

Memorandum



Date: September 24, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Supplement
Agenda Item No. 7(A)

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

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

Roy Coley

Roy Coley
Deputy Mayor

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

APPLICATION SUMMARY

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

RECOMMENDATIONS

Staff Final Recommendation:	ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (August 2026)
Staff Initial Recommendation:	TRANSMIT WITH ACCEPTANCE OF THE APPLICANT'S PROFFERED DECLARATION OF RESTRICTIONS (March 2026)

Redland Community Council (CC14):	TRANSMIT WITH ACCEPTANCE OF THE APPLICANT'S PROFFERED DECLARATION OF RESTRICTIONS AS RECOMMENDED BY STAFF (March 11, 2026)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	TRANSMIT WITH ACCEPTANCE OF THE APPLICANT'S PROFFERED DECLARATION OF RESTRICTIONS (April 20, 2026)
Transmittal Action of Board of County Commissioners	TRANSMIT WITH ACCEPTANCE OF THE APPLICANT'S PROFFERED DECLARATION OF RESTRICTIONS (June 2, 2026)
Final Action of Board of County Commissioners:	TO BE DETERMINED (September 24, 2026)

Staff's final recommendation is to **ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** the proposed standard amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map to redesignate the ±84.80 gross/±79.10 net acres application site from "Office/Residential" and "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre) to "Industrial and Office", "Business and Office" and "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre); and 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. The final recommendation is based on the staff analysis summarized in the Principal Reasons for Recommendation below:

Principal Reasons for Recommendation:

1. Staff recommends approval of the application as the prior concerns regarding potential negative impacts to environmental resources on site and the projected roadway impacts have been adequately addressed through additional and revised commitments included in the Applicant's proffered Declaration of Restrictions (covenant). The revised proffered covenant proposes to enhance preservation of an on-site pine rockland beyond a current requirement established through the 1981 approved, and subsequently modified, American Bankers Insurance Group Development of Regional Impact (DRI) that authorized an office park development for the site, in addition to ensuring the traffic impacts do not exceed that of the previously approved development. The application is being processed concurrently with Zoning Application No. Z2025000117, which seeks to modify the existing DRI Development Order to allow the proposed uses identified in Reason No. 1 of Principal Reasons for Initial Recommendation on page 4 below.

Staff previously noted a portion of the application site contains pine rocklands habitat within which several threatened and endangered plant species were identified upon two separate visits to the site (February 2 and April 29, 2026). Pine rockland are a globally imperiled habitat occupied by numerous listed threatened and endangered species and are required to be preserved pursuant to Section 24-49 of the County's Code and by several policies of the CDMP, including Conservation, Aquifer Recharge and Drainage Element Policy CON-8D. While Condition No. 3A of the American Bankers DRI development order, originally approved through Resolution Z-186-81, require preservation of ±2-acre pine rockland, the proffered covenant proposes to maintain a minimum ±2.75 acres of the pine rockland as a Pine Rockland Preserve, an increase from 2 acres to ±2.75 acres. The Applicant's proffered covenant now requires the ±2.75 acres of pine rockland to be preserved and maintained, be kept free of exotic species, with an adjacent 15-foot buffer, fencing and signage. Also, the covenant commits to the conduct of endangered species surveys, subject to review and approval by the County, prior to any tree-removal permit and consideration of wildlife best-management practices to minimize construction impacts. Accordingly, the commitments in the proffered covenant have adequately addressed Staff's concerns.

Staff previously noted that three roadway segments are operating below their adopted LOS standards and will be impacted by the traffic from the proposed development but that mitigation of the impacts is not required, except for impacts to the Turnpike, because the traffic impacts are not significant, as they are below 5% of the maximum service volume capacity for each roadway segment. The mitigation of impacts to the Turnpike was noted to be required given it is a hurricane evacuation route. However, it has now been demonstrated by the Applicant that the projected traffic impacts from the proposed development are within the thresholds of impacts provided for, including mitigation, under the previously approved DRI, and therefore no further traffic mitigation is required. The threshold of traffic impacts is a maximum of 903 net external PM peak-hour vehicle trips (Trip Cap) to which development of

the site is limited by a condition in the proffered covenant. In addition, the Applicant updated the proffered covenant to incorporate the appropriate land uses, such as high-cube parcel hub warehouse and multipurpose recreational facility, to ensure that the simultaneous increase and decrease of uses (interchanging of square footages between uses) provided for in the covenant will occur within the Trip Cap.

2. The Florida Department of Commerce (FloridaCommerce), in its capacity as the State Land Planning Agency (SLPA), and the other state and regional reviewing agencies (Reviewing Agencies), upon their review of the application, issued comments identifying no significant impacts from the application, if it were to be approved. On June 2, 2026, the Board of County Commissioners (BCC) held its first public hearing and approved the transmittal of the application with the proffered Declaration of Restrictions (covenant) to the SLPA and the other Reviewing Agencies, as required by Chapter 163.3184, Florida Statutes, for their review and comments. No objections were raised against the application by any reviewing agency, or by any affected party. However, the South Florida Water Management District (SFWMD) and the South Florida Regional Planning Council (SFRPC) offered technical assistance comments, which will not form the basis of any challenge to the application if it is ultimately adopted. Additionally, the Florida Fish and Wildlife Conservation Commission highlighted the presence of pine rockland habitat and the potential occurrence of the Rim Rock crowned snake, requesting that work to be stopped and sightings reported to FWC if the species is observed on site, which is appropriately addressed by the commitments in the Applicant's proffered covenant. The comments from the Reviewing Agencies are summarized and addressed in the "State and Regional Reviewing Agency Summary Comments and Responses" on page 12 herein and are presented in Appendix B on page 33.
3. The basis for Staff's Final Recommendation is outlined above and in the original analysis of the application included in the *Initial Recommendations* report, dated March 2026, as updated herein. The Principal Reasons, as published in the *Initial Recommendations* report, are presented below. The full Initial Recommendation report and other documents related to the application may be accessed through the following link: https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/9b1fd3d7-2f2f-4426-af08-9b6c759b7e80?tab=attachments.

Principal Reasons for Initial Recommendation:

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

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

2. According to Zoning records for this site, DRI conditions from 1981 and a recent assessment of the site by the County's Department of Environmental Resources (DERM), the application site contains longstanding pine rocklands (a globally imperiled habitat), as well as other threatened or endangered species. The environmental review conducted by DERM identified these unique pine rocklands and recommended specific covenant language, including possible conveyance to the County. During a site visit from DERM, staff identified in the pine rocklands rare and threatened and endangered plant species. These unique plants included coontie plants, with indications suggesting the presence of rare *Atala* butterflies and pineland croton, the sole larval host plant for the federally-listed endangered Bartam's hairstreak butterfly. The application site is also located within the U.S. Fish and Wildlife Service consultation area for the federally endangered Florida bonneted bat (*Eumops floridanus*) which may utilize the application site for foraging, nesting, and roosting. The Florida bonneted bat is largely urban and known to forage and socialize over dark, open spaces adjacent to natural areas such as open water, forested areas, wetlands, and areas with significant tree resources. DERM noted that folio no. 30-6006-034-0010 to the south of the pine rockland, also may contain rare, threatened and endangered plant species. This folio also contains the ± 11.83 -acre lake proposed to be filled in by the applicant, and whose possible presence of threatened or endangered wildlife or plant species is unknown. As per DERM's request, the applicant has proffered a condition in the CDMP covenant committing to establish a pine rockland preservation area ("Pine Rockland Preserve") with a minimum size of 2.0 contiguous acres. The applicant is also committing to submit a wildlife survey, prior to the issuance of a tree removal permit, to determine the absence or presence of listed wildlife species on the site.
3. Approval of the application would be generally consistent with the criteria set forth in CDMP Land Use Element Policy LU-8E for evaluating Land Use Plan map amendment applications. Policy LU-8E requires LUP map amendment applications to consider factors such as: (i) the proposed amendment's ability to "[s]atisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;" (ii) whether the proposed amendment would "[e]nhance or impede provision of [public] services [or facilities] at or above adopted LOS Standards;" (iii) whether the proposed amendment would "[b]e compatible with abutting and nearby land uses;" (iv) whether the proposed amendment would "[e]nhance or degrade environmental or historical resources;" (v) whether the proposed amendment would "[e]nhance or degrade systems important to the County as a whole;" and (vi) whether the

proposed amendment would “promote transit ridership and pedestrianism” pursuant to Objective LU-7 and associated policies. Each factor is discussed below:

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

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

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

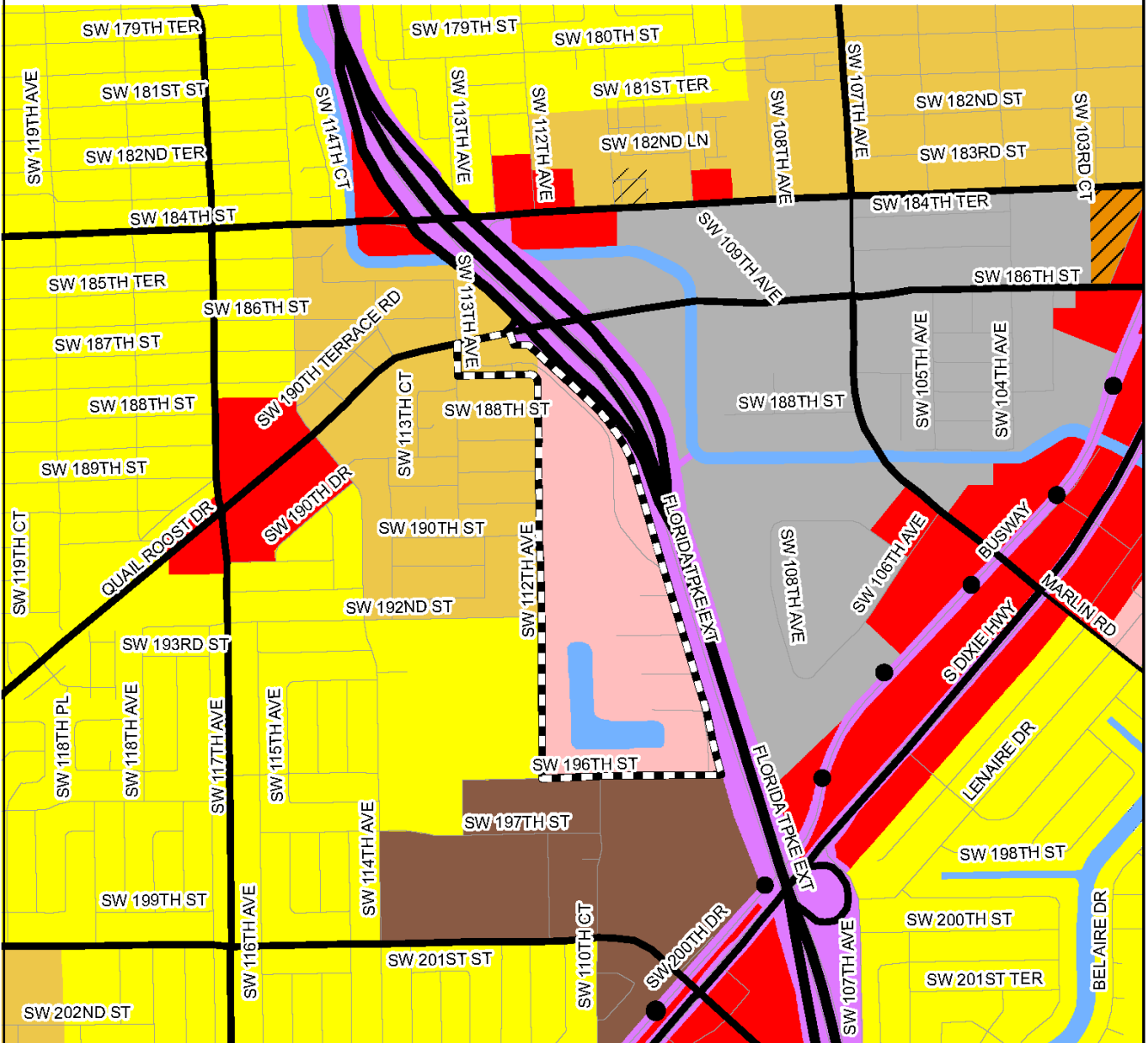
The Applicant’s traffic study analyzes the existing and DRI conditions and the proposed development program and provided traffic impact analysis for the short-term (year 2028) and the long-term (year 2045). The applicant’s short-term analysis shows that all roadways impacted by the proposed development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

