

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

PH: Z25-117

September 24, 2026

Item No. 8C3

Recommendation Summary	
Commission District	9
Applicant	American Bankers Life Assurance Company of Florida
Summary of Requests	The applicant seeks to permit a rezoning of the subject parcel from Office Park District to Limited Business District (Commercial) and Light Manufacturing (Industrial), which will allow for the development of the site with non-residential uses consistent with existing vested development approvals for the Property. In addition, the application seeks an unusual use to permit a recreational facility, a modification to the DRI Development Order Master Plan along with a Land Use Equivalency Matrix, that will establish the future permitted uses for the subject parcel and to amend and delete prior conditions of the approved ABIG DRI Development Order (DO).
Location	11222 Quail Roost Drive and 11195 SW 196 Street, Miami-Dade County, Florida.
Property Size	±84.78-gross (±79.10-net) Acres
Existing Zoning	OPD, Office Park District
Existing Land Use	Vacant land, surface parking lot, office and day care facility
2030-2040 CDMP Land Use Designation	Industrial and Office (±81.36 gross acres); Business and Office (±2.14 gross acres); and Low-Medium Density Residential (±1.30 acres, 6 to 13 dwelling units per gross acre (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250007) <i>(see attached Zoning Recommendation Addendum)</i>
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change, Section 33-311(A)(3) Special Exceptions, Unusual Uses and New Uses, Section 33-311(A)(7) Generalized Modification Standards, <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Approval of requests #1 and #2, subject to approval of concurrent CDMP Amendment Application #CDMP20250007; approval with conditions of requests #3 and #4; modified approval of request #5 to add requirement “j” to Condition #14; and withdrawal of request #6.

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20250007 to amend the CDMP, which the Board of County Commissioners (the Board) will hear, pursuant to section 2-116.1 of the County Code, prior to and on the same day as the hearing on this concurrent zoning application.**

BOARD OF COUNTY COMMISSIONERS’ JURISDICTION:

This Board has jurisdiction over this application pursuant to Section 2-116.1(5)(e), which provides that the zoning application shall, at the applicant's request, be processed concurrently with the CDMP amendment application, and the Board of County Commissioners may take action on the concurrent zoning application on the same day at which it takes final action on the CDMP amendment application.

REQUESTS:

REQUEST #1 ON PARCEL A

- (1) DISTRICT BOUNDARY CHANGE from OPD, Office Park District, to BU-1A, Limited Business District.

REQUESTS #2 AND #3 ON PARCEL B

- (2) DISTRICT BOUNDARY CHANGE from OPD, Office Park District, to IU-1, Industrial, Light Manufacturing District.
- (3) UNUSUAL USE to permit a multi-purpose recreational facility.

REQUESTS #4 THROUGH #6 FOR THE ENTIRE SUBJECT PARCEL

- (4) MODIFICATION of the ABIG DRI Development Program of Resolution No. Z-240-84, as last amended by Resolution No. Z-180-95, both passed and adopted by the Board of County Commissioners, reading as follows:

FROM: The current approved DRI Development Program:

- 470,000 square feet of office use
- 30,000 square feet of warehouse use
- 250 hotel rooms
- 330 student day care facility

TO: The proposed DRI Development Program:

- 1,091,500 square feet Industrial/Warehouse, consisting of:
 - 568,000 square feet of high-cube fulfillment center warehouse
 - 523,500 square feet of high-cube parcel hub warehouse
- 20,000 square feet of retail
- 75,000 square feet of office
- 75,000 sf of Multipurpose Recreational Facility
- 50 room hotels

Or an equivalent combination of said uses pursuant to an equivalency matrix. The DRI Master Plan for the development is provided as Exhibit 1 and the Land Use Equivalency Matrix is provided as Exhibit 2.

The purpose of request #4 is to allow the applicant to submit a revised DRI Development Order Master Plan and Land Use Equivalency Matrix for the development of the subject property consistent with existing vested development approvals.

- (5) MODIFICATION of Conditions #1, 3, 4, 5, 6, 7, 8, 14, 15, 28, and 35 of Resolution No. Z-186-81, as last amended by Resolution No. Z-180-95 both passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "1. Implement best management practices to minimize air pollution, including:

- a. Traffic flow improvements pursuant to Conditions 21 and 22 below;
- b. Provision of bus schedules and routes in project common areas;
- c. Provision of at least five percent of all employee parking spaces, preferentially located and clearly marked, for car and van pool parking;
- d. Expansion of the existing van and car pool program to maintain 20 percent ridership throughout the ABIG program expansion and operation."

TO: "1. Implement best management practices to minimize air pollution, including:

- a. Traffic flow improvements pursuant to Conditions 21 and 22 below;
- b. Provision of bus schedules and routes in project common areas;
- c. Expansion of the existing van and car pool program to maintain 20 percent ridership."

FROM: "3. Remove all invasive exotic and noxious vegetation during site preparation, and use only those species listed in Table 5 of the South Florida Regional Planning Council DRI Assessment in future project landscaping."

TO: "3. Pursuant to CON-8I, and in accordance with section 24-49.9 of the Code, if exotic pest plants and/or nuisance species exist on the site, they shall be removed prior to development or redevelopment, and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Moreover, pursuant to section 18A-12 of the code, controlled species and, particularly, the West Indian Mahogany (*Swietenia mahagoni*) shall not be planted within five hundred (500) feet of the Pine Rockland Preserve or any remnant native habitat. Furthermore, pursuant to section 24-49(4)(f) of the code, any forest maintenance in areas protected by a covenant running with the land in favor of Miami-Dade County, including, but not limited to, preservation areas, shall require a separate tree removal permit."

FROM: "4. Preserve at least 2 acres of pine flatwoods and the additional Dade County Pine (*Pinus elliotti*) planted on-site adjacent to the Florida Turnpike. All specimens of two on-site threatened (FCREPA) species, Coontie (*Asmia floridana*) and a low shrub (*Ernodia littoralis* car. *Agusta*), will be preserved within the Pine Flatwood area."

TO: "4. A 2.75 acre continuous pine rockland habitat surrounded by a 15-foot native plant buffer (except for the area that abuts Homestead Extension of Florida's Turnpike) shall be set aside and preserved in the eastern portion of the Property, as identified on the DRI Master Plan. The pine rockland habitat shall be maintained in a natural state, free of exotic vegetation and remain as pine rockland habitat in perpetuity, protected from development. The Pine Rockland Preserve and surrounding 15-foot native plant buffer shall be separated from the development areas of the subject property through the installation of a fence and the placement of environmental protection signage."

FROM: "5. A. Design and construct the stormwater drainage system to meet the following standards:

- a. On-site retention, in upland vegetated swales, of at least the first 0.75 inch of stormwater runoff from all project surfaces. The vegetated retention areas will allow the retained stormwater to infiltrate in less than 24 hours.
- b. Retention areas interconnected by culverts, as necessary to provide the required capacity.
- c. Runoff in excess of the proposed retention capacity routed into raised-rims catch basin, containing pollutant-retardant structures, and then into underground exfiltration pipes that are surrounded by gravel and enclosed by polypropylene filter cloth.
- d. Oil and grease traps or receptors at all inlets and outfalls for all road and parking surfaces.

B. The applicant will prepare and submit to the County and the South Florida Water Management District (SFWMD) detailed drainage plans for Phase II within two years, and for Phase III within 5 years, from the effective date (November 29, 1984) of the ABIG Development Order. Any application to the SFWMD and the County for drainage plan approval shall be accompanied by a transmittal letter referring to this Condition of the Development Order, a copy of the Development Order, and the water quality monitoring program design required by Condition 12 herein. A copy of all such applications and correspondence shall be submitted to the Council."

TO: "5. A. Design and construct the stormwater drainage system to meet the following standards:

- a. On-site retention, in upland vegetated swales, exfiltration trenches or other stormwater accepted best management practice (BMPs) of at least the first 0.75 inch of stormwater runoff from all project surfaces. The

vegetated retention areas will allow the retained stormwater to infiltrate in less than 24 hours.

- b. Retention areas interconnected by culverts, as necessary to provide the required capacity.
- c. Runoff in excess of the proposed retention capacity routed into raised-rims catch basin, containing pollutant-retardant structures, and then into underground exfiltration pipes or other accepted BMPs that are surrounded by gravel and enclosed by polypropylene filter cloth.

B. The applicant will prepare and submit to the County and the South Florida Water Management District (SFWMD) detailed drainage.”

FROM: “6. Restrict use of fertilizers and pesticides except in emergencies, in the immediate vicinity of the lake or in drainage swales.”

TO: “6. Restrict use of fertilizers and pesticides in accordance with Chapter 24 of the Miami-Dade County Code.”

FROM: “7. Vacuum-sweep project parking areas and roadways at least once per week from November to April and once every two weeks from May to October in a regular maintenance program.”

TO: “7. Vacuum-sweep project parking areas and roadways at least twice per month from November to April and once per month from May to October in a regular maintenance program.”

FROM: “8. Establish, maintain and conduct a program of periodic removal pollutant accumulations from all oil and grease traps and other drainage system structures.”

TO: “8. Establish, maintain and conduct a program of periodic removal of pollutant accumulations from all drainage system structures.”

FROM: “14. Incorporate the following energy conservation measures into the development:

- a. Flexible air conditioning systems with an EER greater than 12.0, able to cool only occupied spaces.
- b. Air distribution using variable air volume system.
- c. Minimum use of incandescent lighting, with maximum use of natural and task lighting in work areas.
- d. Water flow in lavatories of 0.8 gallons per minute or less and water closet capacity of no more than three and one half gallons.
- e. Landscape shading of exterior wall surfaces.

- f. Minimum exterior glazing in west, south, and east walls and use of tinted or reflective glass.
- g. Light colors for exterior surfaces.
- h. Central energy management system(s) that will provide start/stop optimization, time of day scheduling, electrical demand limiting, night temperature setback/setup, programmed maintenance, and building lighting control.
- i. Computerized elevator control (Otis Elevonic or equivalent) in high-rise structures, if feasible.
- j. Measures that effectively yield, in the cooling mode, R-11 in walls and R-19 in ceilings.
- k. Reduction of cooled space by thermally isolating non-critical areas, such as closets and other storage areas.
- l. Reduction of cooled space by thermally isolating non-critical areas, such as closets and other storage areas.
- m. Landscaping to shade, on average, 50 percent of the parking space between 10:00am and 5:00pm, after eight years of growth.
- n. Operation of carpool and vanpool programs, staggered or flex-time work schedules, Friday work weeks, and other management actions and marketing strategies, to reduce peak demand for roadway capacity and thereby reduce transportation energy use within the ABIG project.
- o. Lavatory hot water temperatures set at or below 105F except where otherwise specified by health codes and in the hotel where water temperature will be set at or below 120F.
- p. Provision of bus shelters on-site, development of turnout lanes, or provision of other amenities to increase transit ridership as requested by Dade County.
- q. Bicycle support facilities, i.e., secure bike racks or storage areas, lockers, and on-site bicycle paths.
- r. An internal circulation system designed to minimize conflicts among automobiles, pedestrians, and bicycles.”

TO: “14. Incorporate the following energy conservation measures into the development:

- a. Industrial buildings will include clerestory windows to allow natural light.
- b. Warehouse lighting shall be high efficiency (LED, T5HO, or similar) with occupancy sensors.

- c. Light colors for exterior surfaces.
- d. Reduce heat island effects with shaded and walkable areas by integrating landscaped parking islands and tree-lined streets and pedestrian pathways.
- e. Operation of carpool and vanpool programs, staggered or flex-time work schedules, Friday work weeks, facilitation of Transit On-Demand services, and other management actions and marketing strategies, to reduce peak demand for roadway capacity and thereby reduce transportation energy use within the project.
- f. Lavatory hot water temperatures set at or below 105F except where otherwise specified by health codes and in the hotel where water temperature will be set at or below 120F.
- g. Provision of bus shelters on-site, development of turnout lanes, or provision of other amenities to increase transit ridership as requested by Dade County.
- h. Bicycle and micro-mobility support facilities, i.e., secure bike racks or storage areas, and on-site bicycle routes.
- i. An internal circulation system designed to minimize conflicts among automobiles, pedestrians, and bicycles, that includes pedestrian pathways between buildings and connecting to sidewalks at the public right-of-way."

FROM: "15. Obtain all necessary approvals from Dade County Water and Sewer Authority (WASA for provisions of water and wastewater service to the project, and from Dade County Public Works Department for solid waste disposal service, prior to issuance of any certificates of occupancy."

TO: "15. Obtain all necessary approvals from Miami-Dade County Water and Sewer Department for provisions of water and wastewater service to the project, and from Miami-Dade County Solid Waste Department for solid waste disposal service, prior to issuance of any certificates of occupancy."

FROM: "28. Require the applicant to submit detailed drainage plans for **proposed development Phase II and Phase III** that meets the requirements of Condition 5 herein. County approval of the drainage plans shall be granted only if the standards contained in this Condition are met by the plans, in addition to any other local requirements for approval."

TO: "28. Require the applicant to submit detailed drainage plans for proposed development that meets the requirements of Condition 5 herein. County approval of the drainage plans shall be granted only if the standards contained in this Condition are met by the plans, in addition to any other local requirements for approval."

FROM: “35. The Director of Building & Zoning shall monitor compliance with all conditions of the development Order and specify monitoring procedures to insure such compliance.”

TO: “35. The Director of Regulatory and Economic Resources shall monitor compliance with all conditions of the development Order and specify monitoring procedures to insure such compliance.”

(6) DELETION of Conditions #9, 10, 11, 12, 17, 19, 22, 25, 26, 27, 29, and 36, of Resolution No. Z-186-81, as last amended by Resolution No. Z-180-95 both passed and adopted by the Board of County Commissioners, reading as follows:

“#9. Plant and maintain native wetland vegetation on submerged lake ledges, according to a plan submitted by the applicant to the Council and Dade County DERM for review and approval within 6 months of the effective date of the development order, i.e. on or before May 29, 1985.”

“#10. Prohibit stormwater runoff from entering the hotel lagoon.”

“#11. Maintain native fish, including scavengers, predators, and foragers, in the lake.”

“#12. Establish a program to monitor and report the quality of stormwater runoff discharges to the lake, and the surface outer water quality of the lake, in consultation with DERM and the Council. The program design shall be submitted to the Council and DERM for review and approval within six months of the effective date of the Development Order. Lake water quality shall comply with “Fresh Water Quality Standards for Dade County” (Section 24-11, Dade County Code), and stormwater runoff discharges to the lake shall meet State Primary and Secondary Drinking Water Standards (Rule 17-22.104 FAC). If monitoring shows deterioration in lake water quality below Dade County Fresh Water Quality Standards, or if discharges to the lake violate State Primary or Secondary Drinking Water standards, the applicant will take any or all of the following actions to restore water quality to the specified standards:

- d. Modify the type, amount, and/or application of fertilizers within the site;
- e. Change application procedures or control agents for insect damage control;
- f. Increase the frequency and/or method of cleaning parking lots, roads, and other impervious surfaces to reduce pollutant accumulations;

- g. Modify the maintenance program for drainage structures, oil and grease traps, and other components of the surface water management system to improve removal of pollutant accumulations;
- h. Make such other changes to the surface water management system as may be required."

"#17. Cease operation of all on-site septic tanks, and make necessary connections to sewer lines serving the project, before issuance of any certificates of occupancy for Phase II construction."

