the contrary, for properties that have a zoning classification of urban center or urban area district, an application (i) to amend a land use regulating plan to change the land use category to which a specific property is designated or (ii) to amend any other element of a regulating plan as applicable to the particular property (iii) or to expand the boundaries of an urban center or urban area district shall be processed as an application for a district boundary change in accordance with the procedures set forth in Article XXXVI of this chapter.</i>
Section 33-311 District Boundary Change	(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i> (F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which: (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i> (5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i>
Section 33-311(A)(3) Special Exception, Unusual and New Uses.	Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public

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	<i>facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.</i>
Section 33-311(A)(4)(b) Non- Use Variances From Other Than Airport Regulations	<i>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</i>

Consumer and Neighborhood Protection

ENFORCEMENT HISTORY

TAF SDGC, LLC

10700 SW 211 ST / 10710 SW 211 ST
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2026000090

DATE

HEARING NUMBER

FOLIO: 36-6007-000-0551/36-6008-000-0060/36-6007-000-0537

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

June 8, 2026

NEIGHBORHOOD REGULATIONS:

There are no open/closed cases.

BUILDING SUPPORT REGULATIONS:

There are no open/closed cases.

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: June 12, 2026

To: Lourdes M. Gomez, AICP, Director
Department of Regulatory and Economic Resources (RER)

From: Lisa M. Spadafina, RER Assistant Director
Division of Environmental Resources Management

Subject: Z2026000090-1st Review
TAF SDGC, LLC
10740, 10820 & 10700 SW 211th Street
Proposed special exceptions, amendments to urban center, and
related NUVs for the redevelopment of a portion of the South Dade
Government Center for a multifamily development.
(RTZ transitway expansion II) (12.03 acres)
07-56-40

The Departments of RER and Environmental Resources Management (DERM) have reviewed the above-referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water supply and wastewater disposal.

Potable Water Supply and Wastewater Disposal

According to RER records the existing buildings are connected to public water and sanitary sewers. Pursuant to the Code and based on the proposed site plan, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal.

Under section 24-43.4(2)(b)(iii) of the Code, once a property or portion thereof is determined to be within feasible distance, the owner shall record, in the Public Records of Miami-Dade County and at the owner's expense, a covenant in a form acceptable to the Director acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof. Please contact Glennys.Fernandez-Martinez@miamidade.gov or Faith.Kenyon@miamidade.gov for information regarding this covenant.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by the County for this proposed development order.

Please note that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida

Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or certification of adequate treatment and transmission system capacity. At the time of building permits RER-Environmental Plan Review will evaluate and may reserve sanitary sewer capacity, through the sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Please be advised, RER-Environmental Plan Review Section review and approval is required for 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.

Conditions of Approval: That the owner submits a covenant in accordance with the requirements of section 24-43.4(2)(b)(iii) of the Code.

Water Control Review

Any development/ redevelopment involving 2 acres or more of impervious area shall require a RER Surface Water Management General Permit for the construction and operation of the required surface water management system. This permit shall be obtained prior to any future development order approval.

For compliance with Miami-Dade County stormwater disposal requirements, stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by the applicable storm event pursuant to the Code. Any grading and drainage improvements within the parcels will require review and approval by RER. Any public 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 the state and federal criteria and shall not cause flooding of adjacent properties.

Any proposed development shall comply with county and federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood protection set forth in the CDMP subject to compliance with the conditions required for this proposed development order.

Pursuant to section 24-48.1(1)(f) of the Code, a Class VI Permit shall be required for the construction of the proposed surface water management system.

Pursuant to section 24-48.1(1)(c) of the Code, a Class III Permit shall be required for any work within the Miami-Dade County canal features of the Bel-Air Canal located on the south side of folio 3660080000060.

A South Florida Water Management District Permit may be required for any work within the canal features of the Black Creek Canal located on the south side of folio 36-6007-000-0551.

The applicant is advised to contact the RER Water Control Section (305-372-6681) for further information regarding permitting procedures and requirements.

Conditions of Approval: None

Pollution Remediation

The RER-Pollution Remediation Section (PRS), RER-Environmental Monitoring and Evaluation Section (EMES), and/or DERM-Environmental Monitoring and Restoration Division (EMRD) has records of current contamination on the subject site tracked under South Dade Government Center DERM HWR-1630. All construction plans (inclusive of drainage) and dewatering plans require the review and approval from the PRS, EMES, and/or EMRD as it relates to environmental contamination issues. Be advised that the PRS, EMES and/or 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 plans for this development.

All contaminated soil, groundwater, surface water, solid waste, and/or methane, as applicable, within the property to be conveyed must be disclosed at the earliest stage possible and the receiving public entity must be made aware of and accept the contaminated property and any associated restrictions. If soil, groundwater, surface water, solid waste, and/or methane contamination, as applicable, will remain following the conveyance, documentation of acceptance shall be provided to the Department prior to Final Plat.

Please contact Thomas Kux, P.G. at Thomas.kux@miamidade.gov if you have any questions.

Conditions of Approval: None

Tree Preservation

An aerial review of the subject property indicates the presence of tree resources. A site plan entitled "South Dade Multifamily Development" prepared by RSP Architects and dated as received by Miami-Dade County on June 04, 2026, was submitted in support of the subject application and indicates the removal/relocation of non-specimen tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. RER has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. The applicant is advised that a tree survey that includes a tree disposition table will be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels

shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

DERM Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property. There are no outstanding DERM liens or fines for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and the County has determined that the same meets all applicable LOS standards for an initial development order as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. This concurrency approval is valid only for this initial development order. Pursuant to Chapter 33G of the Code, a final concurrency statement will be issued at the time of final development order.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Ninfa Rincon at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: June 5, 2026

To: Eric Silva, AICP, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources (RER)

Through: James B. Ferguson, P.E.
Assistant Director
Water and Sewer Department (WASD)

From: Maria A. Valdes, CSM, LEED® Green Associate
Chief, Planning & Water Certification Section
Water and Sewer Department (WASD) 

Subject: Zoning Application Comments - TAF SDGC, LLC
Application No. Z2026000090 - (Previous Zoning App. No. Z25-112)

The Water and Sewer Department has reviewed the proposed development for the subject zoning application. WASD has no objections to this zoning application, based on the information provided. Additional requirements may be needed at the time of permitting. The information provided below is preliminary and it does not affect the Zoning process.

Application Name: TAF SDGC, LLC

Location: The proposed project is located on approximately 12.03 acres at 10700 and 10710 SW 211th Street, within a portion of Folio Nos. 36-6007-000-0551, 36-6007-000-0537, and 36-6008-000-0060, within the "RTZ Transit Way Expansion 2" as noted in the Rapid Transit Zone (RTZ) ordinance, in the Town of Cutler Bay.

Proposed Development: The Applicant is proposing to redevelop a portion of the site known as South Dade Government Center with a two (2) phases multi-family affordable housing project. Phase I is consisting of two (2) 8-story buildings with a total of 362 apartment units along with a full suite of amenities. Phase II will also consist of two (2) additional 8-story buildings with a total of 362 apartment units. Phase II and the improvements to the publicly accessible canal walkway and open space to the southeast of the site will be developed in the future, subject to separate site plan and County agency approvals, as applicable. In addition, as described therein, in the letter of intent submitted on June 4, 2026, the applicant is requesting several amendments to the Cutler Ridge Metropolitan Urban Center District (CRMUCD), several non-use variances and a special exception.

The estimated total water demand for the proposed project (phase I) will be 48,870 gallons per day (gpd).

Water: 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.

On February 17, 2026, WASD Agreement No. 33399 was offered for the proposed development, with approved points of connection (P.O.C.) dated January 20, 2026.

Per said P.O.C., the subject property is connected to water. Therefore, if a new connection is necessary, the developer shall connect to any of the following:

1. An existing 12-inch water main (E9063-1, E2756-1, and E30848D00A-3-5-6-7-8) in an easement within the property.

2. An existing 12-inch water main (E8564-3) in SW 211th Street, abutting the northern boundary of the development.

There are water mains within the property, either in existing dedicated Right-of-Way (R/W) or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Fire hydrants associated with mains to be removed and relocated shall be relocated as per Fire Department recommendations. Cutting and plugging of existing water mains shall be done by a licensed contractor under WASD supervision. Services to existing customers cannot be interrupted.

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 (2) points of connection.

A Water Supply Certification (WSC) letter from WASD was issued on February 17, 2026, through WASD Agreement No. 33399. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

For more information on the Water Supply Certification Program please go to:
<http://www.miamidade.gov/water/water-supply-certification.asp>

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP. Also, per Section 8A-381 (c) of the Miami-Dade County Code, effective January 1, 2009, all permit applications for new multifamily residential developments shall be required to include a sub-meter for each individual dwelling unit.

For more information about our Water Conservation Program, please go to:
<http://www.miamidade.gov/conservation/home.asp>

For information concerning the Water-Use Efficiency Standards Manual please go to:
<http://www.miamidade.gov/waterconservation/library/instructions/water-use-efficiency-standards-manual.pdf>

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

Per said P.O.C., the developer shall connect to an existing 10-inch gravity sewer main (ES643-1) in an easement within the property.

If UNITY OF TITLE does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

There are sewer mains within the property, either in existing dedicated Right-of-Way (R/W) or easements, which need to be removed and relocated if in conflict with the proposed development. In addition, no trees or palms should be planted within five (5) feet of any WASD facility. Easements associated with mains to be removed and relocated shall be closed and vacated before starting construction in the easement(s) areas. In case of R/W to be closed and vacated within the property, mains shall be removed and relocated, if needed, before closing/vacating them. Services to existing customers cannot be interrupted.

The sewage flow from the proposed development will be transmitted to Pump Station (P.S.) No. 603. The projected sanitary sewer flows from this development will increase the Nominal Average Pump Operating Time (NAPOT) of said P.S. from 3.22 hrs. to 3.97 hrs. Said pump station is currently in OK Moratorium Code status.

Connection to the sanitary sewer system is subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be 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 Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Any public water or sewer infrastructure must be within a public right-of-way, or within a utility easement.

Below please find additional links to the WASD portal, which provides information on the Construction & Development process for water and sewer infrastructure.

