

Memorandum



Date: September 24, 2026

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

Supplement
Agenda Item No. 3(A)

From: Daniella Levine Cava
Mayor

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Subject: Supplemental Information on October 2025 Cycle Application
No. CDMP20250021 to Amend the Comprehensive Development Master Plan

The following supplemental information is provided to the Board of County Commissioners regarding October 2025 Cycle Application No. CDMP20250021 to amend the Comprehensive Development Master Plan (CDMP). The information includes: (Exhibit 1) the Initial Recommendation report; and (Exhibit 2) Additional Items addressing Application No. CDMP20250021 received by the Department of Regulatory and Economic Resources.

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

Roy Coley
Deputy Mayor

Application No. CDMP20250021

Lennar Homes, LLC.

Commission District 8 (Cohen Higgins)

Community Council 14

APPLICATION SUMMARY

Applicant/Representative:	Lennar Homes LLC/ Hugo P. Arza, Esq., Amanda M. Naldjieff, Esq. Holland & Knight, LLP.
Location:	Between SW 272 Street and SW 278 Street and between SW 157 Avenue and SW 159 Avenue
Total Acreage:	±40.16 gross acres/ ±39.75 net acres
Current Land Use Plan Map Designation:	"Estate Density Residential" (1 to 2.5 dwelling units per gross acres)
Requested Land Use Element Change and Other Changes:	1. Redesignate the application site on the LUP map to: "Low Density Residential" (2.5 to 6 dwelling units per gross acres) 2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners
Amendment Type:	Small-Scale (Being processed concurrently with Zoning Application No. Z2025000256)
Existing Zoning District/Site Condition:	AU (Agriculture/one residence on 5 gross acres)/ Agriculture uses and single-family homes

RECOMMENDATIONS

Staff:	ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (March 2026)
Redland Community Council (14):	ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (March 11, 2026)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (April 20, 2026)
Final Action of Board of County Commissioners:	TO BE DETERMINED (September 24, 2026)

Staff recommends to **ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map to redesignate the ±40.16 gross-acre application site from "Estate Density Residential" (1 to 2.5 dwelling units per gross acres) to "Low Density Residential" (2.5 to 6 dwelling units per gross acre) for the following reasons:

Principal Reasons for Recommendation:

1. Approval of the application would promote infill residential development at a higher density than currently allowed on the subject site consistent with Objective LU-1, Policy LU-1C and Policy LU-10A of the CDMP Land Use Element. These provisions of the CDMP require the County to give priority to infill development and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development, where urban services and facilities have the capacities to accommodate additional demand. As discussed in Principal Reason No. 2(ii) below, existing public services and facilities have adequate capacities to accommodate the impacts that would be generated if the application is approved and developed as proposed by the applicant.

Under the current CDMP land use designation of "Estate Density Residential" (1 to 2.5 dwelling units per gross acre), the site could be developed with a maximum of 100 residential units. The requested CDMP land use designation of "Low Density Residential" (2.5 to 6 dwelling units per gross acre) would allow the site to be developed with a maximum of 240 residential units. The Applicant has proffered a Declaration of Restrictions (covenant), that among other things, limits development on the site to a maximum of 185 residential units (see Proffered Declaration of Restrictions herein on page 11 and Appendix B: Proffered Declaration of Restrictions).

2. Approval of the application would be generally consistent with the criteria for evaluating Land Use Plan map amendment applications pursuant to Policy LU-8E of the CDMP Land Use Element. Policy LU-8E requires LUP map amendment applications to be evaluated according to factors such as (i) the ability of the proposed amendment to satisfy a deficiency in the LUP map to accommodate projected population or economic growth of the County, (ii) impacts to County facilities and services, (iii) compatibility with abutting and nearby land uses, (iv) impacts to environmental and historical resources, and (v) the extent to which the proposed land use would promote transit ridership and pedestrianism pursuant to Objective LU-7 and associated policies. Each of the factors are discussed below.
 - i. *Need to Accommodate Economic or Population Growth:* The application, if approved with the staff recommended change, would increase the capacity of residential land within Minor Statistical Area (MSA) 7.3 where the application site is located. An analysis of the residential land capacity by housing type and the demand for housing in the MSA shows the depletion of single-family type units occurring beyond 2040 and for multi-family beyond 2040. The supply of residential land for both single-family and multi-family units is projected to be depleted by the year 2040. The application, if approved with acceptance of the proffered Declaration of Restrictions, would increase the residential land capacity by 85 units (see Supply and Demand Analysis on page 13). This increase in the residential land capacity would extend the projected depletion date for single-family units, currently estimated at beyond 2040, by approximately five months. This proposed amendment would provide additional residential capacity in the subject MSA and accommodate projected population growth in the area.

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

It should be noted that the Applicant's traffic impact analysis of roadways serving the amendment site shows that all the roadways in the vicinity of the site are expected to operate within their adopted level of service (LOS) standards in the short term (2027). The analysis also indicates that SW 167 Avenue from SW 272 Street to SW 288 Street would operate in violation of its adopted LOS standard in the long term (2045). However, this roadway segment is not deemed to be significantly impacted by the project traffic since the projected traffic impact is less than five percent of the maximum service volume capacity of the adopted roadway LOS standard (see "Roadways" section on page 42). No mitigation or roadway improvements are required for projects having traffic impacts of less than five percent.

The Miami-Dade County Public Schools in its Preliminary Concurrency Analysis review of the application projects that the proposed development will generate 77 students, 34 at the elementary level, 19 at the middle and 24 at the senior high school levels. The review also identifies that the senior high school level currently does not have adequate capacity to serve the proposed development and has a shortfall of twenty-two (22) student seats. However, Miami-Dade County Public Schools further indicates that final determination of Public School Concurrency and capacity reservation will be made during final plat approval, site planning, or a functional equivalent. If at that time there is insufficient school capacity, the development's impacts on schools would be mitigated through proportionate share mitigation, as required pursuant to CDMP Educational Element Policy EDU-2C and the Interlocal Agreement for Public Facility Planning between Miami-Dade County and Miami-Dade County Public Schools. (See Schools discussion on page 30 and Appendix B: Miami-Dade County Public Schools Analysis on appendices page 41.)

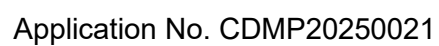
- iii. *Compatibility:* If the application is approved and developed as proposed by the Applicant, it would be generally compatible with the surrounding area. Abutting to the north of the application site are single family homes and further north beyond SW 272 Street are agricultural uses located outside of the Urban Development Boundary (UDB). Abutting to the east of the site are estate density single-family residences. To the south of the site is an approved 198 residential dwelling unit development designated "Low Density Residential with One Density Increase (DI-1)" and west of the site is vacant land which has been cleared for development of 96 dwelling units.
- iv. *Environmental and Historic Resources:* The application, if approved, would not impact historic or archaeological resources on the application site but could impact environmental resources. The subject property is located within the U.S. Fish and Wildlife Service consultation area for the federally endangered Florida bonneted bat (*Eumops floridanus*) and the Applicant has included in the proffered covenant a commitment to conduct an endangered species survey to determine the presence of listed wildlife species on the site and to adjust site plans as required. Additionally, the proffered covenant includes commitment to connect the property to the public water and public sanitary sewer system,

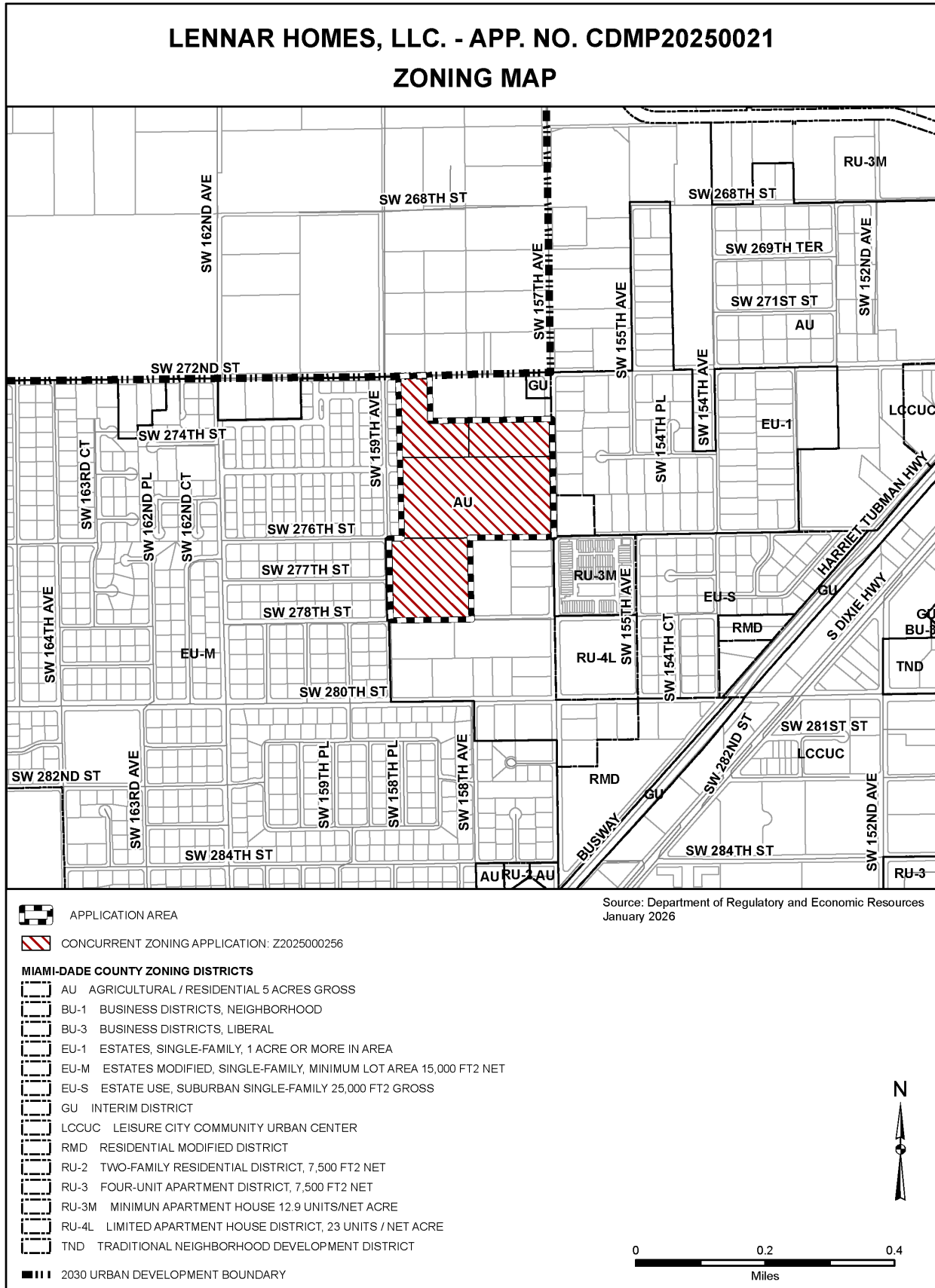
and to evaluate current and historic site activities and uses that may have affected the soil, groundwater, and surface water at or in the vicinity of the site for environmental monitoring and restoration (see “Environmental Conditions” section on page 19).

- v. *Enhance or Degrade Countywide Systems:* If the application is approved, the development of the site as proposed would not degrade any countywide system. However, the proposed development would impact roadways and schools, as discussed in Principal Reason No. 2(ii) above. With respect to roadways, no mitigation or roadway improvements are required for projects having traffic impacts of less than five percent and, for schools the final determination of capacity and assessment of impacts will be made at time of development approval.
- vi. *Transit Ridership and Pedestrianism:* The application, if approved, could support transit ridership and pedestrianism. The general application area is served by Metrobus Route 70 at a bus stop located at SW 162 Avenue and SW 282 Street, approximately 0.6 miles (a 14-minute walk) from the application site. The area is also served by Metrobus Routes 601 and 602 at a bus stop located at SW 272 Street and the Busway approximately 0.8 miles away (an 18-minute walk) from the site (see “Transit Service” section on page 42).

In addition, close to half of the application site (± 17 acres) is within $\frac{1}{2}$ -mile of the South Dade Transitway, a Strategic Miami Area Rapid Transit Plan (SMART Plan) corridor. The Mixed Use Development provisions of the CDMP Land Use Element allow mixed-use developments at up to 60 and 36 units per acre for properties within $\frac{1}{4}$ mile and between $\frac{1}{4}$ and $\frac{1}{2}$ mile of the SMART Plan corridors, respectively. Though the application is proximate to the SMART Plan corridor, it proposes a density more in line with the existing density rather than a density closer to that allowed for mixed-use development in the area.

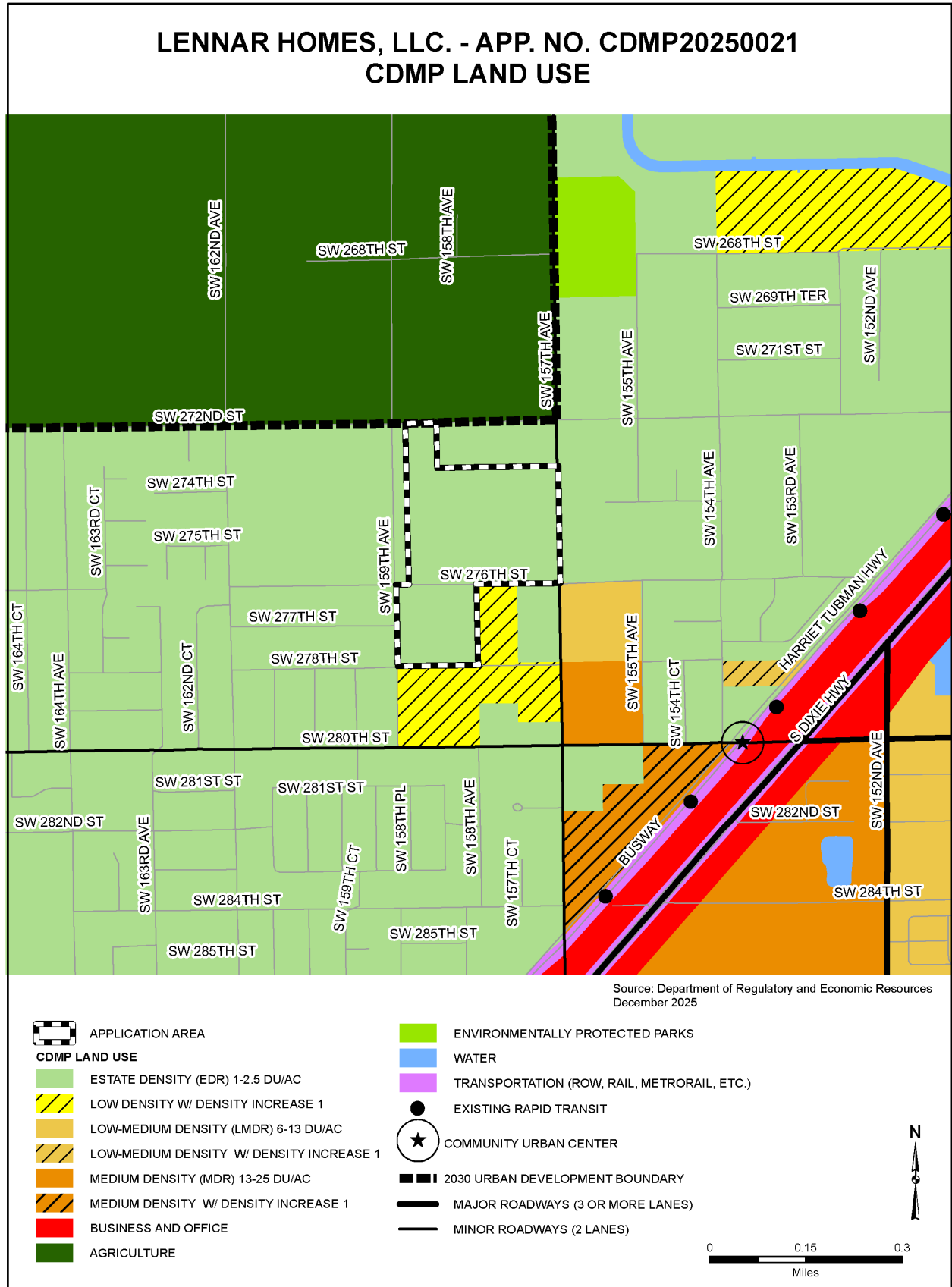
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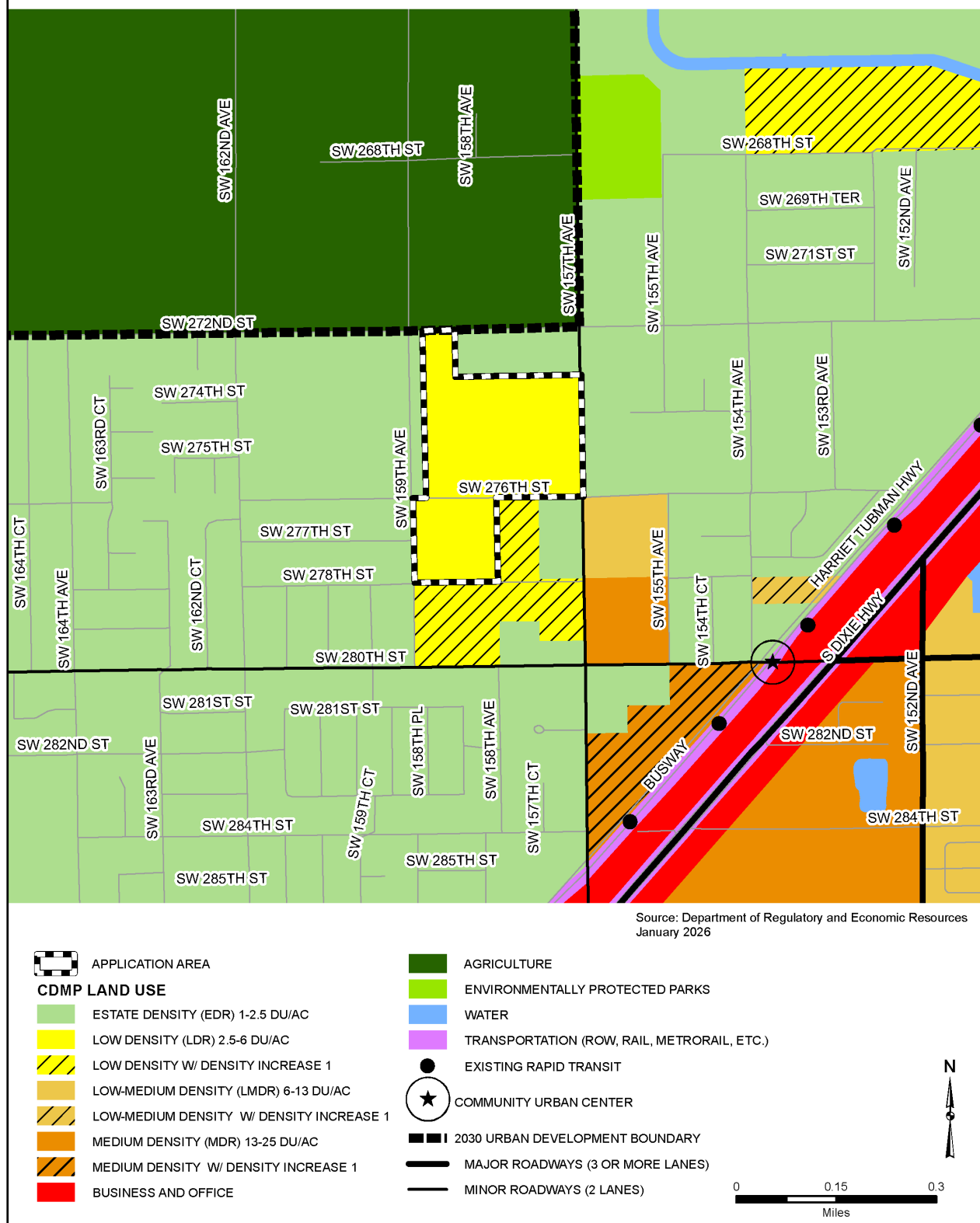


Application No. CDMP20250021





LENNAR HOMES, LLC. - APP. NO. CDMP20250021
PROPOSED CDMP LAND USE



STAFF ANALYSIS

Application Site

Location

The ± 40.16 gross acre application site is generally located between SW 272 Street and SW 278 Street and between SW 157 Avenue and SW 159 Avenue in unincorporated Miami-Dade County (see “Aerial Photo” on page 6). The southern boundaries of site is approximately ±0.35 miles west of the South Dade Transitway.