"#19. Incorporate into the development, by restrictive covenant and/or lease or sales agreements, as applicable, hazardous materials accident prevention, mitigation, and response standards, to be met by the applicant and all tenants classified by a SIC code list in Table 3 of the Council DRI Assessment that use, handle, store, display, or generate hazardous materials (ignitable, corrosive, toxic, or reactive), including those identified in Table 4 of the Council DRI Assessment; provided, however, that the uses in Table 3 and the wastes in Table 4 shall be simultaneously amended upon the addition or deletion of any or all of the listed uses, materials, or wastes by amendment to the "County and Regional Hazardous Waste, Assessment Guidelines" incorporated by reference into Rule 17-31.03(2), Florida Administrative Code. At a minimum, these standards shall:

- a. Require that areas within buildings where hazardous materials or hazardous wastes are to be used, displayed, handled, generated, or stored shall be constructed with impervious floors, without drains, to ensure containment and facilitate cleanup of any spill or leakage;
- b. Require that the loading/unloading of any hazardous material or hazardous waste shall occur in a covered loading/unloading dock, without connection to the project drainage system;
- c. Prohibit any outside storage of hazardous materials or hazardous waste;
- d. Require hazardous waste generators to contract with a licensed public or private hazardous waste disposal service or processing facility and to provide to Dade County DERM copies of one of the following forms of documentation of property hazardous waste management practices:

- 1. A hazardous waste manifest;

2. A bill of lading from a transporter indicating shipment to a permitted hazardous waste management facility;
 3. A confirmation of receipt of materials from a recycler or a waste exchange operation.
- e. Notify any tenant generating wastes of the penalties for improper disposal of hazardous waste pursuant to Section 403.727, Florida Statutes.”

“#22. Prior to issuance of certificates of occupancy for more than 200,000 square feet of Phase III development, construct, if the necessary right-of-way is available an additional (second) westbound left-turn lane on Quail Roost Drive at S.W. 113 Avenue and realign the two eastbound configuration. In the event that the right-of-way is not available, construct an extension of the existing westbound left-turn lane at Quail Roost Drive and S.W. 113 Avenue to provide sufficient single lane storage length, as determined by Dade County.”

“#25. Prepare and submit to the Council, County, and Florida Department of Community Affairs, an annual monitoring report containing an assessment of compliance with all conditions of the ABIG Development Order, including results of the water quality monitoring conducted pursuant to Condition 12 herein, and any other information required by Section 38.06(14)(c)(3), F.S. Further, throughout project operation, and unless and until Rule 17-31, Florida Administrative Code, is repealed or otherwise declared null and void, the annual monitoring report shall include the following information.

- a. Identification of all tenants that meet the criteria established in Tables 3 and 4 of the Council DRI Assessment, as may be amended;
- b. For each such tenant, copies of one of the following types of documentation of appropriate hazardous waste management facility;
 1. A hazardous waste manifest;
 2. A bill of lading from a transporter indicating shipment to a permitted hazardous waste management facility;
 3. A confirmation of receipt of material from a recycler of a waste exchange operation.
- c. Description of any incidents or spills of hazardous materials, including but not limited to those in Table 4, as it may be amended; and specification of the actions taken to clean up and dispose of the spilled material.”

- “#26. As part of the annual report required by Condition 25, document the level of corporate office van and carpool ridership achieved each year. In the event that van and carpool ridership is less than 20 percent of ABIG corporate office employment for any two consecutive reporting periods, submit, within three months of the ridership report, an amendment to the Application for Development Approval to the County, Council, and FDOT, using transportation data and assumptions current at that time.”
- “#27. Transmit all drainage permits issues for the ABIG project to the Council for review.”
- “#29. Withhold issuance of certificates of occupancy for any additional Phase II and III development if the applicant is found not to be in compliance with Conditions 18, 21, and 22 of the ABIG Development Order.”
- “#36. The applicant shall submit a report twelve (12) months from the date of this Development Order and each twelve (12) months thereafter until certificates of Occupancy are issued for all buildings in the project; this report shall be submitted to the Director of Building and Zoning Department; the State of Florida Department of Community Affairs; Division of Local Resources Management; and the South Florida Regional Planning Council. This report shall contain for the preceding twelve (12) months:
- a. A general description of construction progress in terms of construction dollars and employment compared to the schedule in the applicants’ Application for Development Approval.
 - b. Specific progress in response to compliance with enumerated specific conditions of this Order.
 - c. A cumulative list of all permits or approvals applied for, approved or denied.
 - d. A statement as to whether any proposed construction changes in the ensuing twelve (12) months are expected to deviate substantially from the approvals included in this Development Order.
 - e. Any additional responses required by rules adopted by the State of Florida Department of Community Affairs.
 - f. Documentation of car and van pool ridership required pursuant to Condition 26.”

The purpose of requests #5 and #6 is to allow the applicant to modify and delete certain conditions of previously approved resolutions that have been satisfied or are no longer applicable under the proposed development program.

PROJECT HISTORY AND DESCRIPTION:

The application site received its current zoning in 1981, when the Board of County Commissioners (BCC) approved a district boundary change from RU-2 (Two-Family Residential) and RU-4L (Limited Apartment House) to OPD (Office Park District) pursuant to Resolution No. Z-185-81. Concurrently, the BCC approved the American Bankers Insurance Group Development of Regional Impact (ABIG DRI) Development Order pursuant to Resolution No. Z-186-81. Since its original approval, the ABIG DRI has been the subject of a series of public hearings and modifications. In 1984, the BCC adopted Resolutions Nos. Z-240-84 and Z-241-84, which modified the DRI Development Order to permit a development program consisting of 470,000 square feet of office use, 30,000 square feet of warehouse use, and a 250-room hotel.

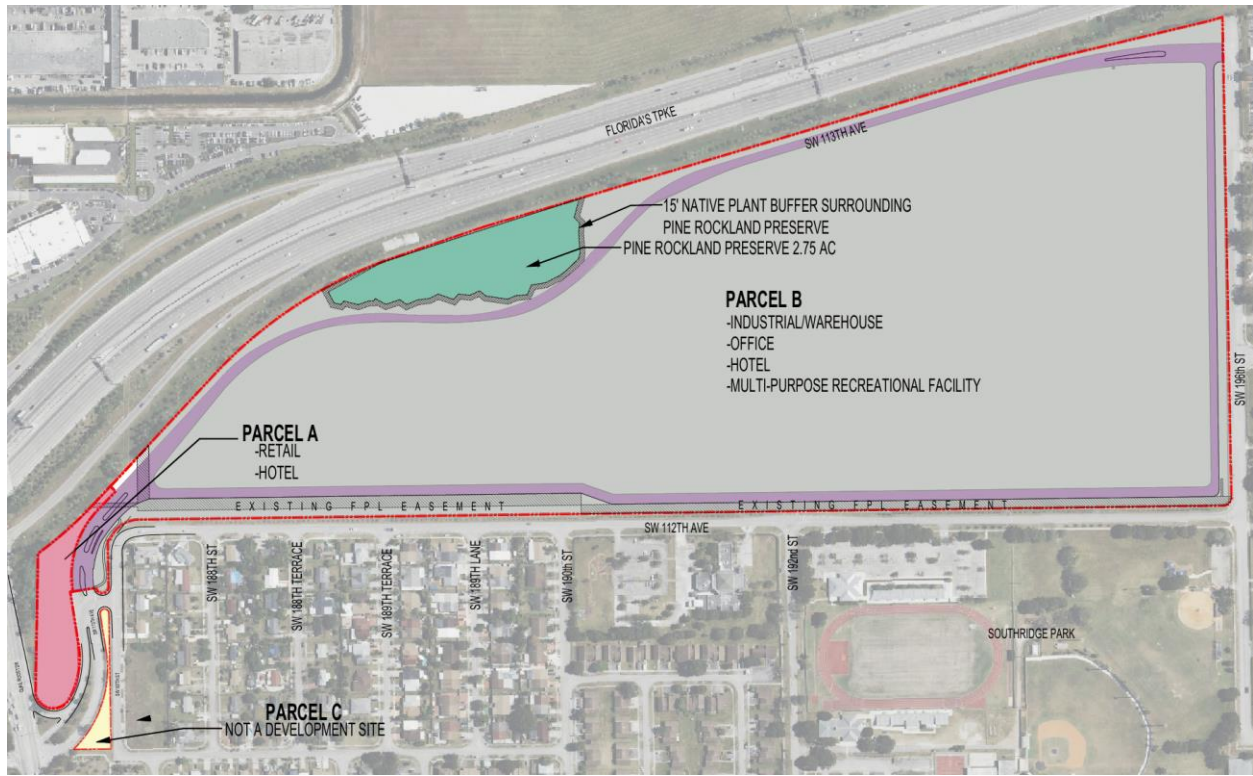
Subsequent modifications addressed educational and daycare uses within the DRI. Resolution No. 4-ZAB-43-85 authorized a daycare facility. In 1994, the BCC adopted Resolution No. Z-184-94, approving a substantial deviation to the DRI, a new master plan, a special exception, and modifications to existing conditions to expand the daycare facility to a maximum of 240 children and add a 180-student school.

The DRI Development Order was most recently modified by Resolution No. Z-180-95, passed and adopted by the BCC on December 7, 1995. That action approved a substantial deviation determination related to an after-school care use and modified Conditions Nos. 2 and 7 of Resolution No. Z-115-87, as previously modified by Resolution No. Z-184-94. The modification incorporated revised plans for the American Bankers Office Park, the A.B.I.G. Satellite Learning Center Addition, and the A.B.I.G. Child Care Center Addition, and increased the maximum permitted capacity of the daycare facility from 240 to 330 students. Accordingly, the currently approved DRI Development Program, as last modified in 1995, consists of 470,000 square feet of office use, 30,000 square feet of warehouse use, 250 hotel rooms, and a 330-student daycare facility.

The current application seeks to modify the ABIG DRI Development Program to accommodate a substantially revised mix of uses. The proposed DRI Development Program consists of 1,091,500 square feet of Industrial/Warehouse uses, including a 568,000-square-foot high-cube fulfillment center warehouse and a 523,500-square-foot high-cube parcel hub warehouse; 20,000 square feet of retail; 75,000 square feet of office; 75,000 square feet of Multipurpose Recreational Facility; and a 50-room hotel. The proposed modification represents a shift from the currently approved development program. Specifically, the proposal would reduce the approved office component from 470,000 square feet to 75,000 square feet; replace the existing 30,000-square-foot warehouse component with 1,091,500 square feet of Industrial/Warehouse uses; reduce the hotel component from 250 rooms to 50 rooms; eliminate the 330-student daycare facility; and introduce 20,000 square feet of retail and 75,000 square feet of Multipurpose Recreational Facility use.

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The proposed amended DRI Master Plan is as follows:



Please see the “Modifications to the ABIG DRI Development Program” table below, which summarizes the currently approved ABIG DRI Development Program, as last modified in 1995, and the proposed changes to the Development Program under the current zoning application:

Modifications to the ABIG DRI Development Program

1995 Current Approved DRI Development Program	Proposed DRI Development Program
• 470,000 square feet of office use • 30,000 square feet of warehouse use • 250 hotel rooms • 330-student day care facility	• 1,091,500 square feet of Industrial/Warehouse, consisting of: - 568,000 square feet of high-cube fulfillment center warehouse - 523,500 square feet of high-cube parcel hub warehouse • 20,000 square feet of retail • 75,000 square feet of office • 75,000 square feet of Multipurpose Recreational Facility • 50-room hotel

The above proposed amended DRI Development Program may be adjusted in accordance with that certain Land Use Equivalency Matrix, prepared by Kimley-Horn and Associates, dated December 23, 2025.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	OPD, office and private & public educational facility	Industrial and Office (±81.36 gross acres); Business and Office (±2.14 gross acres); and Low-Medium Density Residential (±1.30 acres, 6 to 13 dwelling units per gross acre) (Subject to approval of the concurrent CDMP amendment)
North	RU-1; religious facility	Low-Medium Density Residential, 6 - 13 dua
South	RU-4M & RU-4L; multi-family	Medium-High Density Residential 25 - 60 dua
East	Homestead Extension of Florida's Turnpike (HEFT)	Transportation (Row, Rail, Metrorail, Etc.)
West	RU-2 & RU-4L; single-family residences, multi-family, parks, office	Low Density Residential, 2.5 - 6 dua Low-Medium Density Residential, 6 - 13 dua

NEIGHBORHOOD COMPATIBILITY:

The ABIG DRI subject site consists of approximately **84.78-gross (±79.10-net) Acres**, is zoned OPD (Office Park District), and is currently developed with office buildings and private and a day care facility. The surrounding area consists primarily of residential uses. Properties to the north are zoned RU-1 and developed with a religious facility; properties to the south are zoned RU-4M and RU-4L and developed as multi-family; to the east, the property is bounded by the Homestead Extension of Florida's Turnpike (HEFT); and properties to the west are zoned RU-2 and RU-4L and developed with a mix of single-family and multifamily residences, parks, and office uses.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to modify the prior DRI development orders and resolutions in order to allow the introduction of new uses for the future development of the subject property as a mixed-use development consisting of a variety of uses with up to 1,091,500 square feet Industrial/Warehouse (568,000 square feet of high-cube fulfillment center warehouse and 523,500 square feet of high-cube parcel hub warehouse), 75,000 square feet of office, 75,000 sf of Multipurpose Recreational Facility, and 50 room hotel on Parcel B, in accordance with the proposed amended DRI Master Plan. Based on the memoranda provided by the reviewing departments, staff opines that approval of the application will not result in significant traffic or environmental impacts on the surrounding area. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) states in its memorandum that the application is part of the approved American Bankers Insurance Group DRI and meets the traffic concurrency requirements established by the DRI. The memorandum further indicates that the proposed changes to the approved development program are not anticipated to generate additional vehicular trips and that one or more subsequent traffic concurrency determinations will be required prior to development.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

As previously mentioned, the subject property is also the subject of concurrent CDMP amendment application CDMP20250007, which is being processed concurrently with this zoning application pursuant to Section 2-116.1(5)(d) and (e) of the Code of Miami-Dade County. The CDMP application is scheduled to be considered by the Board of County Commissioners prior to the subject zoning application. The concurrent CDMP application includes two (2) amendment requests: (1) redesignate the application site from "Office/Residential" (± 79.62 gross acres) and "Low-Medium Density Residential" (± 5.18 gross acres, 6 to 13 dwelling units per gross acre) to "Industrial and Office" (± 81.36 gross acres), "Business and Office" (± 2.14 gross acres), and "Low-Medium Density Residential" (± 1.30 acres, 6 to 13 dwelling units per gross acre); and (2) 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.

The application site currently has two (2) land use designations under the CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map. Approximately ± 5.18 gross acres are designated "Low-Medium Density Residential," which permits residential development at a density of 6 to 13 dwelling units per gross acre, while the remaining ± 79.62 gross acres are designated "Office/Residential," which permits professional and clerical offices, hotels, motels, and residential uses. Notwithstanding the uses and intensities otherwise permitted by these land use designations, development of the subject property is currently governed by the ABIG DRI Development Order, originally approved in 1981 and subsequently amended. The currently approved DRI Development Program, as last modified in 1995, permits up to 470,000 square feet of office use, 30,000 square feet of warehouse use, a 250-room hotel, and a 330-student daycare facility.

