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

PH: Z25-135 **November 19, 2026**
Item No. 8C2

Recommendation Summary	
Commission District	9
Applicants	Rosella Harpaul
Summary of Request	The applicant seeks to permit a rezoning of the subject property from EU-M (residential, minimum 15,000 sq. ft. lots) to RU-1M(a) (residential, minimum 5,000 sq. ft. lots), which would allow the property to be developed with more residential units than currently permitted.
Location	19400 & 19470 Mowry Drive, Miami-Dade County, Florida.
Property Size	±7.37-gross (±6.00-net) Acres
Existing Zoning	EU-M, Estate Modified District
Existing Land Use	Single-family residences
2030-2040 CDMP Land Use Designation	Low Density Residential, 2.5 to 6 dua **(Subject to approval of the concurrent CDMP amendment Application No. CDMP20250018)** * *(see attached Zoning Recommendation Addendum)*
Comprehensive Plan Consistency	Consistent with the LUP map, and the interpretative text and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311, District Boundary Change *(see attached Zoning Recommendation Addendum)*
Recommendation	**Approval, subject to the Board's acceptance of the proffered covenant. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250018 and it becoming effective) ***

*** This recommendation is contingent on approval of the CDMP amendment Application No. CDMP20250018 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.

REQUEST:

DISTRICT BOUNDARY CHANGE from EU-M, Estate Modified District, to RU-1M(a), Modified Single-Family Residential District.

PROJECT DESCRIPTION:

Staff notes that the applicant has concurrently filed a small-scale amendment application (**CDMP20250018**) to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. The CDMP application seeks to re-designate the ±7.37-gross

acres (±6.00-net acres) Acres subject parcel from “Estate Density Residential 1 to 2.5 dwelling units” to “Low Density Residential 2.5 to 6 dwelling units”. The CDMP amendment would be subject to the Board’s acceptance of a proffered Declaration of Restrictions (CDMP covenant) limiting development to a maximum 34 single-family residential units. Approval of this zoning application is contingent on the approval of the concurrent CDMP amendment Application No. CDMP20250018 and it becoming effective.

The applicant seeks to rezone the ±7.37-gross acres (±6.00-net acres) Acres subject parcel that is currently zoned EU-M, Estate Modified District, to RU-1M(a), Modified Single-Family Residential District, in order to develop the subject parcel with 34 single-family residences, each located on lots with sizes between 5,178 and 8,659 square feet. The applicant has submitted plans that depict the subject site being developed with 34 single-family residential lots serviced by public roads. Said plan depict the single-family homes being developed in accordance with RU-1M(a) standards and shall comply with parking, lot area, and all building setback requirements. The proposed development shall have direct vehicular and pedestrian access along SW 195 Avenue, SW 194 Avenue, SW 320 Street and SW 321 Street (West Mowry Drive). Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided around the proposed development, with street trees provided along the three abutting public roadways. A zoning Declaration of Restrictions is being voluntarily proffered by the applicant that requires that the development of the property shall be limited to a maximum of 34 residential dwelling units.

NEIGHBORHOOD CHARATERISTICS		
	Zoning and Existing Use	**Land Use Designation**
Subject Property	EU-M; single-family residence	Low Density Residential (2.5 to 6 dua) (**Subject to approval of the concurrent CDMP amendment) ***
North	AU; single-family residences	Estate Density Residential (1 to 2.5 dua)
South	EU-M; single-family residence, vacant land	Estate Density Residential (1 to 2.5 dua)
East	EU-M; vacant land	Low Density Residential (2.5 to 6 dua)
West	EU-M; single-family residences	Estate Density Residential (1 to 2.5 dua)
*** Land subject to CDMP Amendment Application No. CDMP20250018, filed concurrently by the applicant, which, if approved by the Board, would change the land use designation to “Low Density Residential (2.5 to 6 dwelling units per gross acre)”.**		

NEIGHBORHOOD COMPATIBILITY:

The ±7.37-gross acres (±6.00-net acres) which is currently occupied by single-family residences is located at 19400 & 19470 Mowry Drive. Staff notes that the subject property is surrounded by properties that are residential in nature with AU zoned properties to the north, EU-M zoned properties to the south, east and west. The lot to the east is vacant land, the properties to the south include a single-family residence and a vacant parcel. The properties to the west are developed with single-family residences.

SUMMARY OF THE IMPACTS:

The approval of this application will allow the applicant to rezone the subject property to RU-1M(a), Modified Single-Family Residential District, in order to provide additional housing in this area, which could have traffic impacts as well as impacts on other County services. Based on memoranda from the departments reviewing this application, the additional impacts will be minimal and will not cause their facilities and services to operate below their adopted levels of service standards. The Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER) state in their memorandum that the application will generate approximately 36 PM peak hour vehicle trips. In order to receive traffic concurrency approval, the applicant completed a proportionate share mitigation agreement. Staff notes that the application request will add to the population in the area, impact water and sewer services, and may bring additional noise into the area.

COMPREHENSIVE DEVELOPMENT MASTER PLAN ANALYSIS:

As previously mentioned, the subject property is the subject of a CDMP amendment application (**CDMP20250018**) being processed concurrently with this zoning application, pursuant to Section 2-116.1(5)(d)(e) of the Code of Miami-Dade County. The concurrent CDMP application is scheduled to be heard by the Board of County Commissioners, prior to the zoning hearing application. The CDMP application proposes to redesignate the ±7.37-gross acres (±6.00-net acres) Acres subject parcel from "Estate Density Residential", to **Low Density Residential** (2.5 to 6 dwelling units per gross acre). *The residential densities allowed in* the **Low-Density Residential** *use category shall range from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre*, which would allow the applicant to develop the ±7.37-gross acres (±6.00-net acres) subject site with a maximum total of 44 dwelling units as the maximum density allowed under the CDMP Low Density Residential threshold on the LUP map. The applicant seeks a district boundary change from EU-M to RU-1M(a). Staff notes that the RU-1M(a) zoning district permits one dwelling unit per lot, with a minimum lot size of 5,000 square feet, Accordingly, under the proposed zoning district standards, the development could accommodate up to 64 single-family residences.

As a result, the applicant has voluntarily proffered a covenant that, among other things, restricts the subject property to a maximum permitted residential density of thirty-four (34) residential dwelling units. Furthermore, the zoning covenant provides that the owner shall comply with the CDMP covenant accepted in conjunction with the approval of CDMP amendment application no. CDMP20250018, that is being processed concurrently with this zoning hearing application. Based on the foregoing, staff opines that subject to the Board's approval of the CDMP small scale amendment to allow the redesignation of the subject parcel on the CDMP LUP map, and subject to the acceptance of the proffered covenant, approval of the rezoning of the subject property to RU-1M(a) would be **consistent** and, as demonstrated, within the maximum numerical residential density allowed under the CDMP Low Density Residential land use designation, as well as within the maximum unit count approved under the concurrent CDMP application.

Additionally, staff opines that the rezoning sought under this application for a land use change to facilitate infill development on the subject site at a higher residential density than currently allowed, would be consistent with the CDMP policies which require that the County give priority to infill development and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development, where urban services and facilities have the capacities to accommodate additional demand. Furthermore, the "Low Density

Residential redesignation of the subject site would increase compatibility of the development of the site with the adjacent land uses. Furthermore, staff notes that the subject property is located within an urbanizing area and within 1,268 ft from a property that was approved in a similar manner, the property is located to the south and was approved per resolution Z-23-25 for a district boundary change to RU-1M(a). In addition, the property immediately to the east is already designated as low density residential which could allow a density of 60 dwelling units. Staff opines that the proposed rezoning and allowable densities for residential development on the subject site would be **compatible** with the development trend within the surrounding area and with the County's policies to appropriately increasing residential densities and intensities of development within the UDB.