Existing Land Use

The application site is comprised of four parcels that are currently in agricultural use with avocado groves (see “Existing Land Use” map on page 8).

CDMP Land Use Designation

The site is designated "Estate Density Residential. Areas designated “Estate Density Residential” are generally characterized by detached estates which utilize only a small portion of the total parcel. Clustering, and a variety of housing types may, however, be authorized. The residential densities allowed in this category shall range from a minimum of 1.0 to a maximum of 2.5 dwelling units per gross acre. The maximum development potential on the site with the current designation is 100 single family detached units.

The application requests to redesignate the ±40.16 acres of the application site to “Low Density Residential”. This CDMP land use category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre, for up to 240 units that could be developed on the site. The types of housing typically found in areas designated low density include single-family homes, and townhouses.

Proffered Declaration of Restrictions

The Applicant has proffered a Declaration of Restrictions (see “Appendix B: Proffered Declaration of Restrictions” on Appendix Page 33) that would limit development on the application site to a maximum of 185 residential units.

Zoning

The application site is currently zoned AU (Agricultural District). The AU zoning district permits agricultural uses and residences at a density of one dwelling unit per 5 gross acres (see “Zoning” map on page 7).

Zoning History

Miami-Dade County zoning regulations were first created in 1938. There have not been any zoning change for the application site.

This application is being processed concurrently with Zoning application Z2025000256, pursuant to Section 2-116.1(5)(e) of the Code of Miami-Dade County. The zoning application seeks a district boundary change from AU to EU-M (Single-Family Estate Modified Use) and RU-1M(a) (Modified Single-Family Residential).

Adjacent Land Use and Zoning

Existing Land Uses

To the north of the application site are single family homes and agricultural uses located outside of the Urban Development Boundary. Abutting to the east of the site are estate-density single-family residences. To the south of the site is an approved 198 residential dwelling unit development and west of the site is vacant land which has been cleared for development of 96 dwelling units (see “Existing Land Use” map on page 8).

Land Use Plan Map Designations

Adjacent to the north and west of the application site the land is designated “Agricultural” on the CDMP Adopted 2020 and 2030 LUP map. Adjacent to the east of the application site, east of SW 157 Avenue, the land is designated “Estate Density Residential”. To the south of the site, across SW 278 Street, the area is designated “Low Density Residential with 1 Density Increase”. To the West of the site, across SW 159 Street, the designation is “Estate Density Residential” (see “CDMP Land Use” map on page 9).

Zoning

Properties adjacent to the north application site are zoned AU (Agricultural District) and GU (Interim District), which allows single-family residences on five-acre lots. Uses depend on character of neighborhood, otherwise EU-2 (Single-Family Estate on 5 acres) standards apply. Properties adjacent to the east and west of the site are zoned EU-1 (Single-Family One-Acre Estate District), which allows single-family residences on an acre lot. Properties adjacent to the south of the site are zoned RU-4L (Limited Apartment House District), which allow every use permitted in the RU-1, RU-1M(A), RU-1M(B) and RU-2, RU-3 and RU-TH districts (see “Zoning Map” on page 7).

Strategic Miami Area Rapid Transit (SMART) Plan

The application site is partly within ½-mile of the South Dade Transitway, a CDMP designated Rapid Transit Activity Corridor and one of six Strategic Miami Area Rapid Transit (SMART) Plan Corridor adopted by the Miami-Dade County Transportation Planning Organization (TPO) in April 2016 and endorsed by the Board through Resolution No. R-523-16. Subsequently, the “Mixed Use Development” CDMP policies were amended through Ordinance No. 19-07, adopted January 2019, to establish transit-supportive densities and intensities for mixed-use projects located along the County’s Rapid Transit Corridors, allowing for higher densities and intensities within ¼ mile and ½ mile of the corridors. These CDMP policies provide that mixed use projects located within ¼ mile of the SMART Plan Corridor would be eligible for 60 dwelling units per acre and up to 2.0 Floor Area Ratio (FAR) for non-residential use. Mixed use projects between ¼-mile and ½-mile of the Corridor would be eligible for 36 dwelling units per acre and up to 1.5 FAR. Approximately 17 acres of application site is located between ¼-mile and ½-mile of the Corridor and could thereby be developed with mixed-use development at up to 36 units per acre, provided the development is compatible with the adjacent uses. The application with the proffered covenant proposes 185 residential units at a density of 4.6 units per acre.

Supply and Demand

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

Residential

The combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 7.3) in 2025 was estimated to have a capacity for about 7,687 dwelling units, with 98.3 percent of these units intended as multi-family. The annual average residential demand in this Analysis Area is projected to go from 254 units per year in the 2025-2030 period to 256 in the 2035-2040 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family type units occurring beyond the year 2040. For multi-family type units, the depletion will also occur beyond 2040, and for both single-family and multi-family units the depletion is also projected to be beyond the year 2040 (see Residential Land Supply/Demand Analysis table below).

Residential Land Supply/Demand Analysis 2025 to 2040: Application CDMP20250021 (MSA 7.3)			
ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI- FAMILY TYPE	STRUCTURE TYPE		
	SINGLE- FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2025	3,529	4,158	7,687
DEMAND 2025-2030	182		254
		72	
CAPACITY IN 2030	2,619	1,798	6,417
DEMAND 2030-2035	191	76	267
CAPACITY IN 2035	1,664	3,418	5,082
DEMAND 2035-2040	183	73	256
CAPACITY IN 2040	749	2,053	3,802
DEPLETION YEAR	2040+	2040+	2040+

Residential capacity is expressed in terms of housing units.

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

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

The applicant is requesting a change from “Estate Density Residential” to “Low Density Residential” for a total of approximately 40.166 gross acres. The applicant has proffered a covenant limiting the maximum development to 185 units. If approved this results in a net increase of 85 single family type units and will extend the supply of single-family type units in the MSA, already beyond 2040, by approximately five months.

Housing Affordability Assessment:

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

2025 October Cycle

Application No. CDMP20250021

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

The application is located between SW 272 Street and SW 278 Street and SW 157 Avenue and SW 159 Avenue. This places the proposed site in MSA 7.3, however at the convergence with 7.2 and 7.4. Therefore, these three MSAs will constitute the housing market area in the analysis that follows. The proposal is for a maximum of 185 single-family housing units based on a covenant offered by the developer. The application offers no workforce (affordable for households earning from 60 percent to 140 percent of AMI) and affordable (affordable for households earning less than 60 percent of AMI). The analysis below evaluates the market characteristics around the application site and the needs of the area.

Key Findings:

- *A majority of households in the market area (57 percent) are very-low-income households, earning less than 60 percent of AMI.*
- *Almost all households in the market area (91 percent) earn less than the workforce housing limit of 140 percent of AMI.*
- *In comparison, over three-quarters (78 percent) of home sales in the market area were priced above the workforce housing limit of 140 percent of AMI.*
- 55,400 of the 62,400 households in the market area cannot afford the median priced home.
- *This application does not offer to provide any workforce housing (60-140 percent of AMI) or affordable housing (less than 60 percent of AMI).*

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

The results below demonstrate a mismatch between the incomes of the area families and the costs of area housing. The result is very high rates of housing cost burden for low- and very-low-income families, and which fall off dramatically as incomes rise into the moderate- and upper-income levels.

A majority, 57.2 percent of all families (including renters and owners), earn less than 60 percent of AMI (\$74,340). An additional 14.4 percent earn between 60 and 80 percent of AMI (\$74,340 - \$99,120). Combined, these very low and low-income families are cost burdened at a rate of 28.8 percent, and an additional 43.6 percent are severely cost burdened. Combined, nearly three-quarters of all low- or very-low-income families in the market area are either cost burdened or severely cost burdened. A family is considered cost burdened if they pay between 30 and 50

percent of their income for housing costs and severely cost burdened if they spend 50 percent or more of their income on housing costs.

In comparison, for moderate-income owner and renter families (\$99,121 - \$148,680), just 18.5 percent were cost burdened, and 1.2 percent were severely cost burdened. For families earning more than 120 percent of AMI (greater than \$148,680), including the top workforce-housing range (140 percent of AMI), only 2.7 percent were cost burdened, and 1.0 percent were severely cost burdened. The data for the market area of the application demonstrates that there is an affordability crisis that primarily impacts low-income households and to a lesser extent, moderate income households.

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

Income Range; Upper Limit Adjust for a Family of 4 (2025 AMI = \$87,200)	MSAs 7.2, 7.3, and 7.4			Total: Cost Burdened & Severely Cost Burdened
	Households	% of Total	Percent Cost Burdened (All Households)	
Low/Very Low (Less than 60%; \$74,340)	35,681	57.2%	Less than 80% of AMI: Cost Burdened	72.4%
Low (60% to 80%; \$99,120)	8,969	14.4%	Severely Cost Burdened	
Moderate (80% to 110%; \$136,290)	8,798	14.1%	80% to 120% of AMI: Cost Burdened	19.7%
Moderate (110% to 120%; \$148,680)	1,392	2.2%	Severely Cost Burdened	
Workforce (120% to 140%; \$173,460)	1,999	3.2%	Greater than 120% of AMI: Cost Burdened	3.7%
Greater than 140% (\$173,460)	5,565	8.9%	Severely Cost Burdened	
	62,404	100%		

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

The table below again shows all families by income ranges in the market area and the corresponding affordable sales price that would not leave the households housing-cost burdened. An analysis of 2023 property sales from the Miami-Dade Property Appraiser's database, including both new homes and resales, identified that only 4.1 percent of all sales over the last year were affordable to any of the very-low or low-income-families. An additional 17.6 percent of sales were affordable to moderate-income households in the 80 to 140 percent range. That left 78.3 percent of all sales priced out of range for 91.1 percent of families earning less than 140 percent of AMI. The median price of a 2023 home sale in the market area was \$451,900. This amount is 6 percent higher than the price limit for a family at 140 percent of AMI, \$426,637. At the time of this writing, the applicant has made no offer of any affordable or workforce housing as part of this application. Therefore, this application does not further goal 1 of the Housing Element to provide housing that will be affordable to all current and future Miami-Dade County residents regardless of household type or income. By focusing on population growth, it ignores the needs of current residents to the benefit of future more-wealthy residents, and solely producing market rate housing ignores the needs of low- and moderate-income residents.

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

Income Limit Category as a Share of AMI (\$87,200)	2024 Upper-Limit Income Thresholds	Application Market Area MSAs 7.2, 7.3, and 7.4			
		Households	% of All Households	Affordable Sale Price	% of Sales - 2023
Less than 60% of AMI	\$74,340	35,681	57.2%	182,844	1.8%
60% to 80% of AMI	\$99,120	8,969	14.4%	243,792	2.3%
80% to 110% of AMI	\$136,290	8,798	14.1%	335,214	5.3%
110% to 120% of AMI	\$148,680	1,392	2.2%	365,689	3.3%
120% to 140% of AMI	\$173,460	1,999	3.2%	426,637	9.0%
Greater than 140% of AMI	>173,460	5,565	8.9%	n/a	78.3%
		62,404	100%	Median = 451.9 k	100%

Data Sources: 2025 HUD Income Limits: Households by income range: 2023 American Community Survey 5-year estimates; 2023 Median Sales Price: Miami-Dade Property Appraiser, Planning Research and Economic Analysis. Maximum Affordable Sales Price: Fed. Reserve Bank of St. Louis - Accessed April 7, 2025, Rate - 6.2%, Term - 30 Years, Downpayment - 5%, Homeowner Cost-to-Income Ratio, 25%, Property Taxes - 1% of Home Price, Homeowner's Insurance - 1.3% of Home Price.

To state the dilemma faced by want-to-be homeowners another way, purchasing a median-priced home at \$451,900 would require an annual income of approximately \$155,000 without being cost burdened. Therefore, according to the American Community Survey data, 55,400 of the 62,400 households in the market area (89 percent) cannot afford the median priced home.

Conclusion: The data above indicates that while housing-costs can be a challenge for nearly any family, a crisis exists for lower-income families. Rising home prices affect all households, but for moderate and workforce families and above, the vast majority are not cost burdened and appear not to be in crisis. The same cannot be said for very-low and low-income families where nearly three-quarters pay at least 30 percent of their income, and more than two-fifths (43.6%) pay more than 50 percent of their incomes on housing costs. The supply of available land for single-family housing is indeed dwindling, however, there is adequate capacity for multifamily housing development in this market area and countywide well beyond the year 2040. While no pricing data has been provided by this applicant, market rate units will not address the greatest need, namely, to provide housing that is affordable to most families in the MSA. At the time of this writing, the applicant, as part of this application, has made no offer of units that would be affordable to low- and very-low-income households, or even to preserve affordability into the future for moderate income households at workforce housing limits. Therefore, this application does not further Goal 1 of the Housing Element to provide housing that will be affordable to all current and future Miami-Dade County residents regardless of household type or income. By focusing on population growth, it overlooks the needs of current residents to the benefit of future residents.

Occupations and Incomes in Miami-Dade County

The "Selected Occupations, Annual Median Incomes, and Housing Affordability by Income as a Share of AMI" table below provides some examples of occupations and annual wages in the Miami-Fort Lauderdale-West Palm Metropolitan Statistical Area for 2023, the most recent data available, to help understand the needs of current residents. The list focuses primarily on "workforce"-class occupations across the entire Metropolitan Statistical Area. The occupations are color-coded based on incomes to match the income limits from the Housing Affordability

Assessment section above. The median or typical annual wage for maids and housekeepers, essential for the hotel industry, is \$31,210. School bus drivers have a median annual wage of \$36,770. Bank tellers show up at \$42,570 and auto mechanics at \$47,680 per year. Even trades, like plumbers and electricians, require a second income to get out of the very-low-income band. Plumbers have a median income of \$54,370 and electricians at \$51,660. All of these earn less than the 60 percent of the AMI threshold discussed above and could not afford market-rate housing around this application without additional income.

The “Selected Occupations, Annual Median Incomes, and Housing Affordability by Income as a Share of AMI” table below shows the incomes of these occupations doubled, and the extent to which they remain below the median income level. The complete dataset shows that 50 percent of all workers in the Metropolitan Statistical Area, even with their incomes assuming a home with two similar earners, earn less than 80 percent of AMI for a family of four. Based on the annual wages, if they were for a one-income household, 88 percent of households would earn less than 80 percent of AMI.

Selected Occupations, Annual Median Incomes, and Housing Affordability by Income as a Share of AMI

Occupation	Employment	Annual Median Wage	Median Wage x 2 (2-Income Family)	25% Monthly For Purchase (2-Income Family)	Purchase Limit At Threshold (2-Income, 4-person Family)
Cooks, Fast Food	7,790	26,530	53,060	1,105	\$158,448
Cashiers	56,110	28,320	56,640	1,180	
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	38,840	29,400	58,800	1,225	
Bartenders	14,410	29,980	59,960	1,249	
Waiters and Waitresses	54,080	30,160	60,320	1,257	
Maids and Housekeeping Cleaners	18,100	31,210	62,420	1,300	\$211,264
Bakers	4,290	31,220	62,440	1,301	
Cooks, Short Order	3,420	31,940	63,880	1,331	
Food Preparation Workers	19,810	31,950	63,900	1,331	
Hotel, Motel, and Resort Desk Clerks	5,580	32,340	64,680	1,348	
Automotive and Watercraft Service Attendants	1,160	33,760	67,520	1,407	
Cooks, Institution and Cafeteria	5,260	34,530	69,060	1,439	
Receptionists and Information Clerks	23,320	35,060	70,120	1,461	
Cooks, Restaurant	35,210	35,600	71,200	1,483	
Bus Drivers, School	2,710	36,770	73,540	1,532	
Helpers--Carpenters	810	38,260	76,520	1,594	
Helpers--Pipefitters, Plumbers, Pipefitters, and Steamfitters	860	38,330	76,660	1,597	
Helpers--Electricians	1,800	38,460	76,920	1,603	
Emergency Medical Technicians	1,300	39,150	78,300	1,631	
File Clerks	2,050	39,270	78,540	1,636	\$290,488
Bus Drivers, Transit and Intercity	2,250	40,060	80,120	1,669	
Office Clerks, General	56,200	40,500	81,000	1,688	
Pharmacy Technicians	11,190	40,910	81,820	1,705	
Library Technicians	1,110	42,270	84,540	1,761	
Tellers	3,120	42,570	85,140	1,774	
Automotive Body and Related Repairers	2,040	47,680	95,360	1,987	
Dental Assistants	8,830	47,970	95,940	1,999	
Carpenters	12,520	48,490	96,980	2,020	
Audio and Video Technicians	1,550	49,790	99,580	2,075	
Paramedics	930	50,480	100,960	2,103	
Electricians	12,400	51,660	103,320	2,153	
Middle School Teachers, Except Special and Career/Technical Education	9,670	51,740	103,480	2,156	
Elementary School Teachers, Except Special Education	19,790	51,980	103,960	2,166	\$316,896
Motorboat Mechanics and Service Technicians	1,350	52,240	104,480	2,177	
Plumbers, Pipefitters, and Steamfitters	5,990	54,370	108,740	2,265	
Computer User Support Specialists	12,680	54,950	109,900	2,290	
Secondary School Teachers, Except Special and Career/Technical Education	11,490	57,190	114,380	2,383	
Licensed Practical and Licensed Vocational Nurses	8,640	58,270	116,540	2,428	
Postal Service Mail Carriers	5,880	58,390	116,780	2,433	
Career/Technical Education Teachers, Middle School	270	58,610	117,220	2,442	
Chefs and Head Cooks	5,600	58,700	117,400	2,446	
Bus and Truck Mechanics and Diesel Engine Specialists	2,720	58,970	117,940	2,457	\$369,712
Career/Technical Education Teachers, Secondary School	1,780	60,360	120,720	2,515	
Health Information Technologists and Medical Registrars	890	62,240	124,480	2,593	
Paralegals and Legal Assistants	12,420	62,810	125,620	2,617	
Electrical and Electronic Engineering Technologists and Technicians	750	64,090	128,180	2,670	
Broadcast Technicians	430	64,340	128,680	2,681	
Aircraft Mechanics and Service Technicians	6,020	64,680	129,360	2,695	
Clinical Laboratory Technologists and Technicians	6,960	65,580	131,160	2,733	
Radiologic Technologists and Technicians	4,230	65,720	131,440	2,738	
Forensic Science Technicians	510	68,400	136,800	2,850	N/A
Firefighters	5,640	73,250	146,500	3,052	
Dental Hygienists	3,100	78,500	157,000	3,271	
Accountants and Auditors	28,910	79,730	159,460	3,322	
Magnetic Resonance Imaging Technologists	750	81,840	163,680	3,410	
Registered Nurses	56,660	83,590	167,180	3,483	
Police and Sheriff's Patrol Officers	19,870	89,570	179,140	3,732	
Network and Computer Systems Administrators	6,030	94,390	188,780	3,933	
Computer Systems Analysts	7,260	100,940	201,880	4,206	
Computer Programmers	1,010	101,800	203,600	4,242	
Computer Hardware Engineers	310	107,030	214,060	4,460	
Computer Network Architects	1,590	126,160	252,320	5,257	
Lawyers	28,220	129,770	259,540	5,407	
Computer and Information Systems Managers	7,310	159,620	319,240	6,651	
	693,780	57,413	114,826	2,392	

Data Sources: US Bureau of Labor Statistics May 2023 Occupation and Employment Statistics; 2024 HUD Income Limits: Households by income range: 2022 American Community Survey 5-year estimates; Planning Research and Economic Analysis. Maximum Affordable Sales Price: Bankrate.com, Accessed April, 2024, Rate - 7.1%, Term - 30 Years, Downpayment - 5%, Homeowner Cost-to-Income Ratio, 25%, Property Taxes - 1% of Home Price, Homeowner's Insurance - 1.3% of Home Price.