The applicant proposes to redesignate ± 81.36 gross acres to "Industrial and Office" and ± 2.14 gross acres to "Business and Office," while retaining the "Low-Medium Density Residential" designation on the remaining ± 1.30 acres. The ± 2.14 -acre northeastern portion proposed for Business and Office would accommodate a range of commercial, office, service, hotel, entertainment, and institutional uses. The ± 1.30 -acre northwestern portion would retain its Low-Medium Density Residential designation and consists primarily of roadway rights-of-way and park land subject to plat limitations. The remaining ± 81.36 acres, comprising the majority of the site, would be designated Industrial and Office, which permits industrial, warehouse, distribution, office, wholesale, utility, public facility, hospital, and similar uses.

Under the requested land use designations and an applicable FAR of 1.25, the site could potentially accommodate up to 4,433,399.20 square feet of industrial uses, 77,864 square feet of retail uses, 54 multifamily residences, and 16 single-family attached residences if the DRI were subsequently abandoned and its Development Order rescinded. However, the applicant has proffered a Declaration of Restrictions in conjunction with the CDMP amendment and, through the subject zoning application which proposes to modify the ABIG DRI Development Order to limit development to 1,091,500 square feet of industrial uses, consisting of a 568,000-square-foot high-cube fulfillment center warehouse and a 523,500-square-foot high-cube parcel hub warehouse, together with 20,000 square feet of retail, 75,000 square feet of office, 75,000 square feet of Multipurpose Recreational Facility, and a 50-room hotel. The covenant includes a Trip Generation Equivalency Matrix that allows the individual uses to increase or decrease, provided that the overall development does not exceed 903 net external PM peak-hour vehicle trips. The covenant also requires connection to public water and sewer, establishment and continued maintenance of a minimum ± 2 -acre Pine Rockland Preserve within the northeastern portion of the property, and completion of an endangered species survey prior to issuance of a tree removal permit.

A portion of the application site is located within the buffer area of the South Dade Transitway, one of the County's Strategic Miami Area Rapid Transit (SMART) Plan Corridors. The CDMP promotes higher-density and higher-intensity mixed-use development along Rapid Transit Corridors. The Mixed-Use Development provisions allow qualifying projects located within ¼ mile of a SMART Plan Corridor to develop at up to 60 dwelling units per acre and 2.0 FAR, while qualifying projects located between ¼ mile and ½ mile may develop at up to 36 dwelling units per acre and 1.5 FAR. Although the subject application does not propose residential transit-oriented development, the site's proximity to the South Dade Transitway provides access to a major transit corridor and supports the redevelopment of the property with employment-generating uses.

The proposed redevelopment of the ±84.80-gross-acre site would transition the existing Assurant (formerly American Bankers Insurance Group) complex from a predominantly office-oriented DRI development program to one primarily characterized by industrial and warehouse employment uses, with supporting office, retail, recreational, and hotel uses. The proposal is generally **consistent** with **CDMP Land Use Element Policy LU-1D**, which promotes the planning of communities to include places of employment. The proposed Industrial and Office designation would facilitate redevelopment of the site for employment-generating uses, while the Business and Office designation would accommodate complementary commercial and service uses. Furthermore, the proposed development program is substantially less than the maximum development potential that could otherwise result from the requested land use designations.

The proposed amendment is also generally **consistent** with the evaluation criteria contained in **CDMP Land Use Element Policy LU-8E**, which considers, among other factors, whether a proposed amendment accommodates projected population or economic growth; enhances or impedes the provision of public services and facilities at or above adopted level-of-service standards; is **compatible** with abutting and nearby land uses; enhances or degrades environmental or historical resources and systems important to the County as a whole; and promotes transit ridership and pedestrianism pursuant to **Objective LU-7** and its associated policies. In this regard, the proposed amendment would facilitate the redevelopment of an existing DRI with employment-generating uses, while the proffered covenant limits the overall development program and associated PM peak-hour trips and provides additional commitments regarding public water and sewer service and environmental protection.

Therefore, subject to the Board's approval of concurrent CDMP amendment application CDMP20250007 and acceptance of the proffered CDMP Declaration of Restrictions, staff opines that the proposed rezoning from OPD, Office Park District, to BU-1A, Limited Business District, and IU-1, Industrial, Light Manufacturing District, together with the requested unusual uses, amendment to the DRI Development Order, and modifications of conditions, would be **consistent** with the applicable CDMP Land Use Element interpretative text and the proposed land use designations on the CDMP Adopted Land Use Plan (LUP) map. Staff further opines that approval of the application would not result in significant impacts that would disrupt or degrade the safety and tranquility of the neighboring properties and would be compatible with the surrounding area, as further discussed in the Zoning Analysis below.

ZONING ANALYSIS:

As part of this application, the applicant seeks approval of district boundary changes for the subject property, which is divided into two (2) parcels. Parcel A, located on the northern portion of the subject property, is proposed to be rezoned from OPD, Office Park District, to BU-1A, Limited Business District, while Parcel B, located on the southern portion of the subject property, is proposed to be rezoned from OPD, Office Park District, to IU-1, Industrial, Light Manufacturing

District (Requests #1 and #2). When the aforementioned requests are analyzed pursuant to Section 33-311 of the Code of Miami-Dade County, staff opines that the proposed district boundary changes would be **compatible** with the existing uses and development pattern surrounding the application site. Section 33-311 provides, among other things, for consideration of the character of the district or area and its suitability for particular uses, as well as the objectives of lessening congestion on roadways and promoting the convenience and general welfare of the community.

As indicated on the proposed DRI Site Plan, the proposed uses have been arranged to provide an appropriate transition in intensity between the surrounding residential development and the more intensive uses proposed within the subject property. Parcel A, proposed for BU-1A zoning, would accommodate the retail and hotel uses and is located toward the northwestern portion of the property, closer to the existing lower-intensity residential development. The proposed uses would be separated from the residential development by landscape buffering in accordance with Section 18A-6(H), pertaining to buffers between dissimilar land uses, as well as an existing FPL easement and public right-of-way (SW 112 Avenue), providing additional separation from the residential uses. Parcel B, proposed for IU-1 zoning, would accommodate the more intensive industrial/warehouse uses, together with office, hotel, and Multipurpose Recreational Facility uses, and is located farther from the single-family residential areas and adjacent to the Homestead Extension of Florida's Turnpike (HEFT). Staff opines that this arrangement provides an appropriate transition by locating the less intensive commercial uses closer to the residential neighborhood, with appropriate buffering and separation, while orienting the more intensive employment-generating uses toward the HEFT, office uses, park and multi-family buildings.

Additionally, the proposed development provides for the preservation of a 2.75-acre continuous pine rockland habitat within the eastern portion of the property, as identified on the DRI Site Plan. The pine rockland habitat will be surrounded by a 15-foot-wide native plant buffer, except along the portion that abuts the HEFT, and will be maintained in a natural state, free of exotic vegetation, and preserved as pine rockland habitat in perpetuity. The Pine Rockland Preserve and surrounding native plant buffer will be protected from development and separated from the development areas of the property through the installation of fencing and environmental protection signage. These environmental protections, together with the proposed arrangement and transition of uses, further mitigate potential impacts associated with the redevelopment of the property.

Therefore, staff supports the requested district boundary changes and opines that, for the reasons discussed above and in the Comprehensive Development Master Plan Analysis section, and subject to the Board's approval of the concurrent CDMP amendment and acceptance of the proffered CDMP Declaration of Restrictions, the proposed rezoning of Parcel A to BU-1A and Parcel B to IU-1 would be consistent with the proposed Business and Office and Industrial and Office land use designations, respectively. Staff further opines that the proposed zoning districts, arrangement of uses, proximity of the more intensive uses to the HEFT, and preservation of the pine rockland habitat provide an appropriate transition from the surrounding residential development and would be **compatible** with the character and development pattern of the surrounding area.

Staff also notes that based on the memoranda submitted by other departments reviewing the application, approval of the request would not have an unfavorable effect on the environment, the natural resources, or the economy of Miami-Dade County, and would not be incompatible with the area concerned. Staff notes that the Department of Transportation and Public Works (DTPW) also reviewed the requests and has no objection to the application, subject to conditions as specified in their memorandum. The Platting and Traffic Review Section of the Department of

Regulatory and Economic Resources (RER), in their memorandum, state that the application is part of the approved American Bankers Insurance Group DRI and meets the traffic concurrency requirements established by the DRI. The memorandum further indicates that the proposed changes to the approved development program are not anticipated to generate additional vehicular trips and that one or more subsequent traffic concurrency determinations will be required prior to development. Further, RER and the Department of Environmental Resources Management (DERM), in their attached memorandum, indicate that the application meets all applicable LOS standards for potable water supply, wastewater disposal, and flood protection. In addition, the memorandum from the Miami-Dade Fire Rescue (MDFR) Department does not indicate that the application will have a negative impact on fire rescue services in the area. The memoranda submitted by the Department of Water and Sewer, and the Park, Recreation and Open Spaces (PROS) Department indicate no objections to the application as well. Based on the aforementioned department memoranda, staff opines that the request will not result in, among other things, excessive noise or cause undue or excessive burden on public facilities. As such, staff opines that approval of the application requests for a zone change and to build a 550-unit multi-family residential development on the subject property, would be **compatible** with the surrounding area in density and scale, will not detrimentally impact the area and provide a sensitive well-designed transition to the surrounding neighborhood. **Therefore, staff recommends approval of requests #1 and #2 for a district boundary change to BU-1A, Limited Business District and IU-1, Industrial, Light Manufacturing District, under Section 33-311, District Boundary Change Subject to approval of the concurrent CDMP amendment Application No. CDMP20250007 and it becoming effective.**

As part of this application, the applicant is also requesting an unusual use to permit a Multipurpose Recreational Facility on Parcel B (Request #3). When analyzed pursuant to Section 33-311(A)(3), Special Exceptions, Unusual Uses and New Uses, staff supports the request and opines that, based on the foregoing analysis and for the reasons stated above and below, the proposed use would be compatible with the surrounding area when considering the necessity and reasonableness of the request in relation to the present and future development of the area. Staff further notes that the proposed Multipurpose Recreational Facility is included as part of the overall DRI Development Program and would be located on Parcel B together with the proposed industrial/warehouse, office, and hotel uses. Such facility may accommodate a variety of recreational uses, including, but not limited to, indoor sports and athletic facilities, fitness and wellness facilities, and community or entertainment facilities. The inclusion of a Multipurpose Recreational Facility as a complementary use to the primary industrial development and other proposed uses would contribute to a more diverse and dynamic development, provide an appropriate complement to the surrounding residential neighborhoods, and support the transformation of the existing underutilized corporate campus into a more active, multi-functional development.

Similarly, request #4 seeks to modify the ABIG DRI Development Program approved pursuant to Resolution No. Z-240-84, as last amended by Resolution No. Z-180-95 and request #5 seeks to modify Conditions Nos. 1, 3, 4, 5, 6, 7, 8, 14, 15, 28, and 35 of Resolution No. Z-186-81, as last amended by Resolution No. Z-180-95; as last amended by Resolution No. Z-180-95. When analyzed pursuant to Section 33-311(A)(7), Generalized Modification Standards, staff notes that these requests are inextricably intertwined with Requests #1 and #2, which staff supports, and are necessary to accommodate the proposed redevelopment of the ABIG DRI consistent with the amended DRI Site Plan and proposed Development Program to be approved as part of the concurrent CDMP amendment Application No. CDMP20250007. Staff opines that the requested modifications would not create new or additional adverse visual impacts on the surrounding neighborhood and would be compatible with the area concerned when considering the necessity

and reasonableness of the modifications in relation to the present and future development of the area.

Staff further notes that many of the conditions contained in the existing DRI Development Order were imposed to address impacts associated with the previously approved office, hotel, and daycare development program and are either no longer applicable to, or would conflict with, the proposed amended DRI Development Program. Other conditions relate to physical improvements associated with the original office park development that have already been satisfied or are no longer applicable. Accordingly, the proposed modifications would update the DRI Development Order to reflect the proposed redevelopment, remove outdated or satisfied requirements, and retain or revise those conditions that remain applicable to the property. The applicant has coordinated with staff throughout the review process to address the necessary modifications to the DRI Development Order. Because the proposed modification removes several specific energy-conservation measures contained in the existing condition, staff recommends adding a requirement that future development comply with current energy-efficiency standards. This requirement will ensure that the development remains subject to applicable energy-conservation measures as building standards are updated. Based on the foregoing, staff recommends modified approval of Request #5 to add the following requirement to Condition #14: “j. Comply with the applicable energy-conservation requirements of the current Florida Building Code.”

In addition, the application proposes acceptance of a Land Use Equivalency Matrix, that will allow necessary flexibility for the future exchange of uses within the reduced cope of impacts analyzed for the proposed amended DRI Development Program. The Land Use Equivalency Matrix was prepared by Kimley-Horn and Associates as part of the Trip Generation Comparison Analysis dated December 16, 2025, and is enclosed with this Application. This matrix provides ratios to convert portions of a land use to equivalent portions of another land use without changing the number of trips generated by the overall development program.

Table 2: P.M. Peak Hour Equivalency Matrix								
Land Use	Net External P.M. Peak Hour Equivalency Rates	TO:	High-Cube Fulfillment Center Warehouse	High-Cube Parcel Hub Warehouse	Strip Retail Plaza	General Office Building	Multipurpose Recreational Facility	Hotel
		Units	ksf	ksf	ksf	ksf	ksf	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	21.9558	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

This Land Use Equivalency Matrix shall be incorporated into the amended DRI Development Order.

In addition, as indicated in the Trip Generation Comparison Analysis dated December 16, 2025, prepared by Kimley-Horn and Associates, the proposed changes to the ABIG DRI are not anticipated to increase impacts to critical infrastructure, including traffic, water, and sewer. From a traffic generation perspective, the proposed amended DRI Development Program is consistent with the existing vested development approvals for the property, as the reduction in office use, together with the proposed increase in industrial and retail uses, would result in no net increase in traffic volumes. The currently approved DRI Development Program vests approximately 903

net new external P.M. peak-hour vehicle trips. Staff further notes that the roadway improvements required pursuant to the DRI Development Order that were feasible to construct have been completed. In addition, the applicant submitted the latest ABIG DRI Annual Status Report, covering the period from November 29, 2004, through November 29, 2024, which demonstrates compliance with all conditions of the ABIG DRI Development Order. **Staff, therefore, recommends approval with conditions of request #3 under Section 33-311(A)(3)(a), Unusual Uses for Wireless Supported Service Facilities, approval with conditions of request #4 and modified approval of request #5 to add requirement “j” to Condition #14 under Section 33-311(A)(7) Generalized Modification Standards.**

Lastly, Request #6 seeks to delete Conditions Nos. 9, 10, 11, 12, 17, 19, 22, 25, 26, 27, 29, and 36 of Resolution No. Z-186-81, as last amended by Resolution No. Z-180-95. When analyzed pursuant to Section 33-311(A)(7), the Generalized Modification Standards, staff finds that these conditions should remain in place. Staff recognizes that some conditions may have already been satisfied, while others address matters that remain enforceable through current Code requirements and regulatory processes. For example, Condition #17 requires the discontinuation of all on-site septic tanks and connection to the sanitary sewer system before the issuance of certificates of occupancy for Phase II construction. The WASD memorandum dated August 27, 2026, indicates that the property is currently connected to the sewer system and that the existing structure is connected to a private gravity system that discharges into a public sewer manhole along SW 112th Avenue. Future development will also be required to connect to the sanitary sewer system and comply with all applicable WASD requirements. However, several of the conditions include ongoing environmental, transportation, and monitoring requirements, and staff does not find sufficient justification for their deletion. **Therefore, staff recommends withdrawal of request #6 under Section 33-311(A)(7) Generalized Modification Standards.**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER REVIEW: See attached.