Therefore, subject to the Board's approval of the CDMP amendment and proffered CDMP covenant provisions as mentioned above, to allow the redesignation of the subject parcel on the CDMP LUP map, and subject to the acceptance of the proffered covenant, staff opines that the proposed rezoning to RU-1M(a) would be **consistent** with the CDMP Land Use Element interpretative text and the maximum numerical density threshold permitted for the **Low Density Residential** land use category of the CDMP Land Use Plan (LUP) map. Staff further opines that approval of the application will not create any significant impacts which will disrupt or degrade the safety and tranquility of the neighboring properties and would be **compatible** with the surrounding area based on the Zoning Analysis below.

ZONING ANALYSIS:

The applicant seeks approval of a request for a district boundary change from AU, Agricultural District, to RU-1M(a), Modified Single-Family Residential District. For the reasons stated above and below, staff opines that when the request to rezone the ±7.37-gross acres (±6.00-net acres) parcel to RU-1M(a) is analyzed under Section 33-311, District Boundary Change, the approval of the application would not have an unfavorable impact on the environment, the natural resources, or the economy of the County and would be **compatible** with the surroundings when considering the necessity and reasonableness in relation to the present and future development of the area concerned. Section 33-311 of the Code states that the purpose of the Code is to provide a comprehensive plan and design to among other things, lessen congestion on the highways and promote convenience and general welfare, 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. Staff supports the district boundary change and opines that the request for a zone change on the subject property to RU-1M(a) would be **consistent** with the aforementioned CDMP designation of the parcel on the CDMP Land Use Plan map and would be **compatible** with the natural transition of residential zoning trend of development in the surrounding area.

Staff notes that the subject property is located at 19400 & 19470 Mowry Drive. Based on the submitted survey the subject parcel is comprised of one parcel which is ±7.37-gross acres (±6.00-net acres) of land area and consists of two single-family residences. Staff opines that the RU-1M(a) zoning district on the subject parcel will create a harmonious transition between the single-family residences that are located to the north, south, and west of the subject site, and would not alter the residential development trend within the surrounding community, such as the RU-1M(a) development to the south in the near vicinity that will consist of 115 single-family residences. Under the requested RU-1M(a) zoning district regulations, the site could be developed with up to sixty-four (64) single-family residences. However, staff notes that the applicant has voluntarily proffered a Zoning Declaration of Restrictions, which limits the residential density on the subject property to a maximum of thirty-four (34) single-family residential units. In addition, staff's research of the surrounding area found that the property immediately to the east is already

designated as low density residential and it could allow a maximum of 60 dwelling units. Based on the foregoing, staff opines that the proposed rezoning and allowable densities for residential development on the subject site would be **compatible** with the development trend within the surrounding area and with the County's policies to appropriately increasing residential densities and intensities of development within the UDB, and the rezoned property will act as a reasonable transition between the existing single-family detached residences located to the north, east and west of the subject site and the multifamily development to the south.

It is important to mention, that the applicant has submitted a site plan, in order to develop the subject parcel with 34 single-family residences, each located on lots with sizes between 5,178 and 8,659 square feet. The applicant has submitted plans that depict the subject site being developed with 34 single-family residential lots serviced by public roads. Said plan depict the single-family homes being developed in accordance with RU-1M(a) standards and shall comply with parking, lot area, and all building setback requirements. The proposed development shall have direct vehicular and pedestrian access along SW 195 Avenue, SW 194 Avenue, SW 320 Street and SW 321 Street (West Mowry Drive). Submitted landscape plans depict ample landscaping in the form of trees and shrubs provided around the proposed development, with street trees provided along the three abutting public roadways. A zoning Declaration of Restrictions is being voluntarily proffered by the applicant that requires that the development of the property shall be limited to a maximum of 34 residential dwelling units.

Staff notes that based on the memoranda submitted by other departments reviewing the application, approval of the request will not cause their facilities and services to operate below their adopted levels of service standards. Further, staff opines that approval of this request will not have a negative impact on the surrounding roadways or transportation facilities based on the recommendations and/or information contained in the memoranda from the Platting and Traffic Review Section of the Department of Regulatory and Economic Resources (RER). Their memorandum also indicates that the application will generate approximately 36 PM peak hour vehicle trips. In order to receive traffic concurrency approval, the applicant completed a proportionate share mitigation agreement. Additionally, staff notes that the memorandum from the Departments of RER and Environmental Resources Management (DERM) indicates that the proposed rezoning meets the Level of Service (LOS) standards for an initial development order and therefore will not have an unfavorable impact on the natural resources of Miami-Dade County. In addition, the other departments reviewing the application, including the Miami-Dade Fire Rescue Department and the Water and Sewer Department, do not object to the application. Based on the aforementioned department memoranda, staff opines that the request for rezoning 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 request to rezone the subject parcel to RU-1M(a), would be **compatible** with the character of the surrounding neighborhood, when considering the necessity and reasonableness of the rezoning in relation to the present and future development of the area. **Staff, therefore, recommends approval of this application under Section 33-311, District Boundary Change, subject to the Board's acceptance of the proffered covenant. (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250018 and it becoming effective)**

ACCESS, CIRCULATION AND PARKING: Not applicable.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: Not applicable.

RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant (Subject to approval of the concurrent CDMP amendment Application No. CDMP20250018 and it becoming effective).

CONDITIONS FOR APPROVAL: None.

ES:JB:SS:PM

Eric Silva

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

ZONING RECOMMENDATION ADDENDUM

Rosella Harpaul
PH: Z25-135

NEIGHBORHOOD SERVICES PROVIDER COMMENTS	
Departments of RER and Environmental Resources Management (DERM)	*No objection**
Platting and Traffic Review Section (RER)	*No objection*
Fire Rescue	*No objection*
Water & Sewer WASD	*No objection*
Building and Neighborhood Compliance (BNC)	*No objection*
Parks, Recreation and Open Space Department (PROS)	*No objection*
Miami-Dade County Office of Historic Preservation (OHP)	*No objection*
**Subject to conditions in their memorandum.*	

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

Low Density (Pg. I-31)	*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.* ***(*Subject to approval of the concurrent CDMP amendment Application No. CDMP20250018)***
Objective LU-4 (Pg. I-8)	*Miami-Dade County shall continue to reduce the number of land uses, which are inconsistent with the uses designated on the LUP map and interpretive text, or with the character of the surrounding community.*

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	(A) *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.* *(F)* ***Section 33-311*** *provides that the Board shall take into consideration, among other factors the extent to which:* *(1) 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;*

	(2) 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; *(3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;* *(4) 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;* *(5) 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.*

Consumer and Neighborhood Protection

ENFORCEMENT HISTORY

ROSELLA HARPAUL	19400 MOWRY DR/ 19470 MOWRY DR MIAMI-DADE COUNTY, FLORIDA
APPLICANT	**ADDRESS**
Pending	Z2025000135
DATE	**HEARING NUMBER**

FOLIO:
30-7814-000-0960
30-7814-000-0950

REVIEW DATE OF CURRENT ENFORCEMENT HISTORY:
October 15, 2026

NEIGHBORHOOD REGULATIONS:
Folio 30-7814-000-0960/ 30-7814-000-0950
There are no open cases.

BUILDING SUPPORT REGULATIONS:
Folio 30-7814-000-0960/ 30-7814-000-0950
There are no open cases.