Less than 60%	60% to 80%	80% to 110%	110% to 120%	120% to 140%	Greater than 140%
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Environmental ConditionsFlood Protection

Federal Flood Zone	X
Surface Water Management General Permit Required	RER
County Flood Criteria, North American Vertical Datum of 1988 (NAVD)	10.00 feet

Biological Conditions

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

Other Considerations

Within Wellfield Protection Area	No
Contaminated Site	Applicant did not submit information. No DERM records.

Proposed Water and Wastewater Demand:

Potential Development	Flow (GPD)	% of CDMP Water Treatment Available Capacity	% of CDMP Sewer Treatment Available Capacity
240 single-family units detached	50,400	0.0098	0.0354
OR			
185 single-family units detached	38,850	0.0075	0.0273

Potable Water Supply

Application CDMP20250021 is located within the Miami-Dade Water and Sewer Department (MDWASD) franchised water service area. Pursuant to Chapter 24 of the Code, development shall connect to the public water system in accordance with the Code requirements.

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

Wastewater Facilities

Application CDMP20250021 is located within the MDWASD franchised sewers service area. Pursuant to Chapter 24 of the Code, proposed development located within feasible distance to public sewer lines shall connect to the public sewer system in accordance with Code requirements.

According to the comments issued by MDWASD for this application, the application site is part of a new public sewer pump station basin from which the sewer flow is transmitted to the South

District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. This structure has sufficient capacity to treat proposed sewer flow.

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

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

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

The future construction within the development area shall comply with the requirements mandated by the Federal Consent Decree Case: N0. 1:12-cv-24400-FAM, effective Dec 6, 2013, with the goal of eliminating all Sanitary Sewer Overflows (SSOs) and prohibited bypasses.

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

DERM recommends the following language be included in the Declaration of Restrictions regarding potable water supply and wastewater disposal:

The Owner hereby acknowledges and agrees that any development of the Property shall connect to the public water and public sanitary sewer system. The right to connect the Property to the County's sewage system is subject to the terms, covenants, and conditions set forth in court orders, judgments, consent orders, consent decrees, and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including but not limited to, the Consent Decree in the United States of America, the State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the "Consent Decree), as well as all other current, subsequent, or future enforcement, and regulatory

actions and proceedings.

Natural Resources

An aerial review of the subject properties indicates the presence of tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. RER requires 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.

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

Endangered Species

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

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

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

DERM recommends the following language be included in the Declaration of Restrictions regarding endangered species:

Endangered Species Survey:

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

Drainage and Flood Protection

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

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

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

For compliance with Miami-Dade County stormwater disposal requirements, stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Any grading and drainage improvements within the parcels will require review and approval by RER. 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 Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties. Any proposed development shall comply with county and federal flood criteria requirements.

Relevant Chapter 24 Provisions Regarding Stormwater Management

Any construction activities that require dewatering will require a Class V permit, according to

section 24-48.1(1)(e) of the Code. Class V permits are required for any dewatering of groundwater, surface water, or water that has entered an underground facility, excavation, or trench.

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

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

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

Environmental Monitoring and Restoration

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

All construction plans (inclusive of drainage) and dewatering plans shall require approval from the PRS, EMES and/or EMRD as it relates to environmental contamination issues. Be advised that the PRS, EMES, and 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.

For property that is classified as agricultural by the Miami-Dade County Property Appraiser, under certain circumstances, certain DERM activities would be preempted to the Florida Department of Environmental Protection, and such matters would be reviewed on a case-by-case basis to ensure compliance with applicable state law.

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 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 contamination will remain following the conveyance, documentation of acceptance shall be

provided to the Department prior to Final Plat.

While noting the underlined language referenced above, DERM recommends the following language be included in the Declaration of Restrictions regarding environmental monitoring and restoration:

The Owner hereby acknowledges and agrees to evaluate and identify all site activities and land uses (historical and current) that represent(ed) a potential to cause or to have caused impairment of the environment (i.e., soil, groundwater, surface water, vapor) at, near, or in the vicinity of the site. The Owner agrees to submit to RER and DERM a report ("Report") presenting the results/findings of the required site investigation(s), including all supporting documentation. Based on the Report, RER and DERM may require environmental site assessment(s) in support of the site development. RER and DERM review and approval are required of environmental site assessment(s) prior to County approval of soil improvement plans, drainage plans, stormwater management plans, dewatering plans, or equivalent development plans that allow site development.

Water and Sewer

Water Demand/Sewer Flow Analysis

As noted in the "Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario" table below, the maximum water demand under the current CDMP Land Use designations of "Estate Density Residential" is estimated to be 21,000 gallons per day (gpd), as shown under Scenario 1. The maximum water demand under the proposed CDMP Land Use Designation, of "Low Residential" (scenario 2) would be 57,300 gpd. These projected figures represent a potential increase of approximately 53,400 gpd for water and sewer service.

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

Scenario	Use (Maximum Allowed)	Quantity (Units or Square Feet)	Water Demand Multiplier *	Projected Water Demand (gpd)
Current CDMP Potential – "Estate Density Residential"				
1	Single Family Detached	100	210 gpd/unit	21,000 gpd
Proposed CDMP Designation – "Low Density Residential"				
2	Single Family Attached	185	310 gpd/unit	57,350 gpd

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

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

Water:

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

Since this property is connecting to WASD water system for the first time, the developer is required to install a water main along one entire boundary of the property, as per WASD Rules & Regulations, Section 2.02(1) and 2.04(2)(d).

The developer shall connect to an existing 16-inch water main (E11932-3) in SW 157th Avenue, partially abutting the eastern boundary of the property and extend the same 16-inch water main (Section Line) southerly along SW 157th Avenue to the southeastern corner of the development. Note that since the existing 16-inch water main has an existing fire hydrant connected, any additional fire service connected to this main will require the system to be looped with a second point of connection (POC).

Additionally, the developer shall connect to any of the following to provide services and/or loop the system:

- (I) If Agreement No. 32656 is conveyed by the time this project is ready for construction, the developer shall connect to a proposed 12-inch water main (DW2024-32656-2) in SW 272nd Street that will abutting the entire northern boundary of the property.
- (II) An existing 8-inch water main (E23996D00A-2 & E30430D00A-2) in SW 159th Avenue, partially abutting the western boundary of the property.
- (III) The aforementioned existing 16-inch water main (E11932-3) in SW 157th Avenue, partially abutting the eastern boundary of the property.

Also, if required, the developer shall also extend an 8-inch water main within the property in dedicated public Right-of Way (R/W) and/or in easements acceptable to WASD, as required to provide service to all the proposed lots, interconnecting to any of the aforementioned available points of connection.

Any public water main extension within the property shall be 8-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered.

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.

Please note that this property falls within the proposed WASD pump station basin being installed for Agreement No. 32656. Since this property is connecting to WASD sewer system for the first time, the developer is required to install a gravity sewer main along one entire boundary of the property, as per WASD Rules & Regulations, Section 3.02(6) and 3.04(2)(d). The developer shall connect to a proposed 8-inch gravity sewer main (DS2025-32656-2) in SW 276th Street and SW 159th Avenue and extend an 8-inch gravity sewer main southerly AT FULL DEPTH along SW 159th Avenue to SW 277th Street.

The developer should also connect to the aforementioned proposed 8-inch gravity sewer main from Agreement No. 32656 in SW 276th Street, east of SW 159th Avenue and extend an 8-inch

minimum gravity sewer main AT FULL DEPTH along existing/proposed public R/W and/or easement as required to provide service to all the lots within the proposed development.

Additionally, the developer shall also connect to an existing 8-inch gravity sewer main (ES30430D00A-2) in SW 159th Avenue, partially abutting the western boundary of this development. Final points of connection and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement is offered.

Solid Waste

CDMP Policy SW-2A establishes the adopted Level of Service (LOS) standard for the County's Solid Waste Management System. This CDMP policy requires the County to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long-term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five years. The Miami-Dade County Department of Solid Waste Management (DSWM) oversees the proper collection and disposal of solid waste generated in the County through direct operations, contractual arrangements, and regulations. In addition, the Department directs the countywide effort to comply with State regulations concerning recycling, household chemical waste management and the closure and maintenance of solid waste sites no longer in use.

Level of Service Standard

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

Parks

The Miami-Dade County Parks, Recreation and Open Space Department has three Park Benefit Districts (PBDs). The subject application site is located inside Park Benefit District 3 (PBD-3), which currently meets park concurrency requirements.

Level of Service Standard

CDMP Policy ROS-2A establishes the adopted minimum Level of Service (LOS) standard for the provision of recreation open space in Miami-Dade County. This CDMP policy requires the County to provide a minimum of 2.75 acres of local recreation open space per 1,000 permanent residents in the unincorporated areas of the County and a County-provided, or an annexed or incorporated, local recreation open space of five acres or larger within a three-mile distance from residential development. The acreage/population measure of the LOS standard is calculated for each Park Benefit District. A Park Benefit District is considered below LOS standard if the projected deficiency of local recreation open space is greater than five acres.

County-owned park and recreation facilities (both Areawide and Local) serving the subject property that are within three miles of the subject application are described in the table below, which lists the park name, address, park classification, type of recreation facility, and acreage for each park.

County Local Parks Within a 3-Mile Radius of Application

NAME	ADDRESS	ACREAGE	TYPE
South Dade Park	28151 SW 164 AVE	8.74	Community Park
Modello Park	28450 SW 152 AVE	9.07	Community Park
Area 291	32798 SW 157 AVE	10.09	Singel Focus Park
Live Like Bella Park	29305 Illinois Rd	8.22	Community Park
Leisure Park	15355 Harding Ln	1.86	Neighborhood Park
Pine Island Lake Park	26898 SW 128 AVE	18.21	Neighborhood Park
Naranja Park	14150 SW 264 ST	11.53	Community Park
Naranja Lakes Park	27214 SW 144 AVE	1.55	Neighborhood Park
Royal Colonial Park	14884 SW 280 ST	26.01	Community Park
Modello Wayside Park	28810 S DIXIE HWY	2.58	Neighborhood Park
Palmland Park	30350 SW 153 AVE	5.13	Neighborhood Park

Source: Miami-Dade County Parks, Recreation and Open Space Department, July 2024

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

Existing CDMP Land Use

The existing “Estate Density Residential” CDMP Land Use Designation would allow as many as 100 single-family detached residential units and an anticipated population of 332. The concurrency analyses result in an impact of 0.91 acres, based on the minimum LOS Standard for the provision of local recreation open space in the Recreation and Open Space Element of the CDMP.

Proposed CDMP Amendment

The proposed “Low Density Residential” CDMP Land Use Designation together with the proffered covenant would limit development to 185 single-family detached residential units and an anticipated population of 614. The concurrency analyses result in an impact of 1.69 acres based on the minimum LOS of the CDMP.

The proposed “Low Density Residential” CDMP Land Use Designation without the proffered covenant would allow for as many as 240 single-family residential units and an anticipated population of 797. The concurrency analyses result in an impact of 2.19 acres, based on the minimum of the CDMP.

Impact Analysis

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County’s minimum Level of Service standard for the provision of local recreation open space. As shown in the table above, there are several Miami-Dade

County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area.

Recommendations: PROS offers the following recommendations:

- (IV) Given the potential impact of as much as 1.69 acres of local parkland, PROS recommends that the applicant provide a full or partial public parkland conveyance, in-lieu of park impact fee payment. PROS requests that the applicant coordinate a meeting with the Department to explore this option further.
- (V) Provide seamless pedestrian access from within the development to the public realm and connecting to existing pedestrian infrastructure of neighboring properties.
- (VI) Provide shade tree-lined streets and pedestrian pathways per the Great Streets Vision identified in the Miami-Dade County OSMP and the Miami-Dade County Urban Design Manual, Volume I, page 26.

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

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

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

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

Policy 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.

Fire and Rescue Service

The Property is served by Station No. 06 (Modello) located at 15890 SW 288 St., Miami, FL 33033. The station is equipped with one Engine, two Rescues and one EMS Field supervisor with eleven 11 firefighters/paramedics, 24 hours a day, seven days a week. Average travel time to incidents in the vicinity of the Property is approximately 6:51 minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8 minutes at 90% of all incidents. Travel time to the vicinity of the subject's application complies with the performance objective of national industry. There are no planned services in the vicinity of the property at this time.

For the purpose of this analysis, MDRF utilized the Development Impact Table to calculate impact to existing MDRF services. MDRF will evaluate both the impact to the current CDMP designation, as well as the impact the proposed designation will have on existing MDRF service.

Level of Service Standard for Fire Flow and Application Impacts

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

CDMP Policy establishes the County's minimum Level of Service standard for potable water. This CDMP policy requires the County to deliver water at a pressure no less than 20 pounds per square inch (psi), unless otherwise approved by the Miami-Dade Fire Rescue Department. The minimum fire flow, measured in gallons per minutes (GPM) for fire hydrants depending on the zoning classification is the following: Residential 500 GPM, Duplex 750 GPM, Multifamily 1,500 GPM, Offices/Hospitals/Schools 2,000 GPM and Industrial 3,000 GPM.

The current CDMP designation "Estate Density Residential" allows for potential development of a total of 100 single-family units that generate 33 annual alarms. The proposed CDMP designation "Low Density" will allow a potential development of 240 single-family homes. The proposed development will generate approximately 79 annual alarms. The 79 annual alarms will result in a high impact to existing fire-rescue services.

While the proposed development would result in a high impact to MDRF services, presently, fire and rescue service in the vicinity of the Property is adequate. Based on the current call volume for Station No. 06 and existing stations within proximity of the subject property, all stations combined are capable of mitigating the additional number of alarms. Additional stations include Station No. 16 (Homestead/Florida City), located at 255 NW 4th Ave., Miami, FL 33030, and Station No. 66 (Village of Homestead), located at 3100 SE 8 St., Homestead, FL 33033.

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

Schools

Level of Service Standard

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

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

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

Application Impact

This application, if approved with acceptance of the applicant’s covenant limiting development to 185 residential dwelling units, may increase the student population of the schools serving the application site by an additional 77 students. This number includes a reduction of 32.58% to account for charter and magnet schools (schools of choice). Of the 77 students, 34 are expected to attend elementary schools, 19 are expected to attend middle schools, and 24 are expected to attend senior high schools. The students will be assigned to those schools identified in the “Concurrency Service Area (CSA) Schools” table below. At this time, the elementary and middle school levels have sufficient capacity to serve the application. However, the senior high school level does not have enough capacity to serve the application and fails by 22 student seats. A final determination of public school concurrency and capacity reservation will be made at the time of approval of final plat, site plan or functional equivalent.

Concurrency Service Area (CSA) Schools

Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
Redland Elementary	-143	34	0	NO	Current CSA
Redland Elementary	-37	34	0	NO	Current CSA Five Year Plan
Redland Middle	163	19	19	YES	Current CSA
South Dade Senior	-110	24	0	NO	Current CSA
South Dade Senior	0	24	0	NO	Current CSA Five Year Plan

Adjacent Service Area Schools

Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
Miami Heights Elementary	249	34	34	YES	Adjacent CSA
Felix Varela Senior	2	24	2	NO	Adjacent CSA
Miami Southridge Senior	-97	22	0	NO	Adjacent CSA
Homestead Senior	-286	22	0	NO	Adjacent CSA
Felix Varela Senior	0	22	0	NO	Adjacent CSA Five Year Plan
Miami Southridge Senior	0	22	0	NO	Adjacent CSA Five Year Plan
Homestead Senior	0	22	0	NO	Adjacent CSA Five Year Plan

Source: Miami-Dade County Public Schools, November 2025

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

Note: CSA means Concurrency Service Area

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

Historic Preservation

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

Police

The proposed development will be serviced by the South District, located at 10800 SW 211 Street, Miami, Florida. The Miami-Dade Sheriff's Office (MDSO) has reviewed the proposed development for the subject application. MDSO 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 CDMP modifications. This application is seeking approval to develop the site with 185 single-family dwelling units.

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.

Roadways

The application site is a ±40.17-acre property generally located between SW 272 Street and SW 278 Street and between SW 157 Avenue and SW 159 Avenue in unincorporated Miami-Dade County. The property has multiple accesses - SW 278 Street provides access on the south side, SW 272 Street provides access on the north side, SW 157 Avenue provides access on the east side and SW 159 Avenue provides access on the west side of the application site. The major roadways that would cater to the mobility needs of this project are shown below:

1. SW 288 Street east of Florida's Turnpike is a four-lane divided County maintained roadway with posted speed limit of 40 mph. It has an interchange with Florida's Turnpike.
2. Florida's Turnpike north and south of SW 268 Street is a four-lane expressway with a posted speed limit of 65 mph.
3. SW 162 Avenue north and south of SW 288 Street is a County maintained two-lane undivided roadway with posted speed limit of 35 mph.
4. SW 272 Street from Krome Avenue to US-1 is a County maintained two-lane undivided roadway with posted speed limit of 40 mph.
5. SW 264 Street from Krome Avenue to US-1 is a County maintained two-lane undivided roadway with posted speed limit of 40 mph.
6. Old Dixie Highway north and south of SW 288 Street is a County maintained two-lane undivided roadway with posted speed limit of 40 mph.
7. SW 296 Street east and west of Old Dixie Highway is a County maintained two-lane undivided roadway with posted speed limit of 40 mph.
8. US-1 Highway north and south of SW 288 Street is a State maintained four-lane divided roadway with posted speed limit of 45 mph.
9. Krome Avenue north and south of SW 288 Street is a State maintained four-lane divided roadway with posted speed limit of 45 mph.
10. SW 167 Avenue north and south of SW 288 Street is a County maintained two-lane undivided roadway with posted speed limit of 40 mph.

Florida's Turnpike/HEFT, US-1, and Krome Avenue would provide connectivity for this location to other regions in the County.

Traffic conditions are evaluated by the level of service (LOS), which is represented by one of the letters "A" through "F", with A generally representing the most favorable driving conditions or free flow traffic condition and F representing the least favorable or forced flow traffic condition with excessive delays.

Existing Conditions

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

Trip Generation

The maximum development potential scenarios under each the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of "Estate Density Residential" (1 to 2.5 dwelling units per acre [du/ac]) the application site is assumed to be developed with 100 single-family detached residential units. Under the requested CDMP land use designation of "Low Density Residential" (2.5 to 6 du/ac), the application site can be developed with 185 single-family detached residential units. The potential

development under the current CDMP land use designation of “Estate Density Residential” is expected to generate approximately 99 PM peak hour trips and under the requested CDMP land use designation of “Low Density Residential” it is expected to generate approximately 177 PM peak hour trips or approximately 78 more PM peak hour trips than the current CDMP designation. See “Estimated PM Peak Hour Trip Generation” table below.

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

Application No. 25-21	Current CDMP Designation and Assumed Use/ Estimated No. Of Trips	Requested CDMP Designation and Assumed Use/ Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
Land Use	“Estate Density Residential” (1 to 2.5 du/ac)	“Low Density Residential” (2.5 to 6 du/ac)	
Maximum Development Potential	100 Units Single Family Detached ¹	185 Units Single Family Detached ¹	
Trips Generated	99	177	+ 78

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

Notes:

¹ – ITE Land Use Code used for Single Family Detached is 210.

Short Term Traffic Evaluation (Concurrency)

An evaluation of peak-period traffic concurrency conditions as of October 2025, which considers reserved trips from approved development not yet constructed, programmed roadway capacity improvements listed in the first three years of the County’s adopted 2025 *Transportation Improvement Program (TIP)*, and the PM peak hour trips estimated to be generated by the development scenarios assumed to be developed under the requested CDMP LUP map designation, determined that all roadways—adjacent to and in the vicinity of the application site—that were analyzed have available capacity to handle the additional traffic impacts that would be generated by this proposed project. The “Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation” table below shows that all roadways analyzed are projected to operate at acceptable levels of service.

Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation Roadway Lanes, Existing and Concurrency PM Peak Period Operating Level of Service (LOS)														
Sta. Num.	Roadway	Location/Link	Num · Lane s	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Total Trips With D.O's Trips	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	% Impact	Total Trips With Amend.	Concurrency LOS with Amend.
Requested CDMP Designation: 185 Single Family attached units generating 177 PM peak hour trips.														
F-0361	Krome Avenue/ SW 177 Avenue	south of SW 214 Street	4 DV	C	3,420	2,363	C	24	2,387	C	5	0.15%	2,392	C
9920	SW 264 Street	east of Krome Avenue	2 UD	C	1,359	498	C	7	505	C	11	0.81%	516	C
9919	SW 264 Street	west of SW 147 Avenue	2 UD	E	1,440	451	C	262	713	C	18	1.25%	731	C
9860	SW 157 Avenue	south of SW 272 street	2 UD	D	1,440	483	C	132	615	C	44	3.06%	659	C
F-2521	US 1/ SR 5	north of SW 272 Street	4 DV	E+20%	4,296	2,797	C	1,016	3,813	D	19	0.44%	3,832	D
9926	SW 280 Street	east of US 1/SR 5	4 DV	D	2,628	585	C	572	1,157	C	9	0.34%	1,166	C
9864	SW 167 Avenue	north of SW 288 Street	4 DV	D	1,197	469	C	123	592	C	7	0.58%	599	C
9972	US 1/ SR 5	north of SW 288 Street	4 DV	E+ 20%	4,296	2,130	C	408	2,538	C	27	0.63%	2,565	C
9930	SW 288 Street	west of SW 147 Avenue	4 DV	D	3,222	1,757	C	69	1,826	C	12	0.37%	1,838	C
9932	SW 288 Street	west of US1/SR5	2 UD	D	1,440	884	C	256	1,140	C	14	0.97%	1,154	C
Site 7105	SW 272 Street	west of SW 167 Avenue	2 UD	D	1,197	469	C	0	469	C	11	0.92%	480	C
Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, December 2021. Notes: DV= Divided Roadway; UD=Undivided Roadway. * County adopted roadway level of service standard applicable to the roadway segment: D (90% capacity); E (100% capacity); E+20% (120% capacity for roadways serviced with mass transit having 20 minutes or less headways in the Urban Infill Area (UIA)); E+50% (150% capacity for locations with extraordinary transit service)														

Application Traffic Impact

The maximum development potential scenarios under each the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of “Estate Density Residential” (1 to 2.5 du/ac)” the application site is assumed to be developed with 100 single-family detached residential units. Under the requested CDMP land use designation of “Low Density Residential” (2.5 to 6 du/ac), the application site can be developed with 185 single-family attached residential units. The potential development under the current CDMP land use designation is expected to generate approximately 99 PM peak hour trips and under the requested CDMP land use designation it is expected to generate approximately 177 PM peak hour trips or approximately 78 more PM peak hour trips than the current CDMP designation.

The existing traffic condition and concurrency analysis determined that all roadways adjacent to and in the vicinity of the application site analyzed have available capacity to handle the additional traffic impacts that would be generated by the proposed project.

Other Roadway Improvements

1. South Dade Transitway BRT is one the five rapid transit corridors of the Strategic Miami Area Rapid Transit (SMART) Program. The corridor runs 20-miles in length extending from the Dadeland South Metrorail Station to the SW 344th Street Park-and-Ride/Transit Terminal has been completed in 2025.
2. SW 312 Street from SW 187 Avenue to SW 177 Avenue is programmed for widening to 5 lanes. The project is currently under construction.
3. Florida’s Turnpike from SW 288 Street to SW 216 Street is programmed for widening to 8 lanes. This is a Priority 2 project in the Miami Dade TPO’s 2045 Long Range Transportation Plan (LRTP) with funding allotment of \$139.39 million programmed for construction work.
4. Florida’s Turnpike from SW 137 Avenue to SW 312 Street is programmed for widening to 6 lanes. This is a Priority 1 project in the Miami Dade TPO’s 2045 LRTP with funding allotment of \$46.47 million programmed for preliminary engineering and construction work.
5. SW 152 Avenue from SW 312 Street to US-1 is programmed to be widened to 3 lanes, this project has a funding allotment of \$11.12 million programmed for completion in 2028/29.

Applicant’s Traffic Study

The applicant’s transportation consultant, Bowman Consulting Group, Ltd., prepared the *CDMP Traffic Analysis* dated August 2025. A copy of the Traffic Study’s Executive Summary is included in Appendix. The complete Traffic Study is available online at the Department’s website at https://energov.miamidade.gov/EnerGov_Prod/SelfService/#/plan/b10bc34c-5607-4622-aa44-d028be948d2a. The Traffic Study analyzes the existing, short term and long-term traffic impacts that the proposed project will have on the roadways adjacent to and in the vicinity of the application site.

The trip generation analysis for the existing and proposed land use is shown in Table 2 of the traffic study. The PM Peak Hour trip generation for the existing development potential of 105 single family detached dwelling units would be 104 trips. The trip generation from the proposed development potential of 185 single family detached dwelling units would be 177 PM Peak Hour trips or approximately 73 more PM peak hour trips than the current CDMP designation. See the applicant’s Table 2 below for trip generation analysis.

Table 2 PM Peak Hour Trip Generation Analysis**DAILY**

FUTURE LAND USE DESIGNATION	LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS		
							IN	OUT	TOTAL
Current	Single Family Home Detached	210	105 Units	$\ln(T) = 0.92 \ln(X) + 2.68$	50%	50%	528	527	1,055
Proposed	Single Family Home Detached	210	185 Units ²	$\ln(T) = 0.92 \ln(X) + 2.68$	50%	50%	889	888	1,777
Proposed less Current Used for 2045 Analysis							361	361	722

AM PEAK HOUR

FUTURE LAND USE DESIGNATION	LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS		
							IN	OUT	TOTAL
Current	Single Family Home Detached	210	105 Units	$\ln(T) = 0.91 \ln(X) + 0.12$	26%	74%	20	58	78
Proposed	Single Family Home Detached	210	185 Units ²	$\ln(T) = 0.91 \ln(X) + 0.12$	26%	74%	34	96	130
Proposed less Current Used for 2045 Analysis							14	38	52

PM PEAK HOUR

FUTURE LAND USE DESIGNATION	LAND USE	ITE CODE	INTENSITY	TRIP GENERATION RATE ⁽¹⁾	IN	OUT	TOTAL TRIPS		
							IN	OUT	TOTAL
Current	Single Family Home Detached	210	105 Units	$\ln(T) = 0.94 \ln(X) + 0.27$	63%	37%	66	38	104
Proposed	Single Family Home Detached	210	185 Units ²	$\ln(T) = 0.94 \ln(X) + 0.27$	63%	37%	112	65	177
Proposed less Current Used for 2045 Analysis							46	27	73

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

(2) The maximum development potential will be limited to 185 residential units by a restrictive covenant.

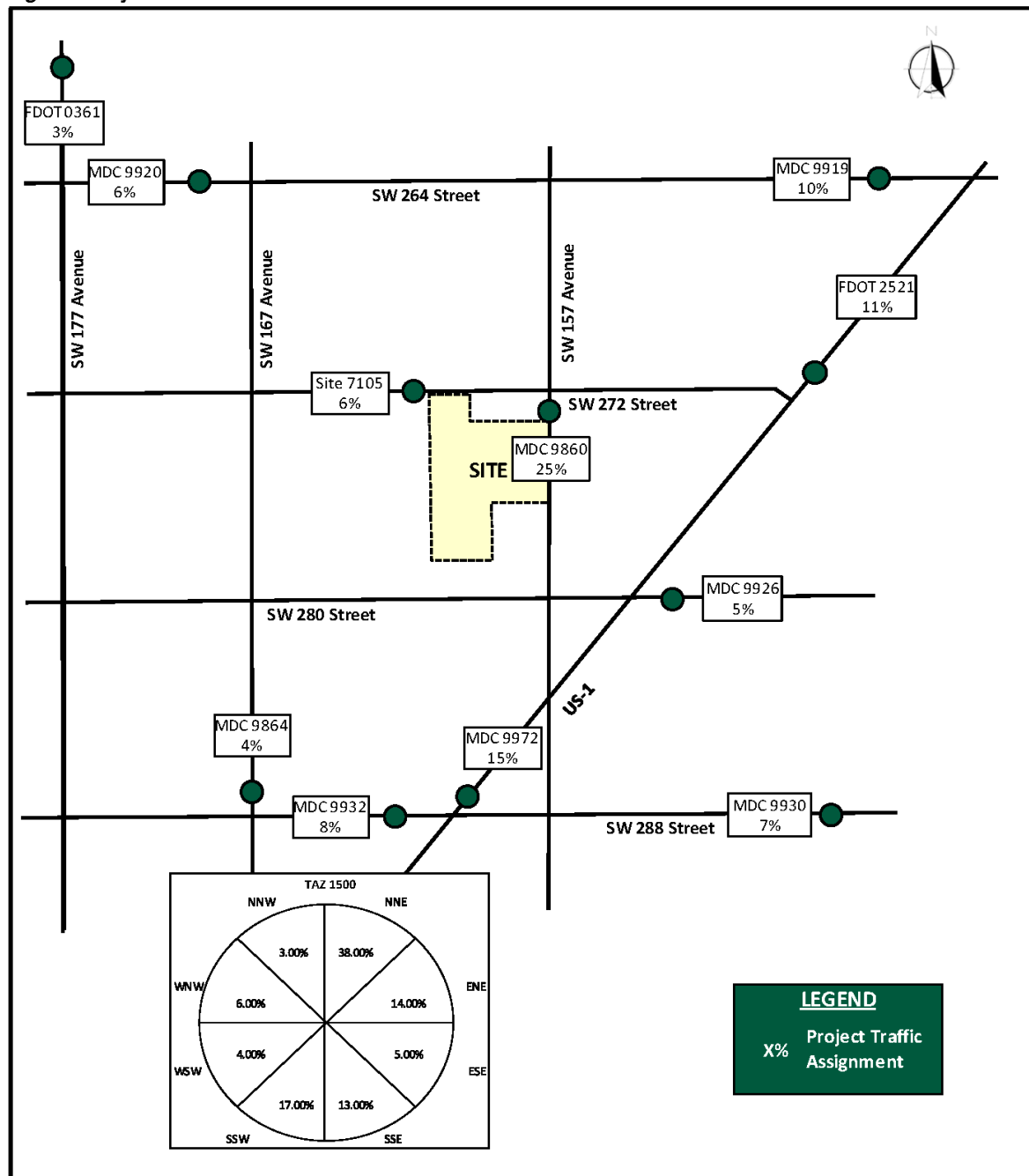
The site is located on TAZ 1500, the cardinal trip distribution for this TAZ was obtained from Miami-Dade County Transportation Planning Organization's travel demand model called as Southeast Florida Regional Planning Model (SERPM). The TPO publishes cardinal trip distribution for the years 2015 and 2045. The cardinal distribution for the year 2027 was generated by interpolating the distribution percentages of the years 2015 and 2045. Table 3 below shows the year-2027 trip distribution for TAZ 1500. Figure 2 below shows the project traffic assignment based on the 2027 trip distribution for TAZ 1396.

Table 3 Project Traffic Distribution Summary

YEAR	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2015	36.20%	13.70%	6.20%	13.90%	17.10%	3.30%	6.10%	3.60%
2045	39.80%	14.90%	3.20%	12.50%	16.50%	5.60%	5.30%	2.10%
2027	37.64%	14.18%	5.00%	13.34%	16.86%	4.22%	5.78%	3.00%

The cardinal distribution for 2027 shown in Table 3 above was utilized to assign the trips generated by this project on the surrounding roadways. Figure 2 below shows afternoon peak hour project trip assignments on the surrounding impacted roadways.

Figure 2 Project Traffic Distribution



The applicant's traffic study reviewed the existing traffic conditions on the surrounding roadway network using the County's and FDOT's 2025 traffic count data. Eleven surrounding roadway segments were analyzed for afternoon peak hour capacity conditions, and it was determined that all roadways are functioning at an acceptable level of service. See the applicant's Table 1 below for the existing roadway condition analysis.

Table 1 2025 PM Peak Hour Existing Roadway Capacity Analysis Summary

COUNT STATION	LOCATION	ROADWAY	FROM	TO	NUMBER OF LANES	ADOPTED LOS	LOS CAPACITY	TRAFFIC COUNT	DO TRIPS	VOLUME	VOLUME TO CAPACITY RATIO (V/Q)	LOS
FDOT-0361	SW 177 Avenue s/o SW 214 Street	SW 177 Avenue	SW 200 Street	SW 216 Street	4LD	C	3,420	2,363	24	2,387	0.70	C
MDC-9920	SW 264 Street e/o SW 177 Avenue	SW 264 Street	SW 167 Avenue	SW 177 Avenue	2L	C	1,359	498	7	505	0.37	C
MDC-9919	SW 264 Street w/o SW 147 Avenue	SW 264 Street	SW 147 Avenue	SW 157 Avenue	2L	E	1,440	451	262	713	0.50	C
MDC-9860	SW 157 Avenue s/o SW 272 Street	SW 157 Avenue	SW 272 Street	SW 288 Street	2L	D	1,440	483	132	615	0.43	C
FDOT-2521	US-1 n/o SW 272 Street	US-1	SW 256 Street	SW 272 Street	4LD	EE	4,296	2,797	1,016	3,813	0.89	D
MDC-9926	SW 280 Street e/o US-1	SW 280 Street	US-1	SW 142 Avenue	4LD	D	2,628	585	572	1,157	0.44	C
MDC-9864	SW 167 Avenue n/o SW 288 Street	SW 167 Avenue	SW 272 Street	SW 288 Street	2L	D	1,197	469	123	592	0.49	C
MDC-9972	US-1 ne/o SW 288 Street	US-1	SW 272 Street	SW 288 Street	4LD	EE	4,296	2,130	408	2,538	0.59	C
MDC-9930	SW 288 Street w/o SW 147 Avenue	SW 288 Street	SW 147 Avenue	US-1	4LD	D	3,222	1,757	69	1,826	0.57	C
MDC-9932**	SW 288 Street w/o US 1	SW 288 Street	US-1	SW 177 Avenue	2L	D	1,440	884	256	1,140	0.79	C
Site 7105*	SW 272 Street e/o SW 172 Avenue	SW 272 Street	SW 167 Avenue	SW 177 Avenue	2L	D	1,197	469	0	469	0.39	C

* Based on FDOT Data.

** Traffic Count is Based on Collected Data.

The applicant's traffic study included a cumulative 2027 short term roadway impact analysis, which included reserved trips from approved developments not yet constructed, a 0.5 percent annual growth-rate factor based on FDOT's historical traffic volumes to account for future background volumes, project trips from the four nearby CDMP amendment projects – Lennar Homes (CDMP20220018), Bluenest at Krome (CDMP20240015), Redlands 280 Street Assemblage (CDMP20240014), and Bluenest (CDMP20240016); programmed roadway capacity improvements listed in the first three years of the County's adopted 2025 Transportation Improvement Program (TIP), and the PM peak hour trips estimated to be generated by the proposed development. This evaluation determined that all the impacted roadways adjacent to and in the vicinity of the application site would be operating within the County's adopted Level of Service (LOS) standards in 2027. See the applicant's Table 7 below for the short-term roadway impact analysis.

The applicant's traffic study also included a cumulative 2045 Long Term analysis to determine the future long-term traffic impacts on the surrounding roadways. The 2045 traffic volumes were obtained from the Southeast Florida Regional Planning Model (SERPM8), and the project trips were added to the model volumes along with the project trips from the four nearby projects - Lennar Homes (CDMP20220018), Bluenest at Krome (CDMP20240015), Redlands 280 Street Assemblage (CDMP20240014), and Bluenest (CDMP20240016), to determine the impact on the surrounding roadway segments. The long-term analysis determined that all roadway segments would operate at acceptable level of service standards except SW 167 Avenue from SW 272 Street to SW 288 Street, the project traffic impact on this roadway is not significant since the percentage impact is less than 5% of the capacity of the roadway. See the applicant's Table 8 below for the 2045 Long Term analysis.

To conclude, the applicant's traffic study assessed the impacts of the proposed CDMP amendment on the roadway segments surrounding the application site. The traffic analysis was prepared for existing, short-term (year 2027) and long-term (year 2045) traffic conditions. The results indicate that one roadway segment would fail in the long term and no roadway segments would fail in the short term. This project is consistent with the requirements of CDMP for traffic impacts.

Table 7 Supplemental 2027 Short Term PM Peak Hour Roadway Capacity Analysis Summary

COUNT STATION	ROADWAY	FROM	TO	NUMBER OF LANES	ADOPTED LOS	LOS CAPACITY	TRAFFIC COUNT	DO TRIPS	2027 VOLUME*	PROJECT TRIPS					TOTAL TRAFFIC	VOLUME TO CAPACITY RATIO IV/Q	LOS WITH PROJECT	MEETS CONCURRENCY?
										Dunagan	280 Assembly	Lennar Homes	Bluecrest at Krome	Bluecrest				
FDOT-0361	SW 177 Avenue	SW 214 Street	SW 216 Street	4LD	C	3,420	2,363	24	2,423	5	8	0	98	0	2,534	0.74	C	YES
MDC-9920	SW 264 Street	SW 167 Avenue	SW 177 Avenue	2L	C	1,359	498	7	513	11	17	21	70	3	635	0.47	C	YES
MDC-9919	SW 264 Street	SW 147 Avenue	SW 157 Avenue	2L	E	1,440	451	262	720	18	52	87	70	14	961	0.67	C	YES
MDC-9860	SW 157 Avenue	SW 272 Street	SW 288 Street	2L	D	1,440	483	132	622	44	11	33	70	14	794	0.55	C	YES
FDOT-2521	US-1	SW 256 Street	SW 272 Street	4LD	EE	4,296	2,797	1,016	3,855	19	80	0	0	43	3,997	0.93	D	YES
MDC-9926	SW 280 Street	US-1	SW 142 Avenue	4LD	D	2,628	585	572	1,166	9	14	12	0	13	1,214	0.46	C	YES
MDC-9864	SW 167 Avenue	SW 272 Street	SW 288 Street	2L	D	1,197	469	123	599	7	11	10	0	0	627	0.52	C	YES
MDC-9972	US-1	SW 272 Street	SW 288 Street	4LD	EE	4,296	2,130	408	2,570	27	33	24	0	27	2,681	0.62	C	YES
MDC-9930	SW 288 Street	SW 147 Avenue	US-1	4LD	D	3,222	1,757	69	1,852	12	36	38	0	0	1,933	0.60	C	YES
MDC-9932	SW 288 Street	US-1	SW 177 Avenue	2L	D	1,440	884	256	1,159	14	14	7	0	0	1,188	0.83	C	YES
FDOT-0040	SW 177 Avenue	SW 272 Street	SW 288 Street	4LD	C	3,420	2,219	42	1,928	0	0	9	105	0	2,042	0.60	C	YES
MDC-9918	SW 248 Street	SW 167 Avenue	SW 177 Avenue	2L	C	1,359	514	36	576	0	0	0	98	0	674	0.50	C	YES
FDOT Site 8720	SW 248 Street	SW 157 Avenue	SW 167 Avenue	2L	D	1,440	513	0	552	0	0	0	98	7	657	0.46	C	YES
FDOT Site 7105	SW 272 Street	SW 167 Avenue	SW 177 Avenue	2L	D	1,440	469	0	476	11	0	0	218	7	712	0.49	C	YES
FDOT-2521	US-1	SW 264 Street	SW 280 Street	4LD	EE	4,296	2,832	815	3,788	0	0	0	77	0	3,865	0.90	D	YES
MDC-9888	SW 197 Avenue	SW 280 Street	SW 296 Street	2L	D	1,440	304	124	443	0	0	0	14	0	457	0.32	C	YES
MDC-9886	SW 187 Avenue	SW 280 Street	SW 296 Street	2L	C	1,359	443	94	559	0	0	0	14	0	573	0.42	C	YES
FDOT Site 8706	SW 288 Street	SW 167 Avenue	SW 177 Avenue	4LD	D	1,440	684	0	718	0	0	0	35	0	753	0.52	C	YES
MDC-9864	SW 167 Avenue	SW 280 Street	SW 288 Street	2L	D	1,197	545	108	680	0	0	0	70	0	750	0.63	C	YES
FDOT Site 8512	SW 288 Street	SW 177 Avenue	SW 187 Avenue	4LD	D	1,440	549	0	576	0	0	0	35	0	611	0.42	C	YES
FDOT-0043	SW 177 Avenue	SW 296 Street	SW 312 Street	4LD	D	3,580	1,796	204	2,089	0	0	0	35	0	2,124	0.59	C	YES
FDOT Site 8247	SW 167 Avenue	SW 288 Street	SW 296 Street	2L	D	1,440	414	0	435	0	0	0	35	0	470	0.33	C	YES
MDC-9971	US-1	SW 248 Street	SW 264 Street	4LD	EE	4,296	2,133	1,196	3,387	0	0	0	0	57	3,444	0.80	D	YES
FDOT Site 8223	SW 147 Avenue	SW 248 Street	SW 264 Street	2L	D	1,440	891	0	928	0	0	0	0	7	935	0.65	C	YES
MDC-9924	SW 268 Street	SW 137 Avenue	SW 147 Avenue	4LD	E	3,222	1,187	424	1,643	0	0	0	0	29	1,672	0.52	C	YES