<http://www.miamidade.gov/water/construction-development.asp>

<http://www.miamidade.gov/water/construction-service-agreement.asp>

<http://www.miamidade.gov/water/construction-existing-service.asp>

<http://www.miamidade.gov/water/library/forms/service-agreement.pdf>

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or maval@miamicity.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamicity.gov, or Pedro P. Vera Carballes at (786) 552-8144 or pedro.veracarballes@miamicity.gov.

Memorandum



Date: June 23, 2026

To: Eric Silva, AICP, Assistant Director
Regulatory and Economic Resource Department

From:  Raul A. Pino, PLS, Division Chief
Regulatory and Economic Resource Department

Subject: DIC 26-090
Name: TAF SDGC, LLC
Section 07 Township 56 South Range 40 East

I. PROJECT LOCATION:

The property is located at 10740 SW 211 Street, 10820 SW 211 Street and 10700 SW 211 Street.

II. APPLICATION REQUEST:

This application requests approval of two 8-story structures intended to house approximately 724 residential dwelling units along with a full suite of amenities including a clubhouse, active and passive recreational areas, including a pool, and activated waterfront area.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is provided by SW 211 Street.

IV. RECOMMENDATION:

The Department of Regulatory and Economic Resources Platting and Traffic Review Section has reviewed the subject application and has no objections.

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

A. Trip Generation (Based on Institute of Transportation Engineers Trip Generation Manual, 11th Edition)

275 PM Peak Hour trips are generated by this application.

Please note that this application applies to the overall project consisting of 724 multifamily residential units. (Phase I has 362 units and Phase II has 362 units).

Notes: PM =Post Meridiem

The PM peak hour refers to the highest hour of vehicle trips generated during the afternoon peak hours of 4-6 PM

A. Cardinal Distribution

North	66 %	East	6 %
South	15 %	West	13 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9894 located on SW 211 Street east of SW 112 Avenue, has a maximum LOS "E+20" of **3,283** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,632** vehicles and **7** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9894** with its PHP and assigned vehicles is at LOS "D". The **275** vehicle trips generated by this development when combined with the **1,632** and those previously approved through Development Orders, **7**, equal **1,914** and will cause this segment to remain at LOS "D" whose range is from 1,180 to 2,628.

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

VII. PLATTING REQUIREMENT:

This land **requires** platting in accordance with Chapter 28 of the Miami-Dade County Code. Any right-of-way dedications per Miami-Dade Chapter 33-133 and Chapter 28 and/or improvements required will be accomplished thru the recording of a plat.

VIII. STANDARD CONDITIONS:

A letter or a plan containing the following certification signed and sealed by a State of Florida registered engineer shall be submitted as part of the paving and drainage plans: "I hereby certify that all of the roads for the subject project comply with all of the applicable portions of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways (Florida Greenbook) regarding: design speed, lane widths, horizontal alignment, vertical alignment, stopping sight distance, sight distance, horizontal clearance, vertical clearance, superelevation, shoulder widths, grades, bridge widths, etc."

Memorandum



Date: June 05, 2026

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

From: Alejandro G Cuello, Principal Planner
Miami-Dade Fire Rescue Department

Subject: Z2026000090

The Miami-Dade Fire Rescue Department has no objection to requests noted in the letter of intent uploaded to "EnerGov" on 6/4/2026. Future site plan for Phase 1 reviewed under ASPR Z2025000112.

Note: This is a conditional approval pending review of the second phase of the project. The applicant must review the proposed PL on the northwest side of the property, which currently encroaches on an MDFR facility.

For additional information, please contact acuello@miamidade.gov or call 305-775-3357.

Memorandum



DATE: July 1, 2026

TO: Eric Silva, AICP
Assistant Director, Zoning Division
Department of Regulatory and Economic Resources (RER)

FROM: Brandon Fennell
Senior Planner – Transportation Planning and Policy Division
Department of Transportation and Public Works (DTPW)

SUBJECT: Review of DIC Project No. Z2026000090
TAF SDGC, LLC
DTPW Project No. OSP173

Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division have reviewed the above referenced application and have no objections to this application, subject to the following conditions and recommendations:

PROJECT LOCATION:

The +/- 12.03 gross acre property is at 10710 SW 211 St, Cutler Bay, FL 33189. (the "Property").

CONDITIONS/RECOMMENDATIONS:

I. Transportation Planning and Policy Division:

A. Conditions

1. The Applicant shall ensure that the existing sidewalks installed along SW 211th St and W Frontage Rd be maintained in good, operable condition and accessible throughout the duration of construction at the development site.
2. The proposed project is within the walkshed of the South SMART Plan Corridor. All due consideration should be given to establishing safe, well-lit and uninterrupted multimodal connectivity and access between the project site and the future transit station, not limited to bicycle and pedestrian access.
3. The Applicant shall work with DTPW on bus stop enhancements including ADA compliance SW 211th Street in front of the subject property.
4. The Applicant shall coordinate with DTPW on the proposed solutions to provide adequate space for Transit On-Demand services. Additionally, the Applicant shall provide a Drop-off/Pickup Zone in a centralized area within the site that can accommodate passenger vans.
5. The Applicant shall evaluate options to incorporate bicycle and pedestrian accessibility into the development site that will ensure a safe connection to the existing sidewalk network and Transit Stops.
 - a. Adequate lighting throughout all pedestrian/bicycle connections/pathways shall be provided.

6. The applicant shall prioritize the pedestrian environment by making all walkways flat as they cross over vehicle access ramps and driveways.
7. The Applicant shall ensure that the landscaping proposed by the project provides adequate shading along the pedestrian walkways connecting to transit.
8. The Applicant shall provide covered and secure bicycle and micro-mobility device parking at the entrance of the subject property.
9. The Applicant shall coordinate with DTPW's Design and Engineering section to ensure wayfinding is provided to all available transit options.

Please contact Brandon Fennell at Brandon.Fennell@miamidade.gov if you have any questions on the conditions above.

I. Traffic Engineering Division

A. Conditions

1. The proposed development seeks the construction of a residential project to be developed in two phases. Phase 1 consists of 362 mid-rise residential units, while Phases 1 and 2 combined will consist of a total of 724 mid-rise residential units. The proposed development was previously approved under Application No. Z2025000112 for Phases 1 and 2. The current Zoning Hearing Application is limited to a zoning redesignation within the Urban Center. The site plan and development program previously reviewed and approved under Application No. Z2025000112 remain unchanged. Accordingly, the same conditions established under the previous approval shall continue to apply to this application. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. The project shall construct an exclusive southbound right-turn lane at the intersection of the W Frontage Road and the East Driveway.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Anamersy Arce at anamersy.arce@miamidade.gov.

If you have any questions concerning the overall review conditions, or wish to discuss this matter further, please contact Brandon Fennell at Brandon.Fennell@miamidade.gov.

c: Lisa Colmenares, DPA, AICP, Chief Planning Officer, DTPW
Paolo Baez, P.E., Chief, Transportation Planning and Policy, DTPW
Eric Zahn, Transit Planning Section Supervisor, Service Planning and Scheduling, DTPW
Linda Morris, AICP, Chief, Service Planning and Scheduling, DTPW

Memorandum



Date: June 12, 2026

To: Eric Silva, Assistant Director
Development Services Division
Regulatory and Economic Resources Department (RER)

From: Alejandro Zizold, Chief of Planning, Research and Grants
Planning, Design and Construction Excellence Division
Parks, Recreation and Open Spaces Department (PROS)

FOR
Alissa Turtletaub

Subject: Z2026000090 – South Dade Multifamily Development (Pre-App Z2025P00088)
PROS V1 Review

Applicant Name: Vanessa Madrid, Esq. on behalf of TAF SDGC, LLC.

Project Location: The applicant site consists of approximately ±12.03 acres located south of SW 211th Street and west of Florida's Turnpike Extension, in unincorporated Miami-Dade County (Folios: 36-6007-000-0551, 36-6007-000-0537, 36-6008-000-0060).

Proposed Development: The applicant is seeking approval of a special exception for the property located in the Rapid Transit Zone to apply permitted uses and development regulations in accordance with Cutler Ridge Metropolitan Urban Center District (CRMUCD). The applicant seeks an amendment to re-designate the subject property from Mixed-Use Corridor designation (MC), Mixed-Use Main Street (MM), and Mixed-Use Optional (MO) to Mixed-Use Optional (MO); amendments to street plans in the CRMUCD, and an amendment to the CRMUCD Designated Open Space Plan to relocate anchor point #16 and a reduction anchor points #14 and #16 from a combined area of 190,500 square feet to 162,800 square feet. The applicant also seeks a non-use variance of the standard urban center district regulations requiring the primary entrance of a building to provide access to a street or designated open space; to waive same in order to permit the proposed multi-family buildings to front a parking lot.

The applicant proposes a ±754-unit multi-family affordable housing development developed in 2 phases. Phase 1 is proposed to include ±392 units within two 8-story buildings and residential amenities including a clubhouse, pool, and an activated waterfront area. Phase 2 is proposed to include ±362 units and a publicly accessible canal walkway and open space. The applicant has submitted an Administrative Site Plan Review application for Phase 1 and is being processed under Z2025000112. The applicant intends to develop Phase 2 and the improvements to the publicly accessible canal walkway and open space to the southeast of the site at an undisclosed date in the future, subject to separate site plan and County agency approvals.

Impact and Demand: The applicant site is within the Town of Cutler Bay and therefore Miami-Dade County's minimum Level of Service standard for the provision of recreation open space does not apply. There are several parks larger than 5-acres within 3 miles of the application area. Please coordinate with The Town of Cutler Bay's Parks and Recreation Department regarding Level of Service impact from the proposed development on park and open space needs.

Recommendation: PROS offers the following recommendations:

- Correct inconsistencies of dwelling unit counts between Letter of Intent (754 total units) and the Site Plan (724 total units).
- Solicit input from the Town of Cutler Bay Parks and Recreation Department.

