

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

PH: Z25-183

September 24, 2026

Item No. 8C4

Recommendation Summary	
Commission District	8
Applicant	Homestead Office, LLC.
Summary of Requests	The application is to permit a rezoning of the subject property from RU-1 (1 residence / 7,500 sq. ft. lot) and BU-1 (business district) to the Leisure City Community Urban Center District (LCUCD). Additionally, the application seeks to amend the LCUCD Regulating Plans in order to include the subject property into the urban center, and designate it as MC, Mixed-Use Corridor, and located within the Center sub-district. The urban center plans would regulate the future height, density and street types that would be allowable for the subject property.
Location	Southeast of the intersection of SW 288 Street and SW 157 Avenue AKA 15600 SW 288 Street and 28801 SW 157 Avenue, Miami-Dade County, Florida.
Property Size	±7.14-gross (±6.08-net) Acres
Existing Zoning	RU-1, Single-Family Residential District and, BU-1, Neighborhood Business District
Existing Land Use	Office and Commercial
2030-2040 CDMP Land Use Designation	Low Density Residential (LDR) 2.5-6 DU/AC and, Business and Office <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 33-284.89.3 Amendments to Urban Center District Land Use Plan Category or Other Regulating Plan, Section 33-311 District Boundary Change <i>(see attached Zoning Recommendation Addendum)</i>
Recommendation	Deferral.

Staff notes that this application must be deferred due to modifications to the requests. The applicant has agreed to the deferral and requested that the application be heard at the October 22, 2026, meeting of the Board of County Commissioners (BCC). Accordingly, the application is being advertised for that meeting with the new requests.

BOARD OF COUNTY COMMISSIONERS' JURISDICTION:

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

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from RU-1, Single-Family Residential District and BU-1, Neighborhood Business District to Leisure City Community Urban Center District (LCUCD).
- (2) AMENDMENT of the LCUCD Land Use Regulating Plan to designate the subject property as MC (Mixed-Use Corridor).
- (3) AMENDMENT to the LCUCD Sub-district Regulating Plan to designate the subject property as Center Sub-district.
- (4) AMENDMENT to the LCUCD New Streets Regulating Plan to designate SW 154 Court, as well as new east-west and north-south streets bisecting the subject property, as new "B" Streets.
- (5) AMENDMENT to the LCUCD Street Type Regulating Plan to designate SW 154 Court and new east-west and north-south streets bisecting the subject property as Minor Streets.

ES:JB:EA



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

ZONING RECOMMENDATION ADDENDUM

Homestead Office, LLC.
PH: Z25-183

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

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

Low Density Residential (Pg. I-31)	<i>The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2nd, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.</i>
Business and Office (Page I-42)	<i>This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i> <i>Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially</i>

ZONING RECOMMENDATION ADDENDUM

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	<i>developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this 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 commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential communities section may be used within the limits provided in this paragraph.</i>
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PERTINENT ZONING REQUIREMENTS/STANDARDS

Sec. 33-284.89.3. - Amendments to Urban Center or Urban Area District Land Use Plan Category or Other Regulating Plan.	<i>Notwithstanding any other provision of this Code to the contrary, for properties that have a zoning classification of urban center or urban area district, an application (i) to amend a land use regulating plan to change the land use category to which a specific property is designated or (ii) to amend any other element of a regulating plan as applicable to the particular property (iii) or to expand the boundaries of an urban center or urban area district shall be processed as an application for a district boundary change in accordance with the procedures set forth in Article XXXVI of this chapter.</i>
Section 33-311 District Boundary Change	(A) <i>The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</i> (F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which: (1) <i>The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;</i> (2) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;</i> (3) <i>The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;</i>

ZONING RECOMMENDATION ADDENDUM

Homestead Office, LLC.
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	(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>
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Consumer and Neighborhood Protection

ENFORCEMENT HISTORY

HOMESTEAD OFFICE, LLC AND
CENTERHOME, LLC

28801 SW 157 AVE
MIAMI-DADE COUNTY, FLORIDA

APPLICANT

ADDRESS

Pending

Z2025000183

DATE

HEARING NUMBER

FOLIO:

30-7904-000-0510

30-7904-001-0480

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:

September 1, 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: May 20, 2026

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

From: Christine Velazquez, Division Chief
Department of Regulatory and Economic Resources (RER)

Subject: Z2025000183-4th Review
Homestead Office, LLC & Centerhome, LLC
15600 SW 288th Street
DBC from BU-1 to RU-1 and amendment of the LCUC regulating plan.
No new documents submitted with this review.
(BU-1) (6.08 acres)
04-57-39

The Departments of RER and Environmental Resources Management (DERM) have reviewed the above-referenced zoning application for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) for potable water service, wastewater disposal, and wellfield protection. Based on the information provided, this zoning application is approved pursuant to sections 24-43.1 and 24-43(5) of the Code related to potable water service and wastewater disposal, and wellfield protection area, respectively.

Potable Water Supply and Wastewater Disposal

According to RER records, the subject property is currently connected to public water and public sanitary sewers. Therefore, the proposed development shall connect to public water and sanitary sewers in accordance with Code requirements. To the extent that connection to the public sanitary sewer system is not approved due to a sanitary sewer moratorium, this memorandum shall not be interpreted as written approval from RER to allow an alternative means of domestic wastewater disposal. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

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 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 that some of the collection/transmission facilities, which includes sanitary sewer gravity sewer mains, sanitary sewer force mains and sanitary sewer pump stations, throughout the County do not have adequate capacity, as defined in the Consent Decree between Miami-Dade County, Florida Department of Environmental Protection, and the U.S. Environmental Protection Agency case 1:12-cv-24400-FAM. Under the terms of this Consent Decree, this approval does not constitute an allocation or

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

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

Conditions of Approval: None

Wellfield Protection

The subject property is located within the Basic Wellfield Protection Area for the Leisure City Wellfield. The site is situated within the 100- and 210-day travel time contour of said Wellfield. Therefore, development on the subject property shall be in accordance with regulations established in section 24-43 of the Code. Pursuant to section 24-43(5) of the Code, hazardous materials shall not be used, generated, handled, discharged, disposed of, or stored within the Basic Wellfield Protection Area for the Leisure City Wellfield.

Since the proposed land use is for a residential development, a covenant prohibiting hazardous materials and hazardous waste is not required; however, all development shall comply with the requirements of section 24-43 of the Code.

Conditions of Approval: None

Water Control Review

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

Stormwater shall be retained on site utilizing 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.

Site grading and development shall provide for the full retention and shall also 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.

The subject property is located within the Basic Wellfield Protection Area for the Leisure City Wellfield. Pursuant to section 24-43(5)(c)(iv) of the Code baffles must be installed at the exfiltration trenches and no weep hole is allowed inside the drainage structures.

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

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources, including specimen trees (a tree with a trunk diameter of 18 inches or greater). Section 24-49 of the Code provides for the preservation and protection of specimen tree resources. A Miami-Dade County Tree Permit is required prior to the removal and/or relocation of any tree that is subject to the tree preservation and protection provisions of the Code. Projects and permits shall comply with the requirements of sections 24-49.2 and 24-49.4 of the Code, including the specimen tree standards.