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

Table 8 Supplemental 2045 Long Term Afternoon Peak Hour Roadway Capacity Analysis Summary

COUNT STATION	ROADWAY	FROM	TO	FACILITY TYPE ¹	ADOPTED LOS	LOS CAPACITY ¹	2045 DAILY VOLUME	2045 PEAK HOUR VOLUME ²	PROJECT TRIPS					TOTAL TRAFFIC	VOLUME TO CAPACITY RATIO (V/C)	LOS WITH PROJECT	MEETS CAPACITY
									Dunagan	280 Assemblage	Lennar Homes	Bluenest at Krome	Bluenest				
FDOT-0361	SW 177 Avenue	SW 214 Street	SW 216 Street	4LD	C	3,420	33,400	3,006	2	6	0	57	0	3,069	0.90	C	YES
MDC-9920	SW 264 Street	SW 167 Avenue	SW 177 Avenue	2L	C	1,359	0	0	5	12	13	41	1	67	0.05	C	YES
MDC-9919	SW 264 Street	SW 147 Avenue	SW 157 Avenue	2L	E	1,440	1,700	153	7	38	52	41	7	291	0.20	C	YES
MDC-9860	SW 157 Avenue	SW 272 Street	SW 288 Street	2L	D	1,440	4,400	396	18	8	20	41	7	472	0.33	C	YES
FDOT-2521	US-1	SW 256 Street	SW 272 Street	4LD	EE	4,296	41,000	3,690	8	58	20	0	22	3,790	0.88	D	YES
MDC-9926	SW 280 Street	US-1	SW 142 Avenue	4LD	D	2,628	15,300	1,377	4	10	7	0	7	1,401	0.53	D	YES
MDC-9864	SW 167 Avenue	SW 272 Street	SW 288 Street	2L	D	1,197	13,800	1,242	3	8	5	0	0	1,255	1.05	F	NO
MDC-9972	US-1	SW 272 Street	SW 288 Street	4LD	EE	4,296	11,000	990	11	24	4	0	14	1,032	0.24	C	YES
MDC-9930	SW 288 Street	SW 147 Avenue	US-1	4LD	D	3,222	17,100	1,539	5	26	0	0	0	1,565	0.49	C	YES
MDC-9932	SW 288 Street	US-1	SW 177 Avenue	2L	D	1,440	5,500	495	6	10	14	0	0	519	0.36	C	YES
FDOT-0040	SW 177 Avenue	SW 272 Street	SW 288 Street	4LD	C	3,420	26,600	2,394	0	0	5	61	0	2,460	0.72	C	YES
MDC-9918	SW 248 Street	SW 167 Avenue	SW 177 Avenue	2L	C	1,359	200	18	0	0	0	57	0	75	0.06	C	YES
FDOT Site 8720	SW 248 Street	SW 157 Avenue	SW 167 Avenue	2L	D	1,440	200	18	0	0	0	57	4	79	0.05	C	YES
FDOT Site 7105	SW 272 Street	SW 167 Avenue	SW 177 Avenue	2L	D	1,440	9,800	882	4	0	0	126	4	1,012	0.70	C	YES
FDOT 2521	US-1	SW 264 Street	SW 280 Street	4LD	EE	4,296	26,800	2,412	0	0	0	45	0	2,457	0.57	C	YES
MDC-9888	SW 197 Avenue	SW 280 Street	SW 296 Street	2L	D	1,440	500	45	0	0	0	8	0	53	0.04	C	YES
MDC-9886	SW 187 Avenue	SW 280 Street	SW 296 Street	2L	C	1,359	10,300	927	0	0	0	8	0	935	0.69	C	YES
FDOT Site 8706	SW 288 Street	SW 167 Avenue	SW 177 Avenue	4LD	D	1,440	3,900	351	0	0	0	20	0	371	0.26	C	YES
MDC-9864	SW 167 Avenue	SW 280 Street	SW 288 Street	2L	D	1,197	9,100	819	0	0	0	41	0	860	0.72	D	YES
FDOT Site 8512	SW 288 Street	SW 177 Avenue	SW 187 Avenue	4LD	D	1,440	6,600	594	0	0	0	20	0	614	0.43	C	YES
FDOT-0043	SW 177 Avenue	SW 296 Street	SW 312 Street	4LD	D	3,580	21,400	1,926	0	0	0	20	0	1,946	0.54	C	YES
FDOT Site 8247	SW 167 Avenue	SW 288 Street	SW 296 Street	2L	D	1,440	12,100	1,089	0	0	0	20	0	1,109	0.77	C	YES
MDC-9971	US-1	SW 248 Street	SW 264 Street	4LD	EE	4,296	40,400	3,636	0	0	0	0	29	3,665	0.85	D	YES
FDOT Site 8223	SW 147 Avenue	SW 248 Street	SW 264 Street	2L	D	1,440	13,000	1,170	0	0	0	0	4	1,174	0.82	D	YES
MDC-9924	SW 268 Street	SW 137 Avenue	SW 147 Avenue	4LD	E	3,222	9,300	837	0	0	0	0	15	852	0.26	C	YES

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

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

Transit

Existing Service

The property is served by Metrobus Routes 601 and 602 at a bus stop located at SW 272nd Street and the Busway approximately 0.8 miles away (an 18-minute walk). The property is also served by Metrobus Route 70 at a bus stop located at SW 162nd Avenue and SW 282nd Street approximately 0.6 miles away (14-minute walk). Headways for the services mentioned above are listed in the table below:

Metrobus Route Service Summary						
Service Headways (in minutes)						Type of Service
Route	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8 pm)	Saturday	Sunday	
601	10	10	n/a	n/a	n/a	L/F
602	12	15	15	15	20	L/F
70	60	60	n/a	60	60	L

Source: 2024-2033 *Transit Development Plan*, Miami Dade Department of Transportation and Public Works, August 2025 Line Up, August 2025.

Notes: L means Metrobus local route service; E means Express or limited stop Metrobus route service; and F means Metrobus feeder service to Metrorail.

Future Transportation/Transit Needs and Planned Improvements

According to the TDP there are two Funded Capital Projects. First, The South Dade Transitway project will implement Gold Standard Bus Rapid Transit (BRT) along the Transitway from the SW 344th Street Park-and-Ride to Dadeland South Metrorail Station. Second, The Transit Oriented Development (TOD) Master Plan for the South Corridor project will plan along the Strategic Miami Area Rapid Transit (SMART) Plan's South Corridor to boost smart economic development and mobility through mixed-use development around transit stations, located approximately 0.7 miles away from the application site.

DTPW Comments/Recommendations

DTPW's review for mass transit concurrency for this application includes the analysis of CDMP Policies MT-1A. The existing total combined resident and work force population is below 10,000 persons. Additional residents and employees will be provided with transit service having 60-minute headways. According to the traffic impact study by Dunagan dated November 2025, the proposed change to the CDMP Future Land Use Map will create approximately 1,009 daily trips above the current level. Additionally, the maximum potential could account for 30 to 50 new transit trips, which can be absorbed by the nearby Metrobus routes and the forthcoming South Dade BRT. Upon DTPW's review for mass transit concurrency, the application CDMP20250021 is found to meet the Level-of-Service concurrency with the adopted mass transit level-of-service standard as stated in CDMP Policy MT-1A. DTPW encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. Therefore, DTPW outlines the following conditions for the application:

1. The applicant shall work closely with DTPW's staff to ensure the proposed development harmonizes with and is aligned to the County's vision for the South Dade Corridor of the Strategic Miami Area Rapid Transit (SMART) plan/program, the SMART Bus Express Rapid Transit (BERT) Network, and the South Dade Trail. The South Dade Trail provides access to the existing South Dade Transitway bus stops and proposed Gold Standard BRT stations.
 - a. It is highly encouraged that the developer provide shade trees where applicable to enhance pedestrian comfort and safety.
2. The applicant should consider complete street design principles when designing the SW 157 Ave and SW 272 street sections as they provide a direct connection to the South Dade Trail and the South Dade transitway.

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

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

- LU-1. The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.
- LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.
- LU-1F. To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.
- LU-4A. When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.
- LU-8A. Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial, cultural, community, and senior centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.
- LU-8B. Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.

- LU-8F. The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report (EAR) plus a 5-year surplus (a total 15-year Countywide supply beyond the date of EAR adoption). The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.
- LU-10A. Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.
- HO-8. Bring about housing design and development alternatives that are aesthetically pleasing, encourage energy efficiency and enhance the overall health, safety and general welfare of County residents.
- HO-8A. Ensure that growth management, housing design, and development alternatives form an integral part of a community of functional neighborhoods and town centers that promote community identity, and enhance the overall quality of life.
- CIE-3. CDMP land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.
- CON-8A. Specimen trees and Natural Forest Communities in Miami-Dade County shall be protected through the maintenance and enforcement of the County's Tree and Forest Protection and Landscape Code, as may be amended from time to time. The County's Natural Forest Inventory shall be revised periodically to reflect current Natural Forest Community conditions. A Natural Forest Community shall not be removed from the inventory unless its quality and resource values have been degraded to the point where it cannot be restored.

APPENDICES

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

https://energov.miamidade.gov/EnerGov_Prod/SelfService/#!/plan/b10bc34c-5607-4622-aa44-d028be948d2a?tab=attachments

APPENDIX A

Amendment Application

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RECEIVED 10/31/25
PLANNING DIVISION
REVISED 11/14/25

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

1. APPLICANT

Lennar Homes, LLC
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2. APPLICANT'S REPRESENTATIVES

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By: 	10.31.2025
Hugo P. Arza, Esq.	Date
By: 	10.31.2025
Amanda M. Naldjieff, Esq.	Date

3. DESCRIPTION OF REQUESTED CHANGES

A. Applicant Requests:

The Applicant respectfully requests the following amendments to the CDMP Land Use Element and Land Use Plan (LUP) Map:

1. Applicant requests that this Application be processed as a Small Scale Amendment under the standard procedures.
2. Applicant requests a change to the Land Use Element's Land Use Plan (LUP) Map to re-designate the subject property from "Estate Density" residential to "Low Density" residential.
3. Applicant requests acceptance of a proffered Declaration of Restrictions, which is provided herewith.
4. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.
5. Applicant requests that this Application be processed concurrently with Zoning Hearing Application No. **Z2025000256** (additional information provided below).

B. Description of the Subject Property:

The subject property, identified by Miami-Dade County Tax Folio Nos. 30-6932-000-0365, 30-6932-000-0374, 30-6932-000-0376, & 30-6932-000-0361 (the "Property"), consists of four (4) parcels of land comprising a total of approximately ± 40.166 gross acres (± 39.745 net acres), and is generally located between SW 272nd Street (Epmore Drive) and SW 278th Street, and between SW 157th Avenue (Newton Road) and SW 159th Avenue, in unincorporated Miami-Dade County, Florida (the "County").

C. Gross & Net Acreage:

Application Area: ± 40.166 gross acres (± 39.745 net acres)

Acreage Owned by Applicant: ± 0.00 gross acres and ± 0.00 net acres

D. Concurrent Zoning Application:

Zoning Hearing Pre-Application No. Z2025P00213 was filed on September 9th, 2025 and the Pre-Application Meeting took place on September 25th, 2025.

A Zoning Hearing Application was subsequently filed on October 31, 2025 and is currently pending under Zoning Hearing Application No. Z2025000256.

Applicant requests that this CDMP Application be processed concurrently with Zoning Hearing Application No. Z2025000256, which includes the following requests:

Request #1 on the proposed EU-M parcel

1. District Boundary Change from AU (Agricultural District) to EU-M (Modified Estate District).

Request #2 on the proposed RU-1M(a) parcel

2. District Boundary Change from AU (Agricultural District) to RU-1M(a) (Modified Single-Family Residential District).

Requests #3 on the entire subject Property

3. Non-Use Variance of zoning and subdivision regulations to permit residential lots to front on private roadways, and to permit such lots to have access to public streets by means of private roadways.
4. Non-Use Variance of zoning regulations to permit EU-M lots with 0' of frontage on public streets, where a minimum of 100 feet is otherwise required by the workforce housing regulations (Section 33-193.11).
5. Non-Use Variance of zoning regulations to permit RU-1M(a) lots with 0' of frontage on public streets, where a minimum of 40' is otherwise required by the workforce housing regulations (Section 33-193.11).

4. REASON FOR AMENDMENT

The Applicant is requesting the re-designation of the Property from "Estate Density" residential to "Low Density" residential on the Land Use Plan ("LUP") map of the Adopted components of the Comprehensive Development Master Plan ("CDMP"). The Property consists of four (4) parcels of land comprising a total of approximately ± 40.166 gross acres (± 39.745 net acres), and is generally located south of SW 272nd Street, west of SW 157th Avenue, east of SW 159th Avenue, and north of SW 278th Street, in unincorporated Miami-Dade County, Florida (the "County"). The Applicant proposes to redesignate the Property to allow the future development of one hundred eighty-five (185) single-family residences at a proposed density of 4.606 du/ac.

Please see the Property below:



The proposed amendment seeks to transition the current “Estate Density” residential designation to “Low Density” residential, in alignment with the evolving development patterns and strategic planning initiatives in South Dade. A key factor supporting this request is the project’s location—the majority of the Property lies within the ½-mile buffer zone of the Miami-Dade County SMART Plan corridor. This proximity to planned high-capacity transit infrastructure supports the County’s goals of promoting transit-oriented development, reducing vehicular dependency, and encouraging sustainable growth.

Furthermore, the proposed density is thoughtfully calibrated to serve as a transitional zone between lower-density estate residential areas and higher-density developments located to the east. By offering a moderate increase in density, the project avoids abrupt changes in land use intensity and instead fosters a gradual, context-sensitive transition. This approach enhances compatibility with surrounding neighborhoods while supporting the County’s broader objectives for housing diversity and efficient land use.

The amendment also reflects a strategic response to regional growth pressures and the need for balanced development in South Dade. It leverages the site’s locational advantages while maintaining a scale and character that respects the existing community fabric. Overall, the proposed change is consistent with the principles of smart growth and supports Miami-Dade County’s long-term vision for equitable and sustainable development.

The proposed re-designation would allow the Property to be developed with up to two hundred forty (240) single-family units. However, the Applicant proposes a maximum density limit of one hundred eighty-five (185) single-family residences, as set forth in the attached Declaration of Restrictions. The proposed 185 units will significantly contribute to the demand for residential homes in the County as a whole. Furthermore, the proposed re-designation is consistent with the zoning and development trends in the immediate area, specifically as it relates to the SMART Plan Corridor and neighboring properties to the east, which make the Property an ideal site to increase the inventory of single-family homes.

Compliance with Policy LU-8E

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

- (i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
- (ii) Enhance or impede provision of services at or above adopted LOS Standards;
- (iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods;
- (iv) Enhance or degrade environmental or historical resources, features or systems of County significance;
- (v) Enhance or degrade systems important to the County as a whole including regional drainage, emergency management, transit service, roadways, facilities or countywide significance, and water quality; and
- (vi) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

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

I. THE APPROVAL OF THE APPLICATION WOULD HELP ACCOMMODATE PROJECTED POPULATION AND ECONOMIC GROWTH OF THE COUNTY.

Approval of the proposed land use amendment from “Estate Density” residential to “Low Density” residential directly supports Miami-Dade County’s long-term goals for accommodating projected population and economic growth, particularly in the South Dade region. As the County continues to experience a steady increase in population, there is a growing need for housing options that balance density with livability. This application contributes to that need by offering a modest increase in residential capacity while maintaining compatibility with surrounding land uses. Its strategic location within the SMART Plan corridor buffer zone further enhances its potential to support transit-oriented development, reduce traffic congestion, and improve access to

employment centers. By facilitating a more efficient use of land and infrastructure, the amendment helps ensure that future growth is managed sustainably and equitably, aligning with the County's Comprehensive Development Master Plan (CDMP) objectives.

II. THE APPROVAL OF THE APPLICATION WILL ENHANCE THE PROVISION OF SERVICES AT OR ABOVE ADOPTED LEVEL OF SERVICE STANDARDS.

The impacts that would be generated from residential development allowed on the Property would not cause a violation in the level of service standards for public services and facilities. Any increase in the impacts on the affected services and facilities due to the redesignation of the Property to "Low Density" residential can be accommodated by the existing facilities or by new facilities built or funded in connection with the development of the Property. Any project specific impacts, such as impacts at ingress or egress points, can be addressed during the development process by requiring additional mitigation measures, including proportionate share payments, if necessary. *See* Dunagan CDMP Traffic Analysis prepared by Bowman Consulting Group, Ltd., dated August 2025, attached as **Exhibit "F"**. Additionally, all required utilities are available to the Property or can be made available at the Applicant's expense and several public schools are located in the vicinity of the Property.

III. THE APPROVAL OF THE APPLICATION AND THE PROPOSED RESIDENTIAL DEVELOPMENT OF THE PROPERTY WOULD BE COMPATIBLE WITH ABUTTING AND NEARBY LAND USES AND WOULD NOT DEGRADE THE CHARACTER OF THE ESTABLISHED NEIGHBORHOOD.

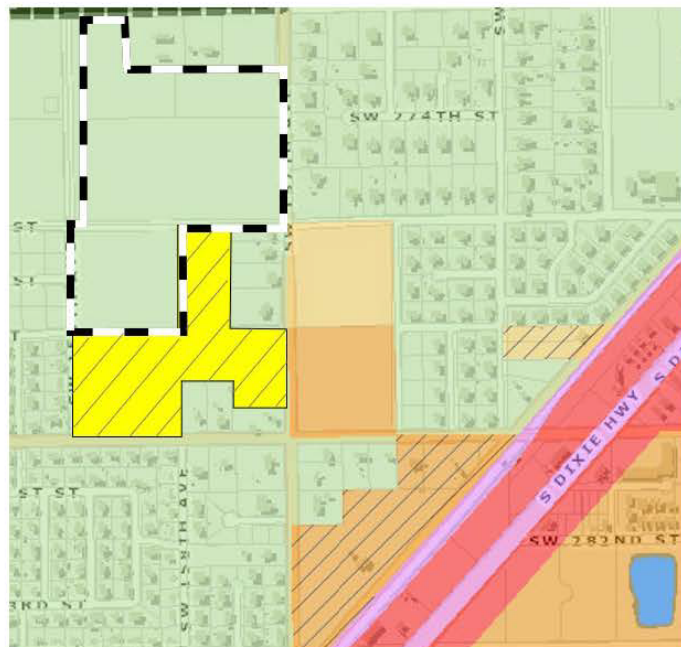
The development of the Property under "Low Density" residential would be compatible with the existing and future development of the surrounding area for several reasons.

