Memorandum

Date: November 19, 2026

Supplement
Agenda Item No. 3(A)

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

From: Daniella Levine Cava
Mayor

Subject: Supplemental Information on May 2025 Cycle Application No. CDMP20250018 to Amend the Comprehensive Development Master Plan

---

The following supplemental information is provided to the Board of County Commissioners regarding May 2025 Cycle Application No. CDMP20250018 to amend the Comprehensive Development Master Plan (CDMP). The information includes: (Exhibit 1) the Initial Recommendation report; and (Exhibit 2) Additional Items addressing Application No. CDMP20250018 received by the Department of Regulatory and Economic Resources.

Roy Coley
Deputy Mayor

EXHIBIT 1

Application No. CDMP20250018
D.R. Horton, LLC.
Commission District 9 Community Council 14

APPLICATION SUMMARY

Applicant/Representative:	D.R. Horton, Inc. / Melissa Tapanes Llahues, Esq., Maritza Haro Salgado, Esq., Bercow Radell Fernandez Larkin & Tapanes, PLLC.
Location:	Southeast corner of SW 320 Street (Mowry Drive) and SW 195 Avenue.
Total Acreage:	±5.93 acres
Current Land Use Plan Map Designation:	"Estate Density Residential" (1 to 2.5 dwelling units per gross acre).
Requested Land Use Plan Map Designation and Other Changes:	1. Redesignate the application site to: "Low Density Residential" (2.5 to 6 dwelling units per gross acre). 2. Add the proffered Declaration of Restrictions to the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.
Amendment Type:	Small-Scale (processed concurrently with Zoning Application No. Z2025000135).
Existing Zoning Districts / Site Condition:	AU (Agriculture) / Application site is being farmed. There are two existing single-family homes on the site.

RECOMMENDATIONS

Staff:	**ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** (September 2025).
Redland Community Council (14):	**ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** (September 29, 2025).
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	**ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** (November 3, 2025).
Final Action of Board of County Commissioners:	**TO BE DETERMINED** (November 19, 2026).

THIS PAGE INTENTIONALLY LEFT BLANK

Staff recommends to **Adopt with Acceptance of the Proffered Declaration of Restrictions** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map to re-designate the ±5.93-acre application site 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) for the following reasons:

Principal Reasons for Recommendation:

1. Approval of the application and development of the site as proposed by the applicant would be consistent with Objective LU-1, Policy LU-1C, and Policy LU-10A of the CDMP Land Use Element. These CDMP policies and Objective require the County to prioritize 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. As discussed in Principal Reason No. 2(ii) below, existing public services and facilities serving the application site have adequate capacities to accommodate the impacts that would be generated by the proposed development on the application site or that the impacts will be mitigated by the applicant, if the application is approved.

   Under the current CDMP land use designation of "Estate Density Residential" the application site could be developed with a maximum of 14 single-family detached homes while the requested CDMP land use designation of "Low Density Residential" would allow the site to be developed with a maximum of 35 single-family homes.

2. Approval of the application would be generally consistent with the criteria set forth in CDMP Land Use Element Policy LU-8E for evaluating Land Use Plan map amendment applications. Policy LU-8E requires LUP map amendment applications to be evaluated for consistency with the CDMP and, in particular, the extent to which the application if approved would (i) satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County; (ii) enhance or impede provision of services at or above adopted LOS Standards; (iii) be compatible with abutting and nearby land uses and protect the character of established neighborhoods; (iv) enhance or degrade environmental or historical resources; (v) enhance or degrade systems important to the County; and (vi) be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7. Each factor is discussed below:

   i. Need to Accommodate Population or Economic Growth: Approval of the application would result in a net increase in the residential development capacity of the application site by 21 single-family units, which would be of benefit to the area. The analysis area where the site is located, Minor Statistical Area (MSA) 7.6, has vacant residential designated land estimated to have the capacity for approximately 1,624 single family units (the MSA does not have capacity for multifamily units). Residential demand in the area is projected to increase from 108 units per year during the 2025–2030 period, to 226 units per year during the 2035-2040 period. Analysis of the residential land capacity and the annual average demand for residential units indicates that the supply of vacant residential land in MSA 7.6 is expected to be depleted by year 2034 (see "Supply and Demand Analysis" on page 14).

   ii. Public Facilities and Services: Approval of the application would be generally consistent with Objective CIE-3 of the CDMP Capital Improvements Element that requires CDMP land use decisions not to cause a violation in the adopted level of service (LOS) standards for public facilities and services. If the application is approved, the development impact that would be generated from developing the application site with the 35 single-family homes,

would not cause a violation in the adopted level of service standards for public services and facilities as indicated below.