The subject application was reviewed to determine whether the proposed request is in accordance with the specimen tree protection standards contained in section 24-49.2 of the Code; however, no information regarding these tree resources was submitted with this application. It is noted that the applicant has not submitted a site plan for consideration with the application.

The subject application, which requests a district boundary change from BU-1 to RU-1 could result in tree removal/relocation activity to trees. The specimen tree standards of section 24.49.2(II)(1) of the Code require the preservation of the specimen trees whenever reasonably possible, unless a tree removal permit is obtained which authorizes the removal of specimen trees. **RER recommendation or approval of the district boundary change shall not be interpreted as approval for the removal or relocation of any tree resources on site.**

The applicant is advised to contact the Tree and Forest Resources Section at (305) 372-6574 for additional information regarding tree permitting procedures and requirements.

In accordance with section 24-49.9 of the Code, all plants prohibited by Miami-Dade County shall be removed from all portions of the property prior to development, or redevelopment and developed parcels shall be maintained to prevent the growth or accumulation of prohibited species. Please contact Jackelyn Alberdi at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: None

DERM Enforcement History Review

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

Concurrency Review Summary

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

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

cc: Eric Silva, Department of Regulatory and Economic Resources

Memorandum



Date: April 24, 2026

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

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

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

Subject: Zoning Application Comments - Homestead Office, LLC and Centerhome, LLC Application
No. Z2025000183 - Revision No.1 - (Pre-App. Z24P-130)

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 a Verification Form will be required.

Application Name: Homestead Office, LLC and Centerhome, LLC

Location: The proposed project is located on approximately 6.08 acres at the southeast corner of the intersection of SW 288th Street and SW 157th Avenue, with Folio Nos. 30-7904-000-0510 and 30-7904-001-0480, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is requesting a District Boundary change from Neighborhood Business District (BU-1) and Single-Family Residential District (RU-1) to Leisure City Community Urban Center (LCCUC) District, in order to develop the subject property with a multi-family residential project consisting of a maximum of 640 apartment units (High Density). A site plan was not submitted with this application.

The estimated total water demand for the proposed project will be 86,400 gallons per day (gpd).

Please note that there is a 12-foot Utility Easement centered (6 feet within the property line) along the southern boundary of the subject property that is housing a 2-inch water main. Permanent structures, trees or palms are not allowed within said utility easement (only passive landscaping along the Utility Easement).

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

The subject property is connected to water. There is an existing 8-inch water main (E9748-1) abutting the property along SW 288th Street and another 16-inch water main (E12496-3) partially abutting the property along SW 157th Avenue. However, per WASD's Rules and Regulations since the proposed development is considered a high-density residential project, a water main extension along one side will

be required and must be connected to a minimum 12-inch water main. Therefore, there is an existing 16-inch water main (E12496-3) partially abutting the property along SW 157th Avenue, to where the developer may connect and extend the same 16-inch water main southerly along SW 157th Avenue (Section Line) to the southwest corner of the property, interconnecting to an existing 6-inch water main (E3128-1) at that location in order to provide water service to the proposed development.

In addition, there is future WASD PCTS Project No. 16200 that is proposing the construction of a 12-inch water main along SW 288th Street, that will be abutting the northern boundary of the subject property. This project is under permitting, and it is anticipated to be completed by May 2028. Also, there is another future WASD PCTS Project No. 20296 that is proposing the construction of a 16-inch water main along SW 157th Avenue, that will be abutting the western boundary of the subject property. This project is under design, and it is anticipated to be completed by April 2029. If the infrastructure for said PCTS projects is completed by the time this project is ready for construction, then the developer may connect to said proposed 12-inch water main and/or 16-inch water main in SW 288th Street and SW 157th Avenue, respectively, in order to provide water service to the proposed development.

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.

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

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

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

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

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

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

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

The subject property is connected to sewer. If a new connection is required, there is an existing 8-inch gravity sewer system (ES9255-2) abutting the property along SW 157th Avenue and another 8-inch sanitary sewer system within the subject property, to where the developer may connect to provide sewer service for the proposed project. 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.

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

If Unity of Title does not apply, then any gravity sewer within the property shall be public and 8-inch minimum diameter.

If the proposed development connects to the existing gravity sewer system within the subject property, then the sewage flows from the proposed development will be transmitted to Pump Station (P.S.) No. 1006, P.S. No. 1007, and P.S. No. 692B. Said pump stations are currently in OK Moratorium Code Status. Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for said pump stations.

P.S. No. 1006

Existing NAPOT: 0.20 hrs.

Proposed Development: 86,400 gpd

Proposed Projected NAPOT: 9.80 hrs.

P.S. No. 1007

Existing NAPOT: 8.69 hrs.

Proposed Development: 86,400 gpd

Proposed Projected NAPOT: 9.89 hrs.

AND

P.S. No. 692B

Existing NAPOT: 6.85 hrs.

Proposed Development: 86,400 gpd

Proposed Projected NAPOT: 6.89 hrs.

If the proposed development connects to the existing gravity sewer system in SW 157th Avenue, then the sewage flows from the proposed development will be transmitted to Pump Station (P.S.) No. 1005, P.S. No. 1007, and P.S. No. 692B. **Said pump stations are currently in OK Moratorium Code Status. However, the flows from the proposed development will increase the projected Nominal Average Pump Operating Time (NAPOT) of P.S. No. 1005 to 12.76 hours/day, exceeding the established Ten-hour/day NAPOT criteria. Therefore, P.S. No. 1005 will require to be upgraded by the Developer before accepting the flows from this development.** Below is the existing and projected Nominal Average Pump Operating Time (NAPOT) for said pump stations.

P.S. No. 1005 (Allocation is not Allowed)

Existing NAPOT: 3.16 hrs.

Proposed Development: 86,400 gpd

Proposed Projected NAPOT: 12.76 hrs.

P.S. No. 1007

Existing NAPOT: 8.69 hrs.

Proposed Development: 86,400 gpd

Proposed Projected NAPOT: 9.89 hrs.

AND

P.S. No. 692B

Existing NAPOT: 6.85 hrs.

Proposed Development: 86,400 gpd

Proposed Projected NAPOT: 6.89 hrs.

Note to the Developer:

1. The Developer of this project shall coordinate and cooperate on water and sewer interconnections, construction sequence, and schedule with other development projects that are in the vicinity either downstream or upstream with regard to obtaining approval and permits from WASD and other regulatory governmental agencies to avoid conflict with utility plans.
2. If a vicinity development has a water and/or sewer construction permit but has not started construction and another developer would like to take over the other development scope of water and/or sewer work, then the developers shall coordinate to withdraw the existing permit prior to the other developer submitting plans to WASD and other regulatory governmental agencies for review.

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 CDM. 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 mavaldd@miamidade.gov, Alfredo B. Sanchez at (786) 552-8237 or sanalf@miamidade.gov, or Benita Ramirez B. 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 25-183
Name: Homestead Office, LLC
Section 04 Township 57 South Range 39 East

I. PROJECT LOCATION:

The property is located at 13701 SW 248 Street.