analysis necessary to evaluate potential impacts on traffic circulation near the school located immediately west of the site (see “Roadways” section on page 41).

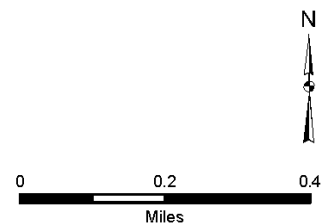
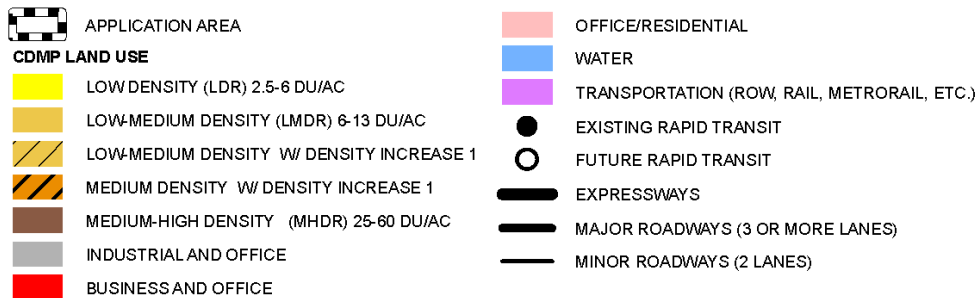
- iii. *Compatibility:* The proposed development of the site, if the requested application is approved with the proffered covenant, would be generally compatible with the existing community. To the north lie established single-family neighborhoods and a religious facility, while the west includes a County park, a range of residential housing types, and nearby public school and park facilities. The southern and southeastern areas are characterized by multi-family communities and additional public housing, and light industrial, warehouse, automotive, self-storage, and utility-related uses are located northeast and south of the C-1N Canal. This mix of adjoining uses, combined with the site’s physical separation, supports the site’s compatibility within the broader land use context (see “Existing Land Use” map on page 9 and “CDMP Land Use” plan map on page 10).
- iv. *Environmental and Historic Resources:* The subject application, if approved, would not affect any historic resources, but will impact environmental resources. DERM review and Zoning records identified a longstanding pine rockland habitat, a globally imperiled community, in the northeast corner of the site. DERM’s review confirmed the presence of rare, threatened, and endangered plant species, including coontie with indications of *Atala* butterflies, and pineland croton, the sole larval host for the federally endangered Bartram’s hairstreak butterfly. DERM also identified that the adjacent folio, which contains the approximately 11.83-acre lake proposed for filling, may similarly support sensitive species, unknown at this point. The site also lies within the U.S. Fish and Wildlife Service consultation area for the federally endangered Florida bonneted bat, which may utilize the property for foraging, nesting, and roosting. The applicant has addressed these issues by committing to establish a 2-acre pine rockland preserve and committing to conduct a submit a wildlife survey to determine the if there are any wildlife species on the site.
- v. *Enhance or Degrade Countywide Systems:* The application if approved with acceptance of the proffered covenant, would not degrade any Countywide system, except for roadways, but as explained in Reason No. 3ii, the applicant will need to include a condition in the proffered covenant committing to enter into a proportionate share agreement with the County to mitigate impacts to the HEFT. All Countywide systems have sufficient capacity to absorb the impacts that would be generated by the proposed development.
- vi. *Transit Ridership and Pedestrianism:* The application if approved, would support transit ridership and pedestrian activity. It is served directly by Metrobus Route 97 at a stop located at SW 112 Avenue and SW 196 Street, ±100 feet (a 1-minute walk) from the application site, as well as Metrobus Routes 52 and 137, located at SW 117 Avenue and SW 189 Street and at SW 200 Street and SW 117 Court, respectively, within 0.6 to 0.8 miles (15- to 19-minute walks). The application site also is within 0.5 miles (a 10-minute walk) of the South Dade Transitway Gold Standard BRT (Bus Rapid Transit) station at SW 200 Street, which is served by Metrobus Routes 34, 38, 39, and 107. Of note, the BRT station at SW 200 Street is part of the Metro Express, the County’s first ever all electric BRT service. Service commenced on October 27, 2025. These referenced routes provide frequent service, including 10- to 12-minute AM/PM peak headways on Routes 34, 38, and 39, and 30-minute peak headways on Routes 52, 107, and 137. The proximity of multiple local and rapid transit services, including a Bus Rapid Transit (BRT) station, enhances multimodal access and supports opportunities for increased transit use and pedestrian connectivity as the area develops. The referenced BRT station is adjacent to the South Dade Trail, a 22-mile multi-use trail located within the South Dade Transitway right of way and provides enhanced pedestrian and bicycling opportunities along the corridor. Due to this proximity, the Transit Division of the Department of Transportation and Public Works (DTPW) has

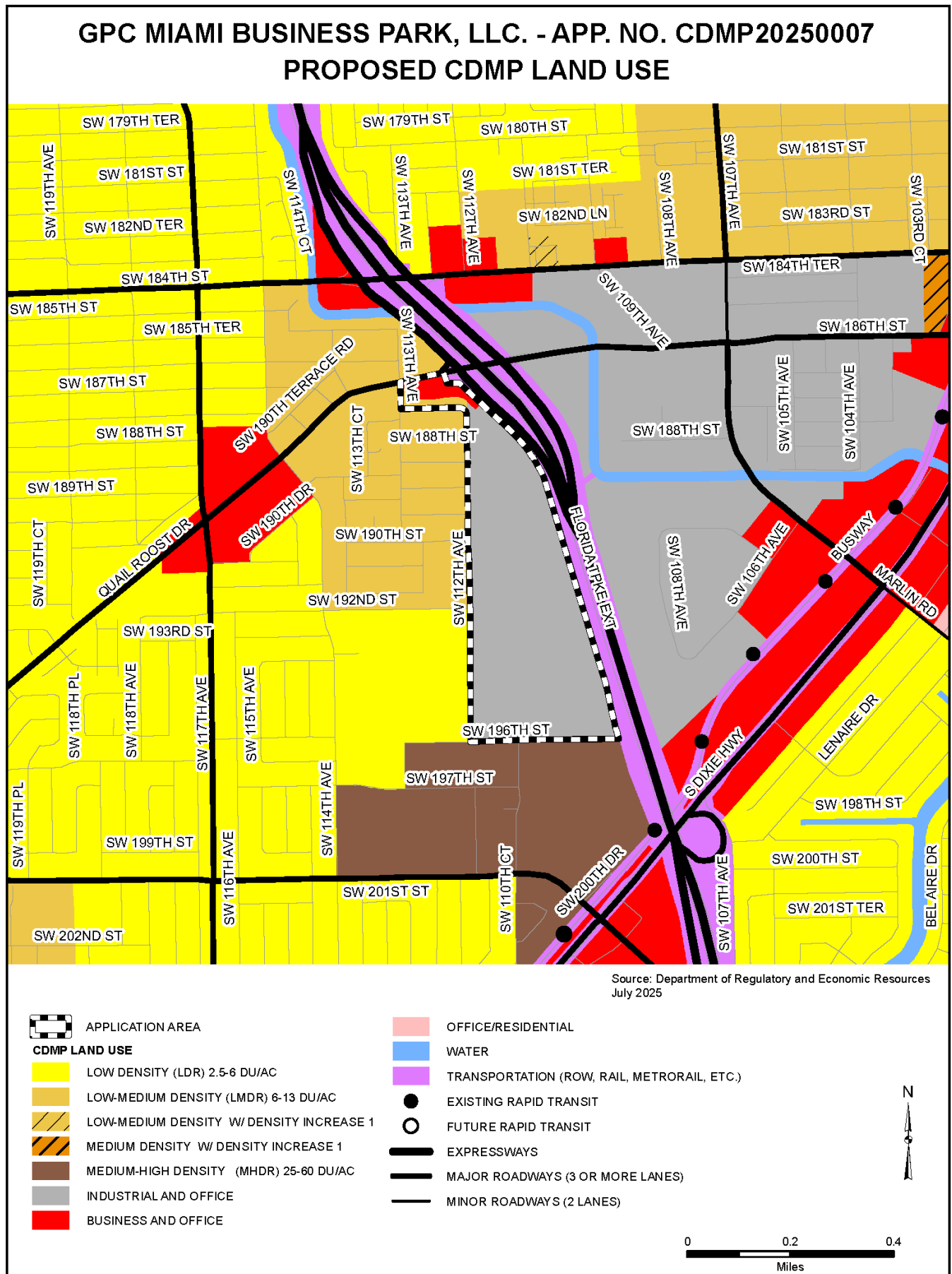
recommended the applicant work with DTPW and consider complete street design principles when designing the SW 112 Avenue Street section (see “Transit” section on page 49).