OUTSTANDING LIENS AND FINES:
There are no outstanding liens or fines.

Memorandum

Date: November 5, 2026

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

From: Ninfa Rincon, Section Chief - RER

Subject: Z2025000135-6th Review
Rosella Harpaul
19400 and 19470 Mowry Drive
DBC from EU-M to RU-1M(a) to develop single family residences.
(EU-M) (7.37 acres)
14-57-38

The Departments of RER and Environmental Resources Management (DERM) are currently completing an environmental review of concurrent application No. CDMP20250018. If the CDMP application is denied, then the Departments of RER and DERM recommend that this concurrent zoning application be denied, as it would be inconsistent with the unamended CDMP. Accordingly, the Departments of RER and DERM 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.

The Departments of RER and DERM have completed an environmental review of the above-mentioned 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 CDMP20250018 being approved and remaining in effect.

Wastewater Disposal

The proposed development is located within the Miami-Dade Water and Sewer Department (MDWASD) sewer service area. RER has reviewed the documents submitted with this application, specifically the Declaration of Restrictions stamped received by Miami Dade County on October 28,2026 which states **"*The Applicant has represented that the development will connect to the public water and sewer system through a private easement. Prior to Department of Regulatory and Economic Resources (RER) approval of a sewer extension permit for the development, the Applicant shall record the easement in the public records of Miami-Dade County and submit a copy of the recorded instrument to RER. Notwithstanding the foregoing representation, should the Applicant be unable to obtain, maintain, or utilize the private easement for any reason, the development shall nonetheless be required to connect to the public water and sewer system. The use of onsite***

sewage treatment and disposal systems and onsite domestic wells as a substitute shall not be permitted"

Further, according to WASD's latest comments updated for this application and dated November 5, 2026, per WASD Letter of Availability (LOA) 2026 - 3251, issued on September 16, 2026, there is an active WASD Agreement No. 32169 south of the subject application, at the northeast corner of SW 328th Street and SW 197th Avenue that will bring a new Public Pump Station to serve a future pump station basin in the area. The subject application is within said proposed pump station basin.

Therefore, if Agreement No. 32169 is conveyed by the time this project is ready to connect to the gravity sewer system, then the developer may connect to the proposed gravity sewer system under Agreement No. 32169, in SW 194th Avenue at proposed SW 325th Street. **In addition, the Developer is responsible for obtaining and providing proper access to the sewer system, either by Right-of-Way (R/W) dedication and/or grant of easement and/or existing easement acceptable to WASD.**

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: the development must connect to the public water and sewer systems. The use of onsite sewage treatment and disposal systems and onsite domestic wells as a substitute shall not be permitted

<u>Potable Water Supply</u>
According to MDMDWASD's latest comments updated for this application and dated November 5, 2026, per WASD Letter of Availability (LOA) 2026 - 3251, issued on September 16, 2026, there is an existing 12-inch water main (E31693D00A-3) abutting the property along SW 320th Street and another 8-inch and water main (E31693D00A-3) abutting the property along SW 195th Avenue, to where the developer

may connect to provide water service to the proposed development. Pursuant to the Code, the proposed development shall connect to public water in accordance with Code requirements.

Existing public water 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.

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.

Conditions of Approval: None

Water Control Review

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. 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.

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)(f) of the Code, the applicant is advised that a DERM Class VI Permit may be required for the construction of the proposed surface water management system for the development.

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

Pollution Remediation Review

A preliminary review of available information to the Department based on potential sources (Current/Former Agricultural use), indicates the potential for environmental concerns at the subject

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

All construction plans (inclusive of drainage) and dewatering plans shall require the approval from the PRS, EMES and/or EMRD as it relates to environmental contamination issues. Be advised that the PRS, EMES and/or EMRD review of this application does not constitute an approval of any site plans, drainage/stormwater management plans, or development plans that may be included as part of this application. Any contaminated portion of the site that is proposed to be sold, transferred or dedicated (including, but not limited to, for public right-of-way) to any public entity shall be identified on the tentative and final plans for this development.

All contaminated soil, groundwater, surface water, solid waste, and/or methane, as applicable, within the property to be conveyed must be disclosed at the earliest stage possible and the receiving public entity must be made aware of and accept the contaminated property and any associated restrictions. If soil, groundwater, surface water, solid waste, and/or methane contamination, as applicable, will remain following the conveyance, documentation of acceptance shall be provided to the Department prior to final plat.

Please contact Caroline Irvin at caroline.irvin@miamidade.gov if you have any questions.

Conditions of Approval: None

Tree Preservation Review

An aerial review of the subject properties indicates the presence of tree resources. The site plan entitled "Rosella Estates" prepared by Octavio A. Santurio, R.A., and dated as received by Miami-Dade County on July 16, 2026, shows the proposed removal of non-specimen tree resources. However, Tree Removal Permit application #2501317 was submitted on December 01, 2025, but has not been issued yet.

RER has no objection to this application provided that the applicant obtains a Miami-Dade County Tree Removal Permit prior to the removal or relocation of the non-specimen trees on site.

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

Pursuant to Policy CON-8I of the CDMP and the prohibited plant species eradication requirements contained in 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 and the latest version of the Miami-Dade County Landscape Manual, controlled species shall not be planted within five hundred (500) feet of native plant communities or any remnant native habitat. Please contact Jackelyn Alberdi, Biologist II at (305)372-6693 or via email at Jackelyn.Alberdi@miamidade.gov for additional information or concerns regarding this review.

Conditions of Approval: issuance of and compliance with the conditions of Tree Permit #250317

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: November 5, 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 - Rosella Estates
Application No. Z2025000135 (Revision No.2) - (Pre-App. No. Z25P-117)

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: Rosella Estates

Project Location: The proposed project is located at the southeast corner of the intersection of SW 320th Street and SW 195th Avenue, with Folio Nos. 30-7814-000-0950 and 30-7814-000-0960, in unincorporated Miami-Dade County.

Proposed Development: The Applicant is seeking a district boundary change from EU-M (Single-Family Estate Modified Use District) to RU-1Ma (Modified Single-Family Residential District) in order to develop the subject property with a thirty-four (34) single-family home community. As per Applicant's representative Ms. Maritza Halo Salgado's email dated 10/15/2026, each single-family residence will be under 3,001 sq. ft. (under A/C). It appears from the submitted site plan that the existing structures will be demolished for the construction of the new single-family residences.

The subject project has a concurrent CDMP application No. CDMP20250018. The CDMP application seeks to modify the subject property's land use designation on the Land Use Plan map from "Estate Density Residential" (1 to 2.5 dwelling units per gross acre) to Low Density Residential" (2.5 to 6 dwelling units per gross acre).

The estimated total water demand for the proposed project will be 7,140 gallons per day (gpd).

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

Per WASD Letter of Availability (LOA) 2026 - 3251, issued on September 16, 2026, there is an existing 12-inch water main (E31693D00A-3) abutting the property along SW 320th Street and another 8-inch

water main (E31693D00A-3) abutting the property along SW 195th Avenue, to where the developer may connect to provide water service to the proposed development.

In addition, the developer shall connect to the existing 12-inch water main along SW 320th Street and extend an 8-inch water main southerly in SW 194th Avenue to the southeast corner of the property. Also, the developer shall connect to said proposed 8-inch water main along SW 194th Avenue and extend an 8-inch water main westerly in proposed public Right-of-Way (R/W) along SW 321st Street, interconnecting to the existing 8-inch water main along SW 195th Avenue to provide water service to all abutting proposed lots.