Roadways: The applicant's short-term (year 2028) traffic impact analysis identifies that in the three roadway segments in the general vicinity of the application site are projected to operate in violation of their respective adopted level of service (LOS) standards. These roadway segments include SW 320 Street east of NW 8 Street (in Homestead), Krome Avenue (SW 177 Avenue) south of SW 312 Street/NE 8 Street, and SW 187 Avenue south of SW 308 Street. In addition, the applicant's long-term (year 2045) analysis also projects the Krome Avenue and SW 187 Avenue segments to operate in violation of their adopted LOS standards. The traffic impacts from the proposed development on these roadway segments are not significant since the impacts are less than 5% of the maximum service volume capacity of the roadway segments. Traffic impacts of less than 5% are generally not required to be mitigated. However, that Krome Avenue is a hurricane evacuation route and is projected to operate in violation of its adopted LOS standard, additional traffic impacts to the referenced Krome Avenue segment require mitigation. Accordingly, the Applicant's proffered Declaration of Restrictions includes a commitment to mitigate through a proportionate share mitigation payment for the traffic impacts from the proposed development to the Krome Avenue segment. (See Roadway section herein on page 32).

Public Schools: The Preliminary Public School Concurrency Review (Preliminary Review) indicates that there is shortfall of 4 high school seats to serve the proposed development of the application site. It is noted that the final determination of public-school concurrency and capacity reservation will be made at the time of approval of final plat, site plan, or functional equivalent. If at that time there is insufficient school capacity the development impacts would be mitigated through proportionate share mitigation, as required pursuant to CDMP Educational Element Policy EDU-2C and the Interlocal Agreement for Public Facility Planning between Miami-Dade County and Miami-Dade County Public Schools. (See Public Schools section herein on page 29 and Appendix B: Miami-Dade County Public Schools Analysis on appendices page 25.)

Water and Sewer Service: The Water and Sewer Department (WASD) identifies there is currently no County sanitary sewer infrastructure in the vicinity of the application site but that a separate project, ±0.4 miles south of the application site, is planned to extend sewer infrastructure to the area to which the proposed development could connect. Additionally, the Division of Environmental Resources Management (DERM) recommends the applicant submit written documentation demonstrating how the proposed development will connect to WASD's public sanitary sewer system or confirmation from WASD indicating its intent to release the sewer service area to the City of Homestead if the intent is to connect to the City of Homestead's sewer system. the following documentations must be provided: (1) written, and (2) written confirmation from the Director of the City of Homestead Public Works Department stating that: (a) the City will allow the proposed development - located outside of its designated sewer service area - to connect to its sanitary sewer system, and (b) the additional sewage flows from the proposed development will not impact the City's existing Remedial Action Plans related to current pump station moratoriums.

iii. Compatibility: If the application is approved, the proposed residential development would be generally compatible with the existing single-family residences located to the north, west, and south of the application site and those planned to be developed on the property to the east.