- Coordinate with the Department of Transportation and Public Works (DTPW) to maximize mutual benefits and create seamless non-motorized connections.
- Provide seamless, direct, safe, and clearly marked pedestrian pathways and crossings that provide continuous connections within the development and complementary to surrounding public rights-of-way to encourage non-motorized mobility and facilitate children walking safely to school.
- Reduce heat island effects and provide more shaded and walkable areas by integrating as many landscaped parking islands as possible and including tree-lined streets and pedestrian pathways per the Great Streets Vision identified in the Miami-Dade County OSMP and the Miami-Dade County Urban Design Manual, Volume I, page 26.

These recommendations are based on the following policies and objectives of 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.
- 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.
- CHD-1** Miami-Dade County shall apply design standards to the public domain to encourage physical activity across generations.
- 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 non-residential 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.

Based on our findings described herein, **PROS has no objection to this application.** Should you need additional information or clarification on this matter, please contact Carlos Lopez, Park Planner 3, at carlos.lopez6@miamidade.gov.

AZ: rk cl 

Memorandum



Date: June 12, 2026

To: Eric Silva, Assistant Director
RER Development Services

From: Ammad Riaz, P.E.
Chief of Aviation Planning
Aviation Department

Subject: DIC Application Z2026000090
TAF SDGC, LLC
MDAD DN-26-06-5058

As requested by the Department of Regulatory and Economic Resources (DRER), the Miami-Dade Aviation Department (MDAD) has performed a cursory review of DIC Application Z2026000090, TAF SDGC, LLC. The applicant is seeking the following:

1. SPECIAL EXCEPTION for the subject property located in the "Rapid Transit Zone", to apply the applicable permitted uses and development regulations in accordance with Cutler Ridge Metropolitan Urban Center District (CRMUCD), per Section 33C-3(A)(3).
2. AMENDMENT to the Cutler Ridge Metropolitan Urban Center District (CRMUCD) Land Use Regulating Plan to re-designate the subject property from Mixed-Use Corridor designation (MC), Mixed-Use Main Street (MM), and Mixed-Use Optional (MO) to Mixed-Use Corridor designation (MC).
3. AMENDMENT to the Cutler Ridge Metropolitan Urban Center District (CRMUCD) Street Types Plan to eliminate Main Street Type Band C and minor streets bisecting the subject property.
4. AMENDMENT to the Cutler Ridge Metropolitan Urban Center District (CRMUCD) New Streets Plan to eliminate the new A and B street bisecting the subject property.
5. AMENDMENT to the Cutler Ridge Metropolitan Urban Center District (CRMUCD) Designated Open Space Plan to relocate anchor point #16 designated open space area and modify anchor points #14 and 16 designated open space areas from a combined area of 190,500 sq. ft. to 162,800 sq. ft.
6. NON-USE VARIANCE of the standard urban center district regulations to permit 0% of the building frontage at build-to line (70% required).
7. NON-USE VARIANCE to permit 0 sq. ft. of retail (10 sq. ft. of retail space for each residential unit required).
8. NON-USE VARIANCE of the standard urban center district regulations requiring the primary entrance of a building to provide access to a street or a designated open space; to waive same, to permit the proposed multifamily buildings to front on the parking lot.

The approximate 12.03-acre property is located at 10740 SW 211 ST, 10820 SW 211 ST & 10700 SW 211 St in Cutler Bay, further identified by Folio Numbers: 30-6007-000-0551, 36-6007-000-0537 and 36-6008-000-0060.

MDAD does not object to the proposed requests provided that all uses on the property comply with federal, state and local aviation regulations, including the Code of Miami-Dade County, Chapter 33 as it pertains to airport zoning. An MDAD-issued Airspace / Land Use Letter of Determination is required for any permanent structure on the property reaching or exceeding 200 feet Above Ground Level (AGL). An MDAD-issued Permissible Crane Height Determination is required for any construction crane reaching or exceeding 200 feet AGL. MDAD's airport zoning resources, including an airport zoning checklist, are located on MDAD's webpage which may be accessed at:

https://www.miami-airport.com/facilities_development.asp

In accordance with the Code of Federal Regulation (CFR) Title 14 Part 77, the Federal Aviation Administration (FAA) must study and issue determinations for any temporary and / or permanent structure on this property reaching or exceeding 200 feet AGL. If this is the case, the applicant must e-file FAA Form 7460-1 which is available on the FAA's Website (<https://oeaaa.faa.gov>).

AR/rb

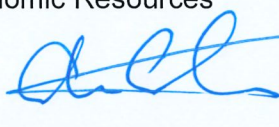
C: J. Ramos
James Byers, RER
Charmaine Shinhoster, RER

Miami-Dade Sheriff's Office
Memorandum



Date: June 11, 2026

To: Eric Silva, Assistant Director
Development Services Division
Department of Regulatory and Economic Resources

From: Rosie Cordero-Stutz, Sheriff
Miami-Dade Sheriff's Office *RC* 

Subject: Review – Zoning Application – Case: No. Z2026000090
TAF SDGC, LLC.

APPLICATION:

The applicant, TAF SDGC, LLC., is requesting to develop the property in two phases for a total of 724 multifamily units. Each phase will consist of (2) 8-story buildings. The four buildings will have a combined total of 196 studio units, 236 (1) bedroom units, 256 (2) bedroom units, and 36 (3) bedroom units. The 12.03-acre property is located at 10740 SW 211 Street, in unincorporated, Miami-Dade County, Florida.

CURRENT POLICE SERVICES:

The proposed development will be serviced by our Village of Palmetto Bay District, located at 9705 E. Hibiscus Street, Palmetto Bay, Florida. At the time of this project request, the district has received one zoning application aimed at expanding residential, commercial, and educational development. Due to the cumulative impact of these projects, including the proposed development, an increase in police services is necessary to maintain adequate public safety coverage.

APPLICATION REVIEW:

The Miami-Dade Sheriff's Office (MDSO) has reviewed the proposed development for the subject zoning application. MDSO has no objection to this zoning application based on the information provided, but reserves the right to reassess its determination upon the production of additional information. A review of the application and supporting documents was conducted to assess the impact on MDSO resources in light of the proposed zoning modifications. Based on current data for police staffing, population, and crime/calls-for-service trends, the projected increase in calls-for-service cannot be supported by current staffing levels at the affected police district. To maintain adequate service, an increase of three additional sworn deputies is required, with an estimated cost of \$370,005. This estimate may change pending further information from the developer regarding the number and type of dwelling units. Should demand for police services exceed these projections, additional sworn personnel, support staff, and equipment will be required. This concurrency approval is limited to the initial development order. A final concurrency statement will be issued upon completion of final development plans.

Should you require any further assistance, please contact Chief Gina Beato-Dominguez, of our Planning & Special Projects Office, at 305-471-2167, or via e-mail at gbd@mdso.com.

RCS/jhb

Memorandum



Date: 06/08/2026

To: Eric Silva, AICP, Assistant Director
Regulatory and Economic Resources Department

From: Achaya Kelapanda, Deputy Director of Operations
Department of Solid Waste Management *Achaya Kelapanda*

Subject: TAF SDGC, LLC RTZ – Z2026000090

The Department of Solid Waste Management's review of the above-referenced item is provided below. Additional comments will be provided as needed. **The DSWM has no objections to the proposed application.**

Application: The Applicant, TAF SDGC, LLC, is requesting approval for a two-phase multi-family affordable housing redevelopment project consisting of two eight-story buildings. The project will feature a total of approximately 392 residential dwelling units in Phase 1, along with a full suite of amenities, including a clubhouse, active and passive recreational areas, a swimming pool, and an activated waterfront area. Additionally, Phase 1 will include around 443 parking spaces. Phase 2 of the project will include approximately 362 residential units and about 366 parking spaces. A plan for an Administrative Site Plan Review (ASPR) has already been submitted under Plan No. Z2025000112. As the Property is located in a Rapid Transit Zone ("RTZ"), the county retains jurisdiction over land development-related requests pursuant to Chapter 33C of the County Code.

Size: The subject property is approximately $\pm$ 12.03 acres in size.

Location: The property is located at 10740 SW 211 Street, 10820 SW 211 Street, and 10700 SW 211 Street in Cutler Bay, FL 33189.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida), a Class III landfill, and three regional transfer facilities. The Department of Solid Waste Management (DSWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 20, 2024, which is valid through September 30, 2025, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department, is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed. There are no solid waste facilities within the established distance parameters of DSWM facilities (Collections: 0.25 miles, Transfer: 1.5 miles, or Disposal: 2.5 miles).

2. Garbage and Trash Collection Services

Should the referenced request be approved, and the anticipated development subsequently constructed, it would most likely meet the definition of a “multi-family establishment”. Per the Code, the following is required of multi-family establishments located in unincorporated Miami-Dade County: "Every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." The landlord or property owner is required to arrange for waste and recycling collection services. While the DSWM can provide waste collection services, multi-family and commercial establishments most typically work with a permitted private hauler to provide both waste and recycling in one contract.

Should any units developed as part of this project be similar to a townhome, villa or rowhouse (and which are then more likely meet the definition of "residential unit" as provided in the Code) will receive waste collection service from the DSWM, in a manner best suited to the layout and configuration of the development.

3. Recycling

Section 15-2.2b of the Code states that the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 of the Code shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation. Applicants are required to incorporate adequate space in their building plans to accommodate the recycling program (i.e., somewhere for residents to store recycling containers).

Sec. 15-4(2)(a) Before building permits may be issued for construction of commercial establishments, multi-family residential establishments, and residential units located in the unincorporated area, building plans for storage and collection of recyclable materials must be approved by the Director as to location, accessibility, number or adequacy. For properties in incorporated areas, municipalities are requested to require that building plans for commercial establishments, multi-family residential establishments, and residential units be prepared so as to include sufficient space for storage and collection of recyclable materials, but not to prohibit curbside collection of recyclable materials where otherwise permitted in residential districts.

Requests for approval of modified recycling programs must be made directly to the Department. The application regarding modified recycling programs for multi-family properties may be found on the website at <http://www.miamidade.gov/solidwaste/multifamily-recycling.asp>.

As previously noted, should any units developed as a part of this project be similar to a townhome, villa or rowhouse (and which are then more likely meet the definition of "residential unit" as provided in the Code) may also receive recycling collection service from the DSWM.