Any public water main extension within the property shall be 8-inch minimum diameter. If two (2) or more fire hydrants are to be connected to a public water main extension, then the water system shall be looped with two (2) points of connections. *Final points of connections and capacity approval to connect to the water system will be provided at the time the applicant requests connection to the water infrastructure*.

A Water Supply Certification (WSC) will be required for the future 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.

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.

Per LOA No. 2026 - 3251, there is an active WASD Agreement No. 32169 south of the subject application, at the northeast corner of SW 328th Street and SW 197th Avenue that will bring a new Public Pump Station to serve a future pump station basin in the area. The subject application is within said proposed pump station basin.

Therefore, if Agreement No. 32169 is conveyed by the time this project is ready to connect to the gravity sewer system, then the developer may connect to the proposed gravity sewer system under Agreement No. 32169, in SW 194th Avenue at proposed SW 325th Street, and extend a minimum 8-inch gravity sewer

main at full Depth northerly along SW 194th Avenue, within existing Public R/W or within a WASD utility easement to SW 320th Street, then extend an 8-inch gravity sewer westerly along SW 320th Street to SW 195th Avenue, then extend an 8-inch gravity sewer southerly along SW 195th Avenue to SW 321st Street, then extend an 8-inch gravity sewer easterly along proposed SW 321st Street, as required to provide service to all the proposed lots.

The Developer is responsible for obtaining and providing proper access to the sewer system, either by Right-of-Way (R/W) dedication and/or grant of easement and/or existing easement acceptable to WASD. Any public gravity sewer extensions shall be minimum 8-inch in diameter. *Final points of connections and capacity approval for connection to the sewer system will be provided at the time the applicant requests connection to the sewer infrastructure*.

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.

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.

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 B. at (786) 552-8121or benita.ramirez@miamidade.gov.

Memorandum

Date: September 28, 2026

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

From: Raul A. Pino, PLS, Division Chief
Platting and Traffic Review Section
Department of Regulatory and Economic Resources

Subject: Z2025000135
Name: Rosella Harpaul
Location: 19400 & 19470 Mowry Drive
Section 14 Township 57 South Range 38 East

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

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

This application will generate approximately **36 PM** peak hour vehicle trips. In order to receive traffic concurrency approval, the applicant completed a Proportionate Share Mitigation Agreement. This agreement has been recorded in the Public Records of Miami-Dade County under OR Book 35477 and Page 3292.

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 the 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."
- All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code and G5.3 of the Public Works and Waste Management Department Manual.

Memorandum

Date: October 15, 2026

To: Eric Silva, Assistant Director
Regulatory and Economic Resources

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

Subject: Z2025000135

The Miami-Dade Fire Rescue Department has no objection to the site plan uploaded to "EnerGov" on 06/11/2025.

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 Statute Chapter 633: Fire Prevention & Control
- Florida Administrative Code 69A
- Florida Fire Prevention Code (NFPA 1 and NFPA 101)
- Applicable adopted NFPA Standards
- County Code Chapter 14: Fire Prevention
- County Code Chapter 2, Article XIV(A): Water Supply for Fire Suppression

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

Memorandum

Date: Friday, October 16, 2026

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

From: Miguel Soria, P.E.
Assistant Director Highway Engineering
Department of Transportation and Public Works

Subject: Review of Z2025000135
Applicant Name: Rosella Estates

Miami-Dade County Department of Transportation and Public Works (DTPW) Traffic Engineering Division has reviewed the subject application and has no objections to this application, subject to the conditions in Section I:

PROJECT LOCATION:

The property is located between south of SW 320th Street/Mowry Drive and between SW 194th Avenue and SW 195th Avenue in unincorporated Miami-Dade County.

COMMENTS/RECOMMENDATION:

1. The proposed development consists of the redevelopment of two former nursery sites into a 34-unit single-family residential community. In the case that the land use information is modified, a new site plan/traffic study must be submitted for review.
2. As part of the subdivision improvements, the applicant shall construct the following offsite roadway improvements:
    - Construct the southern half of SW 320th Street/Mowry Drive.
    - Construct the eastern half of SW 195th Avenue.
    - Construct SW 194th Avenue as a two-way roadway between SW 320th Street and SW 321st Street.
    - Construct SW 321st Street as a two-way roadway between SW 194th Avenue to SW 195th Avenue.

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

From:	HERRERA, ANA I
To:	Maritza Haro Salgado; Benjamin Sherry
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 Rosella Harpaul (Z2025000135) (PH3026101600517)
Date:	Monday, October 26, 2026 11:46:00 AM
Attachments:	image003.png Rosella Harpaul (Z2025000135) (PH3026101600517).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 34 units, which generate 7 students (2 at the elementary, 2 at the middle, and 3 at the senior high school level). At this time, all school levels have sufficient capacity available to serve the application. 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 I. Herrera
District Coordinator
Governmental Affairs & Land Use
Miami-Dade County Public Schools
1450 NE Second Avenue
Miami, Florida 33132
305.995.4603 | anah732@dadeschools.net

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Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	**PH3026101600517**	Local Government (LG):	**Miami-Dade**
Date Application Received:	**10/16/2026 3:43:30 PM**	LG Application Number:	**Z2025000135**
Type of Application:	**Public Hearing**	Sub Type:	**Zoning**

Applicant's Name: **Rosella Harpaul**
Address/Location: **South of SW 320 Street (Mowry Drive) between SW 194 Avenue and SW 195 Avenue,**
Master Folio Number: **3078140000950**
Additional Folio Number(s): ***3078140000960,***

PROPOSED # OF UNITS: **34**
SINGLE-FAMILY DETACHED UNITS: **0**
SINGLE-FAMILY ATTACHED UNITS: **34**
MULTIFAMILY UNITS: **0**

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5791	WEST HOMESTEAD K-8 CENTER (ELEM COMP)	-9	2	0	NO	Current CSA
5791	WEST HOMESTEAD K-8 CENTER (ELEM COMP)	0	2	0	NO	Current CSA Five Year Plan
5792	WEST HOMESTEAD K-8 CENTER (MID COMP)	-39	2	0	NO	Current CSA
5792	WEST HOMESTEAD K-8 CENTER (MID COMP)	0	2	0	NO	Current CSA Five Year Plan
6251	HOMESTEAD MIDDLE	141	2	2	YES	Current CSA
7701	SOUTH DADE SENIOR HIGH	-234	3	0	NO	Current CSA
7701	SOUTH DADE SENIOR HIGH	0	3	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
161	AVOCADO ELEMENTARY	435	2	2	YES	Adjacent CSA
7781	FELIX VARELA SENIOR HIGH	235	3	3	YES	Adjacent CSA

*An Impact reduction of **35.54%** 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

Date: November 3, 2026

Memorandum

MIAMI-DADE COUNTY

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

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

Alejandro Zizold

Subject: Z2025000135 – Rosella Estates Version 3 (Associated Applications: Z2025P00117). Based on revised plans submitted on June 11th, 2025.

Applicant Name: Maritza Haro Salgado, Esq., on behalf of Rosella Harpaul

Project Location: The property consists of approximately ±7.37-gross acres and the property is located south of Mowry Drive (SW 320 Street) between SW 194 Avenue and SW 195 Avenue, in unincorporated Miami-Dade County (Folio No.: 30-7814-000-0960 and 30-7814-000-0950).