The areas adjacent to and surrounding the application site are designated on the CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map for residential uses. The area abutting the application site to the east is designated “Low Density Residential” (allows a density) and “Low Density Residential with One Density Increase (DI-1)” which allows residential development at a density ranging from 6 to 13 dwelling units per gross acre. These CDMP land use designations support the proposed increase in residential density on the application site.

iv. Environmental and Historic Resources: Approval of the application would not impact any archaeological resources, but may impact environmental and historic resources on the application site and its vicinity as indicated below:

- Tree Resources. The application site contains tree resources, including specimen trees (trees with a trunk diameter at breast height of 18 inches or greater), which are protected by section 24-49.2(II) of Miami-Dade County Code. Approval of the application is not an authorization to remove and/or relocate tree resources that are subject to the tree preservation and protection provisions of the Code without a Miami-Dade County Tree Permit.
- Endangered Species. The application site is located within the U.S. Fish and Wildlife Service (USFWS) consultation area for the federally endangered Florida bonneted bat (*Eumops floridanus*), which may use the application site for foraging, nesting, and roosting. The Division of Environmental Resources Management (DERM) requested that prior to the issuance of a Tree Removal Permit for any portion of the application site, the applicant shall conduct a survey (or surveys) to determine the presence or absence of any listed wildlife species identified in Appendix B in the Conservation, Aquifer Recharge and Drainage Element of the Comprehensive Development Master Plan (CDMP) within the area or phase of development subject to the permit request.