4. Recycling and Waste Storage/Setout Requirements

Section 15-4 of the Code requires that plans for the storage and collection of recyclables and solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number, and adequacy of recycling and solid waste collection and storage facilities.

5. Site Circulation Requirements

It is required that development plans associated with this project incorporate at least one of the following traffic circulation criteria to minimize the reversing of waste vehicles and, hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49-foot turning radius (no "dead-ends")
- b. "T" shaped turnaround 60 feet long by 10 feet wide
- c. Paved throughway of adequate width (minimum 15 feet)

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property, should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. There should be no "dead-end" alleyways developed. A sufficient waste set-out zone should be preserved between the edge of the pavement and any possible obstructions (such as parked cars, fencing, etc.) that would interrupt or preclude waste collection. Developments requiring that solid waste haulers use private roads in order to service properties within the community shall hold the haulers, including the Department, harmless for any and all road damage occurring as a consequence of normal use of these roads. Failure to maintain any private roads used for solid waste collection services in adequate condition may, with advance notice, result in the removal of waste collection services provided by the DSWM.

Memorandum



Date: July 2, 2026

To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

From: Sarah Cody, Historic Preservation Chief
Department of Regulatory and Economic Resources

Subject: Zoning Review Z2026-000090 TAF SDGC, LLC

The Miami-Dade County Office of Historic Preservation (OHP) has reviewed the subject application and offers the following comments:

Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

The OHP has identified one structure associated with folio 36-6007-000-0551 that dates to approximately 1970 and meets the 50-year-or-older benchmark for historic resource eligibility. In addition, was identified a Resource Group recorded under FMSF number DA20452.

Condition for Approval:

The applicant shall complete and submit a new Florida Master Site File Historical Structure Form for the structure associated with folio 36-6007-000-0551 and shall update the Resource Group form under FMSF number DA20452. All required documentation must be submitted prior to the demolition of any historic structures within the application area. The applicant must also notify the Office of Historic Preservation upon receiving confirmation from the Florida Master Site File.

Visit the Florida Division of Historical Resources Florida Master Site File website for instructions, forms, and FAQs. <https://dos.fl.gov/historical/preservation/master-site-file/>

For questions, please contact Sarah Cody at (305) 375-4438 or via email at sarah.cody@miamidade.gov.

Memorandum



Date: June 3, 2026

To: Eric Silva, AICP, Assistant Director
Development Services Division
Regulatory and Economic Resources (RER)

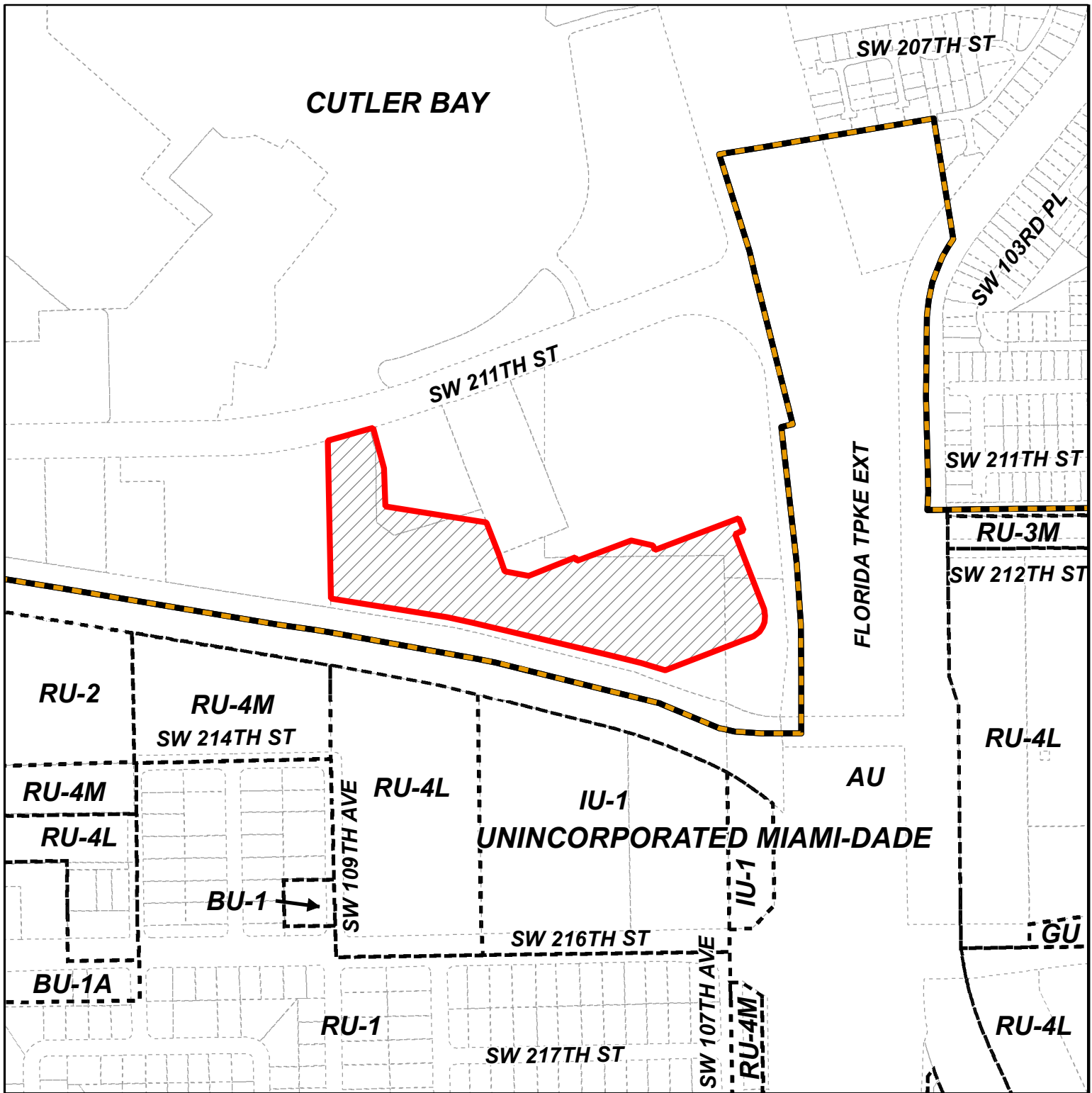
From: Christina Salinas Cotter, Assistant Director, Program Excellence *Christina Salinas Cotter*
Housing & Community Development (HCD)

Subject: Zoning Application Comments
Application No.: Z2026000090
Applicant: TAF SDGC, LLC
Location: 10700 SW 211 ST Cutler Bay; -10710 SW 211 ST Cutler Bay
Folio No(s): 36-6007-000-0551; -0537; -36-6008-000-0060

Housing and Community Development (HCD) has completed its review of the proposed development associated with the subject zoning application.

For questions or assistance related to HCD programs, please contact the appropriate staff:

- **Workforce Housing Agreements, Rental Regulatory Agreements, Compliance, and Impact Fee Waiver Requests:**
Phyllis Tynes Saunders – (786) 469-4167 | Phyllis.TynesSaunders@miamidade.gov
- **Infill Housing Program Inquiries:**
Oscar Barco – (786) 469-4226 | Oscar.Barco@miamidade.gov