RECOMMENDATION:

Approval of requests #1 and #2, subject to approval of concurrent CDMP Amendment Application #CDMP20250007; approval with conditions of requests #3 and #4; modified approval of request #5 to add requirement “j” to Condition #14; and withdrawal of request #6.

CONDITIONS FOR APPROVAL: For requests #3 through #5 only.

1. That all the other conditions of Resolutions No. Z-186-81, Z-185-81, 4-ZAB-243-84, Z-240-84, Z-241-84, 4-ZAB-43-85, 4-ZAB-407-85, Z-50-88, Z-18-89, 5-ZAB-292-94, Z-184-94, 2-ZAB-206-63, and 4-ZAB-173-79, which has been amended over time and was last modified by Resolution No. Z-180-95, passed and adopted by the Board of County Commissioners remain in full force and effect, except as herein modified.
2. That the final site plan must conform to the Site Plan entitled “Assurant Site Development,” consisting of 1 sheet date-stamped received August 5, 2026, to be review at time of Administrative Site Plan Review (ASPR).

3. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade County Environmental review in the attached memorandum.
4. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Water and Sewer Department (WASD) as indicated in the attached memorandum.
5. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Parks, Recreation and Open Space (PROS) Department as indicated in the attached memorandum.
6. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources as indicated in the attached memorandum.
7. That the applicant complies with all applicable conditions, requirements, recommendations, requests, and other provisions of the Miami-Dade County Department of Transportation and Public Works (DTPW) Transportation Planning and Policy Division and Traffic Engineering Division as indicated in their attached combined memorandum.

Condition #14 additional requirement:

- j. That the development complies with the applicable energy-conservation requirements of the current Florida Building Code.

ES:JB:EA



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

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NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Miami-Dade County Environmental review	No objection*
Platting and Traffic Review Section (RER)	No objection*
Department of Transportation and Public Works (DTPW)	No objection*
Miami-Dade Fire Rescue (MDFR)	No objection
Water and Sewer Department (WASD)	No objection*
Parks, Recreation and Open Spaces Department (PROS)	No objection*
Miami-Dade Police Department	No objection
Building and Neighborhood Compliance (BNC)	No objection
*Subject to conditions in their memorandum.	

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

Low-Medium Density (Pg. I-31)	<i>This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.</i>
Industrial and Office (Pg. I-40)	<i>Manufacturing operations, maintenance and repair facilities, warehouses, mini-warehouses, office buildings, wholesale showrooms, distribution centers, and similar uses are permitted in areas designated as "Industrial and Office" on the LUP map. Also included are construction and utility-equipment maintenance yards, utility plants, public facilities, hospitals and medical buildings. The full range of telecommunication facilities, including switching and transmission facilities, satellite telecommunications facilities, microwave towers, radar stations and cell towers is also allowed. Very limited commercial uses to serve the firms and workers in the industrial and office area are allowed dispersed as small business districts and centers throughout the industrial areas. Hotels and motels are also authorized. Freestanding retail and personal service uses and shopping centers larger than 10 acres in size are prohibited in these areas because they would deplete the industrial land supply and they are better located in commercially designated areas and in closer proximity to residential areas. Freestanding retail and personal service uses and shops that are approved in Industrial and Office areas should front on major access roads, particularly near major intersections. In addition, uncommon commercial uses such as amusement uses, and others with unusual siting requirements may also be considered at appropriate locations. Quarrying activities and ancillary uses may also be approved in areas designated Industrial and Office where compatible with the surrounding area and environment. The specific range and intensity of uses appropriate in a particular Industrial and Office area vary by location as a function of the availability of public services and access and, among other factors, compatibility with neighboring development. Through the zoning review process, use of particular sites or areas may be limited to something less than the maximum allowed in this category. Moreover, special limitations may be imposed where necessary to protect environmental resources.</i> <i>If the land is the subject of an application for rezoning, zoning approval or a plan amendment and is located in an MSA with less than a 15-year supply of industrial land, in order to receive approval for a non-industrial use, the applicant must demonstrate that such use will not have a significant adverse impact on future industrial development. In general, the typical residential development is incompatible with major industrial concentrations and shall not occur in areas designated as "Industrial and Office" on the LUP map to avoid use conflicts and for health and safety reasons. Exceptions may be granted for the following: (1) the development of live-work or work-live buildings or the adaptive reuse of existing structures for these purposes in areas of light industrial uses such as office, wholesale, distribution and the assembling of pre-manufactured parts; (2) the development of a TND as provided herein; and (3) the residential development of a portion of an industrially designated area where the portion is, a) 10 acres or smaller and is bounded on two or more sides by existing residential development or zoning, or is b) the perimeter of a Plan-designated industrial area which perimeter does not exceed a depth of 150 feet; and c) the subject portion of the industrially designated site immediately</i>

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	<i>adjoins a currently developed or platted residential area and the Director of the Department of Planning and Zoning determines that the inclusion of a residential component in the Industrially designated area, designed to provide compatible transition along the boundary, is the best means of maintaining the quality of the adjoining residential area. Notwithstanding the foregoing, applications for residential zoning that were properly filed prior to August 25, 2000, can be considered where adjoining land is residentially zoned, designated or developed. Residential developments in this land use category may participate in the inclusionary zoning program. The properties utilized for residential development will be eligible within the limits provided in this paragraph for the density allowances of the inclusionary zoning program in the Residential Communities section. TNDs may be permitted in Industrial and Office areas where: 1) compatible with nearby development and with the objectives and policies of this Plan, 2) necessary services exist or will be provided by the developer, and 3) adjacent to land designated Residential Communities on the LUP map (including across an abutting major or minor roadway) along 30 percent or more of the total perimeter of the TND, provided that land designated Residential Communities exists along at least some portion of the two or more sides. (Multiple sides created by an out parcel shall count as one side only). TND located within Industrial and Office areas shall allocated to Workshop Uses a minimum of 15 percent and a maximum of 30 percent of the gross built up area planned for development within a TND, and shall have a residential density no greater than the average of the adjacent Residential Communities designations or ten units per acre, whichever is higher. Workshops Uses shall be oriented to adjacent non-residential areas, while the residential uses shall be oriented to the adjacent Residential Communities designations. All criteria for TNDs enumerated in the Residential Communities section of this Chapter, other than the provisions governing percent of built up area which may be devoted to workshop uses addressed herein and the maximum permitted residential density, shall govern the development of TNDs in areas designated Industrial and Office.</i>
Office/Residential (Pg. I-45)	<i>Uses allowed in this category include both professional and clerical offices, hotels, motels, and residential uses. Office developments may range from small-scale professional office to large scale office parks. Satellite telecommunication facilities that are ancillary uses to the businesses in a development are also allowed. A specific objective in designing developments to occur in this category is that the development should be compatible with any existing, or zoned, or Plan designated adjoining or adjacent residential uses. The maximum scale and intensity, including height and floor area ratio of office, hotel and motel development in areas designated Office/Residential shall be based on such factors as site size, availability of services, accessibility, and the proximity and scale of adjoining or adjacent residential uses. Where the Office/Residential category is located between residential and business categories, the more intensive activities to occur on the office site, including service locations and the points of ingress and egress, should be oriented toward the business side of the site, and the residential side of the site should be designed with sensitivity to the residential area and, where necessary, well buffered both visually and acoustically.</i> <i>Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively office use of the site. When residential uses are mixed with office uses, the overall scale and intensity, including height and floor area ratio of the mixed-use development shall be no greater than that which would be approved if the parcel was developed in either office use only or residential use only, whichever is higher. Within the Office/Residential category, business uses ancillary and to serve the on-site use(s) may be integrated in an amount not to exceed 15 percent of the total floor area. However, the Office/Residential category does not authorize other business or commercial uses.</i>

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	<i>The plan recognizes existing strip office development along roadways. Ribbons or strips of office use along roadway frontages are identified along one or both block faces fronting certain roadways. Where only one block face is indicated, this specifically provides that only that block face is intended for office use and is not to suggest that the opposite face is also included. The lateral boundary of the ribbon indicates the extent to which office uses may be allowed to expand along the roadway frontage. The depth of the ribbon for office development and other uses permitted by the Office/Residential land use category is more generalized. In general, the depth should be limited to the norm for the strip, but may be approved at such other depth that will provide a logical transition to adjacent uses or accommodate vehicular parking to serve an adjacent use, provided that site planning or design features are used, to furnish compatibility with any adjoining and adjacent residential uses that exist or are designated on the Land Use Plan map, in keeping with the Plan's policies. Extension of the strip depth beyond the mid-block to the frontage of an interior street does not necessarily authorize vehicular access on that interior street, and such access may be prohibited if it would be incompatible with neighboring development. Intervening areas between ribbons along a highway face may be used only for the uses permitted in the designated land use category. Further lateral extension of the ribbon beyond that shown on the Plan map will require a Plan amendment.</i> <i>As indicated in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map", some existing lawful uses and zoning are not specifically depicted on the LUP map. That text, titled Uses and Zoning Not Depicted, applies equally to office uses and zoning.</i>
Mixed Use Development (*SMART Corridor) (Pg. I-44)	<i>Mixed-use development allows a mix of compatible uses in a high quality pedestrian-oriented street environment. This form of development includes permitted uses mixed within the same building (vertical) or in separate buildings on the same site or within a 5-minute walk (one-quarter mile) (horizontal). The purpose of this section is to address the mixed-use projects that are to be located outside of the designated urban centers and outside of areas otherwise addressed by the Rapid Transit Zone Development Standards pursuant to Chapter 33C of the Code of Miami-Dade County.</i> <i>Horizontal mixed-use development is hereby defined as the horizontal mix of uses, such as single use buildings on the same site or within one-quarter mile. Such uses may only be permitted in accordance with the following:</i> <i>1) a single use building is located on a site that contains a mix of uses or multiple sites containing a mix of uses joined through a unity of title; or</i> <i>2) where the saturation of a single use, including residential or commercial, does not currently or would not be caused to exceed 70% of the total building area within one-quarter mile of the application site.</i> <i>Vertical and horizontal mixed-use development may be allowed within the Urban Development Boundary (UDB), provided that the development is located in:</i> <i>3. Rapid Transit Activity Corridors which includes the areas within one-half mile of the existing Metrorail corridor and the following proposed SMART Plan corridors: Kendall Drive, Beach Corridor, North Corridor, Northeast Corridor, and the South Dade Transitway Corridor. It also includes the area within one mile of the proposed East-West SMART Plan Corridor.</i> <i>The exact residential density that can be achieved on a particular property will depend upon the intensity permitted, the average size of the residential units, the residential percentage of the project and land development regulations concerning building envelopes, parking and open space. The maximum intensities and densities shall be the greater of those provided within the CDMP or the maximum intensities and densities of the underlying land use designation. Properties that are located within ¼ mile of the SMART Plan Corridor may be rezoned for vertical or horizontal mixed-use development at up to 60 units per acre and properties located between ¼ and ½ mile of the SMART Plan Corridor may rezoned for vertical or horizontal mixed-use development at up to 36 units per acre, provided that a proposed single use does not constitute more than 70% of the total building area within ¼ mile of a SMART Plan Corridor.</i>

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American Bankers Life Assurance Company of Florida
PH: Z25-117

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Objective LU-1D (Pg. I-2)	<i>In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of communities which include recreational, educational and other public facilities, houses of worship, places of employment, and safe and convenient circulation of automotive, pedestrian and bicycle traffic throughout the communities.</i>																					
Objective LU-7 (Pg. I-13)	<i>Miami-Dade County shall require all new development and redevelopment in existing and planned transit corridors and urban centers to be planned and designed to promote transit-oriented development (TOD), and transit use, which mixes residential, retail, office, open space and public uses in a safe, pedestrian and bicycle friendly environment that promotes mobility for people of all ages and abilities through the use of rapid transit services.</i>																					
Policy LU-8E (Page. I-16)	<i>Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:</i> <i>i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;</i> <i>ii) Enhance or impede provision of services at or above adopted LOS Standards;</i> <i>iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and</i> <i>iv) Enhance or degrade environmental or historical resources; and</i> <i>v) Enhance or degrade systems important to the County as a whole including regional drainage, emergency management, transit service, roadways, facilities of countywide significance, and water quality; and</i> <i>vi) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.</i>																					

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i> (F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:
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ZONING RECOMMENDATION ADDENDUM

American Bankers Life Assurance Company of Florida
PH: Z25-117

	(1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i> (4) <i>The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;</i> (5) <i>The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.</i>
Section 33-311(A)(3) Special Exception, Unusual and New Uses	Special exceptions (for all applications other than public charter schools), unusual and new uses. Hear application for and grant or deny special exceptions, except applications for public charter schools; that is, those exceptions permitted by the regulations only upon approval after public hearing, new uses and unusual uses which by the regulations are only permitted upon approval after public hearing; provided the applied for exception or use, including exception for site or plot plan approval, in the opinion of the Community Zoning Appeals Board, would not have an unfavorable effect on the economy of Miami-Dade County, Florida, would not generate or result in excessive noise or traffic, cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, recreation, transportation, streets, roads, highways or other such facilities which have been constructed or which are planned and budgeted for construction, are accessible by private or public roads, streets or highways, tend to create a fire or other equally or greater dangerous hazards, or provoke excessive overcrowding or concentration of people or population, when considering the necessity for and reasonableness of such applied for exception or use in relation to the present and future development of the area concerned and the compatibility of the applied for exception or use with such area and its development.
Section 33-311(A)(7) Generalized Modification Standards	The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution; and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that (a) the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create a fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not tend to provoke a nuisance, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned, or (b) (i) that the resolution that contains the condition approved a school use that was permitted only as a special exception, (ii) that subsequent law permits that use as of right without the requirement of approval after public hearing, and (iii) that the requested modification or elimination would not result in development exceeding the standards provided for schools authorized as a matter of right without the requirement of approval after public hearing.

Consumer and Neighborhood Protection

ENFORCEMENT HISTORY

AMERICAN BANKERS LIFE ASSURANCE COMPANY OF FLORIDA 11222 QUAIL ROOST DR
MIAMI-DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Pending

Z2025000117

DATE

HEARING NUMBER

FOLIO:

30-6006-034-0015/30-6006-034-0030/30-6006-034-0020/30-6006-034-0010/30-6006-034-0025

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

August 26, 2026

NEIGHBORHOOD REGULATIONS:

There are no open cases.

BUILDING SUPPORT REGULATIONS:

There are no open cases.

OUTSTANDING LIENS AND FINES:

There are no outstanding liens or fines.