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



Source: Department of Regulatory and Economic Resources
July 2025





Staff Analysis

Background

The ±84.80 gross acre application site is primarily developed as an office park through the American Bankers Insurance Group Development of Regional Impact (DRI) and the application seeks to change the land uses to facilitate redevelopment of the site into a logistics center. Currently, ±79.62 gross acres are designated “Office/Residential” and ±5.18 gross acres designated “Low-Medium Density Residential,” and with development limited by the existing DRI order. The applicant proposes redesignating the site to “Industrial and Office” (±81.36 gross acres) and “Business and Office” (±2.14 gross acres), with ±1.30 acres retaining the existing “Low-Medium Density Residential” designation. The Applicant’s proffered CDMP Declaration of Restrictions proposes to limit development of the site to a mix of industrial/warehouse, commercial/retail, office, recreational, and hotel uses that is capped at a maximum of 903 net external PM peak-hour vehicle trips (Trip Cap). The proffered covenant also provides for interchange between the square footages for the various uses provided that the Trip Cap is not exceeded. The Trip Cap is the same as the maximum 903 net external PM peak-hour vehicle trips that were previously approved for the DRI and thereby operates to ensure the development currently proposed for the site will not generate additional roadway impacts beyond those of the DRI initially approved through Resolution Z-186-81 adopted by the Board of County Commissioners in 1981, and last amended through Resolution Z-180-95. This application is being processed concurrently with Zoning Application No. Z2025000117, which would modify the DRI Development Order to allow the proposed development.

On June 2, 2026, the Board of County Commissioners (BCC) held its first public hearing and approved the transmittal of the application to the SLPA and the other Reviewing Agencies for review and comment. The Reviewing Agencies reviewed the application in accordance with Section 163.3184(3), Florida Statutes, and issued correspondence between June 29, 2026 and August 6, 2026 identifying no adverse impacts to state and regional resources or facilities that would be generated by the application, if approved. Three of the agencies provided technical assistance and/or advisory comments.

The Florida Fish and Wildlife Conservation Commission (FWC) noted the application site contains suitable habitat for the Rim Rock crowned snake (*Tantilla oolicta*), most often found in pine rockland habitat, and encourages stoppage of work activities if the species is observed, and requested documentation be provided to the FWC of any sightings. The South Florida Regional Planning Council (SFRPC) recommends monitoring the transportation related impacts of land use applications on hurricane evacuation routes within a regional framework and suggest careful monitoring of impacts to pine rockland habitat, a resource of regional significance. The South Florida Water Management District (SFWMD) noted that the proposed development may require an Environmental Resource Permit and additional authorization may be required. The comments are presented in summary along with Staff’s responses in the “State and Regional Reviewing Agency Summary Comments and Responses” section on page 12 below and the correspondence are included in Appendix B: State and Regional Agency Review Comments and Applicant’s Response.

Changes to Application Since Transmittal

Subsequent to the transmittal hearing, the applicant addressed several of Staff’s prior concerns with the application concerning environmental and roadway impacts. Concerning the environmental impacts, the Applicant submitted a revised covenant that adequately addresses the pine rockland. Text was added to the covenant requiring the owner to preserve and maintain the pine rockland ±2.75-acre area and to provide a 15-foot native plant buffer along the

boundaries of the pine rockland, except along its boundaries adjacent to the Homestead Extension of Florida's Turnpike (HEFT). Regarding roadway impacts, the applicant revised the proffered covenant to update the P.M. Peak Hour Trip Generation Equivalency Matrix (Equivalency Matrix), included in Exhibit E: Trip Generation Equivalency of the proffered covenant, to include all uses considered for development on the site. The proffered covenant with the Equivalency Matrix provides that any square footage interchange between the uses is to occur based on specified vehicular trip generation rates for each use to ensure the maximum/ultimate development of the site does not exceed the Trip Cap, such as the high-cube parcel hub warehouse and the multipurpose recreational facility to account to changes to the base development program. For the proportionate share agreement for impacts to the Homestead Extension of Florida's Turnpike (HEFT), a hurricane evacuation route, it was determined that the traffic impacts and any associated fees were previously addressed under the original DRI and not required. Below is a summary of the proffered covenant conditions.

Proffered Declaration of Restrictions (Covenant)

The Applicant's proffered Declaration of Restrictions (covenant) caps development of the application site to a mix of uses that generates up to 903 net external PM peak hour trips (the Trip Cap) among other commitments to address the projected impacts from the proposed development (see Appendix A: Applicant's proffered Declaration of Restrictions). The following provides a summary of the commitments in the proffered covenant:

- ***Permitted Uses:*** Outlines the base program of development for the site that is inclusive of
 - 1,091,500 square feet (sq. ft.) industrial uses,
 - 20,000 sq. ft retail uses,
 - 75,000 sq. ft office uses,
 - 75,000 sq. ft. multipurpose recreational facility, and
 - A 50-room hotel.
 - A Trip Generation Equivalency Matrix allows the uses to increase or decrease simultaneously, provided that in no event shall the total vehicle trips exceed 903 net external PM peak hour trips.
- ***Connection to Public Water and Sanitary Sewer:*** Requires connection to the public water and sanitary sewer and consistency with the consent decree for connections to the County's sewer system.
- ***Pine rockland:*** Requires a ± 2.75 -acre minimum "Pine Rockland Preserve" at northeast corner to be established and maintained as pine rockland.
 - Contains the legal description and sketch of the pine rockland preserve.
 - Requires prior to T-plat or issuance of tree removal permit, the pine rockland be established as a separate tract or parcel.
 - Requires owner to maintain and preserve the pine rockland and keep free of exotic vegetation.
 - Requires a 15-foot native plant buffer surrounding the pine rockland preserve (excepting the portion adjacent to the HEFT).
 - Includes condition for owner to voluntarily convey the pine rockland parcel to the County.
- ***Endangered Species Survey:*** Requires an endangered species survey prior to a tree removal permit to determine the absence or presence of threatened and endangered species.

State and Regional Reviewing Agency Summary Comments and Responses

Florida Fish and Wildlife Conservation Commission (FWC) Comments

The Florida Fish and Wildlife Conservation Commission (FWC) comments dated July 13, 2026 raised concerns about the presence of suitable habitat for the rim rock crowned snake (*Tantilla oolicta*) within the application site and emphasized the need to avoid impacts to this “cryptic species”. While the County’s referenced site visits to the pine rockland preserve did not include a sighting of this species, the FWC comments indicate that the species is “naturally secretive” and “not easily observed”.

The Applicant submitted a letter to the FWC dated August 12, 2026 acknowledging the FWC comments and states its agreement to the FWC recommendations regarding the rim rock crowned snake (see Applicant letter regarding Florida Fish and Wildlife Conservation Commission in Appendix B on page 43 herein). In addition, the Applicant’s proffered covenant aims to protect the pine rockland habitat for this and other species by creating a legally protected, perpetually preserved Pine Rockland Preserve, where development is prohibited. The covenant also mandates installation of a 15-foot buffer surrounding the pine rockland preserve. A funding mechanism for the pine rockland preserve is also required, which should help safeguard the sensitive habitat for the rim rock crowned snake as well as other wildlife that may utilize the pine rockland preserve

Furthermore, the covenant requires professionally recognized, County-reviewed wildlife surveys for listed species prior to any tree-removal permit. These surveys must be conducted within each development phase and may trigger revisions to site plans. The covenant also requires implementation of wildlife best management practices to minimize development impacts, aligning with FWC’s recommendation that construction activities stop if the species is observed onsite. These commitments substantially address FWC’s concerns by preserving the pine rockland habitat, requiring species-specific due diligence prior to any tree permit issuance, and ensuring protective measures during land-clearing and construction activities.

South Florida Regional Planning Council (SFRPC) Comments

The South Florida Regional Planning Council’s (SFRPC) comments dated July 20, 2026 raised two main regional issues: the cumulative transportation impacts on the HEFT, an important hurricane evacuation route, and secondly the need for careful monitoring of mitigation related to Pine Rockland habitat, which the SFRPC identifies as a resource of regional significance.

The Applicant’s proffered covenant caps development at 903 net external PM peak-hour vehicle trips, consistent with the currently approved DRI limit, and requires a trip-generation analysis with every development order to ensure that traffic impacts remain within the previously established Trip Cap threshold. Additionally, the covenant establishes a ±2.75-acre Pine Rockland Preserve, that is to be preserved and maintained in perpetuity, with a 15-foot buffer with fencing and signage, exotic-vegetation removal, long-term maintenance funding, and requiring an environmental survey be conducted prior to issuance of any tree removal permit.

South Florida Water Management District (SFWMD) Comments

The South Florida Water Management District (SFWMD) comments dated August 6, 2026 are advisory and emphasize that future development in the application site may require Environmental Resource Permits (ERPs) and other regulatory authorizations, necessitating coordination with the appropriate agencies.

The proffered covenant includes a condition requiring all development to connect to public water and sewer systems in full compliance with the County's Miami-Dade Water and Sewer Department (WASD) standards and Chapter 24 of the County Code. It also includes the reference to the Consent Decree Case No. 1:12-cv-24400-FAM (S.D. Fla) between the County, federal government and the state. These provisions ensure that water-supply, wastewater, and related environmental impacts will be reviewed and regulated through established permitting processes such as the ERPs.