MIAMI-DADE COUNTY

HEARING MAP

Process Number

Z2026000090

Section: 08/07 Township: 56 Range: 40

Applicant: TAF SDGC, LLC

Zoning Board: Board of County Commissioners

Commission District: 8

Drafter ID: E Cespedes

Scale: NTS

Legend



Subject Property Case

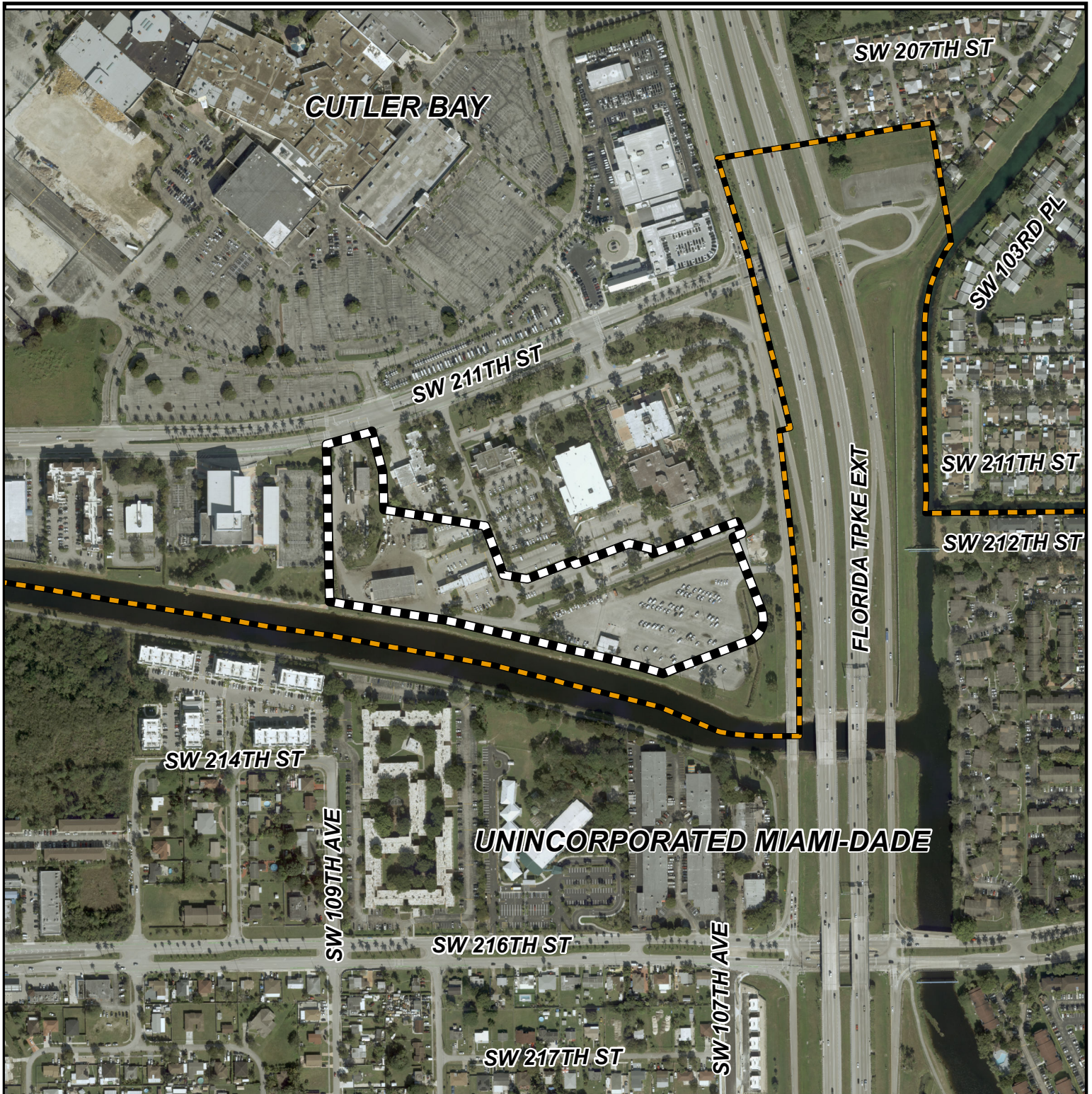


Zoning



SKETCH CREATED ON: Wednesday, June 24, 2026

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2026000090

Legend

-  Subject Property
-  Municipalities



Section: 08/07 Township: 56 Range: 40

Applicant: TAF SDGC, LLC

Zoning Board: Board of County Commissioners

Commission District: 8

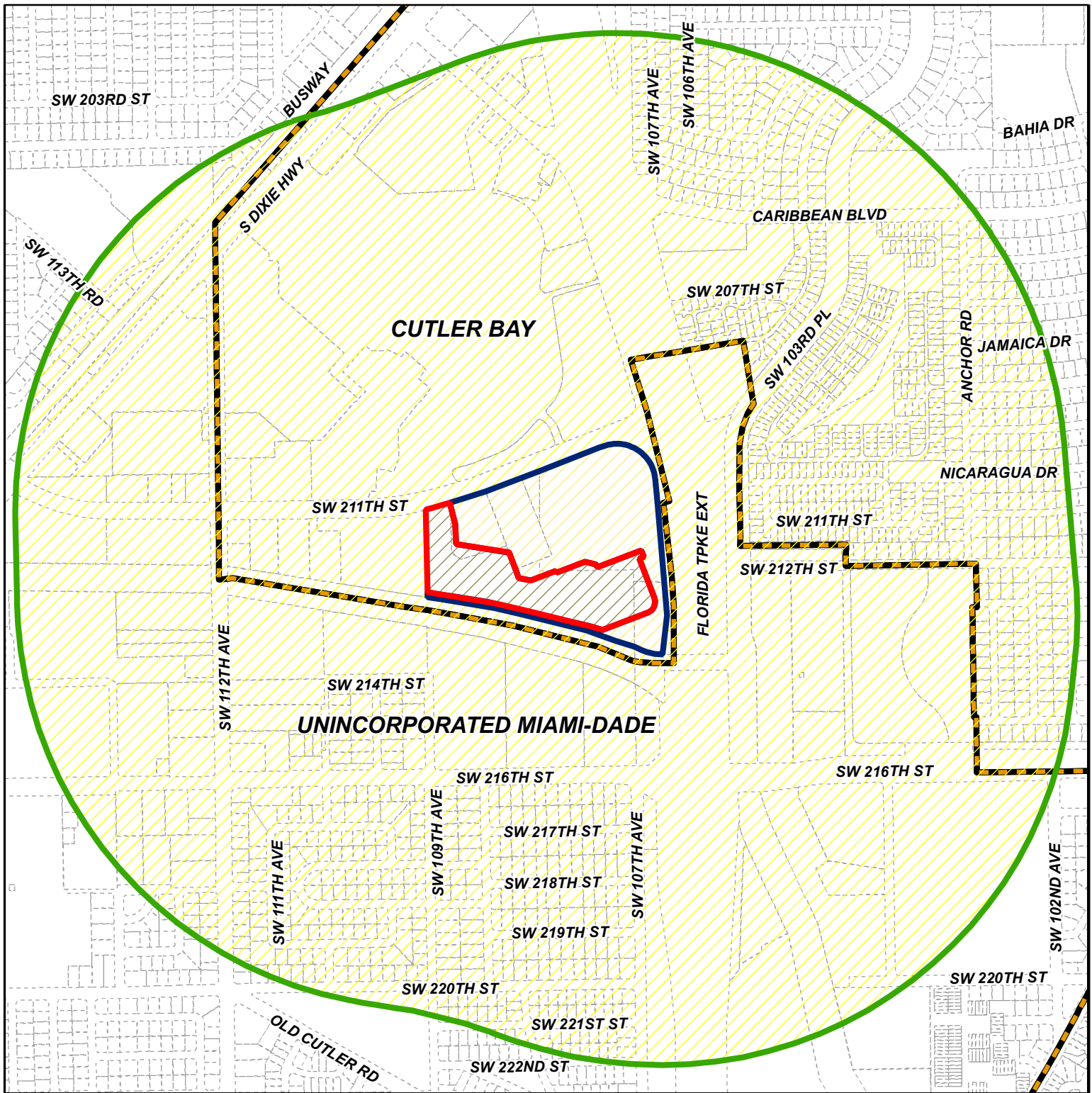
Drafter ID: E Cespedes

Scale: NTS



SKETCH CREATED ON: Wednesday, June 24, 2026

REVISION	DATE	BY



MIAMI-DADE COUNTY **RADIUS MAP**

Section: 08/07 Township: 56 Range: 40

Applicant: TAF SDGC, LLC

Zoning Board: Board of County Commissioners

Commission District: 8

Drafter ID: E Cespedes

Scale: NTS

Process Number

Z2026000090

RADIUS: 2640

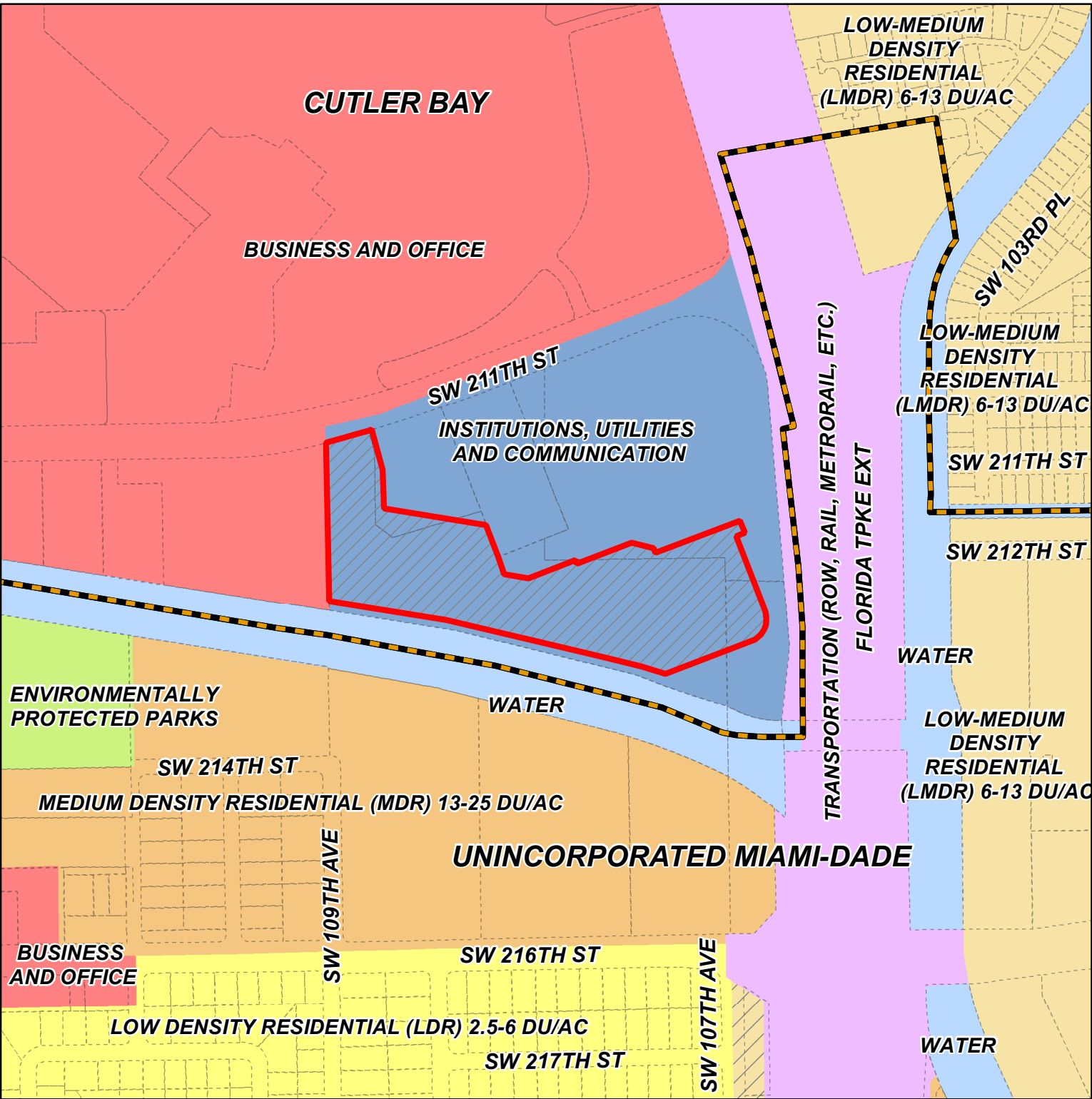
Legend

- Subject Property
- Contiguous Properties
- Buffer
- Municipalities
- Property Boundaries



SKETCH CREATED ON: Wednesday, June 24, 2026

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2026000090

Section: 08/07 Township: 56 Range: 40
Applicant: TAF SDGC, LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID:
Scale: NTS