Memorandum



Date: August 19, 2026

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

From: Christine Velazquez, Division Chief - RER

Subject: Z2025000117-7th Review
American Bankers Life Assurance Company of Florida
11222 Quail Roost Dr and 11195 SW 196th Street
DBC from Office Park District to IU-1 and BU-1A; approval of
amendment to resolution Z-186-81 to permit the modification of the
approved DRI development plan to develop offices, warehouses and
commercial space.
(OPD) (84.78 acres)
06-56-40

Miami-Dade County is currently completing an environmental review of concurrent application No. CDMP20250007. If the Comprehensive Development Master Plan (CDMP) application is denied, then RER recommends that this concurrent zoning application be denied, as it would be inconsistent with the unamended CDMP. Accordingly, RER's analysis and recommendations consider whether this concurrent zoning application is consistent with the CDMP amendment as requested by the applicant and with the applicable zoning and other land development regulations.

Finally, if the Board adopts the CDMP application but with modifications, the recommendations and analyses provided in this report may have to be supplemented or revised to address any such modifications.

Miami-Dade County has completed an environmental review of the above referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service and wastewater disposal. Based on the information provided, this zoning application is approved pursuant to section 24-43.1 of the Code related to potable water service and wastewater disposal contingent upon the CDMP application CDMP20250007 being approved and remaining in effect.

Potable Water Supply and Wastewater Disposal

Pursuant to the Code and based on the requested district boundary change, the future development is within feasible distance to connect to public water and public sanitary sewers. Therefore, the future development shall connect to public water and sanitary sewers in accordance with the Code. Please note that this development will need to obtain water and sanitary sewer extension permits prior to RER approval of future development orders. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal.

Be advised that the required water main extension permit is issued by the Florida Department of Health. Civil drawings for the water main extension will need to be approved by the Miami-Dade Water and Sewer Department and the Environmental Permitting Section of RER.

Civil drawings for the required sewer main extension will need to be approved by MDWASD and the RER-Environmental Plan Review Section prior to approval of final development orders.

In accordance with section 24-43.4(2)(b)(iii) of the Code the property has submitted a covenant running with the land in favor of Miami-Dade County recorded in Official Records Book 34915, Page 1818, acknowledging that the property shall be required to connect to the applicable public infrastructure as a condition of any building permit for development on the property or portion thereof.

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

Please note, the proposed land use will result in an increase in the amount of wastewater flow generated at this location. Currently, the corresponding downstream sanitary pump station 30-0659 is under OK-HAMA limited status (OH), allocation not allowed pending peak flow capacity status, in accordance with the mandated criteria set forth in the new Consent Decree (case 1:12-cv-24400-FAM), effective December 6, 2013. RER cannot issue Sewer Capacity Certification nor approve building permits or Certificates of Use until pump station 30-0659 has been certified complete and operating in compliance.

At the time of building permits RER will evaluate and may reserve sanitary sewer capacity, through the sanitary sewer certification process, if the proposed development complies with the provisions of the Consent Decree. Building permits for development in sanitary sewer basins which have been determined not to have adequate capacity cannot be approved, until adequate capacity becomes available.

Please contact the utility for information regarding status of the public sewer pump station.

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

Conditions of Approval: None

Water Control Section

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

For compliance with Miami-Dade County stormwater disposal requirements, stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Drainage plans shall provide for full on-site retention of the stormwater runoff generated by the applicable storm event pursuant to the Code. Any grading and drainage improvements within the parcels will require review and approval by RER. Any public road drainage systems shall provide service that complies with the minimum requirements outlined in the Miami-Dade County Public Works Manual.

Site grading and development plans shall comply with the requirements of Chapter 11C of the Code, as well as with all state and federal criteria, and shall not cause flooding of adjacent properties.

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

Pursuant to section 24-48.1(1)(b) of the Code, the applicant is advised that a RER Class II Permit shall be required if the new proposed surface water management system will have an overflow outfall to any water body in Miami-Dade County, including, but not limited to, canals, rivers, lakes and/or tidal water bodies.

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

Conditions of Approval: None

Tree Preservation

This application must comply with Miami-Dade County's Comprehensive Development Master Plan (CDMP) and the Code, particularly the Conservation, Aquifer Recharge and Drainage Element (CON) of the CDMP and of the Code.

The properties within the application area with folio nos. 30-6006-034-0020 and 30-6006-034-0010 contain 2.75 acres of pine rockland, as previously identified by zoning resolution Z-186-81. Pine rocklands, a subclass of pinelands, are considered globally imperiled and a fire dependent habitat that supports numerous rare, endemic, threatened and endangered species and is subject to requirements of the CDMP regulated under section 24-49 of the Code.

All development or redevelopment applications are required to comply with CON-8D of the CDMP, which states:

"Where hammocks or pinelands are contained within prospective development sites, they shall be given priority for designation as landscape and open space areas and left intact. The extent of hammock and pineland area destroyed shall be minimized by the use of native plant buffers, clustering, large lot zoning, and/or reduced roadway widths. Care shall be exercised when developing adjacent land to minimize root damage and filling. Disturbance to the forest canopy and understory shall be minimized and confined to the least viable areas. Preservation areas shall

be located and configured to protect rare, threatened, and endangered species and to allow for prescribed burning, where applicable. In the protected forest areas, understory vegetation and associated geologic features shall be protected and maintained in perpetuity”.

RER acknowledges that, per the revised letter of intent received by Zoning on August 5, 2026, proposed Development of Regional Impact condition #4 has been revised to reflect the preservation of 2.75 acres of pine rockland and a 15-foot native plant buffer and the maintenance of this 2.75-acre Pine Rockland Preserve. Furthermore, RER acknowledges and has confirmed that the plan entitled “Assurant Site Redevelopment”, dated as received by Miami-Dade County on August 5, 2026 accurately depicts the 2.75-acre Pine Rockland Preserve and 15-foot native plant buffer surrounding the pine rockland.

Any development and use of the subject properties must avoid adverse environmental impacts to the Pine Rockland Preserve, including, but not limited to, impacts associated with the placement of buildings, construction of infrastructure, storage of construction materials and equipment, final grade, drainage, and erosion. To avoid causing damage to pine rockland understory plants, limestone rock substrate and geologic features, heavy machinery may not be parked inside the Pine Rockland Preserve. Therefore, during future development of the referenced properties, RER recommends a barrier be erected between any site improvement work and the plant buffer surrounding the Pine Rockland Preserve. In addition, the applicant shall avoid staging equipment or construction materials adjacent to the plant buffer surrounding the Pine Rockland Preserve.

Future development of the properties may result in the removal and/or relocation of tree resources outside of the Pine Rockland Preserve. A Miami-Dade County Tree Removal Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. A tree survey that includes a tree disposition table shall be required during the tree removal permit application process. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree protection standards.

The RER Tree and Forest Resources Section may be contacted at tfrs@miamidade.gov or (305) 372-6574 for further information regarding tree permitting procedures and requirements.

Pursuant to CON-8I of the CDMP, and in accordance with section 24-49.9 of the Code, if exotic pest plants and/or nuisance species exist on the site they shall be removed prior to development or redevelopment, and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species.

Pursuant to section 18A-12 of the Code, controlled species and, particularly, the West Indian Mahogany (*Swietenia mahagoni*) shall not be planted within five hundred (500) feet of the Pine Rockland Preserve or any remnant native habitat.

Pursuant to section 24-49(4)(f) of the Code, any forest maintenance in areas protected by a covenant running with the land in favor of Miami-Dade County including, but not limited to, preservation areas shall require a separate Tree Removal Permit.

Please contact Kelly Feeney at Kelly.Feeney@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval:

- 1. Obtain a Miami-Dade County Tree Removal Permit prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code and comply with the conditions of said permit(s)**
- 2. Preservation of 2.75 acres of pine rockland and a 15-foot native plant buffer and the maintenance of this 2.75-acre Pine Rockland Preserve in accordance with the site plan entitled "Assurant Site Redevelopment", dated received by Miami-Dade County on August 6, 2026.**

Endangered Species

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

The applicant is advised that the properties identified by folio nos. 30-6006-034-0020 and 30-6006-034-0010 contain pine rockland. These properties possibly contain several rare, threatened, and endangered plant species listed in Appendix A.

In addition, the application area is located within the U.S. Fish and Wildlife Service (USFWS) consultation area for the federally endangered Florida bonneted bat (*Eumops floridanus*), which may utilize the subject properties for foraging, nesting, and roosting. The Miami-Dade County population of 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.

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

Please be advised that prior to any future development at the subject properties, it is recommended that the applicant contact the USFWS in the Vero Beach office at (352) 448-9151 and the RER Natural Resources Division at (305) 372-6575 with any questions regarding threatened and endangered species.

Conditions of Approval: Prior to the issuance of a Tree Removal Permit for any portion of the properties, the applicant shall conduct survey(s) to determine the absence or presence of listed wildlife species found in Appendix B of the CDMP.

DERM Enforcement History Review

The subject property has no open and two (2) closed enforcement records for violations of Chapter 24 of the Code. Please contact the Enforcement Section if you require additional information.

Folio No. 30-6006-034-0010:

AMERICAN BANKERS INSURANCE GROUP (HEDS Closed Case No. 1990072012195420)

AMERICAN BANKERS INSURANCE GROUP (HEDS Closed Case No. 1994031816192605)
Paid penalties & surcharge: \$100.00 (civil penalty for UCVN No. 110579)

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: August 27, 2026

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

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

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

Subject: **UPDATED** - Zoning Application Comments - American Bankers Life Assurance Company of Florida - Application No. Z2025000117 - (Pre-App. Z25P-038)

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

At the time of development, the applicant is advised to consult with the project's engineer and WASD's Plans Review staff to finalize points of connection and capacity approval. A WASD Agreement and/or Verification form will be required.

Application Name: American Bankers Life Assurance Company of Florida

Location: The proposed project is approximately 84.78 acres located at 11222 Quail Roost Drive, within Folio Nos. 30-6006-034-0015, 30-6006-034-0010, 30-6006-034-0025, 30-6006-034-0020, and 30-6006-034-0030, in unincorporated Miami-Dade County.

Proposed Development: The first request that the applicant is seeking is for the approval for an amendment to Resolution No. Z-186-81, to permit the modification of the approved DRI Development Program. The second request is to rezone Parcel "A" from Office Park District (OPD) to Limited Business District (BU-1A). The third request is to rezone Parcel "B" from Office Park District (OPD) to Industrial, Light Manufacturing District (IU-1). The fourth request is for the approval of Unusual Use to permit a multi-purpose recreational facility pursuant to Section 33-13 of the Miami-Dade County Code, in order to develop the property with 75,000 square feet of Office use, 1,091,500 square feet of Warehouse, 20,000 square feet of Retail, 75,000 square feet Recreation Facility, and a 50 Room Hotel, as per letter of intent submitted with this zoning application on August 7, 2026.

This Application is being processed concurrently with a large-scale special amendment to the Land Use Plan Map of the Miami-Dade County Comprehensive Development Master Plan (the "CDMP Application"), which has been submitted to the Planning Division in accordance with Section 2-116.1(5) of the Miami-Dade County Code.

The estimated total water/sewer demand for the proposed project will be 40,830 gallons per day (gpd).

Water: The proposed development is located within the WASD's water service area. The water supply is provided by the Alexander-Orr Water Treatment Plant (WTP). Currently, there is adequate treatment and water supply capacity at the WTP, consistent with Policy WS-2 A (1) of the CDMP.

The subject property is currently being served by WASD. If new connection is required, there is an existing 12-inch water main (E12128-5) abutting the property along SW 196th Street and another 12-inch water main (E3585-1) partially abutting the site along 112th Avenue to where the developer may connect to provide service to the proposed project. Any public water main extension within the property shall be 12-inch minimum diameter.

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

Please note that the Engineer of Record for the subject project Mr. Michael Carr P.E. has acknowledged via email dated June 27, 2025, that he is aware that there are existing WASD infrastructure within the site that will either be removed or relocated as needed, to avoid conflict with the proposed development.

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

A Water Supply Certification (WSC) will be required for the proposed development. Said Certification will be issued at the time the WASD Agreement is offered. The WSC letter shall remain active in accordance with terms and conditions specified in said certification. The WSC is required consistent with Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the WASD's 20-year Water Use Permit.

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

In addition, all future development will be required to comply with water use efficiency techniques for indoor water use and with landscape standards in accordance with Sections 8-31, 32-84, 18-A, and 18-B of the Miami-Dade County Code, consistent with Policies WS-5E and WS-5F of the CDMP.

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

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

Sewer: The proposed development is located within the WASD's sewer service area. The wastewater flows for the proposed development are transmitted to the South District Wastewater Treatment Plant (SDWWTP) for treatment and disposal. The SDWWTP is operating under a permit from the Florida

Department of Environmental Protection. Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

There is an existing 10-inch sanitary gravity sewer (ES588-5) abutting the subject site along SW 196th Street, to where the developer may connect to provide sanitary sewer service to the proposed development. In addition, there is an existing 12-inch gravity sewer (ES6498-1) partially abutting the site along SW 112th Avenue to where the developer may connect and extend a gravity sewer northerly and southerly along SW 112th Avenue, as required to connect the proposed development, provided there is sufficient depth and no obstacles that would preclude construction. If unity of title does not apply, thence any gravity sewer within the property shall be public and 8-inch minimum diameter. Final points of connection and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement is offered.

The existing property is connected to sewer. Per County GIS records, the existing structure within the site is connected to a private gravity system that is discharging to a public manhole (No. 39) which is located in SW 112th Avenue, abutting the subject property.

The sewage flow from the proposed development will be transmitted to Pump Station (PS) No. 659 and PS No. 522. **The Moratorium Code status for PS 659 is OH (OK - HAMA Limited), and allocation is not allowed pending peak flow capacity study. The applicant shall contact DERM's Water and Wastewater Division for additional information on the status of PS No. 659.** PS No. 522 is currently in Ok Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for both pump stations.

P.S. 659

Existing NAPOT: 5.82 hrs.
Proposed Development: 40,830 gpd
Proposed Projected NAPOT: 6.59 hrs.

P.S. 522

Existing NAPOT: 3.86 hrs.
Proposed Development: 40,830gpd
Proposed Projected NAPOT: 3.90 hrs.

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

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2 A (2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required. Connection to the COUNTY'S sewage system will be subject to the terms, covenants and conditions set forth in court orders, judgments, consent orders, consent decrees and the like entered into between the COUNTY and the United States, the State of Florida and/or any other governmental entity, including but not limited to, the Consent Order entered on April 9, 2014 in the United States of America, State of Florida and State of Florida Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM, as well as all other current, subsequent or future enforcement and regulatory actions and proceedings.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

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

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

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

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

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

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

Should you have any questions, please contact Maria A. Valdes, Chief, Planning & Water Certification Section at (786) 552-8198 or mavald@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez at (786) 552-8121 or benita.ramirez@miamidade.gov

Memorandum



Date: September 9, 2026

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

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

Subject: DIC 25-117
Name: American Bankers Life Assurance Company of Florida
Section 06 Township 56 South Range 40 East

I. PROJECT LOCATION:

The property is located at 11222 Quail Roost Drive.

II. APPLICATION REQUEST:

This application is requesting the district boundary change from OPD to BU-1A and IU-1.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the north and south by SW 58 Place and SW 59 Place and from the east and the west by SW 67 Street and SW 68 Street.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

This application is a part of the approved American Bankers Insurance Group Development of Regional Impact (DRI) and therefore meets the traffic concurrency requirements as approved by the DRI. The proposed change to the approved development program does not generate any additional vehicle trips.