ADDITIONAL ITEMS

APPENDIX A

APPLICANT'S PROFFERED DECLARATION OF RESTRICTIONS

RER - Planning Division
Reed. August 24 20226
May 2025 Cycle
App. CDMP20250007
GPC Business Park

This instrument was prepared by:

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

Subject Property Address:
11222 Quail Roost Drive
Miami, Florida 33157

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

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

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

WHEREAS, the Property is subject to a proposed amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") filed in the May 2025 Cycle and said amendment is identified as Application No. CDMP20250007 (the "Application"); and

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

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

WHEREAS, the Applicant seeks to re-designate ±2.14 gross acres (±1.43 net acres) of the Property from "Office/Residential" to "Business and Office" ("Parcel A", more particularly described in Exhibit "B") and ±81.34 gross acres (±77.39 net acres) of the Property from "Office/Residential" to "Industrial and Office" ("Parcel B", more particularly described in Exhibit "C") on the Miami-Dade County Comprehensive Development Master Plan adopted 2030 and 2040 Land Use Plan (the "LUP") map, however, no changes are proposed for the remaining ±1.30 gross acres (±0.28 net acres) of the Property ("Parcel C", more particularly described in Exhibit "D"); and

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

NOW, THEREFORE, in order to assure Miami-Dade County that the representations made by the Owner during the consideration of the Application will be abided by, the Owner freely, voluntarily,

and without duress makes the following Declaration of Restrictions covering and running with the Property:

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

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

2. **Connection to Public Water and Sanitary Sewer Service.** The Owner hereby acknowledges and agrees that the Property shall be connected to the public water and sewer system, at the Owner's expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the County Code and Miami-Dade Water and Sewer Department (WASD) rules, regulations, and design standards. The right to connect the Property to the County's sewage system is subject to the terms, covenants, and conditions set forth in court orders, judgments, consent orders, consent decrees, and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including but not limited to, the Consent Decree in the United States of America, the State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the “Consent Decree”), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.
3. **Pine Rockland.** The DRI includes an existing condition for the preservation of the Pine Rockland and the Owner acknowledges that a portion of the Property contains Pine Rockland, which is globally imperiled habitat found only in Miami-Dade and Monroe Counties. Regulatory and Economic Resources Division (“RER”) staff inspected the Property on February 2, 2026, and April 29, 2026, and verified that the site contains 2.75 acres of continuous pine rockland habitat. In order to ensure consistency with the CDMP, including, but not limited to, CDMP Conservation, Aquifer Recharge and Drainage Element (“CON”) policies CON-8D and CON-9A, the Owner shall conserve endangered, threatened, rare, and special concern species, and protect the pine rockland with unique features, including limestone rock substrate and geologic formations, by establishing pine rockland preservation area (the “Pine Rockland Preserve”). The Pine Rockland Preserve shall include the 2.75 acres of continuous pine rockland habitat and be surrounded by a 15-foot native plant buffer except for the area that abuts the Homestead Extension of Florida's Turnpike, located within the Property area identified in Exhibit “F”. The Pine Rockland Preserve shall remain in a natural state, free of exotic vegetation and be maintained as pine rockland habitat in perpetuity, protected from development. The Pine

Rockland Preserve shall be separated from the development areas of the Property through the installation of a fence and the placement of signage featuring the Pine Rockland Preserve.

The Owner shall establish the Pine Rockland Preserve as a separate tract or parcel by plat or another legal instrument (separate folio number), as may be acceptable to Miami-Dade County, prior to or simultaneously with the earliest of approval of any plat or tentative plat, or the issuance of any permit for tree removal on the Property, or any portion thereof. The Owner agrees to eradicate detrimental non-native and controlled plant species (i.e., exotics) from the Pine Rockland Preserve and to maintain the Pine Rockland Preserve within the minimum maintenance threshold of less than five percent (5%) cover of exotic vegetation. The Owner agrees to obtain a Tree Removal Permit from RER that authorizes the removal of exotic vegetation to maintain the Pine Rockland Preserve.

The Owner shall be responsible for creating a funding mechanism for maintenance of the Pine Rockland Preserve, which may include but is not limited to a property owners' association. Such entity shall provide for the maintenance of the Pine Rockland Preserve at its expense.

If the Owner wishes to convey the Pine Rockland Preserve to Miami-Dade County for perpetual preservation and maintenance of these areas, the Owner may make a written offer, by certified mail or other means of verified delivery, to the County to convey the Pine Rockland Preserve for use as a preservation area. Unless and until the Pine Rockland Preserve is conveyed to Miami-Dade County, all Owners of the Property, including all Owners of any portion of the Property that is subject to this CDMP application, shall be responsible for complying with all requirements related to the Pine Rockland Preserve, including, but not limited to, the preservation and maintenance of the pine rockland habitat.

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

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 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, Miami-Dade County (or successor municipality) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this Declaration is complied with.

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 Miami-Dade County (or successor municipality), and inspections made and approval of occupancy given by Miami-Dade County (or successor municipality), then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

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.

[Execution Pages Follow]

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

WITNESSES:

AMERICAN BANKERS LIFE ASSURANCE
COMPANY OF FLORIDA, a Florida corporation

By: _____

Name: Thomas Peters

Title: Assistant Vice President

Signature

Printed Name: _____

Signature

Printed Name: _____

STATE OF _____

COUNTY OF _____

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

By: _____

Notary Public, State of Florida

[Notary Seal]

EXHIBIT "A"

Overall Subject Property Legal Description:

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

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
prepared by:



HADONNE

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

EXHIBIT "A"

AMERICAN BANKERS OFFICE PARK ENTIRE SITE

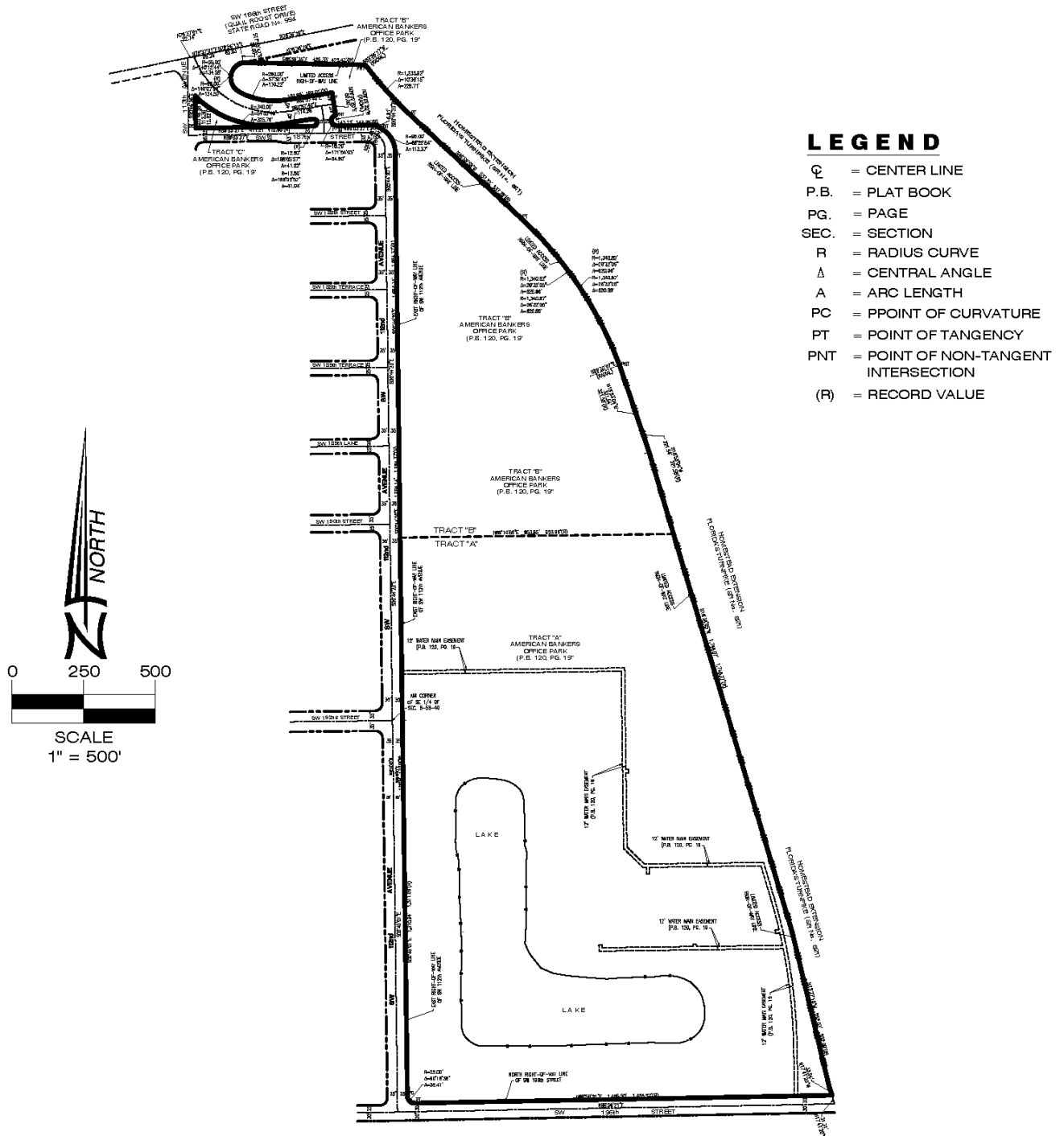


EXHIBIT "B"**Legal Description of Parcel A:**

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

COMMENCE at the intersection of the centerlines of Quail Roost Drive (State Road No. 994) and SW 113th Avenue, as shown on said Plat of AMERICAN BANKERS OFFICE PARK; thence N78°37'01"E along said centerline of Quail Roost Drive (State Road No. 994) for 122.00 feet; thence N78°56'13" for 65.83 feet; thence S11°03'47"E for 54.00 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence S88°59'35"E along a Limited Right-of-Way Line as shown on certain Florida Department of Transportation Right-of-Way Map for State Road No. 994, Section 87091-2503, last dated on June 1993, for 425.33 feet to a Point of Non-Tangent intersection of a circular curve to the left, concave to the Northeast (said point bears S53°36'17"W from the center of said curve); thence Southeasterly along the arc of said curve, having for its elements a radius of 1,235.92 feet, a central angle of 10°36'15", for an arc distance of 228.71 feet to a Point of Tangency; thence S46°59'58"E for 71.42 feet; thence S43°16'53"W for 22.12 feet; thence N46°13'01"W for 88.27 feet to a Point of Non-Tangent intersection of a circular curve to the left, concave to the Southwest (said point bears N41°28'58"E from the center of said curve); thence Northwesterly, Westerly and Southwesterly along the arc of said curve having for its elements a radius of 290.00 feet, a central angle of 50°31'48" for an arc distance of 255.75 feet to a Point of Tangency; thence S80°57'11"W for 2.27 feet; thence N09°02'20"W for 8.02 feet; thence S80°57'40"W for 161.99 feet to a Point of Curvature of a circular curve to the right, concave to the Northeast; thence Southwesterly, Westerly and Northwesterly along the arc of said curve, having for its elements a radius of 260.00 feet, a central angle of 37°30'43" for an arc distance of 170.22 feet to a Point of Compound Curve of a circular curve to the right, concave to the Southeast; thence Northwesterly, Northerly and Northeasterly along the arc of said curve, having for its elements a radius of 55.00 feet, a central angle of 140°12'44" for an arc distance of 134.58 feet to the Point of Beginning.