Legend

 Subject Property Case



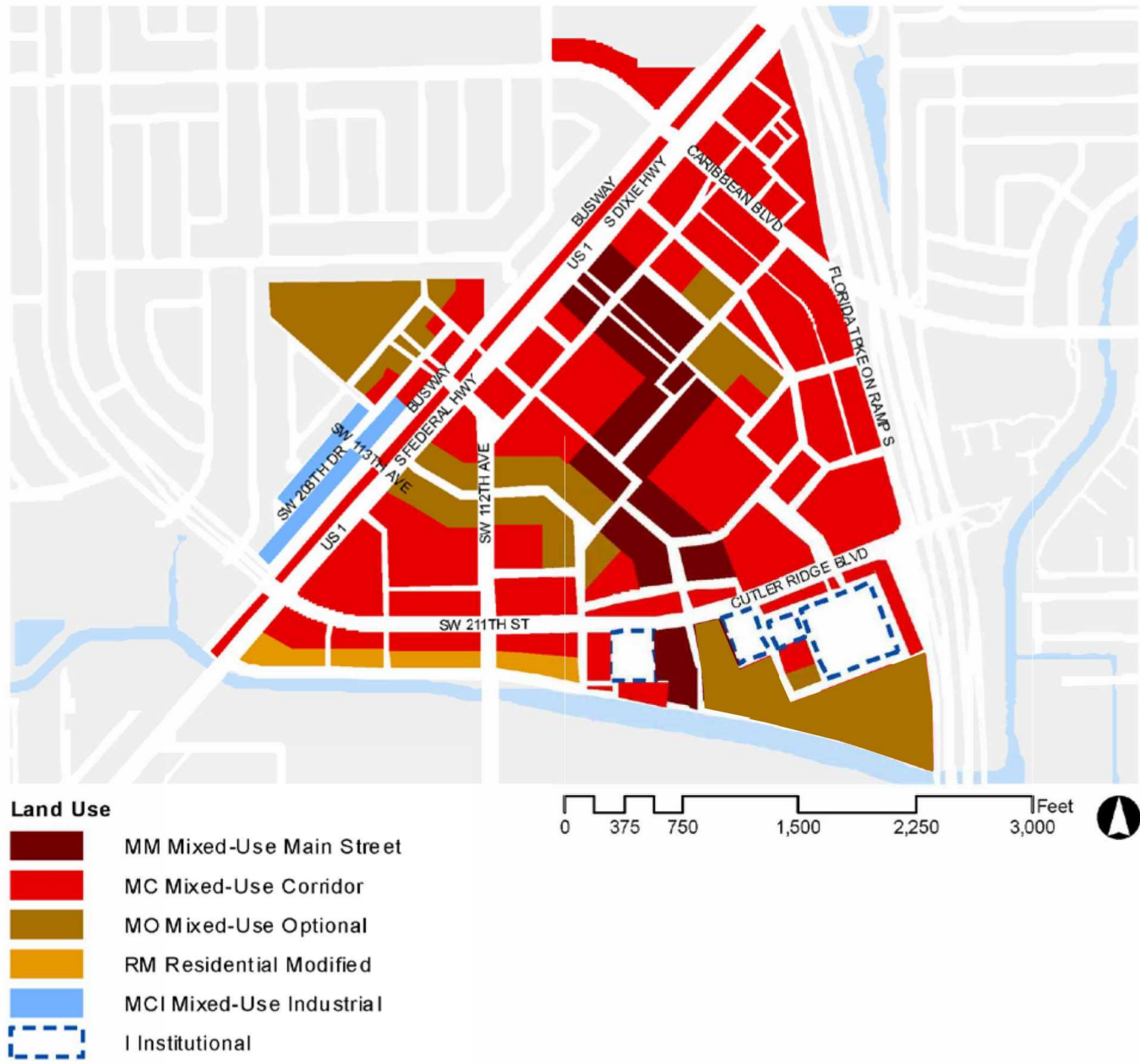
REVISION	DATE	BY



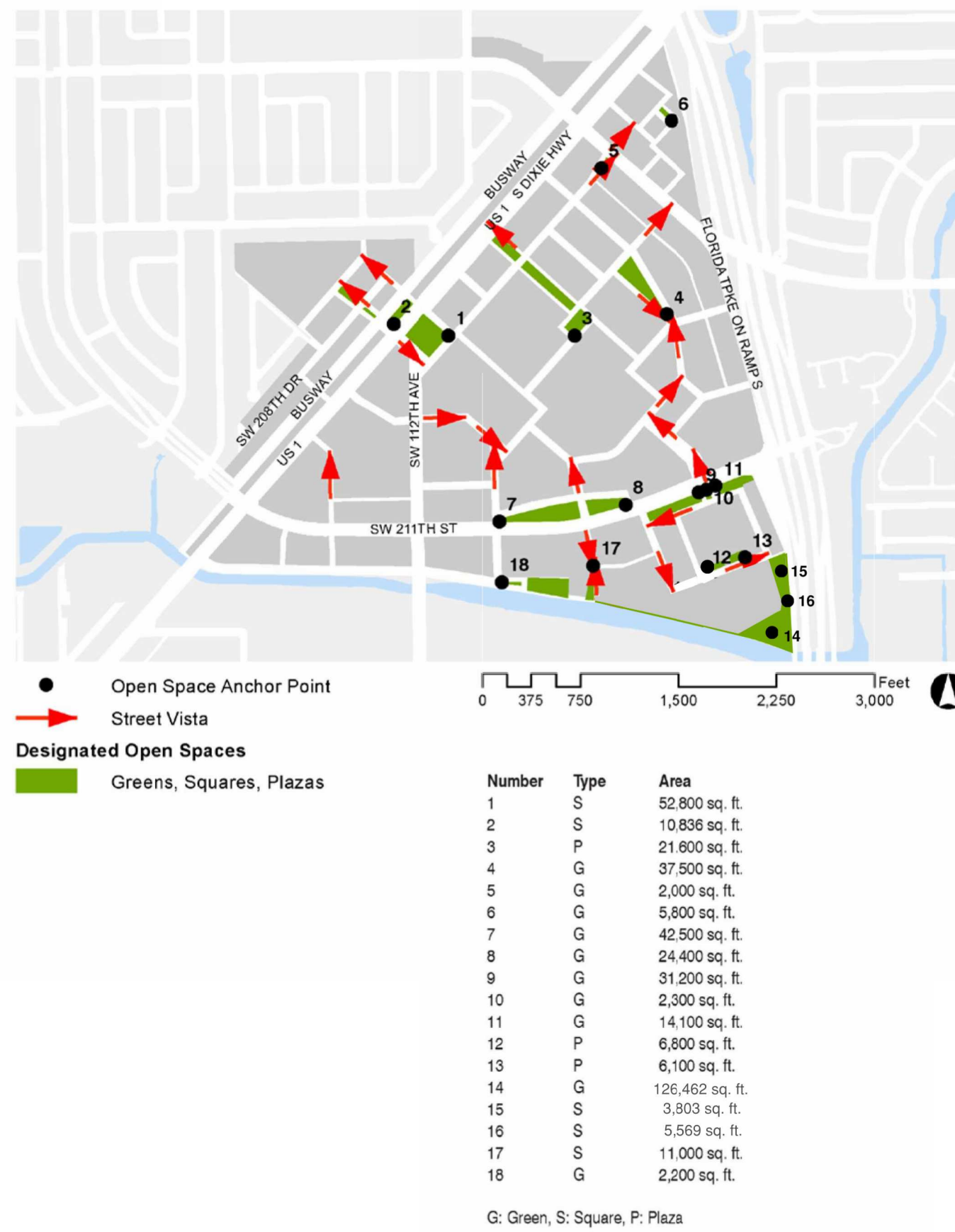
STREET TYPES PLAN



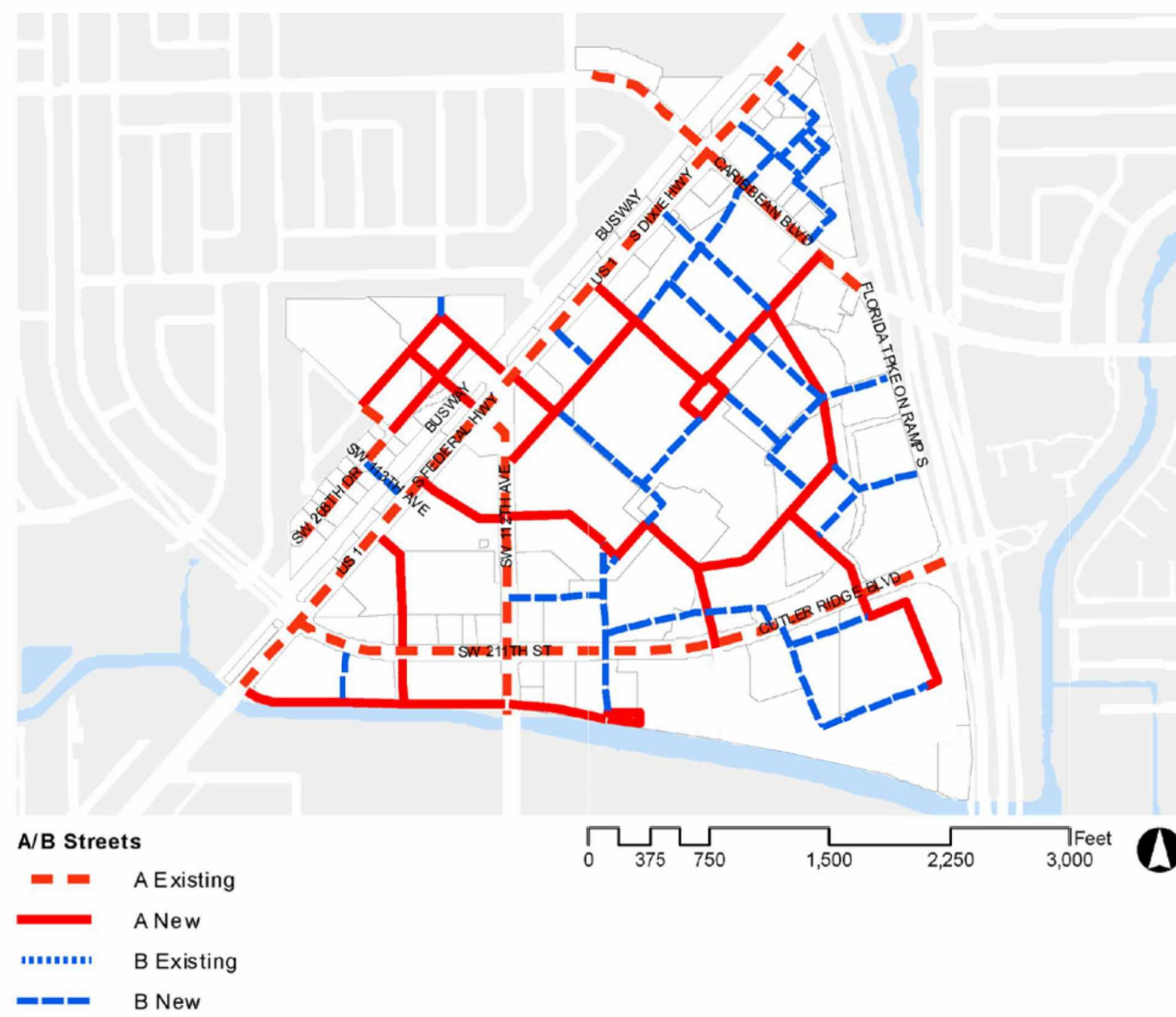
SUB-DISTRICTS PLAN



LAND USE PLAN



DESIGNATED OPEN SPACE PLAN



NEW STREETS PLAN



BIKE ROUTE PLAN

SOUTH DADE MULTIFAMILY DEVELOPMENT

10740, 10820, & 10700 SW 211 ST, Miami, FL 33189

0-0	COVER & INDEX
A-0	SITE
A-1A	PROPERTY SURVEY
A-1B	PROPERTY SURVEY
A-1C	PROPERTY SURVEY
A-1D	PROPERTY SURVEY
A-1E	PROPERTY SURVEY
A-2	LOCATION MAP
A-3	SITE VIEWS
A-4A	OVERAL SITE PLAN - PHASES 1 & 2
A-4B	OVERAL SITE PLAN - PHASE 1
A-5	ENLARGED SITE PLAN - PHASE I
A-6	SITE SECTIONS
B-0	ZONING
B-1	ZONING ANALYSIS & PROJECT DATA - PHASE 1
B-1B	REGULATING URBAN CENTER DIAGRAM PLANS
B-2	TOD EXPANSION MAP
B-3A	ALTERNATIVE PEDESTRIAN CONNECTIVITY DIAGRAM - PHASE 1
B-3B	ALTERNATIVE PEDESTRIAN CONNECTIVITY DIAGRAM - PHASE 1 + 2
B-4	LOT COVERAGE V OPEN SPACE - PHASE 1
B-5	BUILDING HEIGHT WITHIN 1 MILE MAP
B-6	SETBACK SECTION DIAGRAMS
C-0	RENDERINGS
C-1	PERSPECTIVE FROM CANAL
C-2	PERSPECTIVE FROM PARKING LOT
C-3	PERSPECTIVE FROM PARK
C-4	PERSPECTIVE FROM CANAL WALKWAY
C-5	AERIAL PERSPECTIVE FROM HIGHWAY
D-0	FLOOR PLANS
D-A1	GROUND FLOOR PLAN - EAST BUILDING
D-A2	LEVELS 2-8 TYPICAL FLOOR PLANS - EAST BUILDING
D-B1	GROUND FLOOR PLAN - WEST BUILDING
D-B2	LEVELS 2-8 TYPICAL FLOOR PLANS - WEST BUILDING
F-0	BUILDING ELEVATIONS & SECTIONS
F-1	BUILDING ELEVATIONS - EAST BUILDING
F-2	BUILDING ELEVATIONS - EAST BUILDING