II. APPLICATION REQUEST:

This application requests approval of a district boundary change from BU-1 and RU-1 to Leisure City Community Urban Center.

III. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION:

Access to this site is available from the north and south by SW 157 Avenue and from the east and the west by SW 288 Street.

IV. RECOMMENDATION:

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

V. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY:

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

186 PM Peak Hour trips are generated by this application. (*)

This application meets the traffic concurrency criteria because it lies within a Community Development Block Grant (CDBG)-eligible area where traffic concurrency does not apply.

(*) This application was analyzed comparing the trips generated by the existing land use to the trips generated by the proposed land use change. Traffic concurrency is based on the max

density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.

A. Cardinal Distribution

North	41 %	East	13 %
South	23 %	West	23 %

VI. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9860 located on SW 157 Avenue south of SW 272 Street, has a maximum LOS **"D"** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **498** vehicles and **165** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9860** with its PHP and assigned vehicles is at LOS **"C"**. The **26** vehicle trips generated by this development when combined with the **498** and those previously approved through Development Orders, **165**, equal **689** and will cause this segment to remain at LOS **"C"** whose range is up to 1,359.

Station 9972 located on US 1/SR 5 northeast of SW 288 Street, has a maximum LOS **"E+20%"** of **4,296** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **2,310** vehicles and **482** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9972** with its PHP and assigned vehicles is at LOS **"C"**. The **74** vehicle trips generated by this development when combined with the **2,310** and those previously approved through Development Orders, **482**, equal **2,866** and will cause this segment to remain at LOS **"C"** whose range is up to 3,420.

Station 9930 located on SW 288 Street west of SW 147 Avenue, has a maximum LOS **"D"** of **3,222** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,917** vehicles and **69** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9930** with its PHP and assigned vehicles is at LOS **"C"**. The **24** vehicle trips generated by this development when combined with the **1,917** and those previously approved through Development Orders, **69**, equal **2,010** and will cause this segment to remain at LOS **"C"** whose range is up to 3,078.

Station 9934 located on SW 296 Street east of US 1/SR 5, has a maximum LOS **"D"** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,259** vehicles and **66** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9934** with its PHP and assigned vehicles is at LOS **"C"**. The **20** vehicle trips generated by this development when combined with the **1,259** and those previously approved through Development Orders, **66**, equal **1,345** and will cause this segment to remain at LOS **"C"** whose range is up to 1,359.

Station 9932 located on SW 288 Street west of US 1/SR 5, has a maximum LOS **"D"** of **1,440** vehicles during the PM Peak Hour. It has a current Peak Hour Period (PHP) of **1,049** vehicles and **186** vehicles have been assigned to this section of the road from previously approved Development Orders. Furthermore, **Station 9932** with its PHP and assigned vehicles is at LOS **"C"**. The **42** vehicle trips generated by this development when combined with the **1,049** and those previously approved through Development Orders, **186**, equal **1,235** and will cause this segment to remain at LOS **"C"** whose range is up to 1,359.

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

VII. PLATTING REQUIREMENT:

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

VIII. STANDARD CONDITIONS:

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

Memorandum



Date: April 30, 2026

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z20250000183

The Miami-Dade Fire Rescue Department has no objection to request for district boundary change and amendments noted in the Letter of Intent uploaded to “EnerGov” on 12/16/2025. 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: September 10, 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. Z2025000183
Homestead Office, LLC.
DTPW Project No. OSP173

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

PROJECT LOCATION:

The property is located SW 288th Street and SW 157th Avenue, Homestead, FL 33033 Miami-Dade County, Florida.

CONDITIONS/RECOMMENDATIONS:

I. Transportation Planning and Policy Division:

The subject property is served by Metrobus Route 70 at a local bus stop located at SW 288th St and SW 157th Ave. The subject property is also served by Metrobus Routes 35 at bus stop located at a local bus stop located at SW 147th Ave and SW 288th St approximately 0.9 miles away (19-minute walk). The subject property is also served by bus routes 34 and 38 along the Southdade Transitway at SW 280th St. approximately 0.8 miles away (18-minute walk).

The table below details the service headways (in minutes) for these routes:

	Service Headways (in minutes)						
Route	Weekday						Type of Service
	Peak (AM/PM)	Off-Peak (midday)	Evenings (after 8pm)	Overnight	Saturday	Sunday	
35	20	20	60	n/a	20	20	L
70	60	60	n/a	n/a	60	60	L
601	12	12	n/a	n/a	n/a	n/a	L/F
602	10	15	15	60	15	20	L/F

Notes: L means Metrobus local route service
F means Metrobus feeder service to Metrorail or Tri-Rail

A. Conditions

1. The applicant shall ensure that the sidewalk along SW 288th St and SW 157th Ave be maintained in good, operable condition and accessible throughout the duration of construction at the development site as to not impede public access to the existing bus stops mentioned in Project Description.
2. The applicant shall provide enhanced crosswalks or additional pavement markings at the intersection of SW 288th St and SW 157th Ave if approved by Traffic Engineering Division (TED) to clearly delineate where pedestrians should be. This will promote walkability to the bus stops and train stations mentioned in the Project Description section of this Memo. Please contact TED if specific locations are needed for enhanced crosswalks.
3. The applicant shall evaluate options to incorporate bicycle and pedestrian accessibility into the development of the site that will ensure a safe connection to the existing sidewalk network and the existing bus stops
 - a. Adequate lighting throughout all pedestrian/bicycle connections/pathways shall be provided.
4. The applicant shall provide 10-15-foot sidewalks on all streets surrounding the property and enhanced bike lanes to allow for higher than usual bicycle, pedestrian, and micro-mobility demand at this location.
5. 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.
6. Due to the proposed density of the project, the applicant should provide dedicated spaces for bicycle and micro-mobility device parking near the entrances to the building.
 - a. Wave style bicycle racks are discouraged. DTPW encourages the use of inverted-u style bike racks or other bike racks that allow for two or more points of connection.
7. The Applicant shall ensure that the landscaping proposed by the project provides adequate shading along the pedestrian walkways connecting to transit.
8. The applicant shall coordinate with the Design and Engineering section of DTPW to ensure wayfinding to all transit options available is provided.

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

II. Traffic Engineering Division:

A. Traffic Study Review Comments

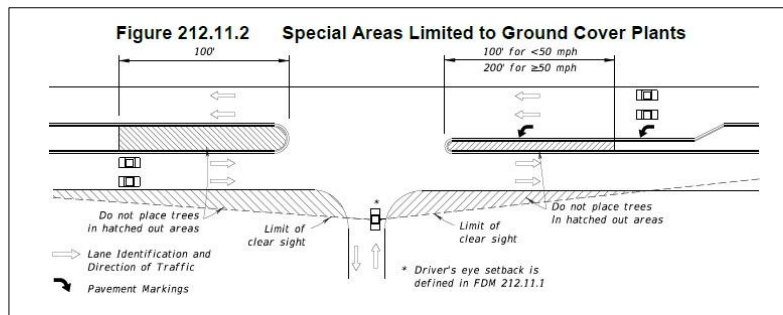
1. Please provide a Traffic Impact Study for the proposed development in accordance with the Traffic Engineering Division's standard methodology.
2. Please verify that the development details in the LOI are consistent with those in the traffic study.
3. The development must include a schematic of a pedestrian trip generation based on its development and surrounding pedestrian generators (this must include transit facilities). Also, the study needs to evaluate the need to upgrade or install pedestrian infrastructure

to improve safety and operations within the area of influence.