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
prepared by:

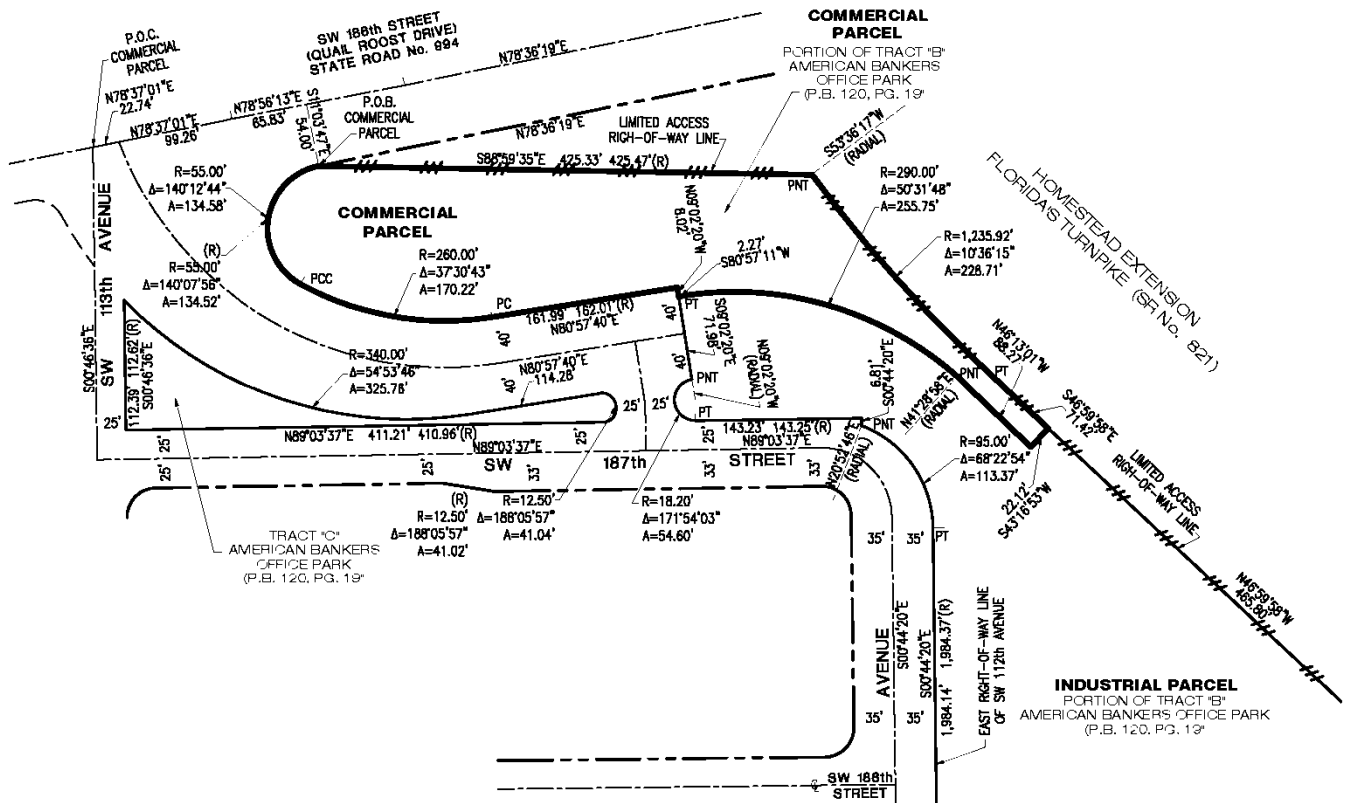
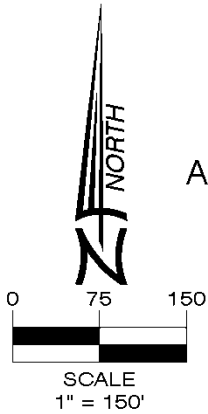


HADONNE

EXHIBIT "B"

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

AMERICAN BANKERS OFFICE PARK COMMERCIAL PARCEL



LEGEND

- ☉ = CENTER LINE
- P.B. = PLAT BOOK
- PG. = PAGE
- SEC. = SECTION
- R = RADIUS CURVE
- Δ = CENTRAL ANGLE
- A = ARC LENGTH
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PNT = POINT OF NON-TANGENT INTERSECTION
- PCC = POINT OF COMPOUND CURVE
- (R) = RECORD VALUE

EXHIBIT "C"**Legal Description of Parcel B:**

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

COMMENCE at the intersection of the centerlines of Quail Roost Drive (State Road No. 994) and SW 113th Avenue, as shown on said Plat of AMERICAN BANKERS OFFICE PARK; thence N78°37'01"E along said centerline of Quail Roost Drive (State Road No. 994) for 122.00 feet; thence N78°56'13" for 65.83 feet; thence S11°03'47"E for 54.00 feet; thence S88°59'35"E along a Limited Right-of-Way Line as shown on certain Florida Department of Transportation Right-of-Way Map for State Road No. 994, Section 87091-2503, last dated on June 1993, for 425.33 feet to a Point of Non-Tangent intersection of a circular curve to the left, concave to the Northeast (said point bears S53°36'17"W from the center of said curve); thence Southeasterly along the arc of said curve, having for its elements a radius of 1,235.92 feet, a central angle of 10°36'15", for an arc distance of 228.71 feet to a Point of Tangency; thence S46°59'58"E for 71.42 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence S43°16'53"W for 22.12 feet; thence N46°13'01"W for 88.27 feet to a Point of Non-Tangent intersection of a circular curve to the left, concave to the Southwest (said point bears N41°28'58"E from the center of said curve); thence Northwesterly, Westerly and Southwesterly along the arc of said curve having for its elements a radius of 290.00 feet, a central angle of 50°31'48" for an arc distance of 255.75 feet to a Point of Tangency; thence S80°57'11"W for 2.27 feet; thence S09°02'20"E for 71.98 feet to a Point of Non-Tangent intersection of a circular curve to the left, concave to the Northeast (said point bears N09°02'20"E from the center of said curve); thence Southwesterly, Southeasterly and Northeasterly along the arc of said curve having for its elements a radius of 18.20 feet, a central angle of 171°54'03" for an arc distance of 54.60 feet to a Point of Tangency; thence N89°03'37"E for 143.23 feet; thence S00°44'20"W for 6.81 feet to Point of Non-Tangent intersection of a circular curve to the left, concave to the Southwest (said point bears N20°52'46"E from the center of said curve); thence Southeasterly along the arc of said curve having for its elements a radius of 95.00 feet, a central angle of 68°22'54" for an arc distance of 113.37 feet to a Point of Tangency; thence S00°44'20"E along the East Right-of-Way Line of SW 112th Avenue for 1,984.14 feet; thence S00°45'01"E from 1,310.94 feet to a Point of Curvature of a circular curve to the left, concave to the Northeast, thence Southeasterly and Northeasterly along the arc of said curve, having for its elements a radius of 25.00 feet, a central angle 90°18'38" for an arc distance of 39.41 feet to a Point of Tangency; thence N88°56'21"E along the North Right-of-Way Line of SW 196th Street for 1,455.50 feet, the following six (6) courses being along the Limited Access Right-of-Way Line of the Florida's Turnpike Homestead Extension (State Road No. 821); thence N17°41'20"W for 33.54 feet; thence N13°27'10"W for 552.03 feet; thence N16°34'05"W for 1,748.07 feet; thence N18°53'04"W for 321.54 feet to a Point of Non-Tangent intersection of a circular curve to the left, concave to the Southwest (said point bears N69°32'07"E from the center of said curve); thence Northwesterly along the arc of said curve having for its elements a radius of 1,340.67 feet, a central angle of 26°32'05" for an arc distance of 620.89 feet to a Point of Tangency; thence N46°59'58"W for 465.80 feet to the Point of Beginning.

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



SKETCH TO ACCOMPANY LEGAL DESCRIPTION
prepared by:

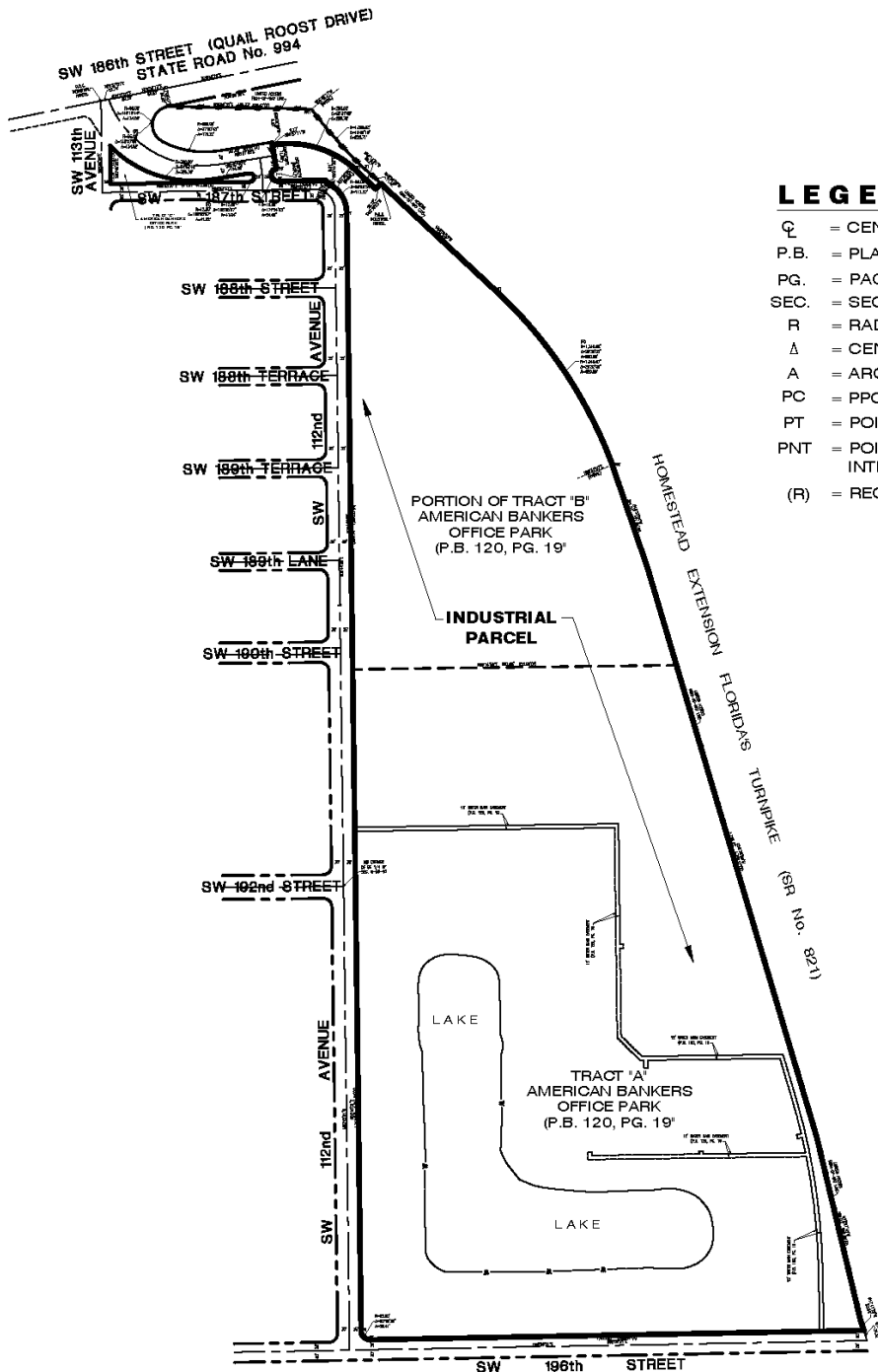


HADONNE

EXHIBIT "C"