Proposed Development: The applicant seeks a zoning review for a proposed a district boundary change from Estate Modified ("EU-M") to Modified Single-Family Residential District ("RU-1M(a)") in order to develop the Property with a thirty-four (34) single-family home community. Concurrently, the applicant is applying for a CDMP a FLUM amendment from "Estate Density Residential" (EDR) which allows up to 2.5 density units per acre to "Low Density Residential" (LDR) to allow up to 6 units per acre. The applicant is proposing to develop 34 single-family homes if the prerequisite approvals are granted.

Current Park Benefit District Area Conditions: Existing County-owned Park and recreation facilities, both Areawide and Local, serving Park Benefit District 3 are shown on the attached map in Figure 1. County-owned local parks that are within three miles of the subject application are described below in Table A.

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

NAME	ADDRESS	CLASS	ACRE	TYPE
BISCADO PARK	29150 SW 193RD AVE	NEIGHBORHOOD PARK	4.76	LOCAL

The site is located adjacent to the planned Segment 8 Connection from the 43-mile-long Biscayne-Everglades Greenway, which is multi-purpose path network that will connect Biscayne National Park and Everglades National Park, and the communities between the two National Parks. This funded segment will connect to another segment of the same greenway beginning on the east side of intersection of W Mowry Dr and SW 18th Ave. The Biscayne-Everglades Greenway is also part of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

Impact and Demand: The proposed 34 single family detached dwelling units would generate a population of 108 and an impact of ±0.29-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. As shown in Table A, there are several Miami-Dade County-provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the

application area. The project site is in PBD 3, which currently meets park concurrency requirements.

As shown in Table A, there is one Miami-Dade County local park and open spaces of 4.76-acre within the 3-mile distance from the application area. However, there are no local parks within the 1/4-to-1/2-mile distance from the project site as recommended in the Equity Access Criteria included in the Miami-Dade County Parks and Open Spaces Master Plan (OSMP) and adopted as part of the Recreation and Open Space Element of the Comprehensive Development Master Plan. Therefore, PROS recommends that the applicant provides the equivalent local recreation open space within the project.

Recommendations: PROS offers the following recommendations:

- As feasible, utilize the corner parcel set aside for 'Lift Station' to support the future Biscayne-Everglades Greenway, possibly incorporating a trailhead and bicycle amenities to promote active transportation, to encourage residents to utilize Municipal and County greenways, and trail networks fulfilling County objectives to promote non-motorized transportation. **PROS requests that the applicant coordinates a meeting with the Department to explore this recommendation further**.
- Revise the mail kiosk access to ensure safety by providing designated parking or on-street spaces, reducing the risk of cars blocking the street. Additionally, consider adding bike racks to encourage alternative transportation and further minimize car congestion.
- Revise Zoning Calculation table to include parking spaces, common and private open space required versus proposed calculations.
- PROS recommends adding high-emphasis crosswalk markings to providing safe passage from adjoining streets and blocks into and from the development project.
- Consider revising the planting schedule, and update the Landscape Legend and calculations accordingly, as Ficus macrocarpa is not a Florida native plant. Consider replacing it with other Florida native shrubs from the Southern Coast Marsh Prairies or from the Miami Rockland Pine Forests Plant communities.

These recommendations are based on the following policies and objectives of the Recreation and Open Space, Land Use Element and Community Health and Design Element of the Comprehensive Development Master Plan (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.*

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

Objective ROS-8 *The Miami-Dade County Parks and Open Space System Master Plan (OSMP), through a 50-year planning horizon, shall guide the creation of an interconnected framework of*

parks, public spaces, natural and cultural areas, greenways, trails, and streets that promote sustainable communities, the health and wellness of County residents, and that serve the diverse local, national, and international communities.

Policy 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-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.*

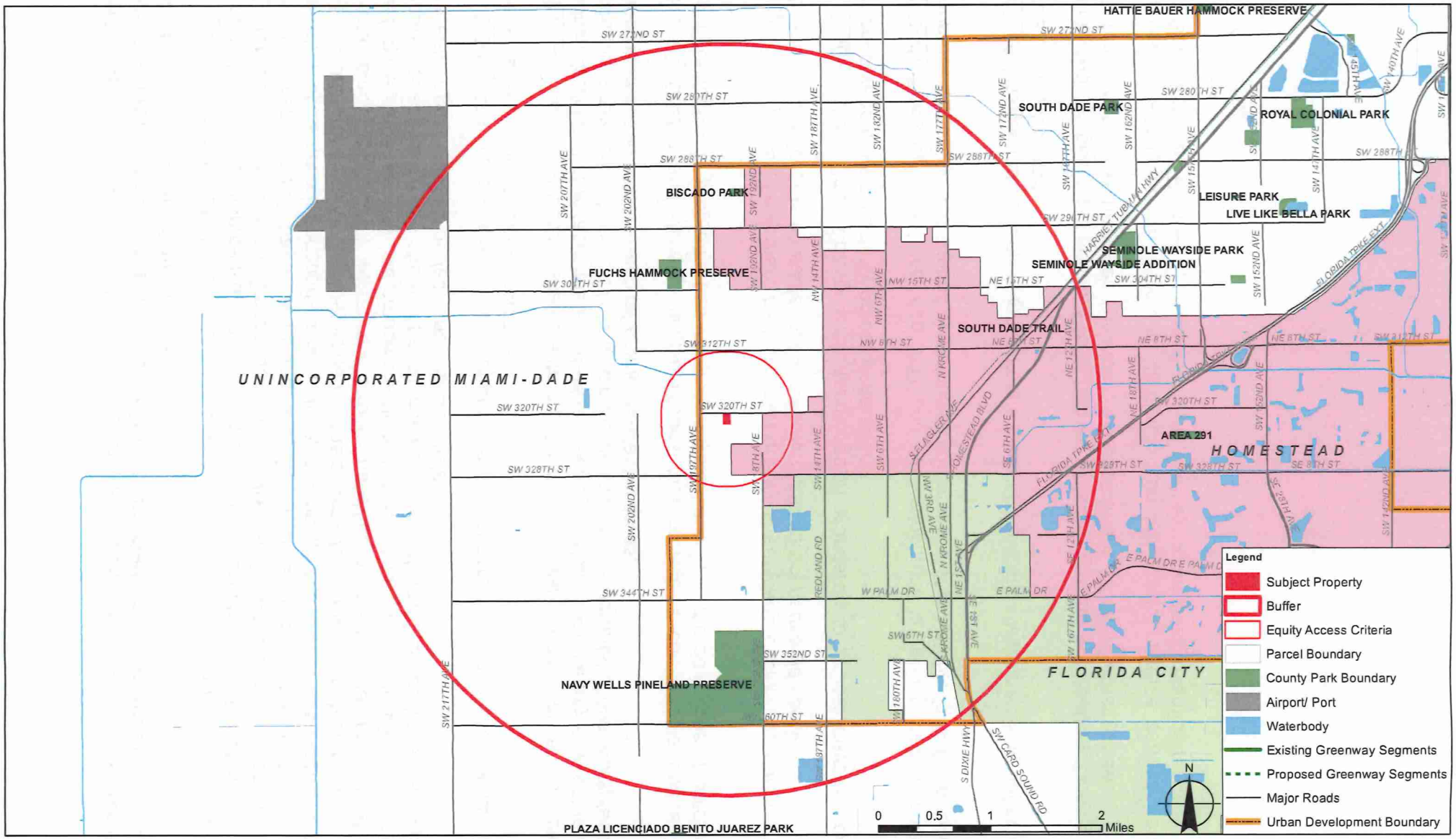
Based on our findings described herein, **PROS has no objection to the application**. Once the documents mentioned above have been provided, the department will offer further review.