4. The study must evaluate the need and provide recommendations for dedicated left and right turn lanes at the proposed entrances. Please include a Turn Lane Analysis section in the report.
5. Please clarify if the subject site will include a gate. If so, a queuing analysis must be included as part of the traffic study, and the design must show the location of the turnaround.
6. Please indicate if a valet parking will be offered at the proposed development. If so, it is required to include a valet operations analysis and provide the proposed valet routes to and from the valet drop-off/pickup areas including the stacking spaces available.

B. Site plan Review Comments

1. Please provide a detailed site and landscape plan.
2. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on the site and landscape plans to demonstrate compliance with these requirements. Please ensure to clearly illustrate both (pedestrian and vehicular) sight triangles following the MDC Traffic Operations Manual and FDOT Standards. Note that according to the latest FDOT FDM manual Section 212.11.6, trees may not be placed within the hatched-out areas of the sight triangles, as shown in the figure below.



3. Driveways must comply with FDOT standards, which require a minimum width of 24 feet for two-way driveways and a maximum width of 15 feet for one-way driveways. Additionally, all driveway connections must comply with access management standards.
4. A minimum of 6 feet sidewalk must be kept within public right-of-way. For clear representation, please make sure to include the dimensions of the sidewalk on the plans.
5. Parking spaces must not be located within 25' of any stop sign or 25' from the right of way at entrance driveways (throat distance). Please show throat length dimensions on the site plan. Also, please ensure that conflict points are located at a minimum of 25' from the right-of-way line.
6. Please provide a t-turnaround for all dead-end parking spaces.
7. If the proposed entrances (parking lot, garage, or any driveway) will be controlled by gates, the site plan must show the gate location, the distance between the gate and the property

line, and the design and location of a turnaround area before the gate. All gated entrances must comply with the County's Entrance Features Requirements.

8. If valet parking is proposed, please show the valet stacking area on the plans and illustrate the number of vehicles that can be accommodated within the designated valet area.
9. Show the trash collection truck maneuvering wheel path around the site and specify the dumpster's location. Note that no backing in/out is allowed within public right-of-way.
10. The site plan must show all necessary roadways to complete the roadway network. Also, site plans must designate which roadways are private/public.
11. Please provide written approval from the Highway Division (Leandro Oña) for the proposed typical section/driveway connection on SW 157th Avenue/Newton Road and SW 288th Street.
12. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pavements markings, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from the property line to the driveway.

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

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

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

From: [HERRERA, ANA I](#)
To: [Alejandro Uribe](#)
Cc: [Simon, Nathaly](#); [Garcia, Jeannette C.](#); [RODRIGUEZ, IVAN M](#); [Concurrency Management](#); [Stillings, Noel \(RER\)](#); [Connally, Ronald \(RER\)](#); [Campos, Isaac \(RER\)](#)
Subject: Preliminary School Concurrency Analysis for Homestead Office, LLC and Centerhome, LLC (Z2025000183) (PH3025091900593)
Date: Wednesday, January 14, 2026 4:31:00 PM
Attachments: [Homestead Office, LLC and Centerhome, LLC \(Z2025000183\) \(PH3025091900593\).pdf](#)

Dear Applicant,

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (School Planning Level Review).

As noted in the School Planning Level Review, the proposed development would yield a maximum residential density of 640 units, which generate 183 students (93 at the elementary, 41 at the middle, and 49 at the senior high school level). At this time, the elementary and middle school levels have sufficient capacity available to serve the application. Conversely, the Level of Service (LOS) was not met at the senior high school level. However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, notwithstanding any additional information that may surface after further departmental research. As such, this analysis does not constitute a Public School Concurrency Approval. Should you have any questions, please feel free to contact our office at 305-995-7285.

Regards,



Ana Herrera

**District Coordinator
Growth Management**

Office of Governmental Affairs and Land Use
Facilities Design and Construction
Miami-Dade County Public Schools
1450 N.E. Second Avenue
Miami, Florida 33132
(305) 995-4603



Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System Preliminary Concurrency Analysis

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

PH3025091900593
9/19/2025 10:15:23 AM
Public Hearing

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

Miami-Dade
Z2025000183
Zoning

Applicant's Name:
Address/Location:
Master Folio Number:
Additional Folio Number(s):

Homestead Office, LLC and Centerhome, LLC
28801 SW 157 AVE
3079040000510

PROPOSED # OF UNITS

640

SINGLE-FAMILY DETACHED UNITS:

0

SINGLE-FAMILY ATTACHED UNITS:

0

MULTIFAMILY UNITS:

640

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
2901	LEISURE CITY K-8 CENTER (ELEM COMP)	-24	93	0	NO	Current CSA
2901	LEISURE CITY K-8 CENTER (ELEM COMP)	0	93	0	NO	Current CSA Five Year Plan
2902	LEISURE CITY K-8 CENTER (MID COMP)	18	41	18	NO	Current CSA
2902	LEISURE CITY K-8 CENTER (MID COMP)	0	23	0	NO	Current CSA Five Year Plan
6251	HOMESTEAD MIDDLE	118	23	23	YES	Current CSA
7701	SOUTH DADE SENIOR	-110	49	0	NO	Current CSA
7701	SOUTH DADE SENIOR	0	49	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
73	MANDARIN LAKES K-8 ACADEMY (ELEM COMP)	185	93	93	YES	Adjacent CSA
7781	FELIX VARELA SENIOR	2	49	2	NO	Adjacent CSA
7731	MIAMI SOUTHRIDGE SENIOR	-97	47	0	NO	Adjacent CSA
7151	HOMESTEAD SENIOR	-286	47	0	NO	Adjacent CSA
7781	FELIX VARELA SENIOR	0	47	0	NO	Adjacent CSA Five Year Plan
7731	MIAMI SOUTHRIDGE SENIOR	0	47	0	NO	Adjacent CSA Five Year Plan
7151	HOMESTEAD SENIOR	0	47	0	NO	Adjacent CSA Five Year Plan

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

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

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

Memorandum



Date: May 15, 2026

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

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

FOR

Alissa Turtletaub

Subject: Z2025000183 – Homestead Office, LLC

Applicant Name: Alejandro Uribe on behalf of Homestead Office, LLC and Centerhome, LLC.

Project Location: The applicant site is located on ±6.08 acres located at 15600 SW 288th Street, in unincorporated Miami-Dade County (Folios: 30-7904-000-0510, 30-7904-001-0480).