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

AMERICAN BANKERS OFFICE PARK INDUSTRIAL PARCEL



LEGEND

- CL = CENTER LINE
- P.B. = PLAT BOOK
- PG. = PAGE
- SEC. = SECTION
- R = RADIUS CURVE
- Δ = CENTRAL ANGLE
- A = ARC LENGTH
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PNT = POINT OF NON-TANGENT INTERSECTION
- (R) = RECORD VALUE

EXHIBIT "D"

Legal Description of Parcel C:

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

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
prepared by:

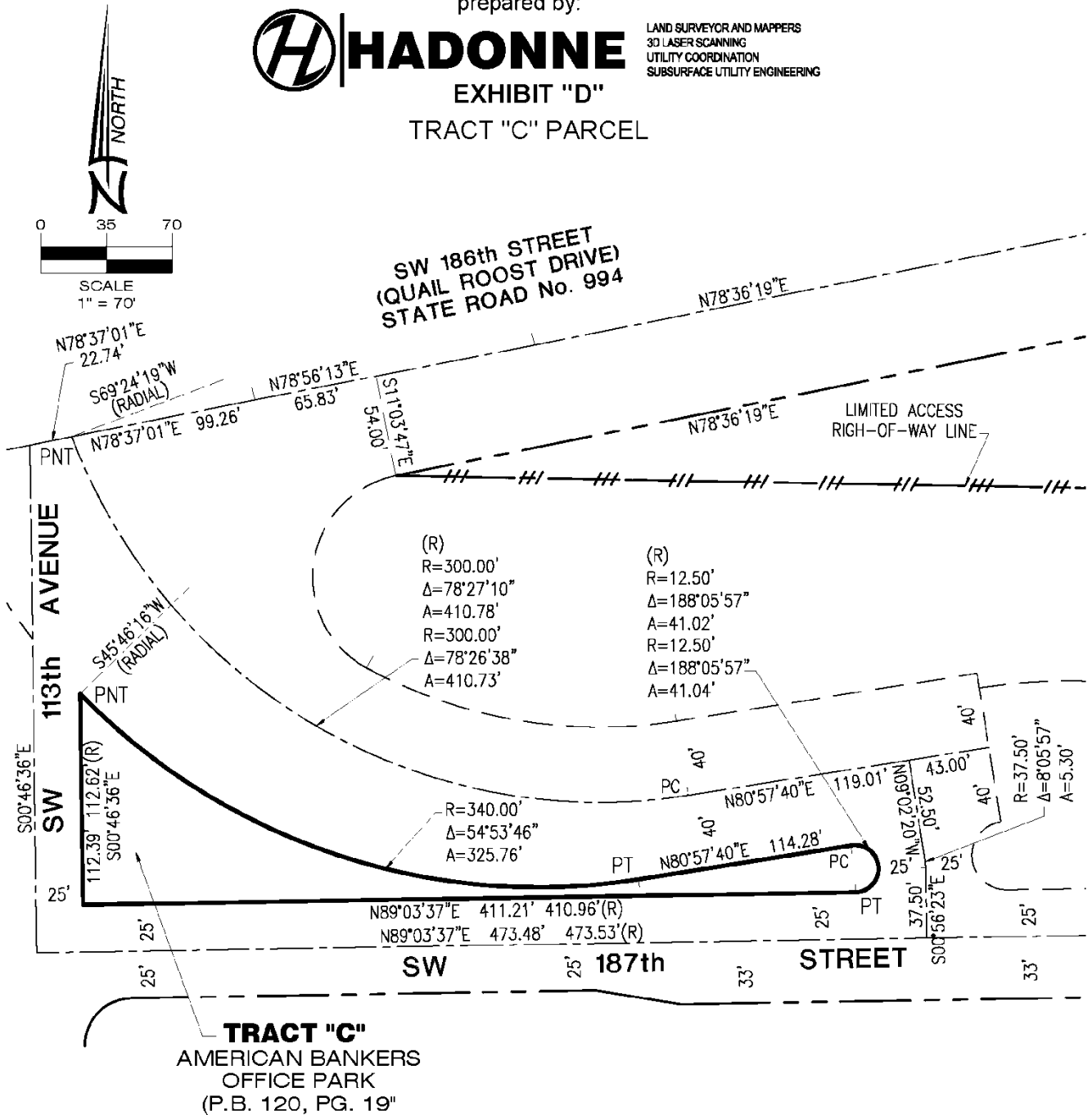


HADONNE

EXHIBIT "D"

TRACT "C" PARCEL

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING



LEGEND

CL = CENTER LINE
P.B. = PLAT BOOK
PG. = PAGE
SEC. = SECTION

R = RADIUS CURVE
Δ = CENTRAL ANGLE
A = ARC LENGTH

PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PNT = POINT OF NON-TANGENT
INTERSECTION
(R) = RECORD VALUE

14

JOB: 18039

EXHIBIT “E”

Trip Generation Equivalency

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

Land Use	Net External P.M. Peak Hour Equivalency Rates ⁽¹⁾⁽²⁾	TO: Units	High-Cube Fulfillment Center Warehouse	High-Cube Parcel Hub Warehouse	Strip Retail Plaza	General Office Building	Multipurpose Recreational Facility	Hotel room
	FROM:		0.1585	0.6304	3.3500	1.7200	3.4800	0.5200
High-Cube Fulfillment Center Warehouse	0.1585	ksf	1.0000	0.2514	0.0473	0.0922	0.0455	0.3048
High-Cube Parcel Hub Warehouse	0.6304	ksf	3.9773	1.0000	0.1882	0.3665	0.1811	1.2123
Strip Retail Plaza	3.3500	ksf	21.1356	5.3141	1.0000	1.9477	0.9626	6.4423
General Office Building	1.7200	ksf	10.8517	2.7284	0.5134	1.0000	0.4943	3.3077
Multipurpose Recreational Facility	3.4800	ksf	21.9559	5.5203	1.0388	2.0233	1.0000	6.6923
Hotel	0.5200	room	3.2808	0.8249	0.1552	0.3023	0.1494	1.0000

Notes: (1) Based on P.M. peak hour trip generation equivalency rate developed in Table 2.
(2) Trip generation cap of 903 net external PM peak hour vehicle trips.

Example Equivalency Calculations

High-Cube Parcel Hub Warehouse to Multipurpose Recreational Facility	The exchange rate between high-cube parcel hub warehouse and multipurpose recreational facility is 1 ksf of parcel hub warehousing for every 0.1811 ksf of multipurpose recreational facility space, where 10,000 square feet of parcel hub warehousing is equal to 1,811 square feet of multipurpose recreational facility space and 100,000 square feet of parcel hub warehousing is equal to 18,110 square feet of multipurpose recreational facility space.
High-Cube Fulfillment Center Warehouse to Multipurpose Recreational Facility	The exchange rate between high-cube fulfillment center warehouse and multipurpose recreational facility is 1 ksf of fulfillment center warehousing for every 0.0455 ksf of multipurpose recreational facility space, where 10,000 square feet of fulfillment center warehousing is equal to 455 square feet of multipurpose recreational facility space and 100,000 square feet of fulfillment center warehousing is equal to 4,550 square feet of multipurpose recreational facility space.
Multipurpose Recreational Facility to High-Cube Parcel Hub Warehouse	The exchange rate between multipurpose recreational facility and high-cube parcel hub warehouse is 1 ksf of multipurpose recreational facility space for every 5.5203 ksf of parcel hub warehousing space, where 10,000 square feet of multipurpose recreational facility space is equal to 55,203 square feet of parcel hub warehousing space and 100,000 square feet of multipurpose recreational facility space is equal to 552,030 square feet of parcel hub warehousing space.
High-Cube Fulfillment Center Warehouse to High-Cube Parcel Hub Warehouse	The exchange rate between high-cube fulfillment center warehouse and high-cube parcel hub warehouse is 1 ksf of fulfillment center warehousing for every 0.2514 ksf of parcel hub warehousing space, where 10,000 square feet of fulfillment center warehousing is equal to 2,514 square feet of parcel hub warehousing space and 100,000 square feet of fulfillment center warehousing is equal to 25,140 square feet of parcel hub warehousing space.
High-Cube Fulfillment Center Warehouse to General Office Building	The exchange rate between high-cube fulfillment center warehouse and general office building is 1 ksf of fulfillment center warehousing for every 0.0922 ksf of office space, where 10,000 square feet of fulfillment center warehousing is equal to 922 square feet of office space and 100,000 square feet of fulfillment center warehousing space is equal to 9,220 square feet of office space.
Hotel to Strip Retail Plaza	The exchange rate between hotel and strip retail plaza is 1 hotel room for every 155.2 square feet of retail space, where 10 hotel rooms is equal to 1,552 square feet of retail space and 100 hotel rooms is equal to 15,520 square feet of retail space.
Multipurpose Recreational Facility to Hotel	The exchange rate between multipurpose recreational facility and hotel is 1 ksf of multipurpose recreational facility space for every 6.6923 hotel rooms, where 1,000 sf of multipurpose recreational facility space is equal to 6,6923 hotel rooms and 10,000 sf of multipurpose recreational facility space is equal to 66,923 hotel rooms.
Strip Retail Plaza to General Office Building	The exchange rate between strip retail plaza and general office building is 1 ksf of retail space for every 1.9477 ksf of office space, where 1,000 square feet of retail space is equal to 1,948 square feet of office space and 10,000 square feet of retail space is equal to 19,477 square feet of office space.

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

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

Prepared by Kimley-Horn and Associates, Inc.