Should you need additional information or clarification on this matter, please contact Irene Cambeyro Gonzalez, Park Planner 2, by email at irene.cambeyrogonzalez@miamidade.gov

AZ: rk icg

Attachment:

FIGURE 1: Z2025000135 - ROSELLA ESTATES
MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT ANALYSIS


HATTIE BAUER HAMMOCK PRESERVE
SOUTH DADE PARK
ROYAL COLONIAL PARK
BISCADO PARK
LEISURE PARK
LIVE LIKE BELLA PARK
SEMINOLE WAYSIDE PARK
SEMINOLE WAYSIDE ADDITION
FUCHS HAMMOCK PRESERVE
SOUTH DADE TRAIL
UNINCORPORATED MIAMI-DADE
AREA 291
HOMESTEAD
FLORIDA CITY
NAVY WELLS PINELAND PRESERVE
PLAZA LICENCIADO BENITO JUAREZ PARK
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SW 288TH ST
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SW 352ND ST
SW 360TH ST
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SW 197TH AVE
SW 192ND AVE
SW 187TH AVE
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SW 280TH ST
SW 272ND

Memorandum

Date: October 19, 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

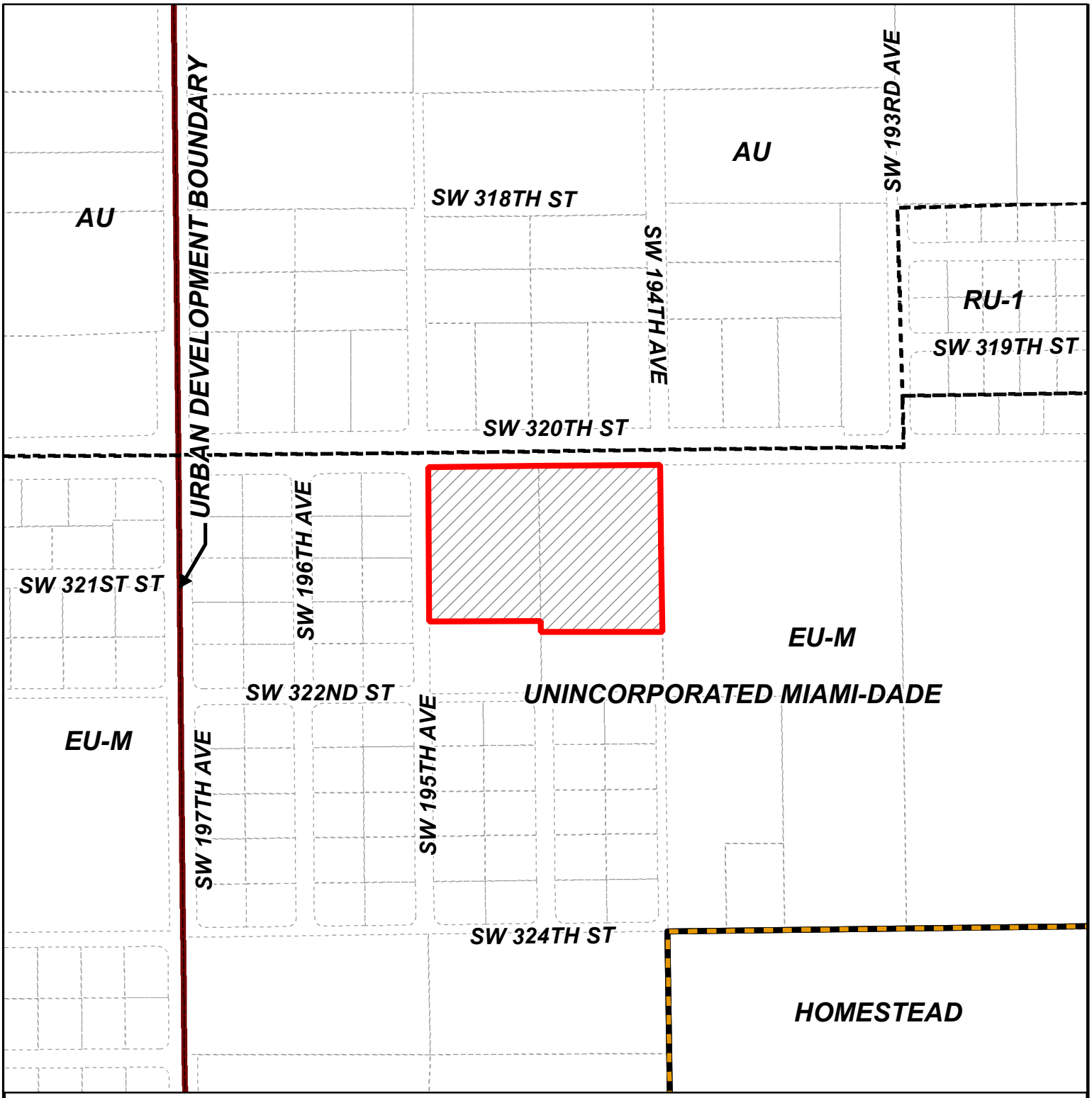
Subject: Z2025-000135 Rosella Estates

The Miami-Dade County Office of Historic Preservation (OHP) previously reviewed the subject application and, in furtherance of CDMP Policy LU-6A, identified two structures within the application area that met the 50-year benchmark for historic resource eligibility. Accordingly, OHP conditioned its approval on the submittal of updated Florida Master Site File (FMSF) Historical Structure forms to the Florida Division of Historical Resources.

The applicant has complied with this requirement and provided OHP with confirmation that the identified structures have been submitted to the Florida Division of Historical Resources and processed for inclusion in the Florida Master Site File. For future reference, the structures can be identified in the FMSF by their assigned site numbers: DA023555 and DA02751.

The OHP has no further comments or conditions.

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

Z2025000135

Section: 14 Township: 57 Range: 38
Applicant: Rosella Harpaul
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

N
W E
S

Subject Property Case

Zoning

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, June 16, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