First, a density increase on the Property is consistent with the County's objectives to increase density along the County's Strategic Miami Area Rapid Transit (SMART) Plan corridors in unincorporated areas. By way of background, the Miami-Dade Board of County Commissioners (BCC) on January 24th, 2019, adopted a CDMP ordinance that allows for increased density along the SMART Plan corridors. The increased density includes new land use policies that support the development of transit-oriented development. These policies are intended to promote the use of transit for transportation purposes, in part by promoting the higher density in closer proximity to transit in an effort to drive ridership and greater transit use over time. Properties located within $\frac{1}{4}$ and $\frac{1}{2}$ mile of a SMART Plan Corridor may be rezoned for vertical or horizontal mixed-use development at a maximum density of 60 and 36 dwelling units per gross acre respectively without requiring a CDMP amendment.

Here, approximately half of the Property is located within a one-half mile of the South Dade Transitway. Accordingly, the Property is eligible to benefit from the density bonuses available due to its proximity to the SMART Plan Corridor. However, nearly all of the surrounding area is developed with residential uses. As such, an amendment to the Land Use Element's Land Use Plan (LUP) Map is being requested in order to achieve the increased density contemplated for SMART Plan corridors while also providing development that is compatible with the surrounding area.

Moreover, a density increase on the Property is compatible with the Land Use & Density Plan for the neighboring developments located within the County's SMART Plan Corridor, as is the case here. By way of example, the $\pm$ 22.119 gross acre property located to the east of the Property along SW 159th Ave was recently redesignated from "Estate Density" residential to "Low-Medium Density" residential. Moreover, the $\pm$ 20.08 gross acre site located to the east of the Property along SW 157th Ave was recently redesignated from "Estate Density" residential to "Medium Density" and "Low-Medium Density" residential pursuant to Ordinance No. O-24-36. As such, permitting a higher density than 2.5 units per acre, would not degrade the character of the neighborhood. Rather, the redesignation of the Property will provide for a smoother transition between the higher density developments to the east and south and the more conservative, Estate Density developments to the north and west.

Accordingly, the Property is in an ideal location for a "Low Density" residential designation as depicted in the map below:



IV. THE APPROVAL OF THE APPLICATION WILL NOT DEGRADE ANY ENVIRONMENTAL OR HISTORICAL RESOURCES, FEATURES, OR SYSTEMS OF COUNTY SIGNIFICANCE.

The subject CDMP application, if approved, would not degrade environmental or historical resources, features or systems of County significance. A review of the zoning records for the Property did not reveal the presence of any environmental or historical resources that would be impacted by the development of the Property. Additionally, future development of the Property will be subject to environmental reviews that will ensure that any impacts on environmental resources are properly evaluated.

V. THE APPROVAL OF THE APPLICATION WILL NOT DEGRADE SYSTEMS IMPORTANT TO THE COUNTY AS A WHOLE INCLUDING REGIONAL DRAINAGE, EMERGENCY

MANAGEMENT, TRANSIT SERVICE, ROADWAYS, FACILITIES OF COUNTYWIDE SIGNIFICANCE, AND WATER QUALITY.

The impacts that would be generated from the proposed residential development permitted on the Application Area is not expected to cause a violation in the level of service standards for public services and facilities. Any project-specific impacts can be addressed through the development approval process. Additionally, all required utilities and County systems are either available to the Application Area or can be made available at the Applicant's expense.

VI. THE APPROVAL OF THE APPLICATION WOULD PROMOTE TRANSIT RIDERSHIP AND PEDESTRIANISM CONSISTENT WITH THE POLICIES UNDER OBJECTIVE LU-7.

The Application Area is conveniently located in close proximity to the US-1 corridor and is ideal for those residents who want to take advantage of the County's expanding public transportation opportunities. As previously discussed, half of the Property is situated within the one-half mile buffer area of the SMART Corridor, walking distance from the South Dade Transitway. The Property's proximity to the Transitway and bus shelters on SW 280th Street and South Dixie Highway provide for the opportunity for a more direct connection to the County's transit infrastructure which will help enhance transit ridership.

Based on the foregoing, the approval of this Application is consistent with the criteria in LU-8E and will help to address the deficiency in the supply of single-family occupancy housing in the County. Furthermore, the requested change is also consistent with several other Miami-Dade County CDMP Goals, Objections and Policies, including, but not limited to:

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

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

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

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

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

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

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

LAND USE OBJECTIVE 7: Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a safe, pedestrian, and bicycle friendly environment that promotes mobility for people of all ages and abilities through the use of rapid transit services.

-**LAND USE POLICY LU-7F:** Residential development around existing and proposed rapid transit stations should have a minimum density of 15 dwelling units per acres (15 du/ac) within ¼ mile walking distance from the station and 20 du/ac or higher within 700 feet of the station, and a minimum of 10 du/ac between ¼ and ½ mile walking distance from the station. Business and office development around rail stations should have a minimum intensity of 1.5 FAR within ¼ mile walking distance from the station, 2.0 FAR within 700 feet, and 1.0 FAR between ¼ and ½ mile walking distance from the station. Where existing and planned urban services and facilities are adequate to accommodate this development as indicated by the minimum level-of-service standards and other policies adopted in this Plan, and where permitted by applicable federal and State laws and regulations, these densities and intensities shall be required in all subsequent development

approvals. Where services and facilities are currently or projected to be inadequate, or where required by Policy LU-7A, development may be approved at lower density or intensity provided that the development plan, including any parcel plan, can accommodate, and will not impede, future densification and intensification that will confirm with this policy.

LAND USE OBJECTIVE LU-8: Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan map consistent with the adopted Goals, Objectives and Policies of this plan, which will provide that the Land use Plan Map accommodates projected countywide growth.

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

- **LAND USE POLICY LU-8F:** The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

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

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

-LAND USE POLICY LU-9L: Miami-Dade County shall continue to update and enhance its land development regulations and area planning program to facilitate development of better planned neighborhoods and communities, and well-designed buildings, and shall encourage and assist municipalities to do the same.

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

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

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

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

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

5. ADDITIONAL MATERIALS SUBMITTED

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

6. COMPLETED DISCLOSURE OF INTEREST FORM

Attached as **Exhibit “B.”**

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

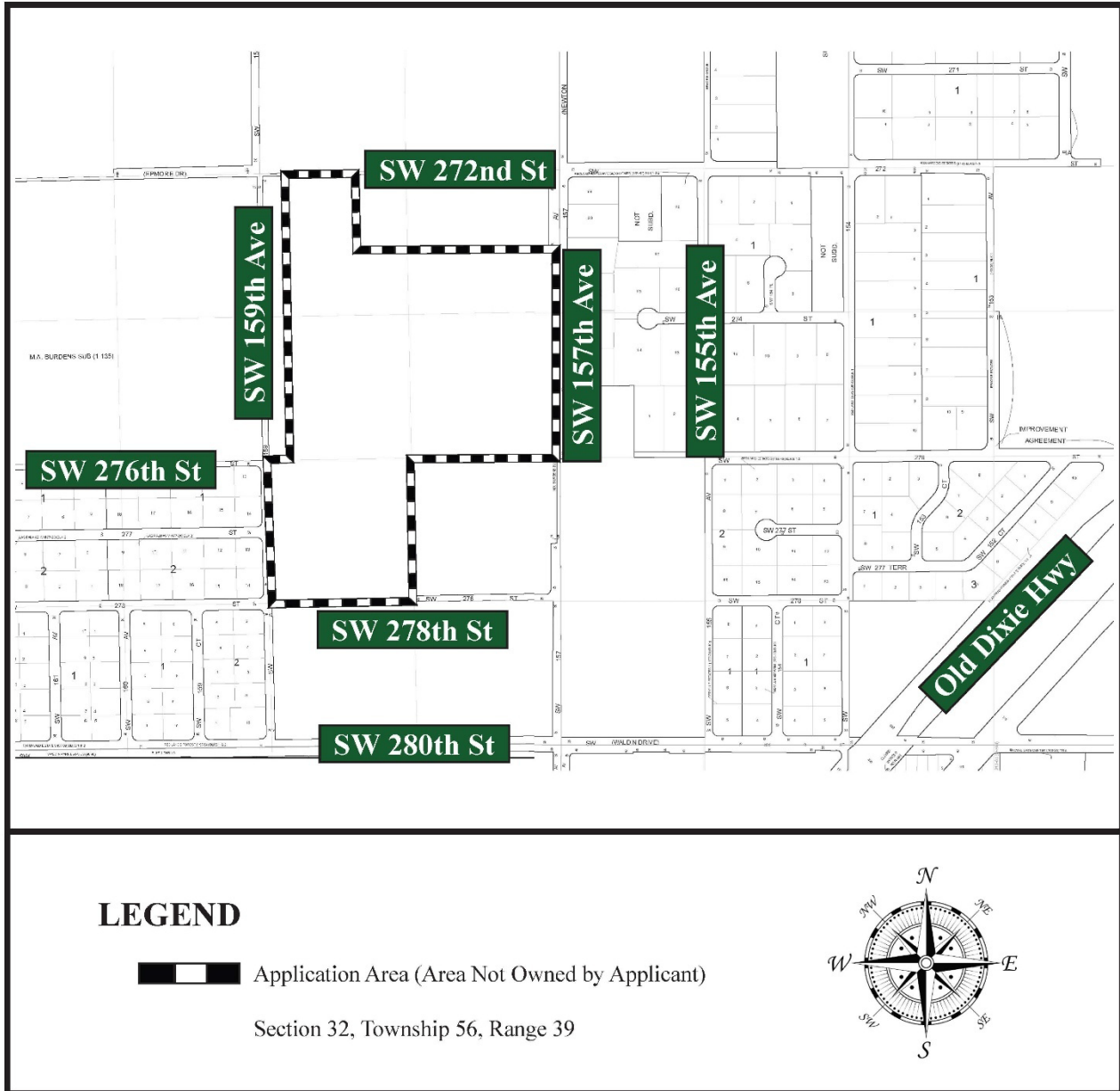
N/A

8. TRAFFIC STUDY

Attached as **Exhibit “F.”**

Attachments: Location Map for Application – Exhibit “A”
 Disclosure of Interest Form – Exhibit “B”
 Legal Description for Property – Exhibit “C”
 Certified ALTA Survey – Exhibit “D”
 Notification to Property Owner(s) – Exhibit “E”
 CDMP Traffic Impact Study – Exhibit “F”
 Draft Declaration of Restrictions – Exhibit “G”

Exhibit "A" Location Map



Disclosure of Interest Form – Exhibit “B”

Disclosure of Interest

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

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: Lennar Homes, LLC - 5505 Blue Lagoon Drive, Miami, FL 33126

APPLICANT B:

APPLICANT C:

APPLICANT D:

APPLICANT E:

APPLICANT F:

APPLICANT G:

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

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

	APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A	Lennar Homes, LLC -	Dunagan's Fruit Groves, LLC	30-6932-000-0365	±6.128 gross
			30-6932-000-0374	±4.579 gross
			30-6932-000-0376	±19.042 gross
			30-6932-000-0361	±10.417 gross
			Total:	±39.745 net
				± 40.166 gross

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER(Attach Explanation)
A			✓	

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

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

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

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

CORPORATION NAME: Lennar Homes, LLC

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
Lennar Corporation (NYSE: LEN - a publicly traded entity)*	99%
U.S. Home Corporation (a wholly owned subsidiary of Lennar Corporation)*	1%

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

TRUSTEES NAME: N/A

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

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

PARTNERSHIP NAME: N/A

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

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

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
Lennar Homes, LLC	100%

Date of Contract: Confidential

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

N/A

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

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

INDIVIDUAL'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
N/A	

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

CORPORATION NAME: Dunagan's Fruit Groves, LLC- 15025 SW 232 Street

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
<u>Larry W. Dunagan, 15025 SW 232 St., Goulds, FL 33170</u>	<u>100%</u>
<u>c/o amanda.naldjieff@hklaw.com 305.789.7462</u>	

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

TRUSTEE'S NAME: _____

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

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

PARTNERSHIP NAME: _____

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

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

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF INTEREST</u>
Please see (5)(b) above.	

Date of Contract: Confidential

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

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

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

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

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

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

Signature

Printed Name

on behalf of Dunagan's Fruit Groves, LLC

State of Florida
County of Miami-Dade

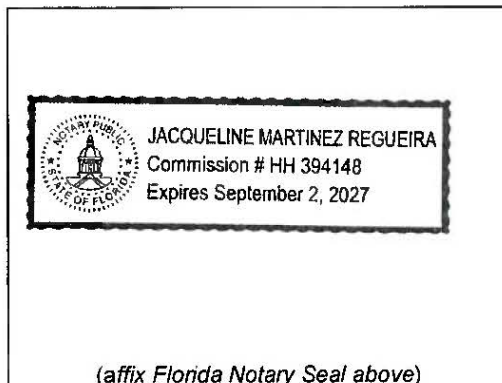
Sworn to (or affirmed) and subscribed before me by means of (how the individual appeared check one): (how the individual appeared check one):

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

by Larry W. Dunagan
(name of individual swearing or affirming)

as President for Dunagan's Fruit Groves, LLC
(type of authority, e.g., Officer, Attorney-in Fact)(Name of party on behalf of whom executed)

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



(Signature of Notary Public)

Jacqueline Martinez Regueira

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

My Commission Expires:

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

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

Signature _____

Printed Name Greg McPherson

on behalf of Lennar Homes, LLC

State of Florida

County of Miami-Dade

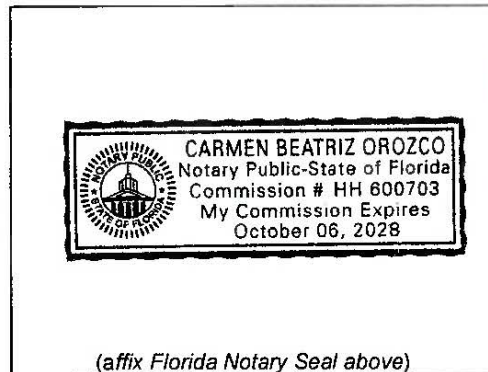
Sworn to (or affirmed) and subscribed before me by means of *(how the individual appeared check one): (how the individual appeared check one):*

☒ physical presence ☐ online notarization this 3 day of October, 2025.
(date) (month)(year)

by Greg McPherson
(name of individual swearing or affirming)

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

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



Carmen
(Signature of Notary Public)

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

My Commission Expires: 10/06/28

Legal Description for Property – Exhibit “C”

PARCEL 1:

THE N.W. 1/4 OF THE NE 1/4 OF THE S.E. 1/4, LESS THE NORTH 15 FEET AND LESS THE NORTH 356.5 FEET OF THE EAST 303 FEET AND LESS THE WEST 120.94 FEET, OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

FOLIO NUMBER: 30-6932-000-0365

PARCEL 2:

THE SOUTH 293 FEET OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4, OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF.

FOLIO NUMBER: 30-6932-000-0374

PARCEL 3:

THE SOUTH 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4, LESS THE EAST 15 FEET AND THE WEST 120.94 FEET, OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

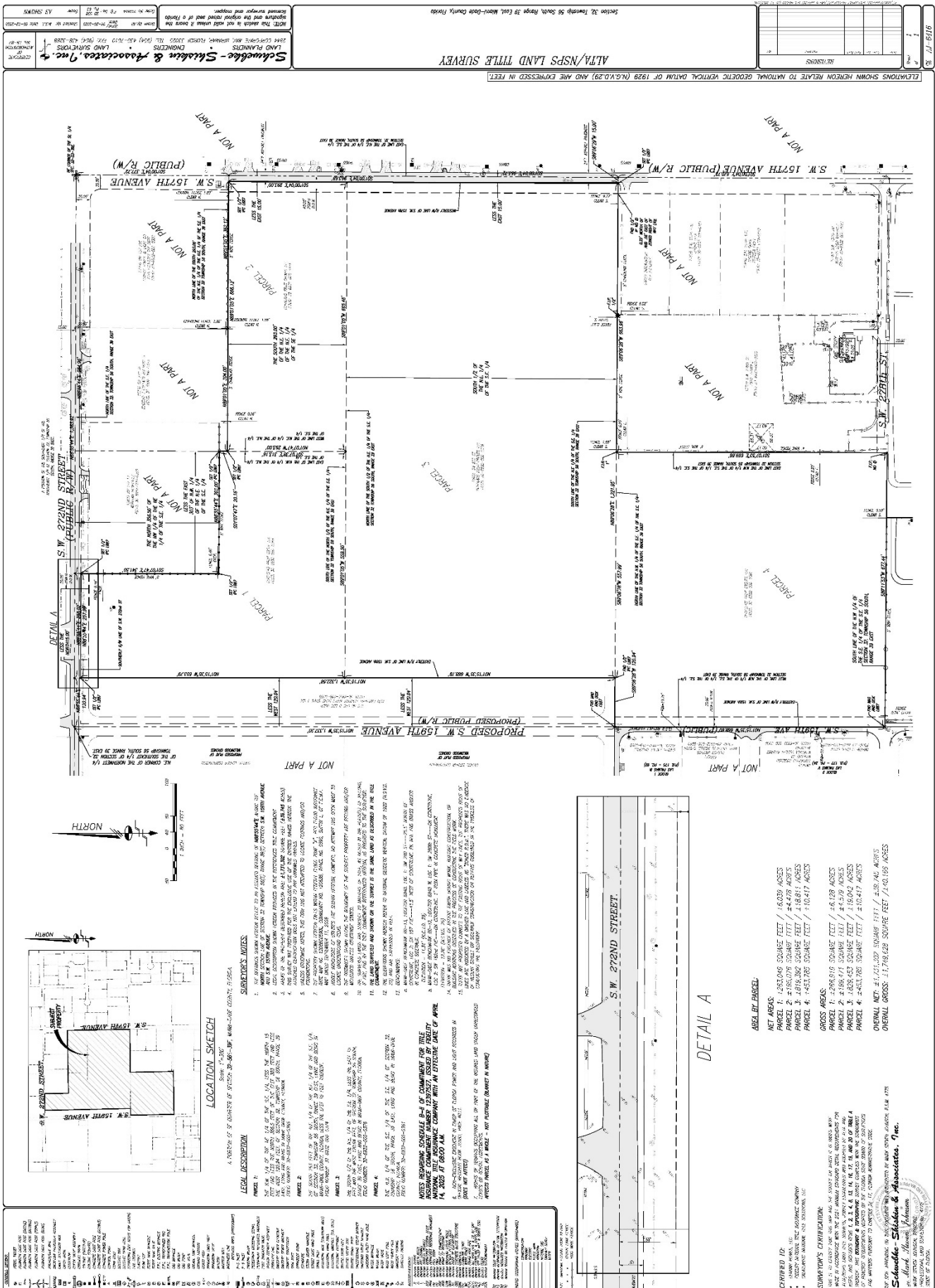
FOLIO NUMBER: 30-6932-000-0376

PARCEL 4:

THE N.W. 1/4 OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

FOLIO NUMBER: 30-6932-000-0361

Certified ALTA Survey – Exhibit “D”



APPENDIX B

Applicant's Proffered Declaration of Restrictions

Received 03/05/2026
RER Planning
CDMP202500021
Dunagan's Fruit Groves,
LLC

This instrument was prepared by:

Name: Amanda M. Naldjieff, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue Suite 3300
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

(Comprehensive Development Master Plan Application)

WHEREAS, the undersigned **Dunagan's Fruit Groves, LLC** (hereinafter referred to as the "Owner") holds the fee simple title to the land in Miami-Dade County, Florida, described in **Exhibit "A"**, attached hereto, and hereinafter called the "Property", which is supported by the Opinion of Title; and

WHEREAS, the Property is subject to a proposed amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") filed in the October 2025 Cycle and said amendment is identified as Application No. CDMP20250021 (the "Application"); and

WHEREAS, the Owner has concurrently filed a County zoning hearing application under Zoning Hearing Application No. Z2025000256, pursuant to Section 2-116.1 of the Code of Miami-Dade County; and

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

WHEREAS, the Application seeks to re-designate the Property from "Estate Density" residential to "Low Density" residential on the Miami-Dade County Comprehensive Development Master Plan adopted Land Use Plan ("LUP") map; and

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

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

1. The foregoing recitals are true and correct and are incorporated herein.
2. **Density Limitation.** The Property may be developed with a maximum density of one hundred and eighty-five (185) residential dwelling units.
3. **Connection to Public Water and Sanitary Sewer Service.** The Owner hereby acknowledges and agrees that any development of the Property shall connect to the public water and public sanitary sewer system. The right to connect the Property to the County's sewage system is subject to the terms, covenants, and conditions set forth in court orders, judgments, consent orders, consent decrees, and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including but not limited to, the Consent Decree in the United States of America, the State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the "Consent Decree), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.
4. **Endangered Species Survey.** Prior to issuance of a Tree Removal Permit for any portion of the Property, the applicant shall conduct a survey to determine the absence or presence of listed wildlife species found in Appendix B of the CDMP within the area or phase of development subject to the request for approval of said permit. The survey(s) shall utilize professionally recognized sampling methodology which shall be subject to review and approval by RER-DERM. In addition, the applicant is advised that wildlife best management practices may need to be incorporated to minimize impacts of any development to listed species. The applicant shall prepare or revise site plans subject to DERM review and approval, as necessary to comply with requirements of Chapter 24 of the Code and for conformance with provisions of the CDMP.
5. **Environmental Monitoring and Restoration.** The Owner hereby acknowledges and agrees to evaluate and identify all site activities and land uses (historical and current) that represent(ed) a potential to cause or to have caused impairment of the environment (i.e., soil, groundwater, surface water, vapor) at, near, or in the vicinity of the site. The Owner agrees to submit to RER and DERM a report ("Report") presenting the results/findings of the required site investigation(s), including all

supporting documentation. Based on the Report, RER and DERM may require environmental site assessment(s) in support of the site development. RER and DERM review and approval are required of environmental site assessment(s) prior to County approval of soil improvement plans, drainage plans, stormwater management plans, dewatering plans, or equivalent development plans that allow site development.