- Historic Preservation. The Office of Historic Preservation (OHP) has identified two structures that meet the 50-year benchmark for historic resource eligibility. One structure built in 1931 on the western parcel (Folio No. 30-7814-000-0950) is recorded as Florida Master Site File (FMSF) DA02751. The other structure, built in 1955 on the eastern parcel (Folio No. 30-7814-000-0960). The applicant’s proffered Declaration of Restrictions includes a commitment to submit the Florida Master Site File Historical Structure forms to the State of Florida and to notify the Office of Historic Preservation upon receiving confirmation from the Florida Master Site File (“FMSF”) of the filing. Refer to “Appendix B: Applicant’s Proffered Declaration of Restrictions” on Appendices Page 15.

  The applicant has complied and provided confirmation to the Office of Historic Preservation (OHP) that the identified structures have been submitted to the Florida Division of Historical Resources and processed for inclusion in the Florida Master Site File (FMSF). For future reference, the structures can be identified in the FMSF by their assigned site numbers: DA023555 and DA027551.

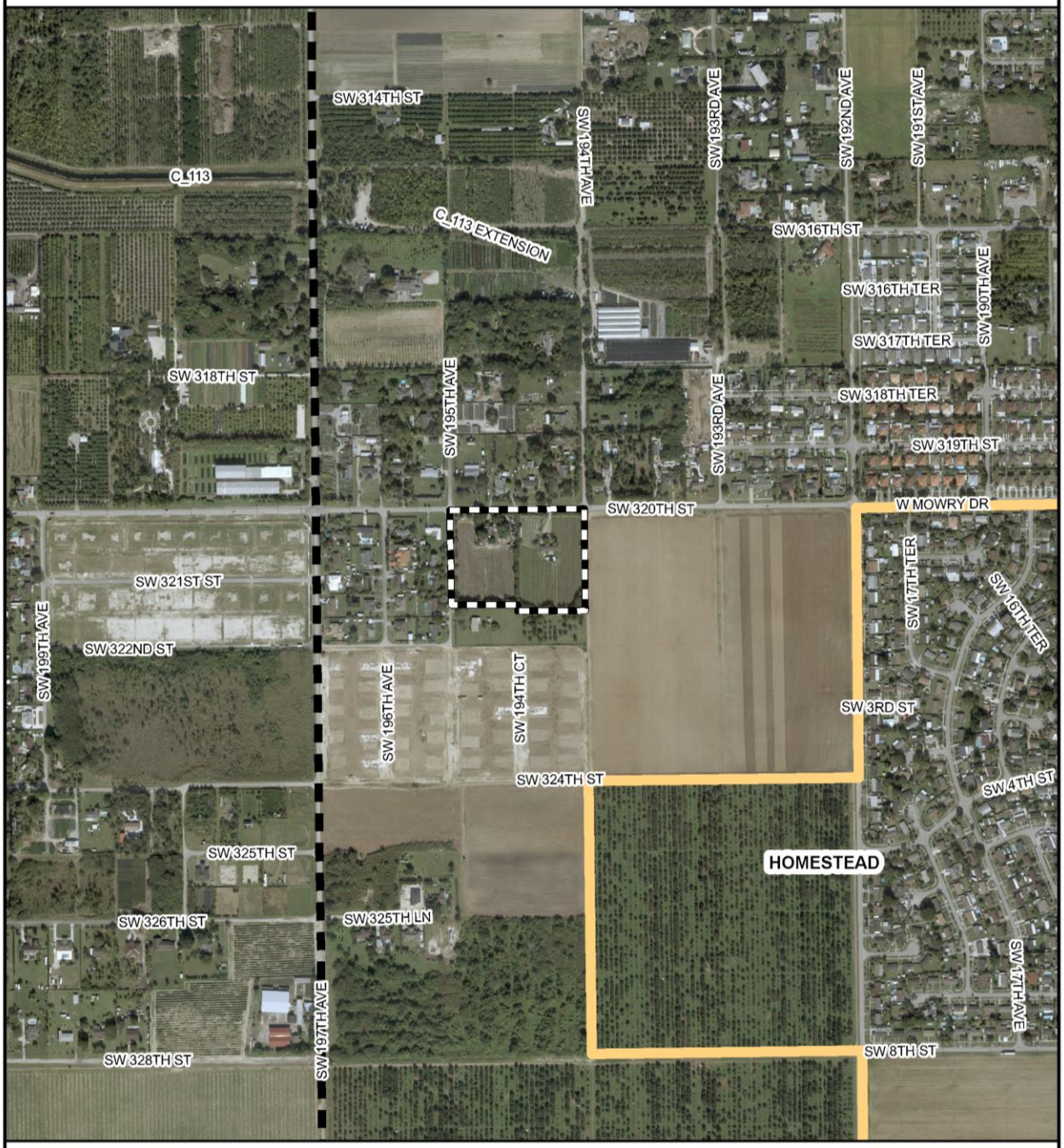
v. Enhance or Degrade Countywide Systems: If the application is approved, and the site is developed with the proposed residential single-family type uses, the proposed development would not degrade any countywide system. All countywide systems, except roadways that would be mitigated as outlined above, have sufficient capacity to absorb the impacts that would be generated by proposed redevelopment of the site.

