

Memorandum



Date: September 24, 2026

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

From: Daniella Levine Cava
Mayor

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

Supplement No. 2
Agenda Item No. 4(A)

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

The following supplemental information is provided to the Board of County Commissioners regarding October 2025 Cycle Application No. CDMP20250022 to amend the Comprehensive Development Master Plan (CDMP). The information includes: (Exhibit 1) Additional items II addressing Application No. CDMP20250022 received by the Department of Regulatory and Economic Resources.

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

Roy Coley
Deputy Mayor

ADDITIONAL ITEMS II
2025 OCTOBER APPLICATION NO. CDMP20250022
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
(Consisting of materials received August 25, 2026)

ITEMS	PAGE NO.
Letter from Applicant with revisions to the proposed text amendment, submitted August 25, 2026	A-1

James R. Williams, Jr.
Shareholder
(305) 376-6008
jameswilliams@Gunster.com

August 25, 2026

VIA ELECTRONIC DELIVERY

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

**Re: Transmittal Letter of Approved Final Text / Midwest REO V LLC /
Application No. CDMP20250022**

Dear Mr. Bell:

The undersigned represents Midwest REO V LLC (the “Applicant”) in connection with the Comprehensive Development Master Plan (“CDMP”) Amendment identified by CDMP Application No. CDMP20250022 (the “Application”). As you are aware, we collaborated with you and your staff to finalize the proposed application language. We understand the proposed language, attached as **Exhibit “A”** to this letter (the “Approved Final Text”), was reviewed and approved by your office. The purpose of this letter is to formally transmit the Approved Final Text for inclusion in the application file and the staff report for consideration by the Board of County Commissioners at the September 24, 2026 meeting.

We respectfully request that your office confirm receipt of this letter and the enclosed Exhibit “A” and confirm that the Approved Final Text will be incorporated into the staff report in advance of the September 24, 2026 hearing. Should you have any questions or require additional information, please do not hesitate to contact me at (305)376-6008 or jameswilliams@Gunster.com, or my associate, Catherine Carbonell, Esq., at (786) 477-6558 or ccarbonell@gunster.com.

Respectfully submitted,

GUNSTER



James R. Williams Jr., Esq.

Encl: Exhibit “A” – Approved Final Text

CC: Catherine M. Carbonell, Esq.
Rosa Davis, Planning Section Supervisor
Alex A. David, AICP, Strategic Metro Planner

Exhibit A
Approved Final Text

Business Support Centers. Within the Business and Office category, the integration of light industrial uses with commercial and office uses are permitted through the development of a Business Support Center; provided, however, that telecommunications hubs or data centers shall not be permitted. A Business Support Center is intended to connect and support surrounding commercial and office uses and create a synergistic relationship between businesses and industries that rely on each other for the exchange of goods, ideas, and services to allow for the efficient use of shared resources and infrastructure. A Business Support Center allows for development that vertically incorporates light industrial uses such as, but not limited to, warehouses, logistics facilities and last-mile fulfillment center uses with commercial and office uses on property that: 1) contains a minimum of 5 acres and a maximum of 10 acres; 2) has direct access to a Major Roadway, as identified on the CDMP Land Use Plan map; 3) is within a one-mile radius of a CDMP Land Use Plan map designated Terminals; and 4) is not within a 660-foot distance of property designated on the Land Use Plan map as residential, as measured from the centerline of abutting rights-of-way. Development of a Business Support Center must be designed to be compatible with and not detrimentally impact adjacent or adjoining development and zoning and may be limited when necessary to protect adjacent and adjoining uses from impacts such as excessive noises, odors, vibrations, dust, and fumes. Business Support Centers may utilize liberal permanent buffering or other site planning or design features to ensure compatibility with any adjoining and adjacent uses. Light industrial uses shall be compatible with the commercial or office uses within the Business Support Center. The light industrial uses shall comprise no more than 90 percent of the total Business Support Center floor area, and a minimum 10 percent of the total floor area shall be commercial and/or office uses, such as but not limited to professional offices, general retail, restaurants, and personal service establishments.