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

VI. PLATTING REQUIREMENT:

This land complies with Chapter 28 of the Miami-Dade County Code. The property is platted as Tract A and B, Plat Book 120, Page 19.

VII. STANDARD CONDITIONS:

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

Memorandum



Date: September 11, 2026

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000117

The Miami-Dade Fire Rescue Department has no objection to requests noted in the letter of intent uploaded to “EnerGov” on 6/3/2025. Any future site plans will need separate approval.

MDFR’s review of this application is limited to assessing fire department access and does not effectuate an approval of the building design. The future building’s design must be in compliance with the applicable requirements for the proposed use:

Florida State Statue Chapter 633 (Fire Prevention & Control)
Florida Administrative Code 69A
Florida Fire Prevention Code (NFPA 1 and NFPA 101 (2018 edition))
Applicable adopted NFPA Standards
County Code Chapter 14

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

Memorandum



DATE: August 25, 2026

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

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

SUBJECT: Review of DIC Project No. Z2025000117
American Bankers Life Assurance Company of Florida
DTPW Project No. OSP173

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

PROJECT LOCATION:

The subject property is located at 11222 Quail Roost Dr Miami, FL 33157, in unincorporated Miami Dade County.

I. Transportation Planning and Policy Division:

A. Conditions

1. The applicant shall install a sidewalk along SW 112th Ave Street and maintain it in good, operable condition.
2. The Applicant shall coordinate with DTPW on the proposed solutions to provide adequate space for Transit On-Demand services. Additionally, the Applicant should provide a Drop-off/Pickup Zone in a centralized area within the site that can accommodate passenger vans.
3. The Applicant shall provide covered and secure bicycle and micro-mobility device parking near property entrances and amenities.
4. The Applicant shall provide wider than standard sidewalks, and enhanced bike lanes to allow for the anticipated bicycle, pedestrian, and micro-mobility demand at this location.
5. The Applicant shall incorporate shade-providing landscaping along the pedestrian walkways within the landscaping and planting plans.
6. The Applicant shall evaluate options to incorporate bicycle and pedestrian accessibility into the development site that will ensure a safe connection to the existing sidewalk network and transit stops.
7. The Applicant shall coordinate with DTPW to ensure wayfinding signage is provided to all available transit options.

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

II. Traffic Engineering Division

A. Conditions

1. The proposed development seeks a district boundary change that would allow for the development of up to 1,091,500 square feet of industrial/warehouse uses (including 568,000 square feet of high-cube fulfillment center warehouse and 523,500 square feet of high-cube parcel hub warehouse), 75,000 square feet of office space, 75,000 square feet of multipurpose recreational facility, and a 50-room hotel on Parcel B, in accordance with the proposed amended DRI Master Plan. If the land use information is modified, an updated Site Plan and Traffic Study must be submitted for review.
2. If valet service is proposed, the applicant shall provide a valet operations analysis as part of the Administrative Site Plan Review (ASPR) process.
3. SR 994/Quail Roost Drive is part of the State of Florida Highway system. All property development adjacent to a State Road must be reviewed by the Florida Department of Transportation (FDOT) for compliance with the Florida Administrative Code (FAC). Improvements within the FDOT Right-of-Way (R/W) must meet current FDOT Design Standards and may involve a property dedication to meet current FDOT Standards. No below or above-ground encroachments are allowed into the FDOT R/W. Access/driveway spacing must meet the criteria in FAC 14-96, and a pre-application meeting with the FDOT is required for driveway categories C, D, E, F, and G. Also, per FAC 14-86.003, a Drainage permit is required for all properties adjacent to a State Road, even if there is no proposed access/driveway connection. Please contact the FDOT District 6 Permits Office for FDOT permitting requirements/guidance: d6permitshelp@dot.state.fl.us, (305) 470-5367.

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

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

c: Lisa Colmenares, FAICP, Chief Planning Officer, DTPW
Paola Baez, P.E., Chief, Transportation Planning and Policy, DTPW
Eric Zahn, Manager, Service Planning and Scheduling, DTPW
Anamersy Arce, Traffic Engineer, Traffic Engineering Division, DTPW

Memorandum



Date: September 11, 2026

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

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

Subject: PROS V2 Review of Z2025000117 – American Bankers Insurance Group DRI (Pre-App Z2025P00038)

Applicant Name: Tracy R. Slavens, Esq. on behalf of American Bankers Life Assurance Company of Florida.

Project Location: The applicant site is located on ±84.78 acres located at 11222 Quail Roost Drive and 11195 SW 196th Street, in unincorporated Miami-Dade County (Folios: 30-6006-034-0015, 30-6006-034-0010, 30-6006-034-0025, 30-6006-034-0020, 30-6006-034-0030).

Proposed Development: The applicant seeks:

1. Approval of an amendment of Resolution Z-186-81, as last amended by Resolution Z-180-95, to permit modification of the approved Development of Regional Impact (DRI) Development Program.
2. Acceptance of a DRI Master Plan and Land Use Equivalency Matrix.
3. A district boundary change from Office Park District (OPD) to Limited Business District (BU-1A) on Parcel A, and a district boundary change from OPD to Industrial, Light Manufacturing (IU-1) on Parcel B.
4. Approval of Unusual Use to permit a multi-purpose recreational facility.

This application is being processed concurrently with a large-scale special amendment to the Miami-Dade County Comprehensive Development Master Plan (CDMP) Future Land Use Plan Map.

Current Park Benefit District Area Conditions: County-owned park and recreation facilities, both Areawide and Local, serving Park Benefit District 3 (PBD 3) are shown in Figure 1. County-owned local parks that are within three miles of the subject application are described in Table A, which lists the park name, park address, park classification, acreage for each park, and type of recreation facility.

Table A - County Parks (Local) Within a 3 Mile Radius of Application Area.

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
DEBBIE CURTIN PARK	22821 SW 112TH AVE	NEIGHBORHOOD PARK	9.78	LOCAL
ROBERTA HUNTER LEGACY PARK	SW 117 AVE AND 200 ST	NEIGHBORHOOD PARK	20.39	LOCAL
SILVER PALMS PARK 2	11300 SW 240TH LN	NEIGHBORHOOD PARK	1.3	LOCAL
WEST PERRINE SENIOR CENTER	17753 HOMESTEAD AVE	SINGLE PURPOSE PARK	2.59	LOCAL
BEN SHAVIS PARK	17829 SW 104TH AVE	MINI PARK	0.86	LOCAL
EUREKA PARK	11951 SW 184TH ST	COMMUNITY PARK	4.62	LOCAL
RICHMOND TRIANGLE PARK	14355 GRAVES DR	MINI PARK	0.6	LOCAL

SILVER PALMS PARK 4	24150 SW 114TH CT	NEIGHBORHOOD PARK	1.09	LOCAL
LOSNER PARK	11865 SW 188TH ST	MINI PARK	0.56	LOCAL
QUAIL ROOST CHILDREN'S PARK	11336 SW 186 ST	NEIGHBORHOOD PARK	2.63	LOCAL
FERGUSON PARK	14567 SW 103RD AVE	COMMUNITY PARK	7.22	LOCAL
JL (JOE) & ENID W. DEMPS PARK	11350 SW 216TH ST	COMMUNITY PARK	30.55	LOCAL
COLONIAL DRIVE PARK	10750 SW 156TH TER	COMMUNITY PARK	13.9	LOCAL
SHARMAN PARK	12370 SW 218TH ST	COMMUNITY PARK	6.84	LOCAL
MIAMI HEIGHTS PARK	17303 SW 117TH AVE	NEIGHBORHOOD PARK	38.13	LOCAL
SILVER PALMS PARK 5	11741 SW 233RD LN	NEIGHBORHOOD PARK	0.83	LOCAL
SERENA LAKES PARK	13953 SW 180TH ST	NEIGHBORHOOD PARK	5.05	LOCAL
WALTER A WHITE PARK	10804 PERRY DR	NEIGHBORHOOD PARK	1.64	LOCAL
PINE FOREST PARK	12875 SW 208TH ST	NEIGHBORHOOD PARK	6.62	LOCAL
WILLIAM RANDOLPH COMMUNITY PARK	11951 BAILES RD	NEIGHBORHOOD PARK	10.46	LOCAL
WILBUR B BELL PARK	17121 SW 104TH AVE	COMMUNITY PARK	10.3	LOCAL
CAMP CHOE	11300 SW 160 ST	COMMUNITY PARK	20.31	LOCAL
DEERWOOD BONITA LAKES PARK	14405 SW 122ND AVE	COMMUNITY PARK	11.03	LOCAL
SOUTH MIAMI HEIGHTS PARK	20800 SW 117TH AVE	NEIGHBORHOOD PARK	5.9	LOCAL
SILVER PALMS PARK 3	11306 SW 242ND ST	NEIGHBORHOOD PARK	0.81	LOCAL
TAMARIND PARK	23437 SW 107TH AVE	NEIGHBORHOOD PARK	1.56	LOCAL
JOE AND COLLEEN GRIFFIN PARK	12821 SW 232ND ST	NEIGHBORHOOD PARK	4.33	LOCAL
LINCOLN ESTATES PARK	22210 SW 108TH AVE	MINI PARK	0.82	LOCAL
SILVER PALMS PARK 1	11344 SW 234TH LN	NEIGHBORHOOD PARK	1.05	LOCAL
CHARLES BURR PARK	20150 SW 127TH AV	NEIGHBORHOOD PARK	3.7	LOCAL
CARIBBEAN PARK	11900 SW 200TH ST	NEIGHBORHOOD PARK	5.48	LOCAL
LAKES BY THE BAY PARK	21595 SW 85TH AVE	COMMUNITY PARK	53.71	LOCAL
CUTLER RIDGE SKATE PARK	SW 211 ST AND HEFT	SINGLE PURPOSE PARK	3.44	LOCAL
FAIRWOOD PARK	16651 SW 107TH AVE	NEIGHBORHOOD PARK	7.93	LOCAL
LINCOLN PARK	22011 SW 102ND AVE	MINI PARK	0.5	LOCAL
SGT JOSEPH DELANCY RICHMOND HEIGHTS PARK	14450 BOGGS DR	COMMUNITY PARK	10.64	LOCAL
GOULDS WAYSIDE PARK	22686 SW 123RD RD	NEIGHBORHOOD PARK	2.72	LOCAL
SILVER PALMS PARK 7	23800 SW 118TH PL	NEIGHBORHOOD PARK	6.2	LOCAL

Impact and Demand: The proposed development does not propose any residential uses, therefore Miami-Dade County's minimum Level of Service (LOS) standard for the provision of local recreation open space does not apply. The applicant site is in PBD 2 which currently meets park concurrency requirements.

The applicant site is located adjacent to Coach Sam Burley Park and Quail Roost Children's Park. Coach Sam Burley Park (formerly Southridge Park) is a 20.88-acre District Park that offers regional recreation programming as well as an aquatic center, recreation center, playground, ball field, and open unprogrammed space. Quail Roost Children's Park (formerly Quail Roost Park) is a 3.1-acre partially

developed Neighborhood Park that currently offers a nature-based playground, recreation shelter, picnic tables, and park benches.

The applicant site is also located within a half-mile of Roberta Hunter Legacy Park and South Dade Trail. Roberta Hunter Legacy Park is a 16.05-acre Greenway Park that offers walking paths, fitness equipment, and park benches. South Dade Trail is a 20.9-mile pedestrian and bicycle path along the South Miami-Dade Busway that connects communities from South Miami to Florida City part of the envisioned Miami LOOP, a 225-mile non-motorized trail network within Miami-Dade County.

Recommendations: PROS offers the following recommendations:

- Please provide a detailed site plan and detailed landscape plan.
- Provide seamless, interconnected, safe, and clearly marked pedestrian pathways between buildings and connecting to sidewalks at the public right-of-way.
- Provide a minimum 6-foot sidewalk along SW 113th Avenue, SW 187th Street, SW 112th Avenue, and SW 196th Street.
- Provide clearly marked pedestrian crosswalks ensuring safe connectivity between proposed retail uses and SW 187th Street.
- Provide internal site circulation plans designed to minimize conflicts among automobiles, pedestrians, and bicycles **as indicated in condition 14.r. of the recorded DRI Master Development Order** that show non-motorized circulation throughout the applicant site as well as a minimum 6-foot sidewalk within the public right-of-way.
- **Remove strikethrough for condition 14.q.** and provide bicycle support facilities including bike racks, storage areas, and bicycle paths to the warehouse, office, and commercial uses as indicated in the recorded DRI Master Development Order.
- Reduce heat island effects and provide more shaded and walkable areas by integrating as many landscaped parking islands and including tree-lined streets and pedestrian pathways per the Great Streets Vision identified in the Miami-Dade County OSMP and the Miami-Dade County Urban Design Manual, Volume I, page 26.

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

Objective ROS-1

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

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

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

Policy ROS-8C Miami-Dade County shall utilize the Parks and Open Space Design Criteria or "Pattern Book", to guide the development of the public realm. The public realm includes new and existing parks, public spaces, natural and cultural areas, greenways, trails, street corridors, and

private spaces that are open to the public. The criteria shall promote beauty, community character and connectivity and include standards to assure compatibility with adjoining uses, conservation and include standards to assure compatibility with adjoining uses, conservation and energy efficiency, as well as signage and wayfinding requirements.

Policy LU-7B It is the policy of Miami-Dade County that both the County and its municipalities shall accommodate new development and redevelopment around rapid transit stations that is well designed, conducive to pedestrian, bicycle and transit use, and architecturally attractive. In recognition that many transit riders begin and end their trips as pedestrians or bicyclists, pedestrian and bicycle accommodations shall include, as appropriate, continuous sidewalks to the transit station, cross walks and pedestrian signals, bicycle lanes/paths, bicycle parking facilities, small blocks and closely intersecting streets, buildings oriented to the street or other pedestrian/bicycle paths, parking lots predominantly to the rear and sides of buildings, primary building entrances as close to the street or transit stop as to the parking lot, shade trees, awnings, and other weather protection for pedestrians and bicyclists.

Objective CHD-1 Miami-Dade County shall apply design standards to the public domain to encourage physical activity across generations.

Policy CHD-1A Miami-Dade County shall create a network of sidewalks, trails, accessible parks and recreation facilities that establishes a pedestrian-friendly and bicyclist-friendly environment, which encourages physical activity and links destinations, such as restaurants, shops, workplaces and neighborhood-based retail to each other and residential areas.

Policy CHD-1C Design and develop neighborhoods that provide a comfortable and safe environment conducive for programs that integrate physical activity in the daily lives of children and adults.

Policy CHD-1F Adopt and implement by 2014 high-quality streetscape design standards and façade treatments to reflect the character of the community to attract pedestrian activity.

Objective CHD-2 Miami-Dade County shall apply design standards to private development projects to encourage physical activity across generations.

Policy CHD-2A Miami-Dade County will encourage land development to incorporate community design principles that encourage physical activity through the promotion of strategies, when appropriate, but not limited to:

1. Utilization of non-motorized transportation modes;
2. Location of public facilities accessible by multiple transportation modes;
3. Availability and maintenance of quality pedestrian paths or sidewalks;
4. Provision of street furniture and lighting enhancements;
5. Provision of civic and recreational facilities;
6. Establishment of interconnectivity between similar development projects through vehicular and/or pedestrian/bicycle cross access; and
7. Provision of pedestrian and bicycle linkages between existing residential and non-residential land uses.