MISCELLANEOUS

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

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

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then owner(s) of the property, including joinders of all mortgagees, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the property is incorporated within a new municipality or annexed into an existing municipality, and the successor municipality amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality

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

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

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

Authorization for Miami-Dade County (or successor municipality) to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County (or successor municipality) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

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

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

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

Recordation and Effective Date. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner following the approval of the Application by the Board of County Commissioners. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

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

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

[Signature Pages Follow]

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions as of this ____ day of _____, 2026.

WITNESSES:

Dunagan's Fruit Groves, LLC

Signature

Printed Name

Address

Signature

Printed Name

Address

By: _____

Name: Larry W. Dunagan

Title: President

Address: 15025 SW 23rd Street
Goulds, Florida 33170

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of physical presence [] or online notarization [] by **Larry W. Dunagan** as **President** of **Dunagan's Fruit Groves, LLC**. He is personally known to me or has produced _____, as identification.

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

Signature

Notary Public-State of _____

Print Name

My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THE N.W. 1/4 OF THE NE 1/4 OF THE S.E. 1/4, LESS THE NORTH 15 FEET AND LESS THE NORTH 356.5 FEET OF THE EAST 303 FEET AND LESS THE WEST 120.94 FEET, OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

FOLIO NUMBER: 30-6932-000-0365

PARCEL 2:

THE SOUTH 293 FEET OF THE N.E. 1/4 OF THE N.E. 1/4 OF THE S.E. 1/4, OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF.

FOLIO NUMBER: 30-6932-000-0374

PARCEL 3:

THE SOUTH 1/2 OF THE N.E. 1/4 OF THE S.E. 1/4, LESS THE EAST 15 FEET AND THE WEST 120.94 FEET, OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

FOLIO NUMBER: 30-6932-000-0376

PARCEL 4:

THE N.W. 1/4 OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 32, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

FOLIO NUMBER: 30-6932-000-0361

APPENDIX C

Miami-Dade County Public Schools Analysis



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

Miami-Dade County Public Schools

Concurrency Management System
Preliminary Concurrency Analysis

MDCPS Application Number:
Date Application Received:
Type of Application:

PH3025111700665
11/17/2025 2:01:39 PM
Public Hearing

Local Government (LG):
LG Application Number:
Sub Type:

Miami-Dade
22025000256
Zoning

Applicant's Name:

Dunagan's Fruit Groves, LLC

Address/Location:

between SW 272 Street (Enmore Drive) and SW 278 Street, and between SW 157 Avenue (Newton Road) and SW 159 Avenue.

Master Folio Number:

3069320000361

Additional Folio Number(s):

3069320000376, 3069320000365, 3069320000374.

PROPOSED # OF UNITS

185

SINGLE-FAMILY DETACHED UNITS:

185

SINGLE-FAMILY ATTACHED UNITS:

0

MULTIFAMILY UNITS:

0

CONCURRENCY SERVICE AREA SCHOOLS

CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
4581	REDLAND ELEMENTARY	-143	34	0	NO	Current CSA
4581	REDLAND ELEMENTARY	-37	34	0	NO	Current CSA Five Year Plan
6761	REDLAND MIDDLE	163	19	19	YES	Current CSA
7701	SOUTH DADE SENIOR	-110	24	0	NO	Current CSA
7701	SOUTH DADE SENIOR	0	24	0	NO	Current CSA Five Year Plan

ADJACENT SERVICE AREA SCHOOLS

3261	MIAMI HEIGHTS ELEMENTARY	249	34	34	YES	Adjacent CSA
7781	FELIX VARELA SENIOR	2	24	2	NO	Adjacent CSA
7731	MIAMI SOUTHRIDGE SENIOR	-97	22	0	NO	Adjacent CSA
7151	HOMESTEAD SENIOR	-286	22	0	NO	Adjacent CSA
7781	FELIX VARELA SENIOR	0	22	0	NO	Adjacent CSA Five Year Plan
7731	MIAMI SOUTHRIDGE SENIOR	0	22	0	NO	Adjacent CSA Five Year Plan
7151	HOMESTEAD SENIOR	0	22	0	NO	Adjacent CSA Five Year Plan

*An Impact reduction of 33.68% included for charter and magnet schools (Schools of Choice).

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

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

APPENDIX D

Executive Summary of Traffic Impact Study

Dunagan CDMP Traffic Analysis

Miami-Dade County, FL

Prepared for:

Lennar

5505 Waterford District Drive, 5th Floor
Miami, FL 33126

Prepared by:

Bowman Consulting Group, Ltd.

2090 Palm Beach Lakes Blvd, Suite 400
West Palm Beach, FL 33409
561.840.8650



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

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

Digitally signed by
John P Kim
Date: 2025.11.11
14:47:03 -05'00'

John P. Kim, P.E.
Professional Engineer
License No. 62400
State of Florida, Board of Professional Engineers

November 2025

Executive Summary

Bowman Consulting Group, Ltd. (Bowman) completed a traffic analysis for the Dunagan project comprised of 40.166 gross acres (39.745 net acres) consisting of four (4) land parcels between theoretical SW 159 Avenue and SW 157 Avenue and between SW 272 Street and SW 278 Street in unincorporated Miami-Dade County, Florida. We analyzed the traffic impacts associated with a proposed Miami-Dade County Comprehensive Development Master Plan (CDMP) amendment to change the future land-use designation from Estate Density to Low Density and found that it will not have significant impacts on any roadways and will not cause any roadway to exceed their adopted Level of Service (LOS). The impacts from the proposed land-use designation change have a significance level of no more than 1.39 percent and are not considered significant.

We analyzed afternoon peak-hour roadway capacities for the 2025 existing conditions, 2027 short-term conditions, and 2045 long-term conditions based on the maximum development potential under the existing and proposed future land use designations permitted by the County's CDMP. The proposed CDMP amendment will change the maximum development potential of the subject property from 2.5 residential units per acre for the current designation to a maximum of six (6) residential units per acre for the proposed designation. The maximum development potential of the property under the current (Estate Density) future land use designation is 100 single-family residential units and has the potential to generate 1,009 daily, 74 AM peak hour, and 99 PM peak hour trips. The maximum development potential of the property under the proposed (Low Density) future land use designation is 240 single-family residential units, but the applicant will proffer a restrictive covenant that will limit the number of units to a maximum of 185. The proposed future land use designation with the covenant restriction limiting the development to no more than 185 units, will have the potential to generate 1,777 daily, 130 AM peak hour, and 177 PM peak hour trips. The number of net-new trips generated by proposed future land use designation change will be 768 daily, 56 AM peak hour, and 78 PM peak hour net-new trips. The analysis was prepared in accordance with the County's current application instructions.

APPENDIX E

Fiscal Impact Analysis

Fiscal Impacts On Infrastructure and Services

On October 23, 2001, the Board of County Commissioners adopted Ordinance No. 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. CDMP20250021 to amend the CDMP from County departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owner(s) or will require general taxpayer support and includes an estimate of that support.

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

Solid Waste Services

The adopted level of service standard (LOS) for the County Waste Management System is as follows: to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five (5) years. As of FY 2024-25 the DSWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth, including the applications reviewed here, and which are not anticipated to have a negative impact on disposal service.

Adoption of this amendment will likely result in the potential development of 240 single-family-attached residential units. The proposed amendment will have no significant impact or associated costs relative to Department of Solid Waste Management (DSWM) collection services, disposal services or solid waste facilities. Accordingly, the DSWM has no objection to the proposed amendment.

Fiscal Impact for Provision of Solid Waste Services - Concurrency

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

Fiscal Impact – Waste Disposal Capacity and Service

Fiscal Impact Waste Disposal Capacity and Service The cost of providing disposal capacity for WCSA customers, municipalities and private haulers is paid for by System users. In FY 2024-25, the DSWM charges a contract disposal rate of \$76.12 per ton while the non-contract disposal rate is \$115.80 per ton.

Water and Sewer

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

gallon per day, respectively. The water and sewer Annual Operations and Maintenance (O&M) cost was based on \$2.1289/1000 gallons, and \$3.1903/1000 gallons, respectively.

The applicant requests to redesignate the ±40.16 gross acre application site from “Estate Density Residential” to “Low Density Residential” that would allow the application site to be developed with 240 single-family attached residential units. If the site is developed at maximum residential development, the water connection charge is estimated at \$103,416; the water service line and meter connection fees would cost \$1,300; the sewer connection charges are estimated at \$416,640; and the annual operating and maintenance costs would total \$144,448. In addition, the estimated cost of installing the required 350 linear feet of 16-inch water main to connect the proposed development to the County’s regional water system is estimated at \$180,933, and the 8,240 linear feet of 8-inch water main to connect the proposed development to the County’s regional water system is estimated at \$2,957,583. Furthermore, the estimated cost of installing the required 7,900 linear feet of 8-inch gravity sewer main is estimated at \$2,230,802. The total potential cost for connecting the proposed development to the regional water and sewer system including an engineering fee of 13% plus all other WASD add-ons incorporated into the fee is estimated at \$5,369,318.

Drainage and Flood Protection

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

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

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

Public Schools

The Planning Level review for the requested CDMP land use designation would result in a residential scenario (utilizing the student generation multipliers) with an impact of 77 students. Applicable schools have available capacity at this time, with the exception of senior high school level; however, final determination of capacity will be made at the time of the final plat, site plan or functional equivalent. In accordance with Miami-Dade County’s Interlocal Agreement for Public Schools Facilities (ILA), the application complies with level of service standards at this time.

The average cost for K-12 grade students amounts to \$9,337 per student. Of the 77 students, 34 are expected to attend elementary schools, 19 are expected to attend middle schools and 24 are expected to attend senior high schools. The total annual operating cost for additional students

October 2025 Cycle

residing in this development, if approved, would total \$718,949.

Fire Rescue

The Miami-Dade Fire Rescue Department (MDFR) has determined that the current CDMP land use designation of "Estate Density Residential" would allow for potential development that would generate 33 annual alarms. The proposed CDMP designation "Low Density Residential" will allow a potential development, without the proffered covenant, that would generate 79 alarms. The 79 annual alarms will result in a high impact to existing fire rescue service. However, presently, fire and rescue service in the vicinity of the Property is adequate. Based on the current call volume existing stations within proximity of the subject property, all stations combined are capable of mitigating the additional number of alarms.

Police

The Miami-Dade Sheriff's Office (MDSO) has reviewed the proposed development for the subject application. Based on current data for 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.

APPENDIX F

Photos of the Application Site and Surroundings

Northern boundary of the application site, viewed from across 272nd Street.



Eastern boundary of the application site, viewed from across 157th Avenue.



Southern boundary of the application site, viewed from across 278th Street.



Western boundary of the application site, viewed from across 159th Avenue.



ADDITIONAL ITEMS
2025 OCTOBER CYCLE APPLICATION NO. CDMP20250021
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
(Consisting of all materials submitted not included in the Initial Recommendations Report)

ITEMS	PAGE NO.
Third Party Correspondence and Submittals	
Letter in Opposition of Application from Anitza Cannet received March 8, 2025	A-1
One Sample of 13 Letters in Support of Application received March 9, 2026	A-6
Public Hearings	
Community Council Resolution from hearing held on March 11, 2026	A-7
Community Council Minutes from hearing held on March 11, 2026	A-8
Applicant Correspondence and Submittal's	
Extension Letter received January 30, 2025	A-12
Public Hearings	
Planning Advisory Board Resolution from hearing held on April 20, 2026	A-14
Planning Advisory Board Minutes from hearing held on April 20, 2026	A-19

Other documents related to the application, including third party correspondence, are available online at the link below.

https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/b10bc34c-5607-4622-aa44-d028be948d2a

March 6, 2026

Subject: Strong Opposition to Proposed Rezoning of land between SW 276 Street and SW 278 Street and between SW 157 Ave and SW 159 Avenue in Homestead, FL **Application # CDMP20250021 (Lennar Homes, LLC)**

To the Miami City Planning Board, Zoning Department, Mayor and City Commissioners,

I am writing to express my serious concerns and unwavering opposition to the proposed rezoning of of land between SW 276 Street and SW 278 Street and between SW 157 Ave and SW 159 Avenue in Homestead, FL in the neighborhood of Homestead, Florida, from Estate Density Residential (1 to 2.5 dwelling unit per gross acre) to Low Density Residential (2.5 to 6 dwelling units per gross acre).

Reasons for Opposition:

- **Character Alteration:**

This proposed rezoning represents a **direct threat to the character and integrity of our established residential community**. Our neighborhood has long been defined by its quiet atmosphere, open space, farms, and traditional single-family homes. Approving this change would open the door to **significantly higher-density development**, including small-lot single-family homes, multifamily townhomes, and apartment buildings that are **completely incompatible with the existing landscape**.

Such development would **dramatically and permanently transform** the area from a low-density rural and residential environment into a crowded, high-intensity housing corridor. This is not a minor adjustment—it is a **fundamental shift in land use** that ignores the expectations of residents who chose this community for its space, tranquility, and rural character.

Once this type of zoning is approved, the change is **irreversible**. The farms, open land, and traditional homes that define this neighborhood will inevitably be replaced by dense development that **does not belong here**. We strongly urge you to **reject this rezoning request and protect the character, stability, and quality of life of the residents who already call this community home**.

- **Traffic Congestion:**

The increased density resulting from this rezoning will severely worsen traffic conditions on streets that are already overwhelmed. Roads such as SW 272 Street, SW 280 Street, and SW 288 Street are already congested, and additional high-density development will inevitably push them beyond their safe capacity. This will create serious safety hazards for pedestrians, cyclists, and residents—especially children who walk to school in the mornings.

The problem is not theoretical; it is already happening. Rapid development of new multifamily construction on both sides of US-1 between SW 152 Street and SW 296 Street has dramatically increased traffic volumes. During peak hours, congestion on US-1 and the Turnpike Expressway routinely stretches from Exit 152 Street to Exit 6, both northbound and southbound. These exits and surrounding roads are frequently gridlocked, turning what should be normal commutes into **frustrating and sometimes dangerous conditions for residents of Homestead and neighboring communities.**

Approving this rezoning would **intensify an already critical situation.** While traffic studies sometimes rely on daily averages, the reality for residents is that traffic surges dramatically during morning and evening rush hours—the exact times when families are commuting to work and children are walking to school. The additional development proposed here would funnel even more vehicles onto local streets, **placing an unfair and disproportionate burden on surrounding neighborhoods.**

The impact will be felt across multiple communities, including ZIP codes 33030, 33031, 33032, 33033, 33034, and 33035. Traffic congestion throughout this entire corridor is already increasing year after year, and heavy east-west and north-south traffic around US-1 has become a daily reality that was **clearly not anticipated when earlier rezonings were approved.**

Approving yet another density increase without meaningful transportation improvements would **only deepen the congestion crisis and further compromise the safety and quality of life of the residents who already live here.** For these reasons, we strongly urge the board to **deny this rezoning request and prioritize the safety and well-being of the existing community.**

- **Impact on Property Values:**

This proposed zoning change raises serious concerns about the potential negative impact on the property values of surrounding homes. Introducing a development that is incompatible with the existing character of our neighborhood can reduce the desirability of the area for current and future homeowners. Residents have made significant financial investments in their properties with the expectation that the zoning and planning of the community would help preserve neighborhood stability. Approving this change may undermine that stability and could lead to a decline in property values, which would unfairly affect the families who live here.

- **Lack of Adequate Infrastructure:**

Our neighborhood currently does not have the infrastructure necessary to support the additional demand that this rezoning would create. Increased density will place greater pressure on already limited parking, public services, public schools, and local utilities. Without proper planning and investment in infrastructure, this proposal could significantly strain the resources our community depends on every day.

In addition, residents are concerned about the potential impacts during and after development, including increased noise, street closures and detours during construction, and additional traffic and parking congestion. These issues could disrupt daily life for residents and may also negatively affect nearby local businesses. Before considering a zoning change of this magnitude, it is critical to ensure that the necessary infrastructure and planning are in place to support it responsibly.

- **Environmental Concerns:**

The potential for increased development on this property raises serious concerns about the long-term health and sustainability of our local ecosystem. Large-scale construction and land clearing could significantly reduce valuable green space that currently supports wildlife, natural stormwater absorption, and community well-being.

Expanded development may also negatively affect local environmental quality. Increased traffic and population density can lead to higher vehicle emissions, worsening air pollution and smog. Additional runoff from paved surfaces may degrade water quality in nearby waterways, while increased waste generation could place added strain on local waste management systems.

Furthermore, activities such as logging, land clearing, and intensive construction practices risk causing deforestation, soil erosion, and soil degradation. These impacts can destroy critical habitats, reduce biodiversity, and lead to a decline in native plant and animal species that are essential to maintaining ecological balance.

At a broader level, continued loss of natural land contributes to climate-related challenges, including rising global temperatures, more frequent extreme weather events, and increased vulnerability to flooding and sea level rise. Protecting remaining natural spaces is essential for maintaining environmental resilience and safeguarding the health, safety, and quality of life of our community.

For these reasons, I strongly urge decision-makers to carefully consider the environmental consequences of increased development on this property and prioritize responsible planning that protects our natural resources, preserves green space, and ensures sustainable growth for future generations.

Call to Action:

I am here today to respectfully urge the Miami City Planning Board, the Zoning Department, the Mayor, and the City Commissioners to deny this rezoning application.

This proposal threatens the established character of our neighborhood. Our community was planned and developed as a low-density residential and agricultural-style area, consisting primarily of single-family homes on large lots. The introduction of single homes with small lots, multifamily townhomes or condominium developments would be fundamentally inconsistent with the existing land-use pattern and would set a precedent that could permanently alter the character of this community.

Residents chose to live here and invested their life savings in their homes with the reasonable expectation that the surrounding zoning would protect the low-density nature of the neighborhood. Rezoning to allow multifamily development undermines that expectation and places an unfair burden on existing homeowners.

In addition, this type of development will inevitably increase traffic, strain local infrastructure, and place additional pressure on roads, drainage systems, and public services that were not designed for higher-density housing.

Property values are also a serious concern. Many homeowners fear that allowing multifamily units in an area that has historically been single-family and agricultural in character will negatively affect property values and the long-term stability of the neighborhood.

Our area is unique. It contains beautiful homes on spacious lots, mature trees, fruit trees, green open spaces, and in many cases small agricultural uses and farm animals. This environment is part of what makes this community special and worth protecting.

Zoning decisions should prioritize compatibility, community stability, and the long-term well-being of residents who already live here. This proposal does not meet those principles.