AERIAL YEAR 2024

Process Number

Z2025000135

Legend

Subject Property

UDB

N

W E

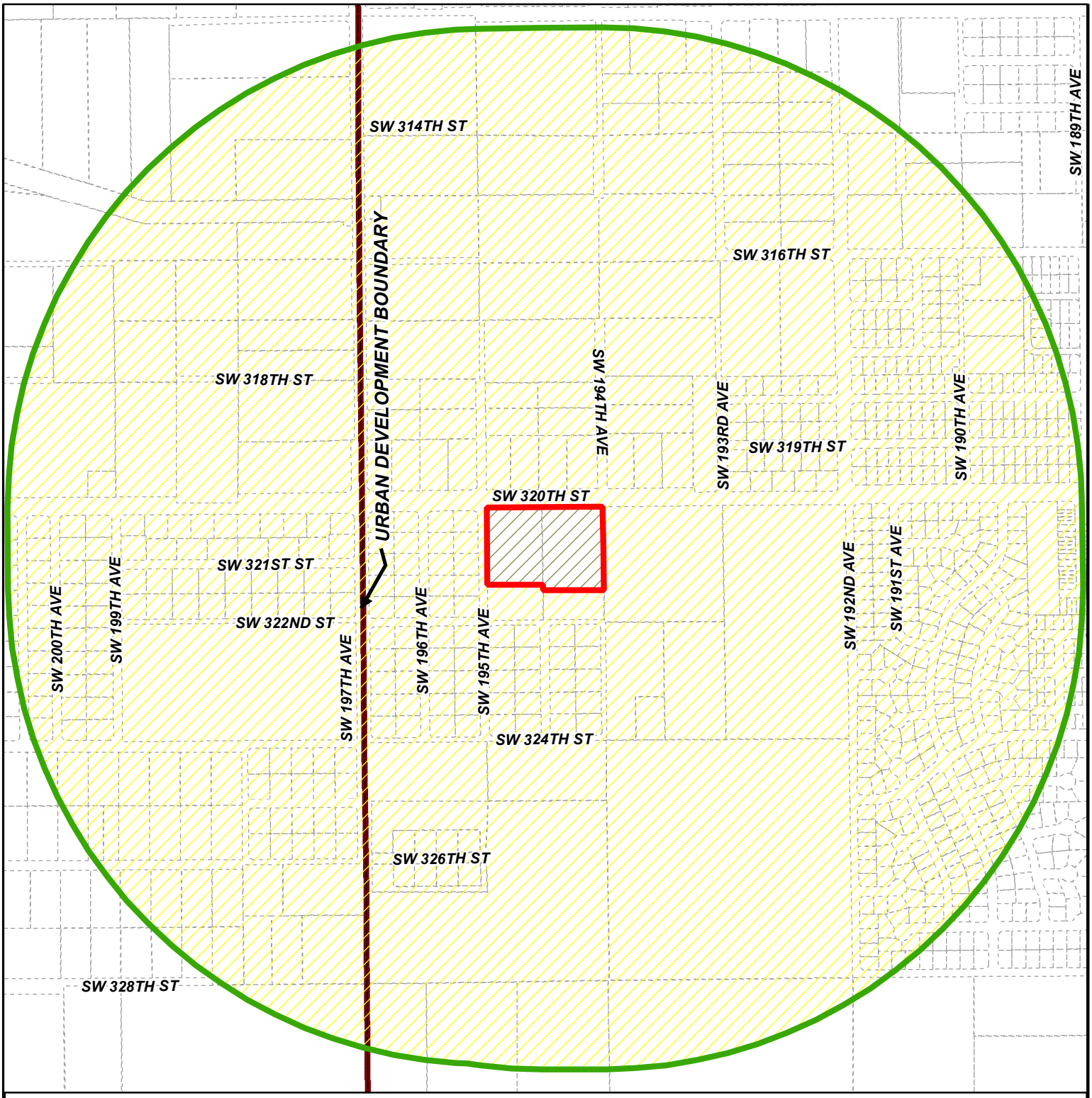
S

Section: 14 Township: 57 Range: 38
Applicant: Rosella Harpaul
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, June 16, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

RADIUS MAP

Process Number

Z2025000135

RADIUS: 2640

Section: 14 Township: 57 Range: 38
Applicant: Rosella Harpaul
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

- Subject Property
- Buffer
- Property Boundaries
- UDB

N
W E
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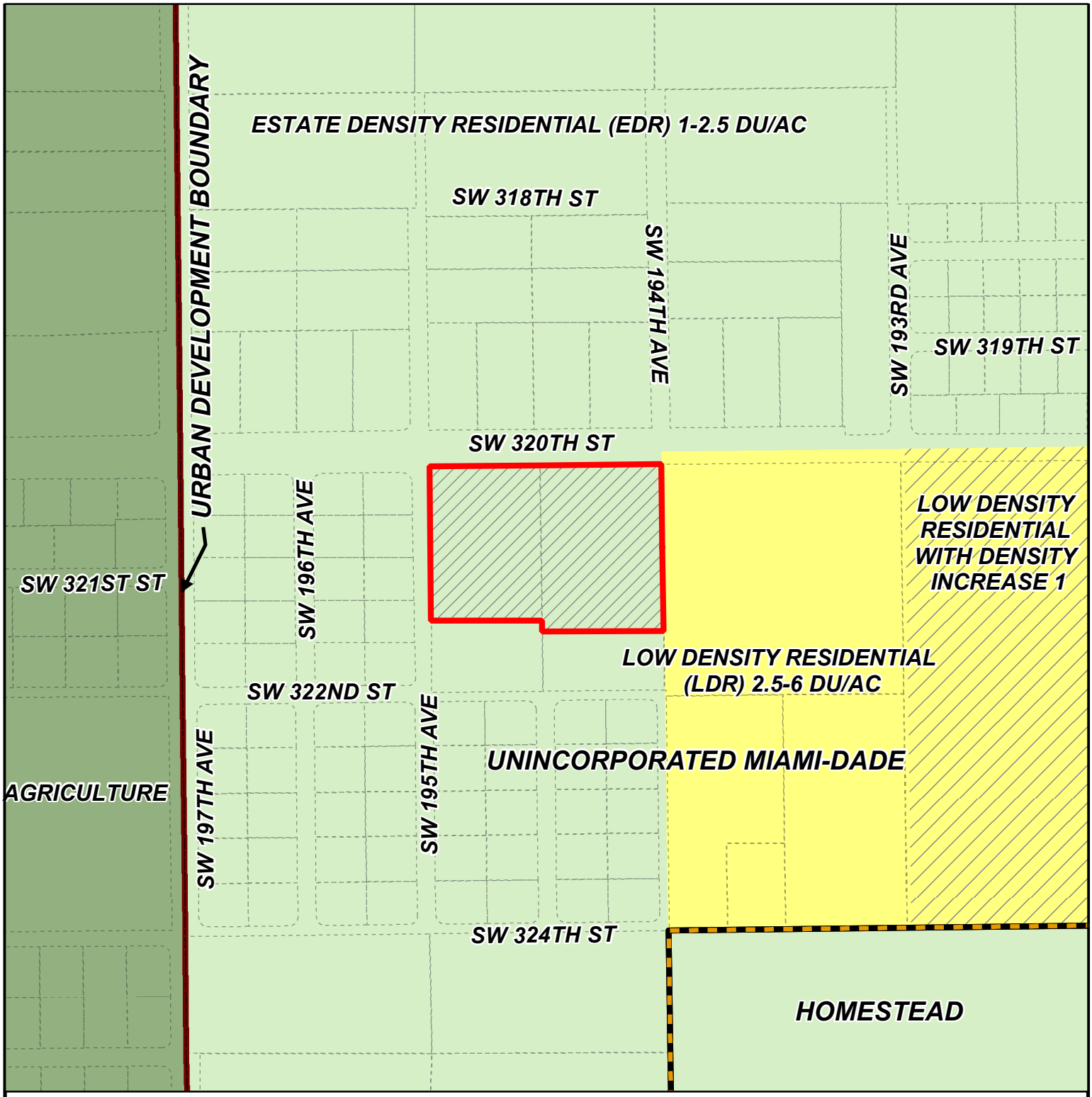
MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, June 16, 2025

REVISION	DATE	BY



MIAMI-DADE COUNTY

CDMP MAP

Process Number

Z2025000135

Section: 14 Township: 57 Range: 38
Applicant: Rosella Harpaul
Zoning Board: Board of County Commissioners
Commission District: 9
Drafter ID: EDUARDO CESPEDES
Scale: NTS

Legend

N
W E
S

Subject Property Case

MIAMI-DADE COUNTY

SKETCH CREATED ON: Monday, June 16, 2025

REVISION	DATE	BY

This instrument was prepared by:

Maritza Haro Salgado, Esq.
Bercow Radell Fernandez Larkin & Tapanes, PLLC
Address: 200 South Biscayne Boulevard, Suite 300
Miami, Florida 33131

Folio number: 30-7814-000-0960, 30-7814-000-0950

DECLARATION OF RESTRICTIONS (ZONING)

WHEREAS, the undersigned owner, Rosella Harpaul (the "Owner"), holds fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the Opinion of Title; and

WHEREAS, the Owner has applied for a Concurrent Zoning Application through Comprehensive Development Master Plan (the "CDMP") Application No. CDMP20250018 (the "CDMP Application") in the May 2025 Cycle and Zoning Public Hearing Application No. Z2025000135 (the "Zoning Application"); and

WHEREAS, the CDMP Application seeks to re-designate the Property from "Estate Density Residential" to "Low Density Residential" on the CDMP adopted Land Use Plan ("LUP") map; and

WHEREAS, the Zoning Application seeks a District Boundary Change from Estate Modified District ("EU-M") to Modified Single-Family Residential District ("RU-1M(a)"); and

WHEREAS, the owner seeks to assure the County that the representations made during the consideration of the Zoning Application will be abided by; and

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owner during the consideration of the Application will be abided by, the Owner freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1. Density Limitation. The proposed development of the Property shall be limited to a maximum of 34 residential dwelling units.