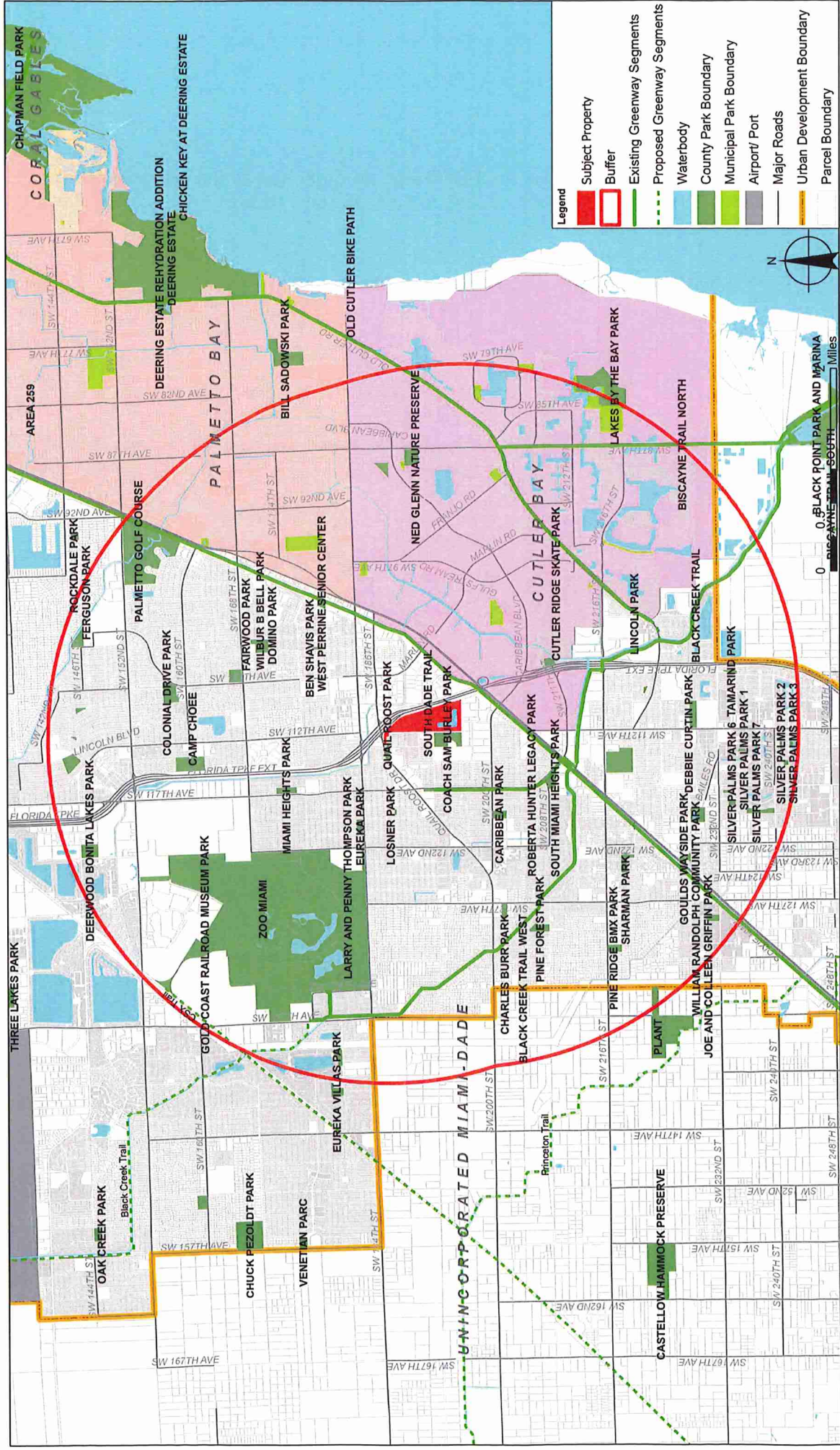
Policy CHD-2B Encourage well-designed infill and redevelopment to reduce vehicle miles traveled, improve air quality, and support an outdoor environment that is suitable for safe physical activity.

Policy CHD-3A Design and develop neighborhoods that can facilitate children walking safely to Miami-Dade County Schools.

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

AZ: rk cl
Attachment 

**FIGURE 1: Z2025000117 - AMERICAN BANKERS LIFE ASSURANCE OF FLORIDA
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS**



Memorandum



Date: 09/02/2026

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

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

Subject: American Bankers Life Assurance Company of Florida – Z2025-000117 UPDATE

In its previous response to the application submitted on June 25, 2025, the Department of Solid Waste Management (DSWM) indicated it had no objections to the approval of an amendment permitting modification of an approved Development of Regional Impact and the District Boundary Change from Office Park District (OPD) to Limited Business District (BU-1A) and Industrial Light Manufacturing District (IU-1). The latest change request, which seeks department review and approval of an unusual use to permit a multi-purpose recreational facility, does not affect DSWM's earlier conclusion.

For your information, DSWM has updated its Concurrency Status Determination since its previous comments. The most recent analysis, issued on September 29, 2025, and valid through September 30, 2026, demonstrates that the disposal system has sufficient capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Regulatory and Economic Resources Department, is contingent upon the County's continued ability to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection as needed.

The additional details provided in the updated application do not impact the previous assessment. **The DSWM continues to have no objections to the proposed application.**

c: Aneisha Daniel, PhD, DSWM Director

Memorandum



Date: August 27, 2026

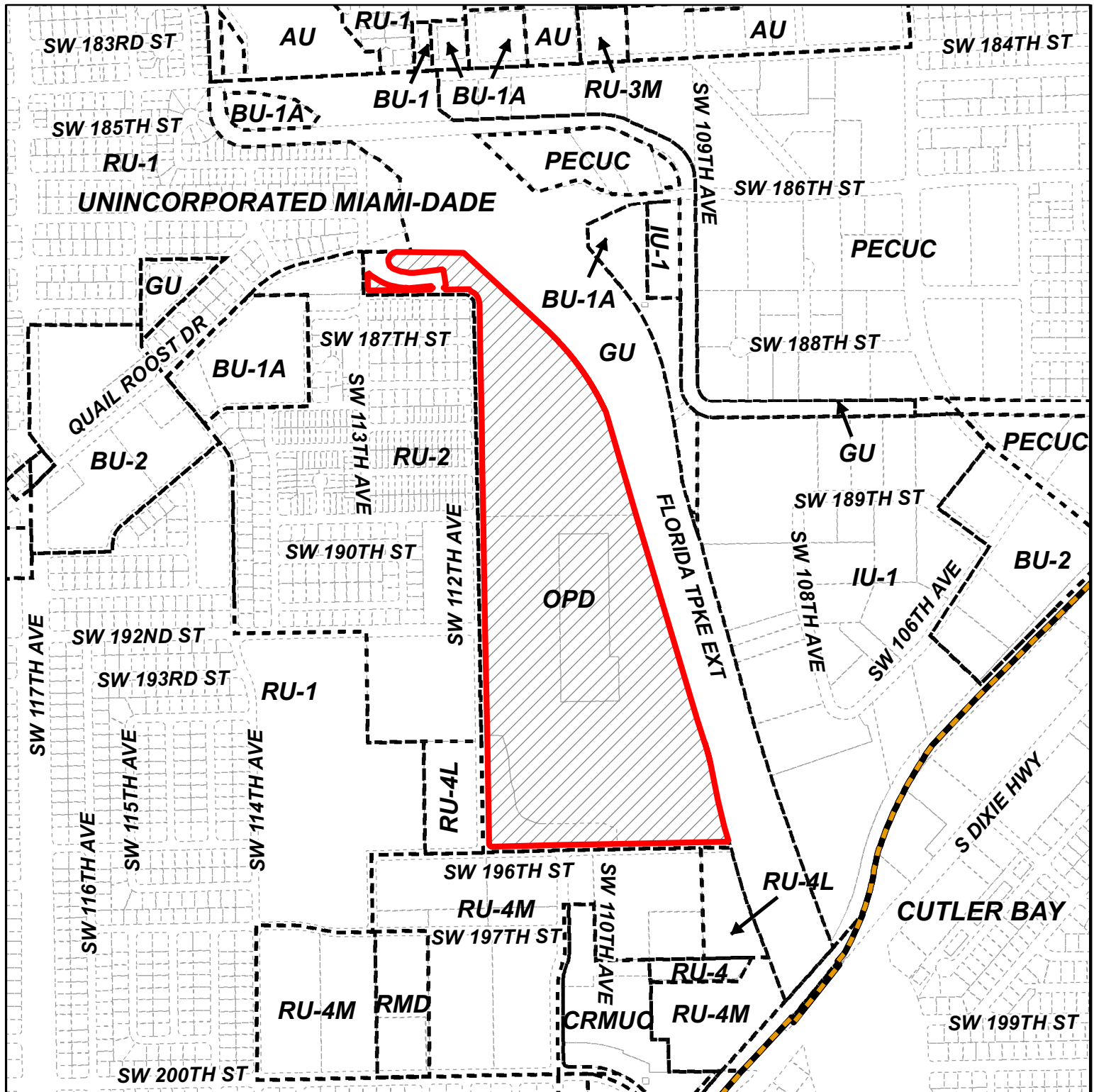
To: Eric Silva, Assistant Director for Development Services
Department of Regulatory and Economic Resources

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

Subject: Zoning Review Z2025 - 000117 American Bankers Life Assurance Company
of Florida

The Miami-Dade County Office of Historic Preservation has reviewed the subject application and has no comments or objections.

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



MIAMI-DADE COUNTY

HEARING MAP

Section: 06 Township: 56 Range: 40

Applicant: AMERICAN BANKERS LIFE ASSURANCE
COMPANY OF FLORIDA

Zoning Board: BCC

Commission District: 9

Drafter ID: EDUARDO CESPEDES

Scale: NTS

Process Number

Z2025000117



Legend

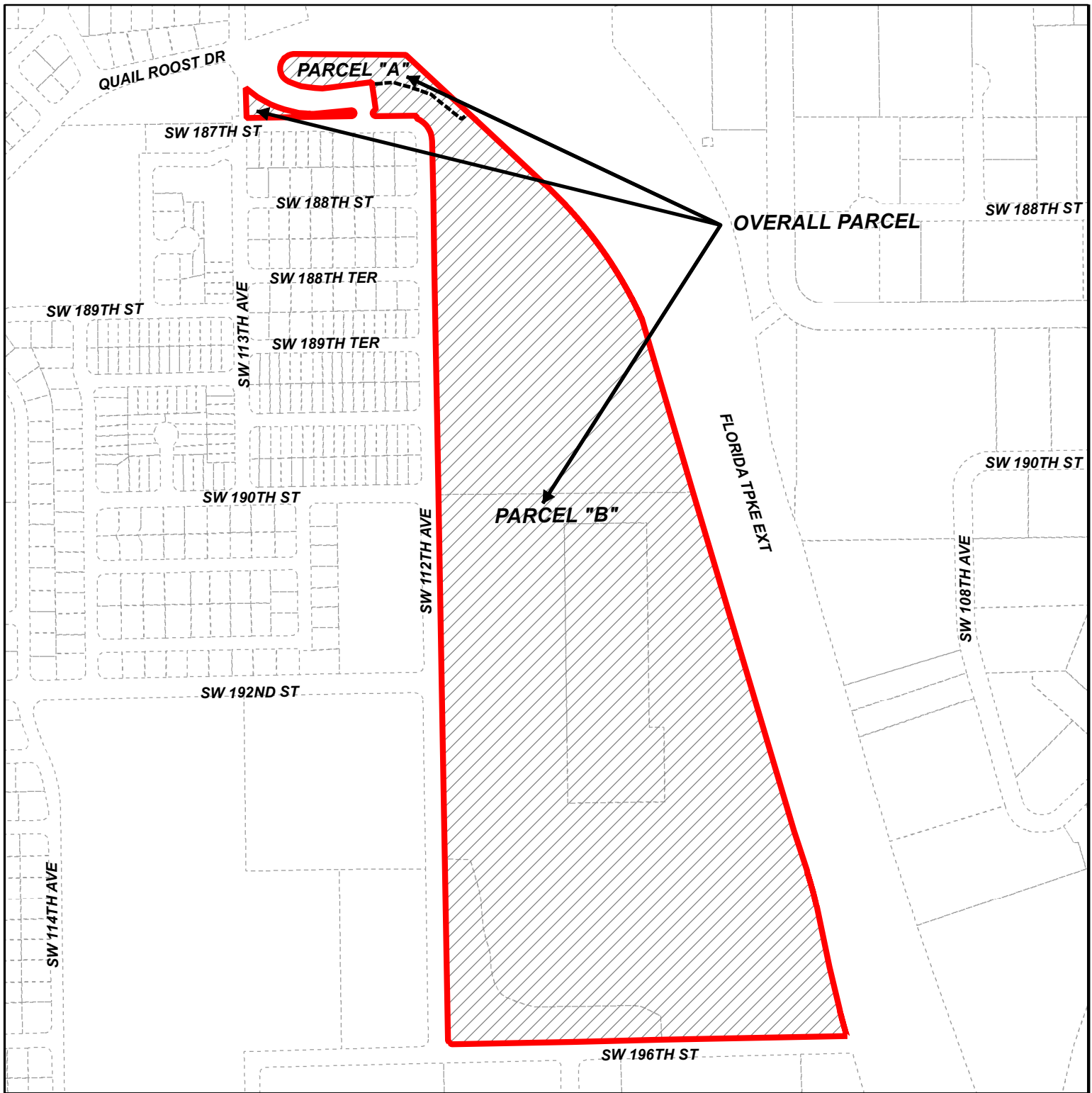
Subject Property Case

Zoning



SKETCH CREATED ON: Friday, June 6, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