For these reasons, I respectfully ask you to protect our neighborhood, preserve its character, and deny this rezoning request. **You are our voices. We elected you to represent the residents of Miami-Dade County—please stand up for us, Protect Redland and uphold the interests of the community you serve.**

Thank you for your time and for your service to our community.

Best Regards;

Anitza M. Cannet, R, RT, MR, CT

15927 SW 277 ST

Homestead, FL 33031

305-343-3944



RECEIVED 3/9/25
Planning Division
One sample of 13 letters

LETTER OF SUPPORT FOR DEVELOPMENT AT SW 272 St & SW 278 St & SW 157 AVE & SW 159 AVE

My concern,

In support of the proposed residential development at SW 272 St & SW 278 St & SW 157 Ave & SW 159 Ave.

This project represents a thoughtful investment in our area. The addition of 185 new single-family homes will introduce new customers, strengthen the local consumer base, and support the small businesses and service providers that rely on steady neighborhood growth to remain viable.

We appreciate that the development team has engaged with stakeholders, provided information transparently, and remained accessible to address questions.

New housing that is consistent with the character of the surrounding area helps maintain property values while encouraging economic stability. Responsible residential development is directly tied to the long-term health of our commercial corridors, and this proposal reflects that understanding.

Sincerely,

Joan Butler
Upper Kut Barber Shop
28903 S. Dixie Hwy
Homestead, FL 33033
786.610.0694

RESOLUTION NO. 14-3-26

REDLAND COMMUNITY COUNCIL (14) ISSUING RECOMMENDATION
ON OCTOBER 2025 CYCLE APPLICATION NO. CDMP20250021 FILED
BY LENNAR HOMES, LLC, REQUESTING AMENDMENT TO THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED THAT THE REDLAND COMMUNITY COUNCIL (14) recommends that the October 2025 Cycle CDMP Amendment Application No. CDMP20250021 be Adopted with Acceptance of the proffered Declaration of Restrictions.

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

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

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

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



Rosa Davis, Executive Secretary

MINUTES

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

March 11, 2026, 7:34 PM

Department of Regulatory and Economic Resources (RER) Staff PresentPhysical Attendance

Rosa Davis, Section Supervisor, Metropolitan Planning Section, Planning Division
 Noel Stillings, Principal Planner, Metropolitan Planning Section, Planning Division
 John Lucas, RER Strategic Metro Planner, Long Range Planning Section, Planning Division

Ivo Rondinoni, Senior Planner, Metropolitan Planning Section, Planning Division
 Pierina Mirabal, Zoning Analyst 2, Development Services Division
 Thomas Gomez, Agenda Clerk, Development Services Division
 Felix Acosta, Agenda Clerk, Development Services Division

County Attorney's Office

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

I. CALL TO ORDER AND OPENING REMARKS

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

Roll Call

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

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

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

II. REQUESTS TO DEFER

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

date certain, but indicated that they seek to bring the application before the Board of County Commissioners in April 2026. The Board proceeded to consider a motion. A motion to defer Application No. CDMP20250020 to no date certain was made by Board Member Lindor-Latortue. Board Member Lawrence seconded the motion. The motion passed unanimously 4-0 as follows:

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

III. AGENDA ITEMS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Adjournment

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

Respectfully submitted,


 Rosa Davis, Secretary

APPROVED

By Jerry Bell at 3:31 pm, Jan 30, 2026

Holland & Knight

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

January 30, 2026

VIA ELECTRONIC MAIL

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

**RE: Lennar Homes, LLC / Application No. CDMP20250021 / Timeframe Extension
Request Pursuant to Sec. 2-116.1(3)(h)**

Dear Mr. Bell:

On behalf of Lennar Homes, LLC ("Applicant"), this letter serves as the formal request for an extension of time for the public hearing of the Comprehensive Development Master Plan ("CDMP") amendment application number CDMP20250021.

According to Miami-Dade County Code of Ordinances ("Code") Section 2-116.1(3)(h), the Board of County Commissioners shall hold one public hearing within 180 calendar days following the end of the relevant filing period unless a greater time is deemed necessary by the Board of County Commissioners; however, the Director may extend the time if requested by the applicant prior to the earliest deadline for the publication of required notices for the hearing before the Board of County Commissioners. According to the Code, the first public hearing before the Board of County Commissioners regarding this matter must take place no later than April 29, 2026 ("Timeframe"). However, the Code unilaterally empowers the Director with authority to extend this Timeframe if requested by the Applicant.

The Applicant requests an approximate one-month extension of the Timeframe to May 29, 2026, contingent on the schedule of hearings. The Applicant seeks this extension as a result of notice that, due to scheduling conflicts, the earliest the County can schedule this matter for a hearing at the Board of County Commissioners is May of 2026.

Thank you for your consideration of this matter. Should you have any questions, please do not hesitate to contact me at (305) 789-7783.

Sincerely,
HOLLAND & KNIGHT LLP

A handwritten signature in blue ink, appearing to read 'Hugo P. Arza', with a long horizontal flourish extending to the right.

Hugo P. Arza, Esq.

Enclosures

Cc: Ms. Lourdes Gomez, AICP
Mr. Garrett Rowe
Ms. Rosa Davis
Mr. Rommel Vargas
Abbie Schwaderer Raurell, Esq.
Amanda Naldjeff, Esq.
Erica C. Adams, Esq.

RESOLUTION NO. 26-3

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING
ADVISORY BOARD ACTING AS THE LOCAL PLANNING
AGENCY ISSUING RECOMMENDATION TO THE BOARD OF
COUNTY COMMISSIONERS REGARDING FINAL
DISPOSITION OF SMALL-SCALE OCTOBER 2025 CYCLE
APPLICATION NO. CDMP20250021 TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN

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

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

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

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

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

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

WHEREAS, small-scale Application No. CDMP20250021 was filed by a private party in the October 2025 Cycle of Applications to amend the CDMP and is contained in the document titled "October 2025 Cycle of Applications to Amend the Comprehensive Development Master Plan," dated November 2025, and kept on file with and available upon request from the Department; and

WHEREAS, October 2025 Cycle Application No. CDMP20250021 requested adoption, if eligible, to be processed as a small-scale CDMP amendment; and

WHEREAS, as required by section 2-116.1, Code of Miami-Dade County, the Department has published its initial recommendation in a report titled "Initial Recommendation to Amend the Comprehensive Development Master Plan" for Application No. CDMP20250021 dated March 2026, which is kept on file and available for inspection upon request from the Department; and

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

WHEREAS, Application No. CDMP20250021 requested to be processed concurrently with Zoning Application No. Z2025000256; and

WHEREAS, in accordance with the applicable County procedures, the affected Community Council has conducted an optional public hearing pursuant to section 2-116.1(3)(e) to address the referenced Application that would directly impact its council area and issued recommendation on the referenced application to the Planning Advisory Board and the Commission; and

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

WHEREAS, the applicant for Application No. CDMP20250021 requested extension of time, which was approved by the Director and are included in a supplement report to the Application entitled "Additional Items"; and

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

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

This Agency hereby makes the following recommendation to the Commission regarding the adoption of small-scale Land Use Plan map Application No. CDMP20250021.

Application Number	Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP	• Recommended Action on Small-Scale Amendment
CDMP20250021	Lennar Homes, LLC / Hugo P. Arza, Esq. and Amanda Naldjieff, Esq., Holland & Knight LLP / Generally located between SW 272 Street and SW 278 Street and between SW 157 Avenue and SW 159 Avenue / ±40.16 gross acres / ±39.75 net acres <u>Requested Amendment to the CDMP</u> 1. Redesignate the application site: From: "Estate Density Residential" (1 to 2.5 dwelling units per gross acre) To: "Low Density Residential" (2.5 to 6 dwelling units per gross acre) 2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.	Adopt with acceptance of the proffered Declaration of Restrictions
Small-Scale Amendment		

The motion to Adopt with acceptance of the proffered Declaration of Restrictions was moved by Board member Rogers. Board Member Thomas seconded the motion. The motion passed 7 to 0 as follows:

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

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

Local Planning Agency
April 20, 2026
Page 5

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

 for

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

PLANNING ADVISORY BOARD MINUTES

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

April 20, 2026, 10:00 AM

Planning Advisory Board Members

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

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

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

Department of Regulatory and Economic Resources (RER) Staff Present

Planning Division

Alex Dambach, Planning Development Manager, Metropolitan Planning
Rosa Davis, Planning Section Supervisor, Metropolitan Planning
Robert Hesler, Planning Section Supervisor, Planning Research
Vinod Sandanasamy, Strategic Metro Planner, Long Range and Neighborhood Planning
James McCall, Strategic Metro Planner, Long Range and Neighborhood Planning
Alex David, Strategic Metro Planner, Long Range and Neighborhood Planning
Noel Stillings, Principal Planner, Metropolitan Planning
Rommel Vargas, Senior Planner, Metropolitan Planning
Ivo Rondinoni, Senior Planner, Metropolitan Planning
Lorenzo Vieto, Senior Planner, Metropolitan Planning

Division of Environmental Resources Management

Christine Velazquez, Division Chief, Code Coordination and Environmental Initiatives
Ninfa Rincon, Chief, Code Coordination and Public Hearings

Other County Staff Present

Luis Reyes, Assistant County Attorney, County Attorney's Office
James Ferguson, Assistant Director, Planning & Regulatory Compliance, Water and Sewer Department
Carlos Lopez, Park Planner II, Parks, Recreation and Open Spaces Department

CALL TO ORDER AND OPENING STATEMENTS

The Planning Advisory Board (PAB) public hearing was called to order at 10:05 p.m. by PAB Chair McRea. Chair McRea introduced himself and, after leading the Pledge of Allegiance, requested that staff conduct a roll call. Ms. Noel Stillings conducted the roll call and confirmed that quorum was met, with eight members present.

At Chair McRea's request, Ms. Stillings read a statement from former PAB member Ms. Lynette Cardoch, who recently resigned from the Board. In her statement, Ms. Cardoch expressed her appreciation for her opportunity to serve, commended her fellow board members for their respectful discussion that shaped better outcomes for the community and urged continued consideration of the importance of the Urban Development Boundary.

PAB Chair McRea welcomed the three new Board members: Mr. Solomon Genet, Mr. Ivo Fernandez, Jr. and Mr. Michael Gongora - each of whom provided a brief introduction.

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

PAB Chair Lago reviewed the procedures and objectives of the public hearing and formally welcomed the public. Chair Lago stated for his Chair's Report that he welcomed the new Board members and called upon Ms. Rosa Davis to introduce the first application.

Opening Statement by County Staff

Ms. Rosa Davis, Planning Section Supervisor, introduced herself, noted the absence of Mr. Bell and Mr. Rowe, and welcomed the new Board members.

Ms. Davis requested Ms. Noel Stillings to present Application No. CDMP20250007.

MAY 2025 CYCLE APPLICATION

APPLICATION NO. CDMP20250007 (GPC Miami Business Park, LLC)

Ms. Noel Stillings, Principal Planner, presented Application No. CDMP20250007, filed by GPC Miami Business Park, LLC. She described that the approximately 84.80-acre triangular site is located west of the Turnpike between SW 186 Street and SW 196 Street (formerly American Bankers Insurance Company). She noted that roughly 79 acres are designated "Office/Residential" permitting office and limited residential uses, while the remaining 5 plus acres are designated "Low-Medium Density Residential". Ms. Stillings stated that the site was approved as a Development of Regional Impact (DRI) by the Board of County Commissioners (BCC) in 1981. The existing DRI caps development at: 470,000 square feet of office uses; 30,000 square feet of warehouse space; a 250-room hotel; and a 330-student daycare facility.

The applicant is requesting to redesignate approximately 81 acres of the site to: "Industrial and Office"; 2-plus acres in the northern portion to "Business and Office"; and approximately 1.3 acres to "Low-Medium Density Residential". The applicant's proposed Declaration of Restrictions (covenant) would limit development to: 1,091,500 square feet of industrial uses; 20,000 square feet of retail uses; 75,000 square feet of office space; 75,000 square feet of multipurpose recreational facility uses, and a 50-room hotel. This CDMP amendment is being processed

concurrently with zoning application No. CDMP2025000117 to modify the existing DRI to allow the proposed development.

Staff recommendation is to Transmit with Acceptance of the Declaration of Restrictions, noting the proposal represents infill consistent with CDMP policies inside the Urban Development Boundary.

Ms. Stillings noted that the Department of Environmental Management (DERM) identified a significant 2-plus acre pine rockland area requiring preservation of rare plant and wildlife species and explained that the applicant committed to preserve the 2-acre area in the proffered covenant. She also noted that the requested redesignation could allow up to 16 townhouses or 54 apartments on the site, and due to its location between a quarter- and a half-mile of the South Dade Transitway, could utilize the CDMP mixed-use provisions. The state Live Local Act could allow residential development at much higher densities. Regarding traffic, Ms. Stillings explained that the traffic impact study indicated the proposed project would affect a segment of the Florida Turnpike, a critical hurricane evacuation route already operating below its adopted Level of Service standard. Accordingly, the CDMP requires the applicant to provide proportionate fair-share mitigation. As the applicant is proposing a state-of-the-art logistics park, resulting in more intensive traffic generation than standard warehouse traffic codes, Staff requested additional analysis. Ms. Stillings clarified that the applicant's estimate of 4,000 jobs included those jobs for construction of the facility, and that the project is expected to generate just over 2,000 recurring jobs once operational.

Ms. Stillings reviewed their public participation outreach and outlined the next BCC public hearing for the application and future steps in the process.

Ms. Tracy Slavens, the applicant's legal representative, delivered a presentation highlighting the merits of the application. She reviewed the history of the American Bankers Insurance Group, also known as Assurant and explained pre-COVID pandemic the corporate campus had a daily 2,500 employee population, but post-pandemic that transitioned to only 150 on-site employees with the remaining now working from home. Ms. Slavens stated about two years ago Miami-Dade County had the property under contract to relocate the South Miami-Dade Government Center here, but that deal did not occur and her applicant, GPC Miami Business Park, is the contract purchaser.

Ms. Slavens explained that the proposal aims to revitalize the site by developing it into a modern logistics, commerce, and employment hub that meets a significant industrial land shortage in South Dade. She identified its strategic location adjacent to the Turnpike and major transportation corridors and reviewed how the 80-plus acre site would accommodate a logistics park supported by office, warehouse, hotel, recreational, and limited convenience retail uses. Ms. Slavens explained the north and northwest Parcels (A and C) are planned for small-scale commercial uses, and perhaps a potential park expansion into the County's adjacent park, while Parcel B would contain the core development. The applicant emphasized that the project maintains the vested 903 PM peak-hour trips from the existing DRI by balancing office reductions with increased warehouse space, resulting in no traffic impact increase and reduced water and sewer demand. Ms. Slavens referenced her proffered covenant that includes preservation of the pine rockland and commitment to wildlife species surveys. She discussed the site's potential to enhance economic opportunity, reduce commute burdens, and support long-term economic growth in the South Dade area. Ms. Slavens identified a need for industrial land, and cited the industrial jobs being eliminated at the nearby Amazon warehouse. She stated the project will promote transit

ridership by including Zoning conditions to encourage commuter incentives such as carpooling and shuttles to the South Dade Transitway.

Board members discussed the application and questions were raised regarding: the recommendation to "Transmit" rather than "Adopt" the application; the traffic impact of the project on the Turnpike as a Hurricane Evacuation Route and related proportionate share; potential tenants; trip distribution; hotel size; and the traffic equivalency matrix.

Ms. Slavens also mentioned their public outreach of over 800 letters and several community meetings.

Chair McRea opened the public hearing. One member of the public spoke in favor of the application for bringing jobs to the south Miami-Dade area. Having no other public present, Chair McRea closed the public hearing.

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

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

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

OCTOBER 2025 CYCLE APPLICATION

APPLICATION NO. CDMP20250021 (Lennar Homes, LLC)

Mr. Ivo Rondinoni presented Application No. CDMP20250021, filed by Lennar Homes, LLC. The site is located in Commission District 8, on an approximately 40.16-acre site bounded by SW 278 Street to the south, SW 272 Street to the north, SW 157 Avenue to the east, and SW 159 Avenue to the west. The site is within the Urban Development Boundary but abuts it on the north side of the property. The site is currently an avocado grove. There is also a concurrent zoning application. Staff explained that the property is currently designated "Estate Density Residential", permitting one to 2.5 dwelling units per acre, or up to 100 residential units on the site. The applicant is requesting a redesignation to "Low Density Residential", which permits 2.5 to 6 dwelling units per acre, and would allow up to 240 units. However, the applicant has proffered a Declaration of Restrictions limiting development to 185 residential dwelling units, or approximately 4.6 units per acre, which is below the maximum permitted density. Staff further noted that a portion of the site is located within one-half mile of the South Dade Transitway SMART Corridor. The applicant's proffered covenant includes commitments to a density limitation, connection to public water and sanitary sewer services, completion of an endangered species survey, and environmental monitoring and restoration.

Staff found the application consistent with CDMP land use policies supporting infill development within the Urban Development Boundary and recommended adoption with acceptance of the

proffered Declaration of Restrictions. The Redland Community Council similarly recommended adoption with acceptance of the proffered Declaration of Restrictions.

Mr. Hugo Arza, the applicant's legal representative, presented the application and thanked staff for their recommendation of support. He described the request as a modest infill residential development that transitions the site from "Estate Density Residential" to "Low Density Residential", while voluntarily limiting the density to 185 units. Mr. Arza emphasized the site's proximity to the South Dade Transitway, noting that although portions of the property could qualify for significantly higher density mixed-use development under CDMP provisions, the proposed development intentionally remains low in intensity due to its location further from the corridor. He described a graduated density pattern in the surrounding area, with higher densities located closer to the transitway and decreasing as development moves outward, and stated that the proposal is consistent with that pattern. The proposed development consists of a single-family residential community, including approximately 185 homes, with estate-sized lots along the northern and western boundaries to buffer adjacent estate residential neighborhoods and smaller interior lots. Mr. Arza noted that approximately 39 estate lots are proposed to provide compatibility and transition to existing development. He also discussed the applicant's commitment to environmental review and monitoring, including wildlife surveys and remediation, if necessary.

Mr. Arza outlined the applicant's public outreach efforts, which included 12 letters of support from local businesses, door-to-door outreach to nearby residents, and ongoing communication with neighbors through related development projects in the area. He stated that the proposal supports CDMP policies encouraging infill development, maintains compatibility with surrounding uses, and provides homeownership opportunities without creating adverse impacts to infrastructure or environmental resources, and requested a favorable recommendation consistent with staff and Community Council recommendations.

Chair McRea opened the public hearing. As no member of the public spoke on the application, Chair McRea closed the public hearing.

Board Members expressed support for the application and commended the applicant for the project design. It was noted the importance of providing homeownership opportunities in proximity to the transit corridor, rather than exclusively higher-density residential development. Also highlighted was the appropriate transition of density away from the transitway and the use of estate-sized lots along the perimeter to buffer adjacent neighborhoods. Additional comments emphasized the project's compatibility with surrounding land uses and the thoughtful gradation of density.

The motion to Adopt with acceptance of the proffered Declaration of Restrictions was moved by Board Member Rogers. Board Member Thomas seconded the motion. The motion passed 7 to 0 as follows:

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

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

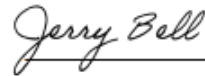
STAFF ANNOUNCEMENTS

Ms. Davis reiterated past presentations and updates given to the PAB on the progress of the seven-year update to the CDMP, the Evaluation and Appraisal Report (EAR) process, and invited them to the EAR Task Force's 2:30 p.m. public meeting today at the County's main library. Since the previously scheduled May 4 PAB meeting is being cancelled, the next PAB meeting will be on June 1, 2026, at 2:00 p.m. Ms. Davis discussed the handout given to Board members that listed the results of the PAB actions as well as community council and BCC actions. She concluded Staff Announcements by again welcoming the new Board members and also thanking the existing members for their attendance and reviewing the CDMP applications, and helping the County grow and prosper.

ADJOURNMENT

Having no further business before the PAB, Chair McRea adjourned the meeting at 11:10 a.m.

Respectfully submitted,

 for

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