F-3	BUILDING ELEVATIONS - WEST BUILDING
F-4	BUILDING ELEVATIONS - WEST BUILDING
F-5	BUILDING SECTIONS

SOUTH DADE MULTIFAMILY DEV.

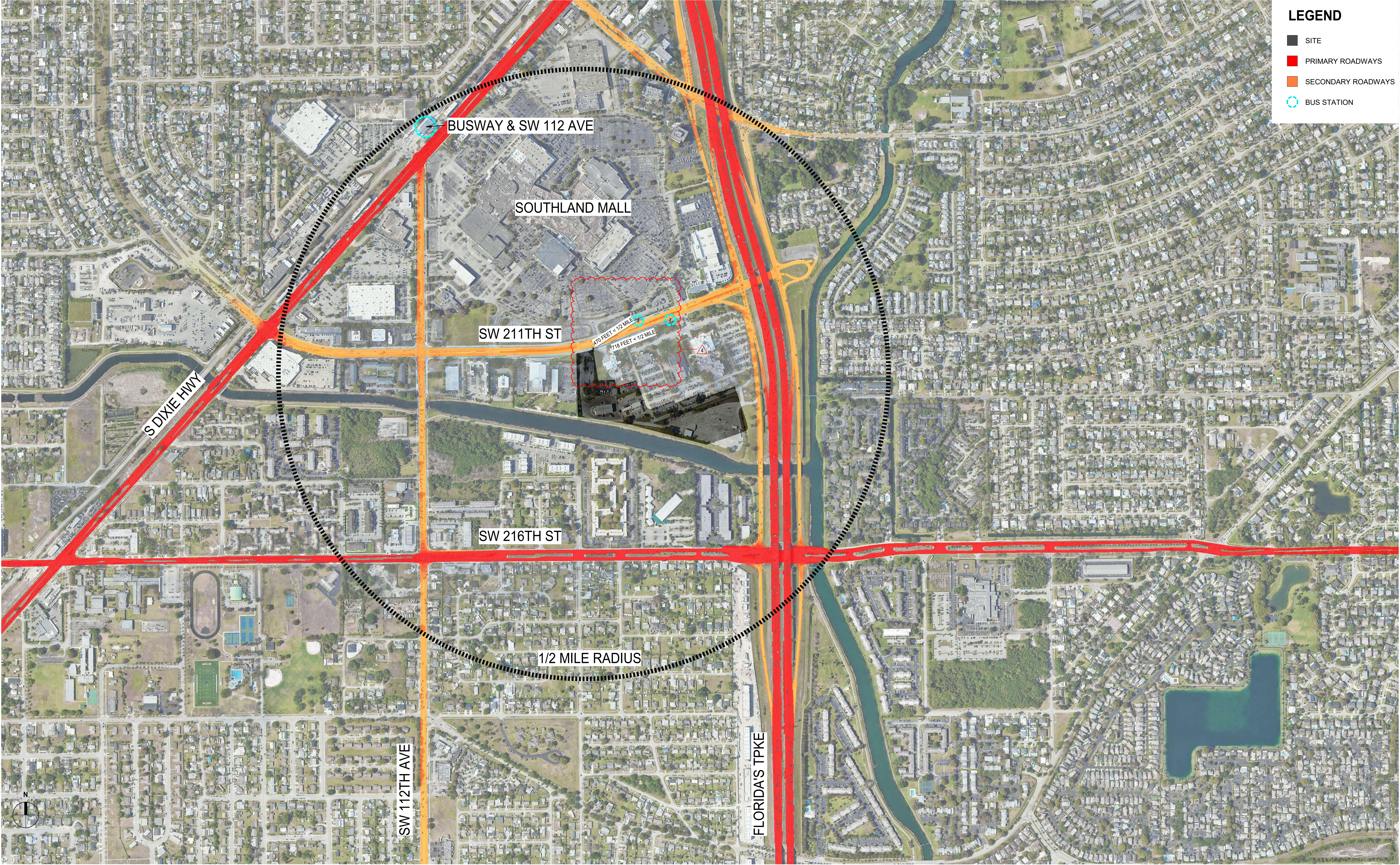
SW 211 ST CUTLER BAY, FL 33189

06/23/2026 - Z2026000090 Submittal

RSP	RSP Architects 3059 Grand Avenue Suite 440 Miami, FL 33133 305.444.7100 rsparch.com	COVER & INDEX TAF SDGC, LLC SOUTH DADE MULTIFAMILY DEV. RSP Project No. 311902400 Date: 09/23/25	OWNER TAF SDGC, LLC. 3310 Mary Street, Suite 302 Coconut Grove, FL 33133 Phone: 305.281.2947 Lily Alvarez Phone: 305.281.2947 Email: lalvarez@terragroup.com	ARCHITECT RSP Architects, Ltd. 3059 Grand Avenue, Suite 440 Miami, FL 33133 Phone: 305.444.7100 Andrew Burnett Phone: 305.317.5274 Email: Andrew.Burnett@rsparch.com	CIVIL ENGINEER HSQ GROUP, LLC. 7975 NW 154th Street, Suite 360 Miami Lakes, FL 33016 Phone: 786.534.3621 Aref Shehadeh Phone: 305.778.1077 Email: Aref@hsqgroup.net	TRAFFIC ENGINEER Kimley-Horn 2 Alhambra Plaza, Suite 500 Coral Gables, FL 33134 Phone: 305.673.2025 Leonor Reyes Phone: 786.604.2127 Email: Leonor.Reyes@kimley-horn.com	LANDSCAPE ARCHITECT Wilkin Hults + Partners 307 S. 21st Ave Hollywood, FL 33020 Phone: 954.923.9681 Kelly Hults Phone: 954.923.9689 Email: Kellyh@wilkindesign.com	LAND USE Holland & Knight LLP 701 Brickell Avenue, Suite 3300 Miami, FL 33131 Phone: 305.374.8500 Vanessa Madrid Phone: 305.769.7453 Email: vanessa.madrid@hklaw.com

ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION
1B	09/23/2025	REVISION 2
4	06/23/2026	REVISION 4