Proposed Development: The applicant seeks a district boundary change from BU-1 and RU-1 to Leisure City Community Urban Center (LCUC), amendment of the LCUC District Sub-district Regulating Plan to designate the property as "Center Sub-district", and amendment of the LCUC Land Use Regulating Plan to designate the property "MC – Mixed Use Corridor" to allow for a 640-unit multi-family residential development. A site plan and landscaping plan were not submitted with this application.

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
PINE ISLAND LAKE PARK	26898 SW 128TH AVE	NEIGHBORHOOD PARK	18.21	LOCAL
PALMLAND PARK	30350 SW 153RD AVE	NEIGHBORHOOD PARK	5.13	LOCAL
SOUTH DADE PARK	28151 SW 164TH AVE	COMMUNITY PARK	8.47	LOCAL
AREA 291	32798 SW 157TH AVE	SINGLE PURPOSE PARK	10.09	LOCAL
NARANJA PARK	14150 SW 264TH ST	COMMUNITY PARK	8.36	LOCAL
MODELLO WAYSIDE PARK	28810 S DIXIE HWY	NEIGHBORHOOD PARK	2.58	LOCAL
NARANJA LAKES PARK	27214 SW 144TH AVE	NEIGHBORHOOD PARK	1.55	LOCAL
LIVE LIKE BELLA PARK	29305 ILLINOIS RD	COMMUNITY PARK	8.22	LOCAL
LEISURE PARK	15355 HARDING LN	NEIGHBORHOOD PARK	1.86	LOCAL
ROYAL COLONIAL PARK	14884 SW 280TH ST	COMMUNITY PARK	26.01	LOCAL
MODELLO PARK	28450 SW 152ND AVE	COMMUNITY PARK	9.07	LOCAL

Impact and Demand: The proposed 640 multi-family dwelling units would generate a population of 1,364 and an impact of 3.75 acres of local parkland when analyzed using Miami-Dade County's minimum Level of Service standard for the provision of local recreation open space. Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County's minimum

Level of Service standard for the provision of local recreation open space. The applicant site is in PBD 3 which currently meets park concurrency requirements.

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

Recommendation: PROS offers the following recommendations:

- Given the anticipated impact of 3.75 acres of local parkland, PROS recommends that the applicant provide a full or partial public parkland conveyance, in-lieu of park impact fee payment. **PROS requests that the applicant meet with the Department to discuss and explore options further.**
- Provide detailed site plans and detailed landscaping plans that include open space requirements diagram and open space calculations detailing the proposed and required open space.
- Provide internal site circulation plans designed to minimize conflicts among vehicles, pedestrians, and bicycles.
- Provide seamless, interconnected, safe, and clearly marked pedestrian pathways between any buildings and connecting to sidewalks at the public rights-of-way.
- Please provide a bicycle storage room for residents of the development and bicycle racks in highly visible areas for visitors to encourage non-motorized mobility.
- 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 policies and objectives in the CDMP:

- ROS-1** Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.
- ROS-3B** The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway Network Master Plan, as well as improved sidewalks and trails, to improve connectivity between parks and residences, schools, activity centers, and transportation nodes.
- ROS-8** The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.
- 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.

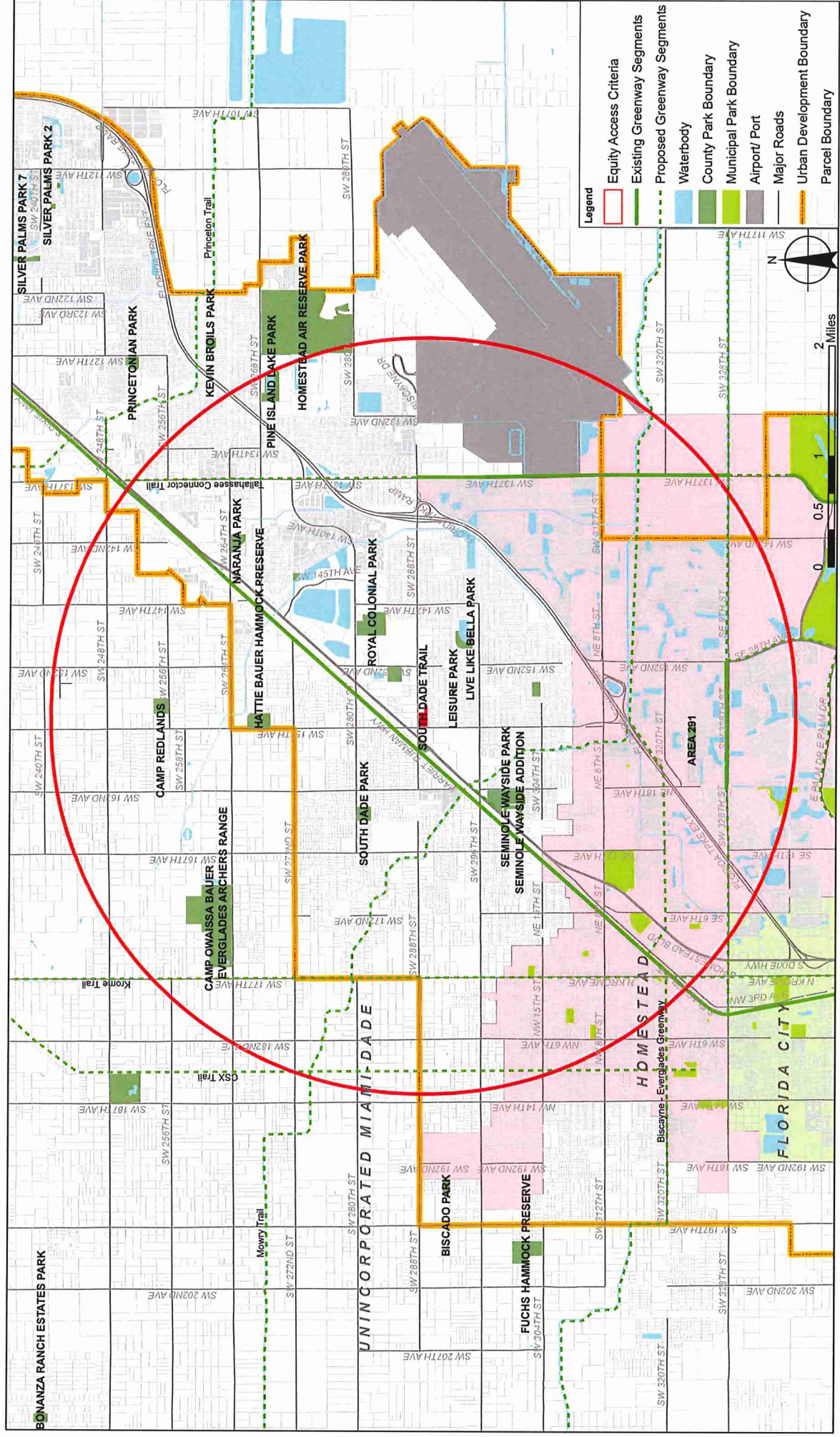
- CHD-1** Miami-Dade County shall apply design standards to the public domain to encourage physical activity across generations.
- CHD-1A** Miami-Dade County shall create a network of sidewalks, trails, accessible parks and recreation facilities that establishes a pedestrian-friendly and bicyclist-friendly environment, which encourages physical activity and links destinations, such as restaurants, shops, workplaces and neighborhood-based retail to each other and residential areas.
- 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.
- CHD-2** Miami-Dade County shall apply design standards to private development projects to encourage physical activity across generations.
- CHD-2A** Miami-Dade County will encourage land development to incorporate community design principles that encourage physical activity through the promotion of strategies, when appropriate, but not limited to:
1. Utilization of non-motorized transportation modes;
 2. Location of public facilities accessible by multiple transportation modes;
 3. Availability and maintenance of quality pedestrian paths or sidewalks;
 4. Provision of street furniture and lighting enhancements;
 5. Provision of civic and recreational facilities;
 6. Establishment of interconnectivity between similar development projects through vehicular and/or pedestrian/bicycle cross access; and
 7. Provision of pedestrian and bicycle linkages between existing residential and non-residential land uses.
- CHD-2B** Encourage well-designed infill and redevelopment to reduce vehicle miles traveled, improve air quality, and support an outdoor environment that is suitable for safe physical activity.
- CHD-3A** Design and develop neighborhoods that can facilitate children walking safely to Miami-Dade County Schools.