Process Number

Z2025000117

Section: 06 Township: 56 Range: 40

**Applicant: AMERICAN BANKERS LIFE ASSURANCE
COMPANY OF FLORIDA**

Zoning Board: BCC

Commission District: 9

Drafter ID: EDUARDO CESPEDES

Scale: NTS

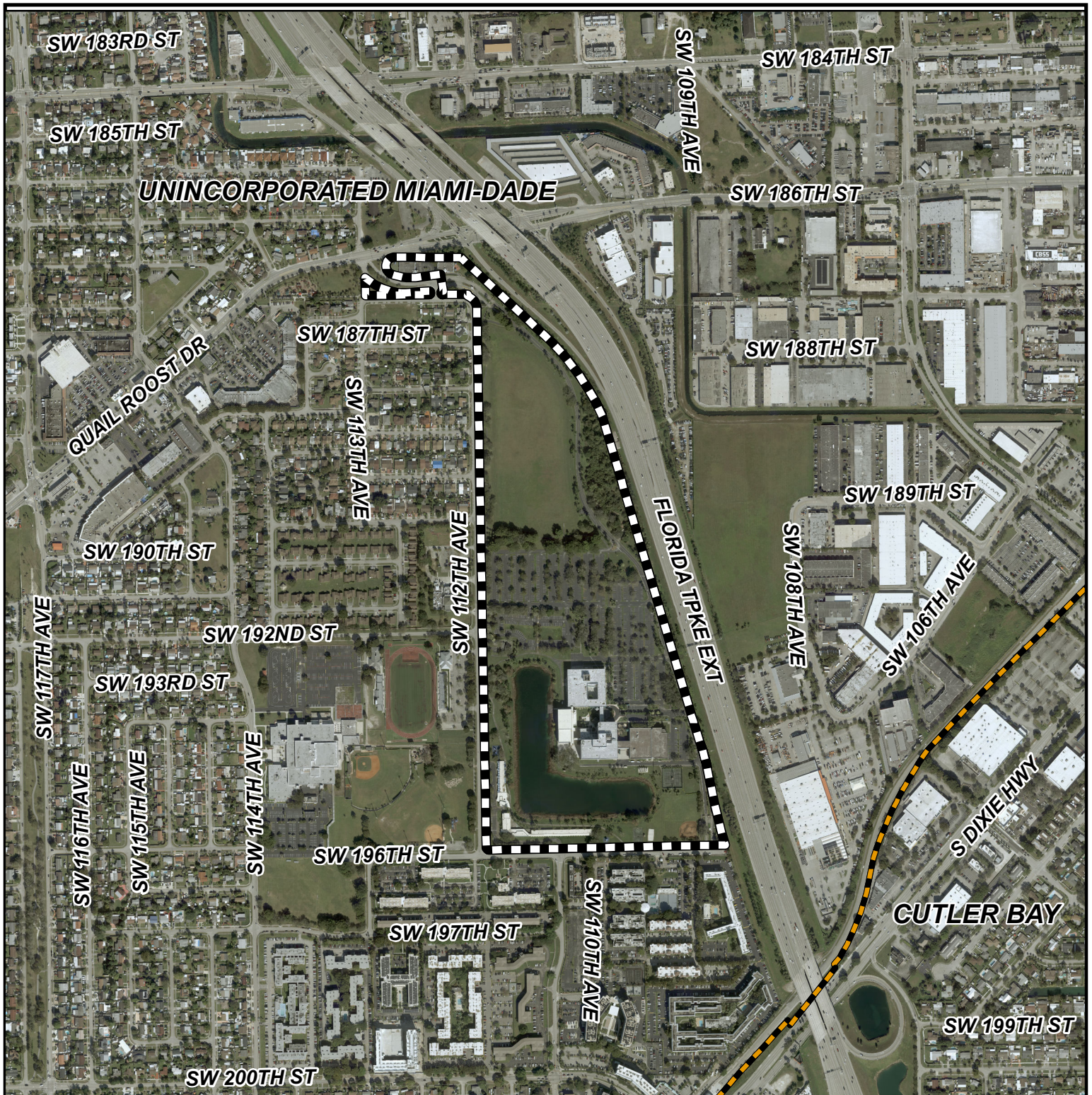
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Tuesday, October 21, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2025000117

Legend



Subject Property

Municipalities



Section: 06 Township: 56 Range: 40

**Applicant: AMERICAN BANKERS LIFE ASSURANCE
COMPANY OF FLORIDA**

Zoning Board: BCC

Commission District: 9

Drafter ID: EDUARDO CESPEDES

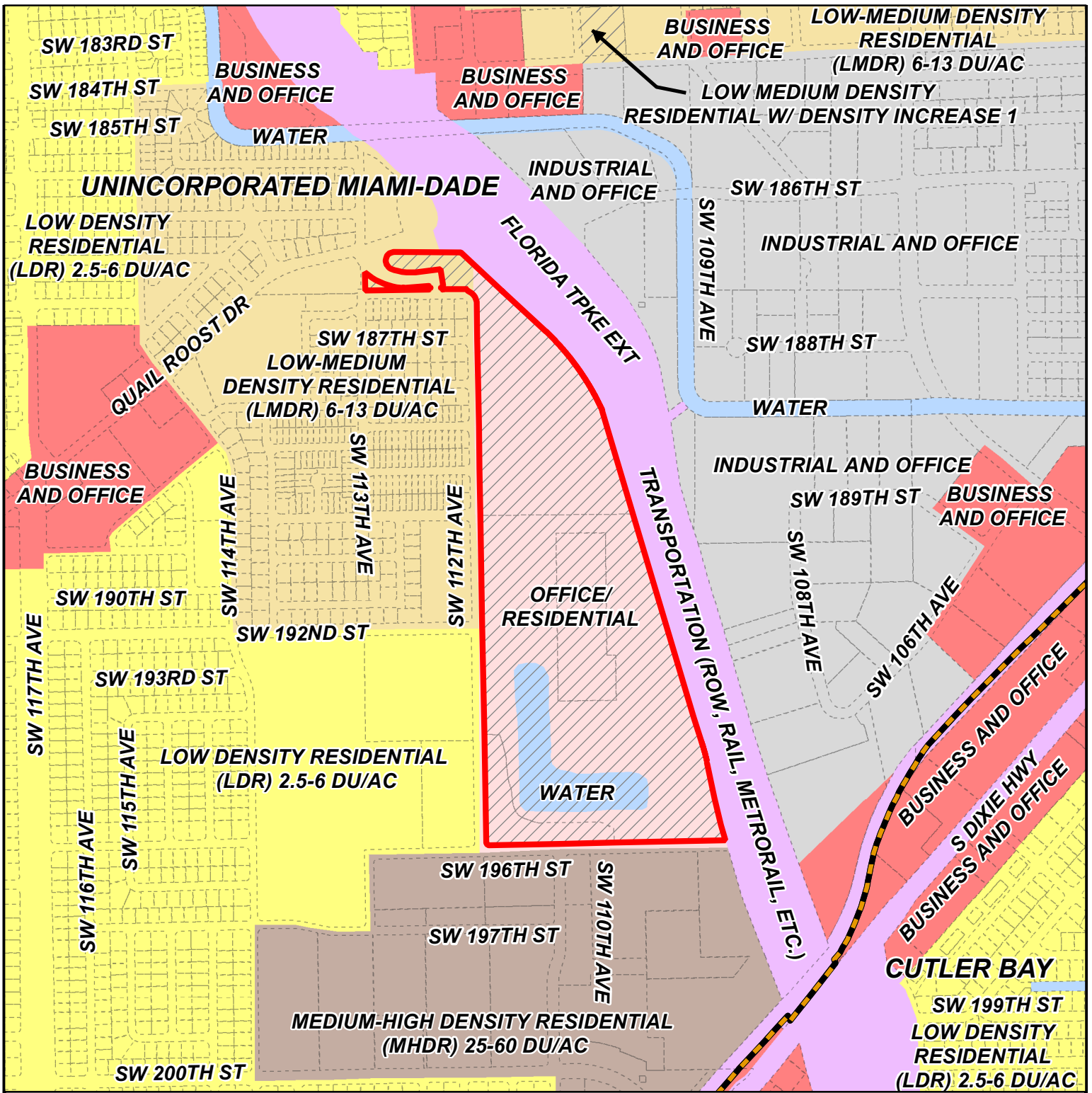
Scale: NTS



SKETCH CREATED ON: Friday, June 6, 2025

REVISION	DATE	BY

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000117

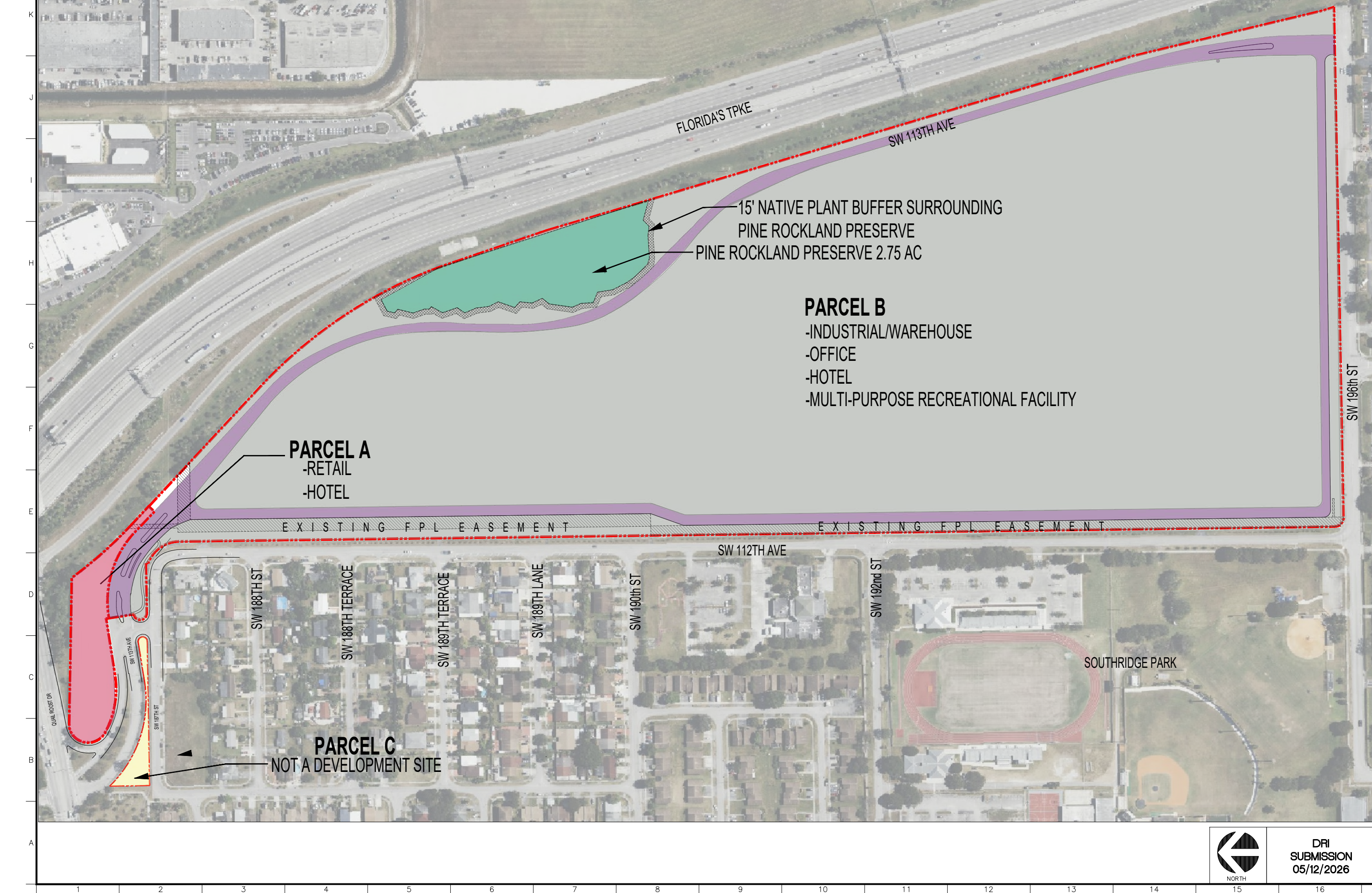
Section: 06 Township: 56 Range: 40
 Applicant: AMERICAN BANKERS LIFE ASSURANCE
 COMPANY OF FLORIDA
 Zoning Board: BCC
 Commission District: 9
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend

 Subject Property Case



REVISION	DATE	BY



CMBE
ARCHITECTURE

7601 N. Federal Highway, Suite B-205,
Boca Raton, FL 33487
Tel 561-233-9999

7601 N. Federal Highway, Suite B-205,
Boca Raton, FL 33487
Tel 561-233-9999

THE DRAWINGS AND ALL THE IDEAS, REPRESENTATIONS,
DESIGNS AND PLANS INDICATED HEREON OR
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MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF CMBE ARCHITECTURE, LLC.

CARLOS S. MENDOZA, R.A.

**ASSURANT SITE
REDEVELOPMENT**
MIAMI, FLORIDA

GPC MIAMI BUSINESS PARK LLC

REVISIONS:
12/03/2025 DEVELOPMENT PROGRAM AMENDMENT

Drawing Title

Scale AS NOTED
Project No. 25003.00
Date

Principal: CSM
Project Director:
Project Manager:
Drafted by:
Checked by:

Sheet No.

NORTH

**DRI
SUBMISSION
05/12/2026**

Assurant Site

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

	Net External P.M. Peak Hour	TO:	High-Cube Fulfillment Center	High-Cube Parcel Hub	Strip Retail Plaza	General Office Building	Multipurpose	
Land Use	Equivalency Rates ⁽¹⁾	Units	Warehouse	Warehouse			Recreational Facility	Hotel
			ksf	ksf	ksf	ksf	ksf	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	21.9558	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

Note: (1) Based on P.M. peak hour trip generation equivalency rate developed in Table 2.

Example Equivalency Calculations	
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.
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

Disclosure of Interest*

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

CORPORATION NAME: AMERICAN BANKERS LIFE ASSURANCE COMPANY OF FLORIDA

NAME AND ADDRESS	PERCENTAGE OF STOCK
AMERICAN BANKERS LIFE ASSURANCE COMPANY OF FLORIDA is ultimately owned	
Assurant, a publicly traded company (NYSE: AIZ)	

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

TRUST/ESTATE NAME:

NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP

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

Disclosure of Interest

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

NAME OF PURCHASER:

NAME AND ADDRESS	PERCENTAGE OF INTEREST

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

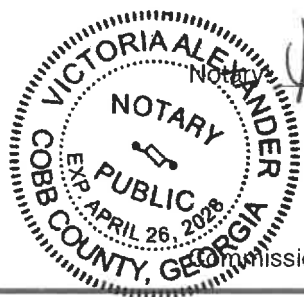
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing or zoning determination, a supplemental disclosure of interest is required.

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

Thomas Peters
Signature Print Name

Sworn to and subscribed to before me on the 13 day of May, 2025 on behalf of AMERICAN BANKERS LIFE ASSURANCE COMPANY OF FLORIDA

Affiant is personally known to me or has produced as identification.



Victoria Alexander
Stamp/Seal
April 26, 2028
Commission expires:

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Disclosure of Interest*

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

CORPORATION NAME: _____

NAME AND ADDRESS	PERCENTAGE OF STOCK
_____	_____
_____	_____
_____	_____
_____	_____

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

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	PERCENTAGE OF INTEREST
_____	_____
_____	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	PERCENTAGE OF OWNERSHIP
_____	_____
_____	_____
_____	_____
_____	_____

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

Disclosure of Interest

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

NAME OF PURCHASER: GPC Miami Business Park LLC

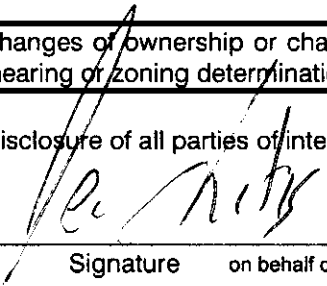
NAME AND ADDRESS	PERCENTAGE OF INTEREST
<u>Leo Ghitis - 2080 NE 207th ST Suite 706 Aventura FL 33180</u>	<u>100%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

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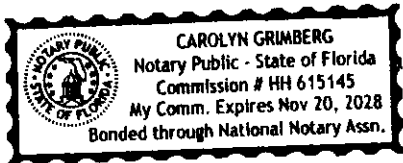
NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing or zoning determination, a supplemental disclosure of interest is required.

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

 Leo Ghitis
Signature on behalf of GPC Miami Business Park LLC Print Name

Sworn to and subscribed to before me on the 20th day of May, 2025

Affiant is personally known to me or has produced known to me as identification.



Notary: 

[Stamp/Seal]

Commission expires: November 20, 2028

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EXHIBIT "A"

LEGAL DESCRIPTION OF SUBJECT PROPERTY

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 84.78 Acres, more or less, by calculations.