Name	
License No.	AR98495



OVERALL PROPERTY INFORMATION

PARTS OF FOLIO #: 36-6007-000-0551, 36-6008-000-0060, 36-6007-000-0537

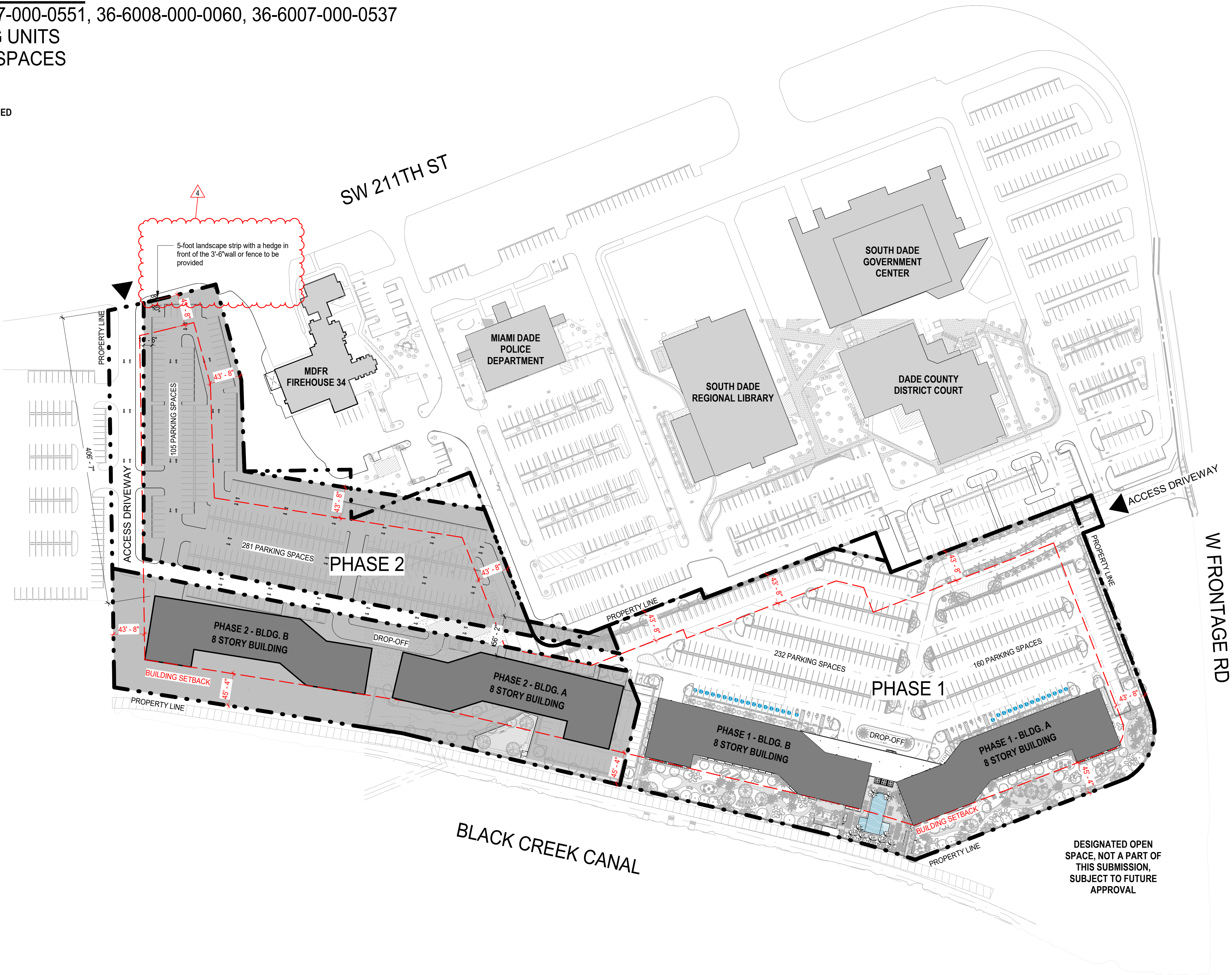
724 PROPOSED DWELLING UNITS

778 PROPOSED PARKING SPACES

PHASE 2 SUBJECT TO FUTURE SITE PLAN APPROVAL

ANY EXISTING WATER LINES IN CONFLICT WITH PROPOSED BUILDINGS WILL BE RELOCATED AS NEEDED.

DENNIS C. MOSS
CULTURAL ARTS CENTER



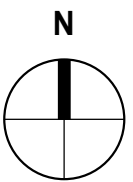
FLORIDA'S TPKE (TOLL ROAD)

E FRONTAGE RD

W FRONTAGE RD

BLACK CREEK CANAL

DESIGNATED OPEN
SPACE, NOT A PART OF
THIS SUBMISSION,
SUBJECT TO FUTURE
APPROVAL



CONCEPTUAL MASTERPLAN
1" = 80'-0"

80' 40' 0' 80' 160'
SCALE : 1" = 80'-0"

OVERALL SITE PLAN - PHASES 1 & 2
TAF SDGC, LLC
SOUTH DADE MULTIFAMILY DEV.
RSP Project No. 311902400
Date: 09/23/25

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ISSUES / REVISIONS	
NO.	DATE
1B	09/23/2025
4	06/23/2026

DESCRIPTION
REVISION 2
REVISION 4

Name
License No. AR98495

- B-0

ZONING
- B-1

ZONING ANALYSIS & PROJECT DATA -
PHASE 1
- B-1B

REGULATING URBAN CENTER
DIAGRAM PLANS
- B-2

TOD EXPANSION MAP
- B-3A

ALTERNATIVE PEDESTRIAN
CONNECTIVITY DIAGRAM - PHASE 1
- B-3B

ALTERNATIVE PEDESTRIAN
CONNECTIVITY DIAGRAM - PHASE 1 +
2
- B-4

LOT COVERAGE V OPEN SPACE -
PHASE 1
- B-5

BUILDING HEIGHT WITHIN 1 MILE MAP
- B-6

SETBACK SECTION DIAGRAMS

ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION
1A	08/01/2025	REVISION 1
1B	09/23/2025	REVISION 2
4	06/23/2026	REVISION 4

Name

License No. AR98495

ZONING ANALYSIS

SDGC Multi-family Development
Miami-Dade County, Florida

Applicable Regulations

RTZ Sec. 33C-2(B)-(C); 33C-3 (A)(3)
CRMUCD 33-284.99-23.E.

Master Development Program					
	Density	Height	Parking	Zoning	Site Area
Phase 1	362 Dwelling Units	8 Stories (85'-8")	392 Parking Spaces	CRMUCD 33-284.99-23.E.	306,807 SF
Phase 2*	362 Dwelling Units	8 Stories (85'-8")	386 Parking Spaces	** CRMUCD 33-284.99-23.E.	170,261 SF
Access					50,216 SF
Total	724 Dwelling Units		778 Parking Spaces		527,284 SF

*Phase 2 will be developed in the future and shall be subject to separate site plan approvals.

** Includes relocation of 54 Parking Spaces from Phase 1

PHASE 1 - ZONING DATA TABLE

Zoning Districts			
<u>Lots:</u> Portions of folios: 36-6007-000-0551, 36-6008-000-0060, 36-6007-000-0537		CRMUCD 33-284.99-23.E.	
Lot Area Summary			
<u>Gross Lot Area</u> Portions of folios: 36-6007-000-0551, 36-6008-000-0060, 36-6007-000-0537		306,807.05 SF - Gross Lot Area	
<u>Total Gross Lot Area (SF) - Phase I</u>		306,807.05 SF - Gross Lot Area	
<u>Total Gross Lot Area (Acres) - Phase I</u>		7.043 Acres - Gross Lot Area	
General Lot Requirements (Sec. 33-284.86 (A))		Required	Proposed
Private Open Space Requirements		10% min.	45%
		30,681 GSF	137,964 GSF
Floor Area Ratio Requirements (Sec.33-284.84.1 B)		Required	Proposed
Intensity Standard		1.75 min.	1.17
		536,912.34 SF	358,846.88 SF
Building Height (Sec.33-284.84.1 A)		Required	Proposed
CENTER		15 Stories Max	8 Stories (85'-8")
Building Setback (Sec. 33-284.85 & Sec. 33-284.99.27)		Required	Proposed
<u>Main Building:</u> Cutler Ridge Blv		10'-0" min.	N/A
Density (Sec.33-284.84.1 A)		Required	Proposed
Dwelling Units per Acre		150 du/acre max.	
Total Dwelling Units Allowed		1,056 Dwelling Units	362 Dwelling Units
Affordable Housing Totals		40% Required	100% Proposed
PHASE I ONLY - Parking Requirements (Sec. 33-284.86(F))		Required	Proposed
Studio(1 Space per unit) 98 Units		98 Spaces	98 Spaces
1 BD (1 Space per unit) 118 Units		118 Spaces	118 Spaces
2 BD (1.5 Spaces per unit) 128 Units		192 Spaces	192 Spaces
3 BD (1.75 Spaces per unit) 18 Units		32 Spaces	38 Spaces
Total Parking Required =		440 Spaces	446 Spaces
25% Reduction Work-Force Housing (Sec. 33-284.86 (F) 3 - Group 1			
10% Within 1/2Mile of a Bus Stop (Sec. 33-284.86 (F) 3 - Group 2		286 Spaces	
Bicycle Parking Spaces (Sec. 33-122.3)		Required	Proposed
12 bike spaces in lots with 101 to 500 parking spaces		12.00	12.00
Total Residential Required Parking =		12 Spaces	12 Spaces

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: TAF SDGC, LLC

NAME AND ADDRESS	Percentage of Stock
David Martin	75% Ultimate Beneficial Owner
Pedro Martin	25% Ultimate Beneficial Owner

If a **TRUST or ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME:

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

NAME AND ADDRESS	Percentage of Ownership

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME, ADDRESS AND OFFICE (if applicable) _____	Percentage of Interest _____
--	------------------------------

_____	_____
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_____	_____
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_____	_____
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_____	_____
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_____	_____
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Date of contract: _____

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

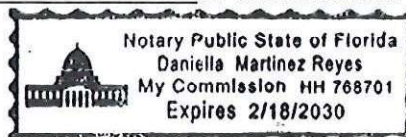
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

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

Signature: _____ TAF SDGC, LLC
(Applicant)

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization this 3 day of June, 2026. Affiant is personally known to me or has produced _____ as identification.

(Notary Public)



My commission expires 2/18/2030

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.