Based on our findings described herein, **PROS has no objection to the applicant's zoning district boundary change request. Any future development will require further review.** 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: Z2025000183 - HOMESTEAD OFFICE, LLC
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS**



Memorandum



Date: 05/05/2026

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: Homestead Office, LLC and Centerhome, LLC - Z2025-000183 UPDATE

In its previous response to the application submitted on September 25, 2025, the Department of Solid Waste Management (DSWM) indicated it had no objections to the district boundary change from Neighborhood Business Use (BU-1) and Single-Family Residential (RU-1) to Leisure City Community Urban Center (LCUC). The most recent change request to address and respond to department comments does not impact DSWM's previous conclusion.

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

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.**

Memorandum



Date: September 10, 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 Application Z2025-000183 Homestead Office, LLC and Centerhome, LLC

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

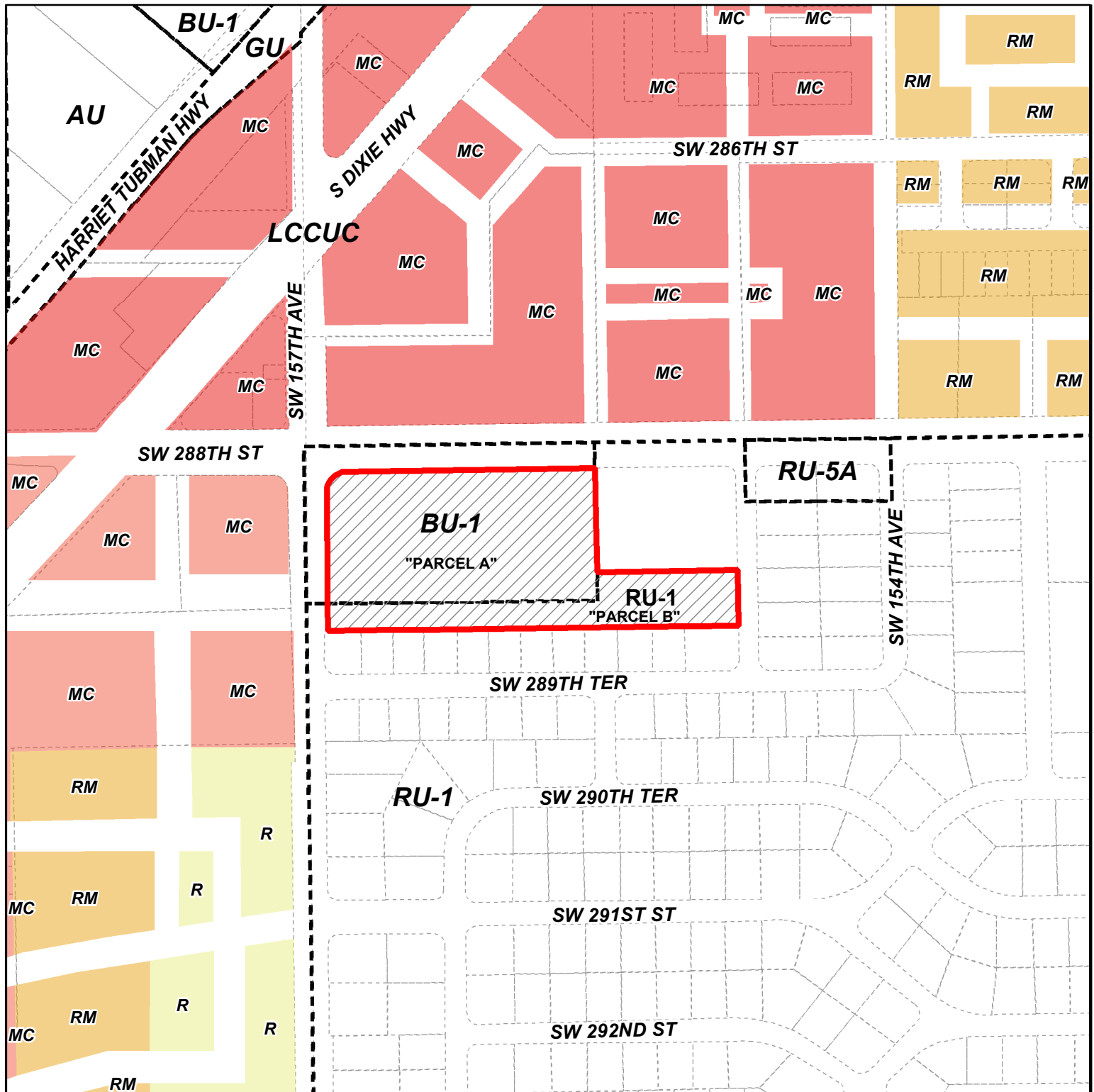
Per CDMP Policy LU-6A, Miami-Dade County shall continue to identify, seek appropriate designation, and protect properties of historic, architectural, cultural and archaeological significance.

The Office of Historic Preservation (OHP) has no objections to the subject application. However, the subject lot is surrounded by the following recorded historic resources:

- Resource Group Assisting House (DA 20428), dating to 1972
- Resource Group Homestead Gardens (DA 20429), dating to 1971
- Historic Resource Loyal Order of Moose (DA 19861), built in the 1950s

All of these resources are recorded in the Florida Site Master File. The OHP recommends that any future development on the subject lot consider the character of the surrounding neighborhood to ensure architectural compatibility with existing historic resources.