EXHIBIT "F"**Legal Description for Pine Rockland Preserve:**

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

COMMENCE at the Most Southeast Corner of said Tract "B"; thence N16°34'05"W along the Northwesternly Limited Access Right-of-Way Line of State Road No. 821 (Florida's Turnpike, Homestead Extension) for 77.34 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence N71°32'14"W for 36.61 feet; thence S79°33'27"W for 61.58 feet; thence S87°13'02"W for 65.41 feet; thence N86°45'26"W for 33.42 feet; thence N64°07'22"W for 28.41 feet; thence N27°28'29"W for 25.82 feet; thence N15°25'18"E for 27.90 feet; thence N33°52'05"W for 49.83 feet; thence N06°20'49"W for 34.57 feet; thence N28°51'23"W for 58.27 feet; thence N17°01'54"W for 39.74 feet; thence N05°03'11"E for 59.08 feet; thence N03°48'07"W for 87.34 feet; thence N00°51'11"E for 66.76 feet; thence N06°40'22"W for 45.15 feet; thence N16°50'49"W for 27.60 feet; thence N01°58'59"E for 62.48 feet; thence N18°53'32"E for 28.75 feet; thence N19°51'25"W for 44.96 feet; thence N17°34'32"E for 60.54 feet; thence N17°37'04"W for 24.70 feet; thence N60°57'42"E for 30.56 feet to a Point of Non-Tangent Intersection of a circular curve to the right, concave to the Southwest (said point bears S58°55'40"W from the center of said curve); thence Southeasterly, along the arc of said curve, said curve also being the Northwesternly Limited Access Right-of-Way Line of State Road No. 821 (Florida's Turnpike, Homestead Extension), having for its elements a radius of 1,340.67 feet, a central angle of 10°36'27", for an arc distance of 248.20 feet to a point; thence S18°53'04"E for 321.54 feet; thence S16°34'05"E for 219.83 feet to the Point of Beginning.

Containing 119,669 Square Feet or 2.75 Acres, more or less, by calculations.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

prepared by:

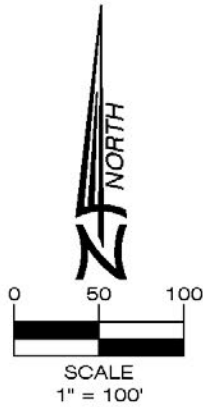


HADONNE

EXHIBIT "F"

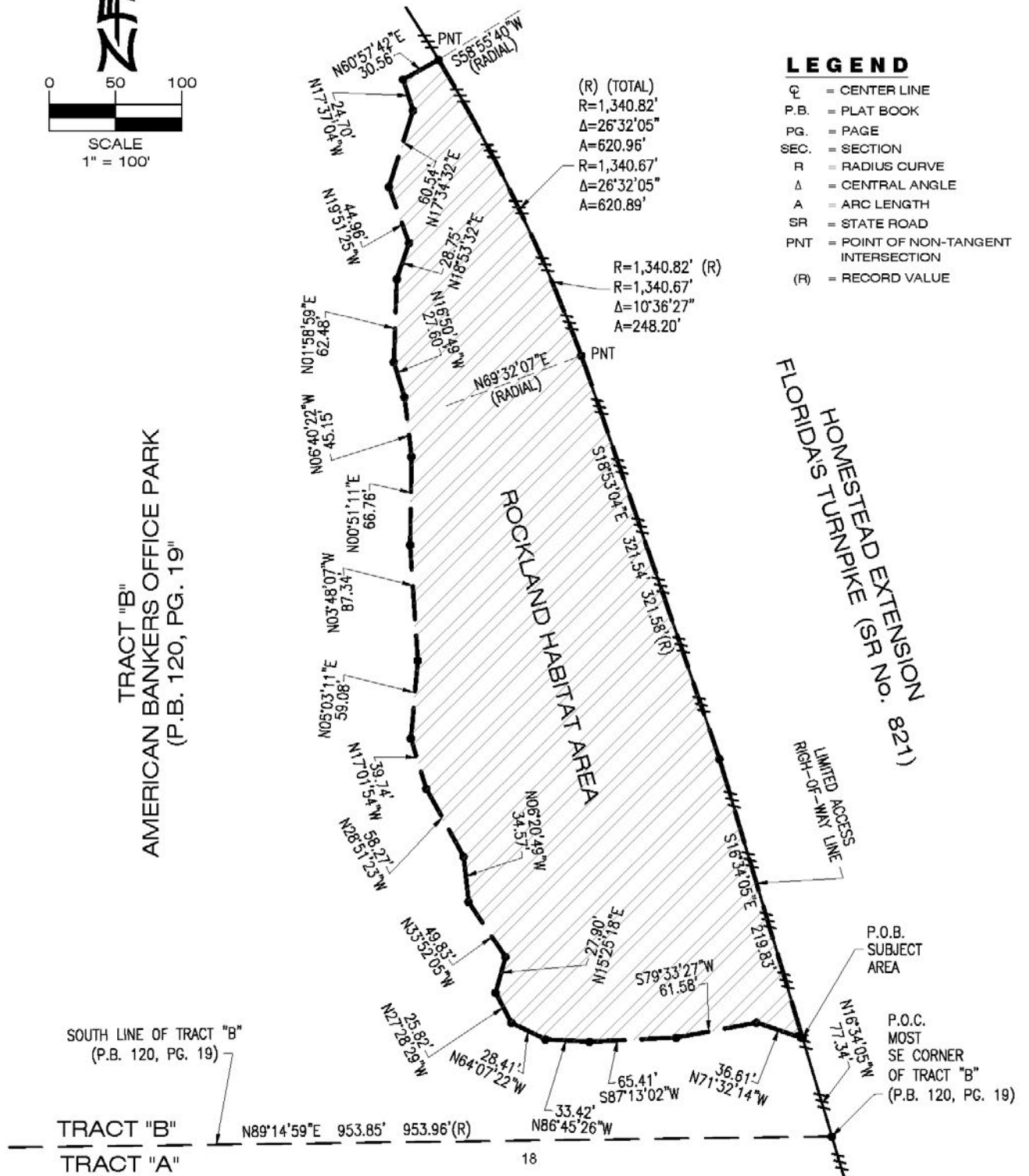
LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

PINE ROCKLAND PRESERVE



LEGEND

- CL = CENTER LINE
- P.B. = PLAT BOOK
- PG. = PAGE
- SEC. = SECTION
- R = RADIUS CURVE
- Δ = CENTRAL ANGLE
- A = ARC LENGTH
- SR = STATE ROAD
- PNT = POINT OF NON-TANGENT INTERSECTION
- (R) = RECORD VALUE



ADDITIONAL ITEMS: APPENDIX B

**STATE AND REGIONAL AGENCY REVIEW COMMENTS
AND APPLICANT'S RESPONSE
MAY 2025 CYCLE APPLICATION NO. CDMP20250007
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**

ITEMS	PAGE NO.
Florida Department of Transportation Comments, dated June 29, 2026	34
Florida Fish and Wildlife Comments, dated July 13, 2026	36
Florida Department of Environmental Protection Comments, dated July 15, 2026	37
Florida Department of Commerce Comments, dated July 15, 2026	38
South Florida Regional Planning Council Comments, dated July 20, 2026	40
South Florida Water Management District Comments, dated August 6, 2026	42
Applicant Letter Response to Florida Fish and Wildlife Commission Comments, dated August 12, 2026	43

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



Florida Department of Transportation

RON DESANTIS
GOVERNOR

1000 NW 111th Avenue
Miami, FL 33172-5800

JARED W. PERDUE, P.E.
SECRETARY

June 29, 2026

Mr. Jerry Bell, AICP
Assistant Director
Miami Dade County
Department of Regulatory and Economic Resources
Stephen P. Clark Center
111 NW 1st Street, 12th Floor
Miami, Florida 33128

**Subject: Comments for the Miami-Dade County Proposed CDMP No. 20250007
Amendment - FDEO #26-01ESR**

Dear Mr. Bell:

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation, District Six, reviewed the proposed amendment to Miami-Dade County's Comprehensive Development Master Plan (CDMP). Amendment No. 20250007 will re-designate 2.14 acres of the former American Bankers Insurance Group Development of Regional Impact (ABIG DRI) property from "Office/Residential" to "Business and Office" and 81.43 acres from "Office/Residential" to "Industrial and Office" with a proffered restriction that the overall development will not exceed a total of 903 net new external PM peak hour vehicle trips. This trip restriction is consistent with the approval conditions of the ABIG DRI's Development Order.

The affected area is located on the west side of the Homestead Extension of Florida's Turnpike (HEFT), which is generally east of SW 112 Avenue, between SW 186 Street and SW 196 Street. It includes a total of approximately 84.8 acres and is adjacent to the HEFT which is a Strategic Intermodal System (SIS) facility.

The District reviewed the amendment package per Chapter 163 Florida Statutes and found the proposed amendment would not adversely impact transportation resources and facilities of state importance.

www.fdot.gov | www.southflroads.com

Mr. Jerry Bell
June 29, 2026
Page 2

Thank you for coordinating with FDOT regarding the review of this proposed amendment. If you have any questions, please do not hesitate to contact me by email at ken.jeffries@dot.state.fl.us or at 305-470-5445.

Sincerely,

DocuSigned by:

705CB16FD3D5405...

Kenneth Jeffries
District Six Transportation Planning
Manager

Cc: Heidi Solaun, Florida Department of Transportation, District 6
Dat Huynh, P.E., Florida Department of Transportation, District 6
Isabel Cosio Carballo, South Florida Regional Planning Council
Kathe Lerch, South Florida Regional Planning Council
Donna Harris, Florida Department of Commerce

From: Baysinger, Samantha <Samantha.Baysinger@MyFWC.com>
Sent: Monday, July 13, 2026 3:19 PM
To: Bell, Jerry (RER) <Jerry.Bell@miamidade.gov>
Cc: Conservation Planning Services <conservationplanningservices@MyFWC.com>; dcpexter@commerce.fl.gov; terri.stoutamire@commerce.fl.gov; Cartner, Morgan <Morgan.Cartner@MyFWC.com>
Subject: FWC's Comments on Miami-Dade County 26-01ESR (Amendment No. CDMP20250007)

You don't often get email from samantha.baysinger@myfwc.com. [Learn why this is important](#)

Dear Mr. Bell,

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. This project is within the range of the rim rock crowned snake (*Tantilla oolicta*), and suitable habitat has been identified onsite. Rim rock crowned snakes are most often found in pine rockland habitat, although some have been observed in developed areas. This species is naturally secretive, spending most of their time sheltered under fallen logs, leaf litter, rocks, and man-made debris. This species is considered cryptic and are therefore not easily observed, even when using appropriate survey techniques in occupied habitats. Additional information, including measures to avoid impacts to habitat used by these species, can be found in the [Rim Rock Crowned Snake Species Conservation Measures and Permitting Guidelines](#). If this species is observed during construction, FWC staff recommends that work activities cease, and they be allowed to leave on their own accord. It would also contribute to FWC's research efforts if sightings could be reported to the staff member at the close of this letter, preferably with a photograph and GPS coordinates.

FWC staff appreciates the opportunity to review this project. Please send any requests for further information to ConservationPlanningServices@MyFWC.com.