2. Compliance with CDMP Covenant. Development of the Property shall comply with the Declaration of Restrictions recorded in connection with CDMP Application No. CDMP20250018 as may be amended.

3. Water and Sewer Connection. The Applicant has represented that the development will connect to the public water and sewer system through a private easement. Prior to Department of Regulatory and Economic Resources (RER) approval of a sewer extension permit for the development, the Applicant shall record the easement in the public records of Miami-Dade County and submit a copy of the recorded instrument to RER. Notwithstanding the foregoing representation, should the Applicant be unable to obtain, maintain, or utilize the private easement for any reason, the development shall nonetheless be required to connect to the public water and sewer system. The use of onsite sewage treatment and disposal systems and onsite domestic wells as a substitute shall not be permitted.

MISCELLANEOUS

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

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

6. Modification, Amendment, Release. This Declaration may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the, then, owner(s) of the property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or

Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, or the Director as provided by the Miami-Dade County Code of Ordinances. It is provided, however, in the event that the Property is annexed to an existing municipality or the Property is incorporated into a new municipality, any modification, amendment, or release shall not become effective until it is approved by such municipality and is thereafter approved by the Board of County Commissioners, in accordance with applicable procedures.

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

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

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

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

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

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

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

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

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

[Signature page to follow]

Declaration of Restrictions (Zoning)

Signed, witnessed, executed, and acknowledged on this ___ day of _____, 2026.

IN WITNESS WHEREOF, Rosella Harpaul has caused these presents to be signed in its name by its proper officials.

WITNESSES:

_____
Signature

_____
Print Name
Address:_____

_____
Signature

_____
Print Name
Address:_____

_____
Rosella Harpaul

Address:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence ❑ or online notarization ❑ by Rosella Harpaul. He/She is personally known to me or has produced _____ as identification. Witness my signature and official seal this ___ day of _____, 2026, in the County and State aforesaid.

(SEAL)

_____
NOTARY SIGNATURE
Print, type, or stamp of Notary
Notary Public, State of _____
My Commission expires: _____

Exhibit A
Property Legal Description

LEGAL DESCRIPTION:

Parcel 1
The East 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4, less the South 165 feet thereof, of Section 14, Township 57 South, Range 38 East, lying and being in Miami–Dade County, Florida.

Parcel 2
The West 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 57 South, Range 38 East, less the South 198 feet thereof, lying and being in Miami–Dade County, Florida.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-135 DATE: JUL 16 2026 BY: E75728

Opinion of Title

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance and in compliance with Chapter 28, Subdivision Code, and as an inducement for acceptance of a proposed Transportation Concurrency Proportionate Share Mitigation Agreement covering the real property, hereinafter described, it is hereby certified that I have examined a complete "Plat Property Information Report", covering the period from the beginning to the 13th day of May, 2026 at the hour of 7:00 A.M., inclusive of the property described on **Exhibit A** attached hereto and made a part hereof (the "Property").

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

ROSELLA HARPAUL

Subject to the following encumbrances, liens and other exceptions:

1. **RECORDED MORTGAGES:**

   None.

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

   a. Notice of Lien for Stormwater Utility Maintenance recorded 8/19/2022 in O.R. Book 33345, Page 2129. (As to Parcel 2).

   b. Notice of Lien for Stormwater Utility Maintenance recorded 7/31/2024 in O.R. Book 34338, Page 385. (As to Parcel 2).

   c. Notice of Lien for Stormwater Utility Maintenance recorded 7/31/2025 in O.R. Book 34876 Page 2724. (As to Parcel 2

3. **GENERAL EXCEPTIONS:**

   a. Real estate taxes for 2026 and subsequent years, which are not yet due and payable, and taxes or special assessments, which are not shown as existing liens by the Public Records of Miami-Dade County, Florida.

   b. Rights or claims of parties in possession not shown by the Public Records of Miami-Dade County, Florida.

c. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the Property.

d. Easements or claims of easements not shown by the Public Records of Miami-Dade County, Florida.

e. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records of Miami-Dade County, Florida.

f. Any lien provided by of Miami-Dade County, Florida County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the Property.

4. **SPECIAL EXCEPTIONS:**

a. Notice of Lien for Stormwater Utility Maintenance recorded 8/19/2022 in O.R. Book 33345, Page 2129. (As to Parcel 2).

b. Notice of Lien for Stormwater Utility Maintenance recorded 7/31/2024 in O.R. Book 34338, Page 385. (As to Parcel 2).

c. Notice of Lien for Stormwater Utility Maintenance recorded 7/31/2025 in O.R. Book 34876 Page 2724. (As to Parcel 2).

d. Courtesy Notice of Violation for Florida Building Code violations recorded 1/21/2026 in O.R. 35126 Page 882. (As to Parcel 2).

e. Memorandum of Contract between D. R. Horton, Inc. a Delaware corporation (Buyer), and Rosella Harpaul, a widowed woman (Seller) recorded 9/27/2024 in O.R. Book 34426, Page 2366. (As to Parcels 1 and 2).

NOTE: All recording references in this Opinion of Title shall refer to the public records of Miami-Dade County, Florida unless otherwise noted.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the Declaration of Restrictions a valid and binding covenant on the lands described herein.

Name	Interest	Special Exception Number
Rosella Harpaul	Fee Simple	N/A

The following is a description of the aforementioned Report and its continuations:

Number	Company Certifying	No. of Entries	Period Covered
12907589	Fidelity National Title Insurance Company	5	Beginning to May 13, 2026 at 7:00 A.M.

Signature and exhibit pages follow.

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-135 DATE: JUL 16 2026 BY: E75728

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 28th day of May, 2026.

PHELPS DUNBAR LLP

Kyle N. Mosey

Florida Bar No.: 1039814
Phelps Dunbar LLP
100 South Ashley Drive,
Suite 2000, Tampa, FL 33602

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of _X_ physical presence or ___ online notarization, this 28th day of May, 2026, by Kyle Mosey, who is personally known to me.

Notary Public

Melissa J. Cook
Print Name

My Commission Expires:

MELISSA J. COOK
MY COMMISSION # HH 382579
EXPIRES: August 3, 2027

RECEIVED MIAMI-DADE COUNTY PROCESS NO.: Z25-135 DATE: JUL 16 2026 BY: E75728

Exhibit A

Legal Description

Parcel 1:

The East ½ of the Northeast ¼ of the Northwest ¼ of the Southwest ¼, less the South 165 feet thereof, of Section 14, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

Parcel 2:

The West 1/2 of the Northeast ¼ of the Northwest ¼ of the Southwest ¼ of Section 14, Township 57 South, Range 38 East, less the South 198 feet thereof, lying and being in Miami-Dade County, Florida.