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



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2025000183

Section: 04 Township: 57 Range: 39
 Applicant: Homestead Office, LLC and Centerhome, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

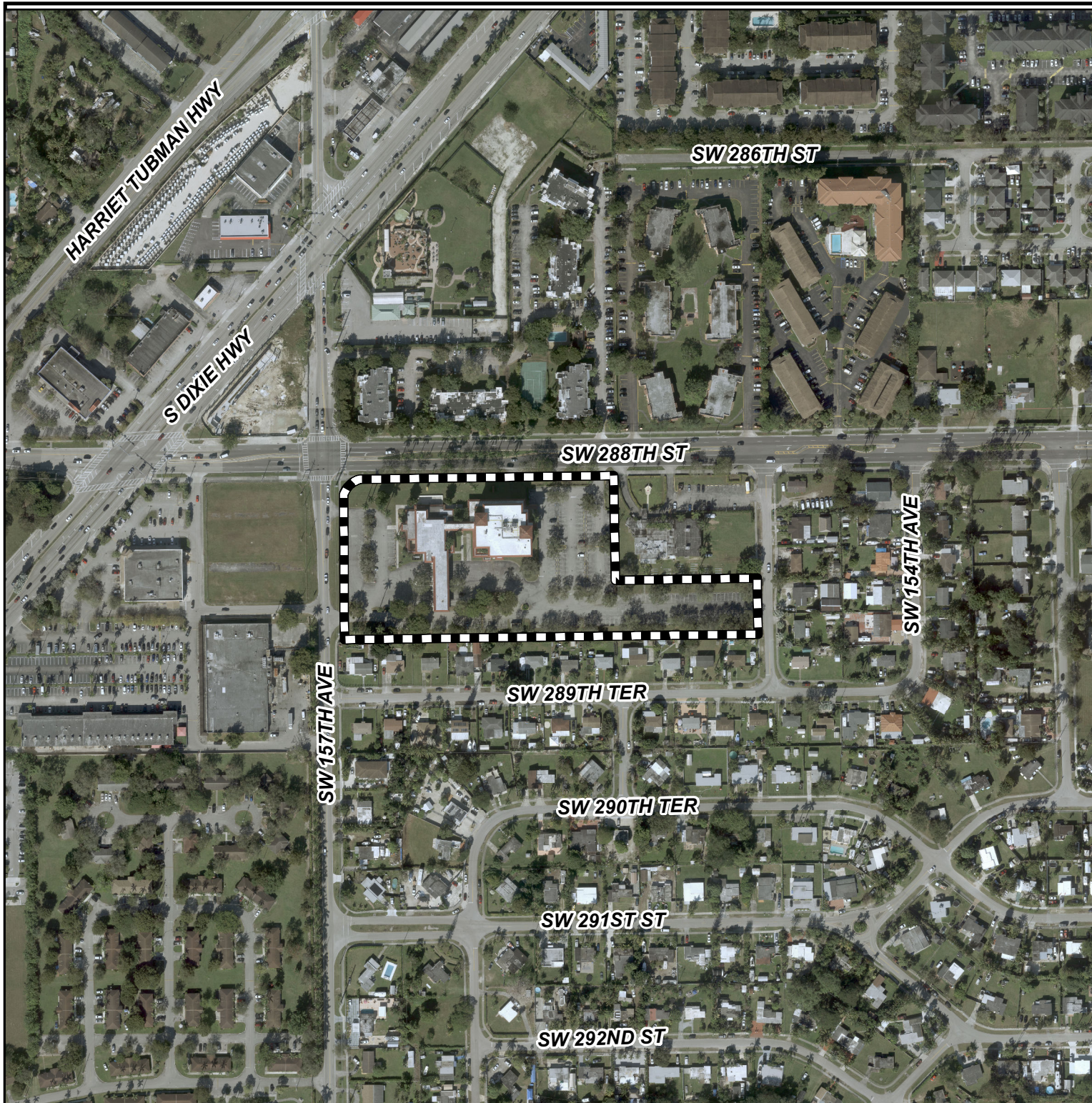
Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Thursday, September 18, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
AERIAL YEAR 2024

Process Number
Z2025000183

Legend
 Subject Property

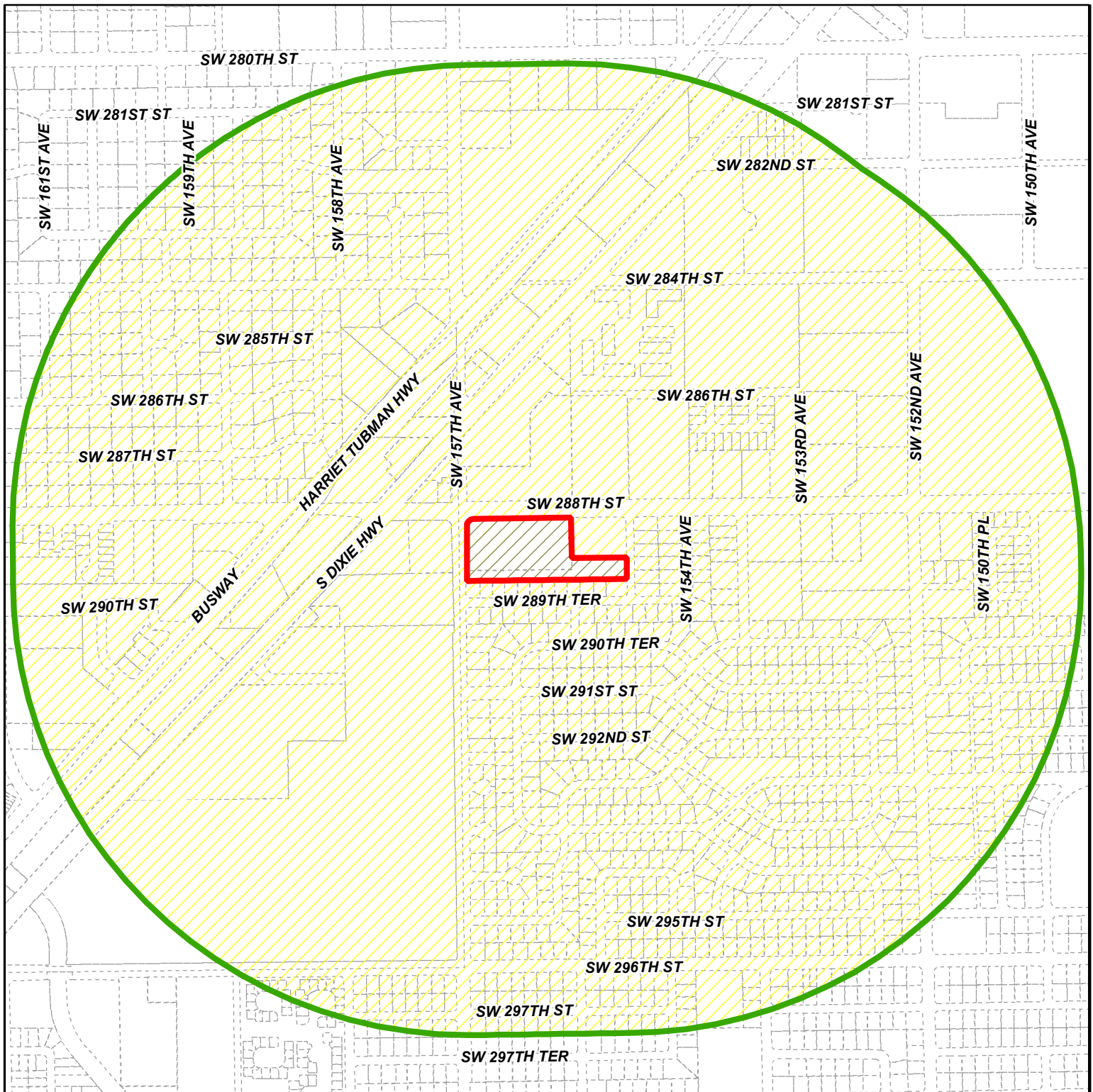


Section: 04 Township: 57 Range: 39
Applicant: Homestead Office, LLC and Centerhome, LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS



SKETCH CREATED ON: Thursday, September 18, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
RADIUS MAP

Section: 04 Township: 57 Range: 39
Applicant: Homestead Office, LLC and Centerhome, LLC
Zoning Board: Board of County Commissioners
Commission District: 8
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Process Number
Z2025000183
RADIUS: 2640

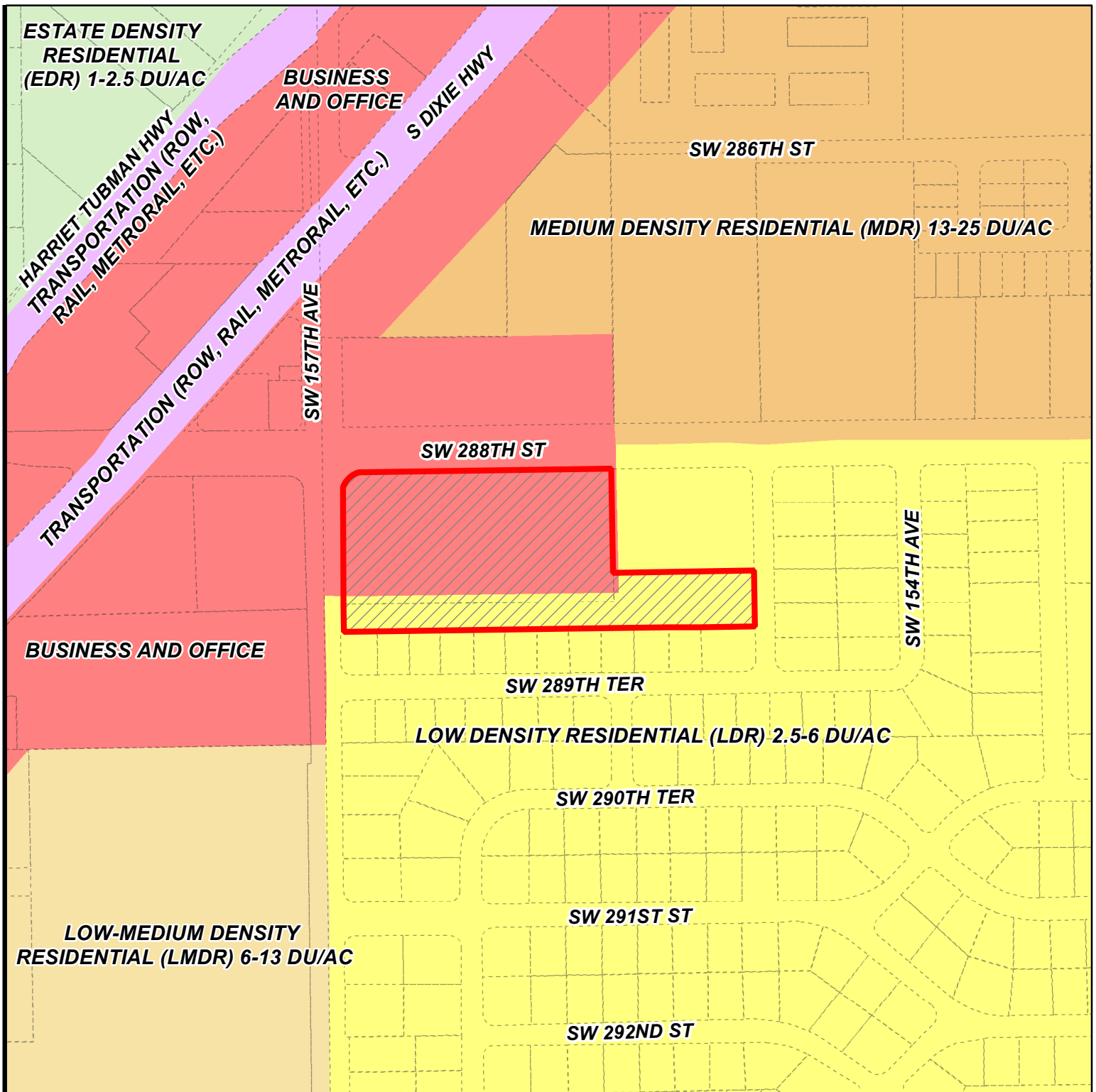
Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Thursday, September 18, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2025000183

Section: 04 Township: 57 Range: 39
 Applicant: Homestead Office, LLC and Centerhome, LLC
 Zoning Board: Board of County Commissioners
 Commission District: 8
 Drafter ID: EDUARDO CESPEDES
 Scale: NTS

Legend



Subject Property Case



SKETCH CREATED ON: Thursday, September 18, 2025

REVISION	DATE	BY

DISCLOSURE OF INTEREST*

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

CORPORATION NAME: Homestead Office, LLC, a Florida limited liability company

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>United Trust Fund, LLC, a Delaware limited liability company</u>	<u>100%</u>
<u>United Trust Fund, LLC is owned by:</u>	
<u>Fred Berliner Revocable Trust - Fred Berliner, Trustee</u>	<u>27.02%</u>
<u>Lawrence Berliner</u>	<u>27.02%</u>
<u>Berliner 2020 Family Trust - Lillian Berliner, Trustee</u>	<u>22.98%</u>
<u>Fred Berliner Dynasty Trust - Fred Berliner, Trustee</u>	<u>22.98%</u>
<u>1805 Ponce de Leon Blvd., Suite 300, Coral Gables, FL 33134</u>	

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

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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

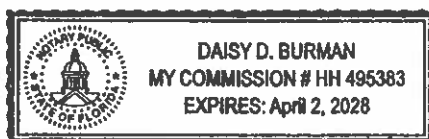
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 17th day of July, 2025. Affiant is personally known to me or has produced _____ as identification.

(Notary Public)

My commission expires 4/02/2028



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

CORPORATION NAME: Centerhome, LLC, a Florida limited liability company

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Todd Leoni - 7100 Biscayne Blvd., No. 206, Miami, FL 33138</u>	<u>100%</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

TRUST/ESTATE NAME:

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

PARTNERSHIP OR LIMITED PARTNERSHIP NAME:

<u>NAME AND ADDRESS</u>	<u>Percent of Ownership</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

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

NAME OF PURCHASER: _____

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

Date of contract: _____

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

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

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

Signature: _____
 (Applicant)

Sworn to and subscribed before me this 21 day of July, 2025. Affiant is personally known to me or has produced _____ as identification.

 (Notary Public)



ANDREW VOGEL
 Commission # HH 435272
 Expires November 25, 2027

My commission expires November 25 2027

*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.