Sincerely,

Samantha Baysinger
Land Use Planning Program Supervisor
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
(850) 354-3578

Miami Dade County 26-01ESR_65518

From: Plan_Review <Plan.Review@FloridaDEP.gov>
Sent: Wednesday, July 15, 2026 6:16 PM
To: Bell, Jerry (RER) <jerry.bell@miamidade.gov>; dcpexter@commerce.fl.gov <dcpexter@commerce.fl.gov>
Cc: Plan_Review <Plan.Review@FloridaDEP.gov>; Stillings, Noel (RER) <Noel.Stillings@miamidade.gov>; David, Alex (RER) <Alex.David@miamidade.gov>
Subject: Miami-Dade County 26-01ESR Proposed

To: Jerry Bell, AICP, Assistant Director for Planning

Re: Miami-Dade County 26-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.





Ron DeSantis GOVERNOR
J. Alex Kelly SECRETARY

July 15, 2026

The Honorable Daniella Levine Cava
Mayor, Miami-Dade County
Board of County Commissioners
111 Northwest 1st Street
29th Floor
Miami, Florida 33128

Dear Mayor Levine Cava,

FloridaCommerce has reviewed the proposed comprehensive plan amendment for Miami-Dade County (Amendment No. 26-01ESR) received on June 15, 2026. The review was completed under the expedited state review process. FloridaCommerce has no comment on the proposed amendment.

The local government should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, FloridaCommerce has enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the local government is reminded that:

- Section 163.3184(3)(b), Florida Statutes (F.S.), authorizes other reviewing agencies to provide comments directly to the local government. **If the local government receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- The local government shall hold a second public hearing, which shall be a hearing on whether to adopt the comprehensive plan amendment. **If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, the amendment is deemed withdrawn** unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment pursuant to section 163.3184(3)(c)1., F.S. **If the amendment is not adopted at the second public hearing, the amendment shall be formally adopted by the local government within 180 days after the second public hearing is held or the amendment is deemed withdrawn.**
- **The adopted amendment must be transmitted to FloridaCommerce within 30 working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to 163.3184(3)(c)2., F.S.** Under section 163.3184(3)(c)2. and 4., F.S., **the amendment effective date is 31 days after FloridaCommerce notifies the local government that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.**

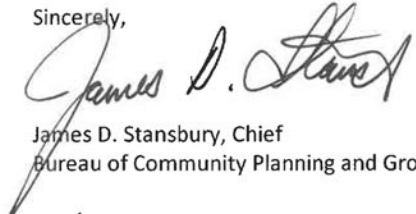
Caldwell Building | 107 E. Madison Street Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org | [Twitter: @FLACommerce](https://twitter.com/FLACommerce)

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

The Honorable Daniella Levine Cava
July 15, 2026
Page 2 of 2

If you have any questions concerning this review, please contact Ailin Cano, Planning Analyst, by telephone at (850)-717-8443 or by email via Ailin.Cano@Commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth
JDS /ac

Enclosure(s): Procedures for Adoption

cc: Jerry Bell, AICP, Assistant Director for Planning, Miami-Dade County
Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council

Caldwell Building | 107 E. Madison Street Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org | Twitter: @FLACommerce

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MEMORANDUM

AGENDA ITEM #III.C

DATE: JULY 20, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN (LGCP) PROPOSED AND ADOPTED AMENDMENT CONSENT

Pursuant to the 1974 Interlocal Agreement creating the South Florida Regional Planning Council (Council), the Council is directed by its member counties to “assure the orderly, economic, and balanced growth and development of the Region, consistent with the protection of natural resources and environment of the Region and to protect the health, safety, welfare, and quality of life of the residents of the Region.”

In fulfillment of the Interlocal Agreement directive and its duties under State law, the Council reviews local government Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Pursuant to Section 163.3184, Florida Statutes as presently in effect, Council review of comprehensive plan amendments is limited to 1) adverse effects on regional resources and facilities identified in the SRPP and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. The Council’s review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Economic Opportunity certifies its completeness. A written report of the Council’s evaluation pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

Recommendation

Find the proposed and adopted plan amendments from the local governments listed as not causing adverse impact to state or regional resources/facilities and without extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

Approve this report for transmittal to the local governments, with a copy to the State Land Planning Agency.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954-924-3653 Phone, 954-924-3654 FAX
www.sfrationalcouncil.org

PROPOSED AMENDMENTS

- **Broward County 26-05ESR**

Proposes an amendment to the Broward County Land Use Plan within the City of Margate amending the land use designation of an approximately 81.7-acre property. The amendment would revise 75.1 acres of Recreation and Open Space and 6.6 acres of Commercial Recreation within Dashed-Line Area to Irregular (7) Residential within a Dashed-Line Area, located south of Sample Road, between Rock Island Road and Holiday Springs Boulevard.

- **Broward County 26-07ESR**

Proposes an amendment to the Broward County Comprehensive Plan to remove provisions related to road and transportation concurrency, including transportation concurrency assessments, road impact fees, and concurrency satisfaction certificates. The Transportation Element, the Capital Improvements Element, and the Broward Municipal Services District Element of the Plan would all be revised. The amendment shifts the County's approach toward Transportation Districts, areawide level-of-service standards, and capital improvements, prioritizing transportation improvements while complying with recent state statutory changes. The amendment is intended to comply with recent state statutory changes while allowing the County to revisit impact fees after completing an updated impact fee study.

- **Miami-Dade County 26-01ESR**

Proposes amending the Miami-Dade County Comprehensive Development Master Plan for approximately 84.8 acres east of SW 112 Avenue, between SW 186 Street and SW 196 Street, adjacent to the Homestead Extension of Florida's Turnpike. The amendment would redesignate the application site on the Land Use Plan map from "Office/Residential" (approximately 79.62 gross acres) and "Low-Medium Density Residential" (approximately 5.18 gross acres, 6 to 13 dwelling units per acre) to "Industrial and Office" (approximately 81.36 gross acres), "Business and Office" (approximately 2.14 gross acres), and "Low-Medium-High Density Residential" (approximately 1.30 acres, 6 to 13 dwelling units per acre). The amendment would facilitate redevelopment of the former American Bankers/Assurant office park as an industrial and logistics-oriented project requested by GPC Miami Business Park, LLC.

The amendment includes a proffered restriction limiting the development to 903 net new external PM peak-hour vehicle trips, consistent with the ABIG DRI Development Order. The analysis estimates about 132 more trips than the currently approved DRI program. The Florida Department of Transportation District 6 found the amendment would not adversely impact transportation resources or facilities of state importance. Council staff concurs with County staff concerns regarding the cumulative impact of land use amendments on Florida's Turnpike as a hurricane evacuation route and recommends monitoring those impacts within a broader regional framework. Council staff also notes that proposed mitigation for impacts to Pine Rockland habitat, a resource of regional significance, should be carefully monitored.

- **Miami-Dade County 26-02ESR**

Proposes amending the Miami-Dade County Comprehensive Development Master Plan for an approximately 4.1-acre vacant site located between Biscayne Boulevard and NE 14 Avenue, between

Stillings, Noel (RER)

From: South Florida Local Gov Plan <SFLOCALGOVPLAN@sfwmd.gov>
Sent: Thursday, August 6, 2026 2:32 PM
To: Stillings, Noel (RER)
Cc: dcpextemalagencycomments@deo.myflorida.com; Cruz, Ibel
Subject: comment letter proposed CDMP20250007 amendment REV26-136

Good afternoon Mr. Stillings,

The South Florida Water Management District (District) has completed its review of the proposed amendment from Miami-Dade County (County). The submittal proposes to amend the Comprehensive Development Master Plan (CDMP) to re-designate 79.62 +/- acres "Office/Residential" and 5.18 +/- acres "Low-Medium Residential" to "Industrial and Office", "Business and Office", and "Low-Medium Density Residential" for a mixed-use infill / re-development. The following comments need to be addressed and/or acknowledged before final adoption of this amendment:

Advisory Comment

1. Future development associated with the proposed future land use change may require Environmental Resource Permit (ERP) and any additional authorization from the applicable regulatory agency. The applicant should coordinate with the appropriate agency to determine permitting requirements. For guidance and coordination regarding water use permitting requirements and application processes, please contact the District's Water Use Bureau Regulatory staff at regpermitting@sfwmd.gov or (561) 682-2281.

The District requests that the County forward a copy of the adopted amendment to the District at the following email mailbox address: SFLOCALGOVPLAN@sfwmd.gov. Please contact us if you have any questions or need additional information.



Stephanie Reed

Policy and Planning Analyst
Resource Coordination Planning
South Florida Water Management District
Office: 561-682-6715 **Email:** sreed@sfwmd.gov
3301 Gun Club Road, West Palm Beach, FL 33406

From: Stillings, Noel (RER) <Noel.Stillings@miamidade.gov>
Sent: Wednesday, August 5, 2026 11:16 AM
To: plan.review <plan.review@floridadep.gov>; CompliancePermits@dos.fl.gov; South Florida Local Gov Plan <SFLOCALGOVPLAN@sfwmd.gov>
Subject: FW: Transmittal of State Package - MDC CDMP2025007 / 26-01 EST - letter/ email ?

You don't often get email from noel.stillings@miamidade.gov. [Learn why this is important](#)



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

August 12, 2026

RER - Planning Division
Recd. August 12 2026

VIA ELECTRONIC DELIVERY

Samantha Baysinger
Land Use Planning Program Supervisor
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission

May 2025 Cycle
App. CDMP20250007

**Re: Response to FWC Comments - Miami-Dade County 26-01ESR
CDMP Amendment CDMP20250007**

Dear Ms. Baysinger,

On behalf of AMERICAN BANKERS LIFE ASSURANCE COMPANY OF FLORIDA (the "Applicant") please accept this correspondence in connection with that certain application for an amendment to the Miami-Dade County Comprehensive Development Master Plan (CDMP), referenced as Miami-Dade County 26-01ESR (Amendment No. CDMP20250007), in response to the correspondence dated July 13, 2026, issued on behalf of the Florida Fish and Wildlife Conservation Commission ("FWC").

The Applicant hereby acknowledges the FWC's review of the project pursuant to Chapter 163.3184(3), Florida Statutes, and notes the potential presence of suitable habitat for the state-designated rim rock crowned snake (*Tantilla oolicta*) on-site. The Applicant agrees to the FWC's recommendations provided in its July 13, 2026 correspondence.

We appreciate the FWC's guidance and collaborative approach to environmental conservation throughout this amendment process. Please feel free to contact me if you have any questions or require additional information.

Respectfully submitted,

LSN Law, P.A.

A handwritten signature in blue ink that reads "Tracy Slavens". The signature is fluid and cursive, with the first name "Tracy" and last name "Slavens" clearly legible.

Tracy R. Slavens, Esq.

CC: Jerry Bell, AICP, Miami-Dade County Department of Regulatory and Economic Resources

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