vi. *Transit Ridership and Pedestrianism:* Approval of the application could support transit ridership and pedestrianism through increasing the number of residences developable in the area. Metrobus Route 70 provides transit service in the general area at 60-minute headways, with the nearest bus stop located at SW 14 Avenue and SW 320 Street, approximately 0.8 miles from the application site (an approximate 17-minute walk). (see 'Transit' section on page 42).

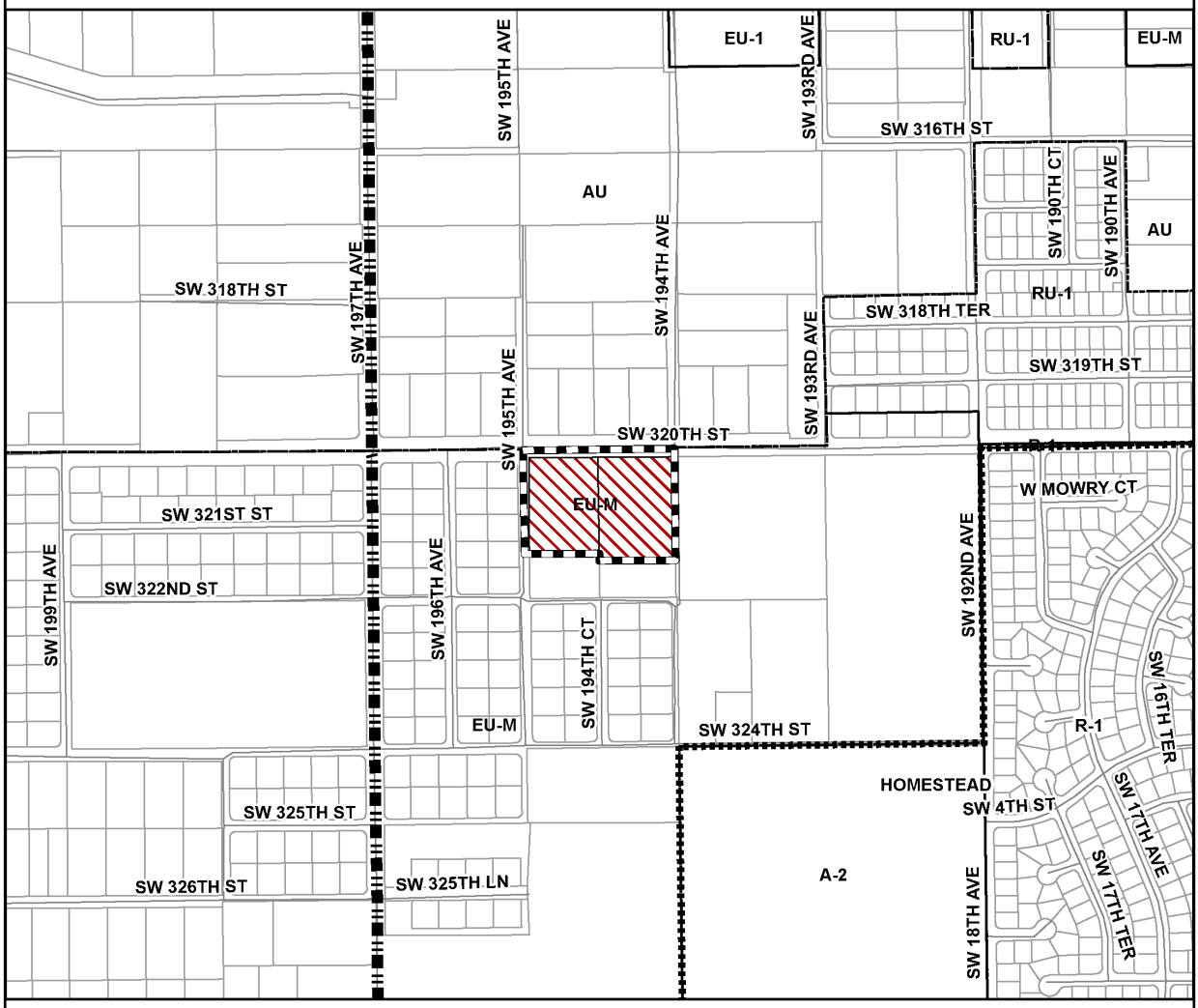
The Department of Transportation and Public Works, Transit Division, outlines the County's Transit Development Plan (TDP) includes two funded capital projects in the general environs of the application site that together would enhance transit service and promote pedestrian activity in the area, and are identified as follows:

1. South Dade Transitway Project – This project will implement Gold Standard Bus Rapid Transit (BRT) service along the South Dade Transitway, extending from the SW 344 Street Park-and-Ride facility to the Dadeland South Metrorail Station.
2. Transit-Oriented Development (TOD) Master Plan for the South Corridor – This initiative focuses on strategic planning along the South Corridor of the Strategic Miami Area Rapid Transit (SMART) Plan. Its goal is to promote sustainable economic development and improve mobility by encouraging mixed-use development around transit stations, located approximately 2.3 miles from the application site.

D.R. HORTON, INC. - APP. NO. CDMP20250018
AERIAL PHOTO



D.R. HORTON, INC. - APP. NO. CDMP20250018
ZONING MAP



Source: Department of Regulatory and Economic Resources
August 2025

APPLICATION AREA

CONCURRENT ZONING APPLICATION: Z2025000135

MUNICIPALITIES ZONING DISTRICTS

A-2 ONE FAMILY, ONE-HALF ACRE ESTATES DISTRICT

R-1 ONE FAMILY, SINGLE DISTRICT

MIAMI-DADE COUNTY ZONING DISTRICTS

AU AGRICULTURAL / RESIDENTIAL 5 ACRES GROSS

EU-1 ESTATES, SINGLE-FAMILY, 1 ACRE OR MORE IN AREA

EU-M ESTATES MODIFIED, SINGLE-FAMILY

RU-1 SINGLE-FAMILY RESIDENTIAL DISTRICT 7,500 FT2 NET

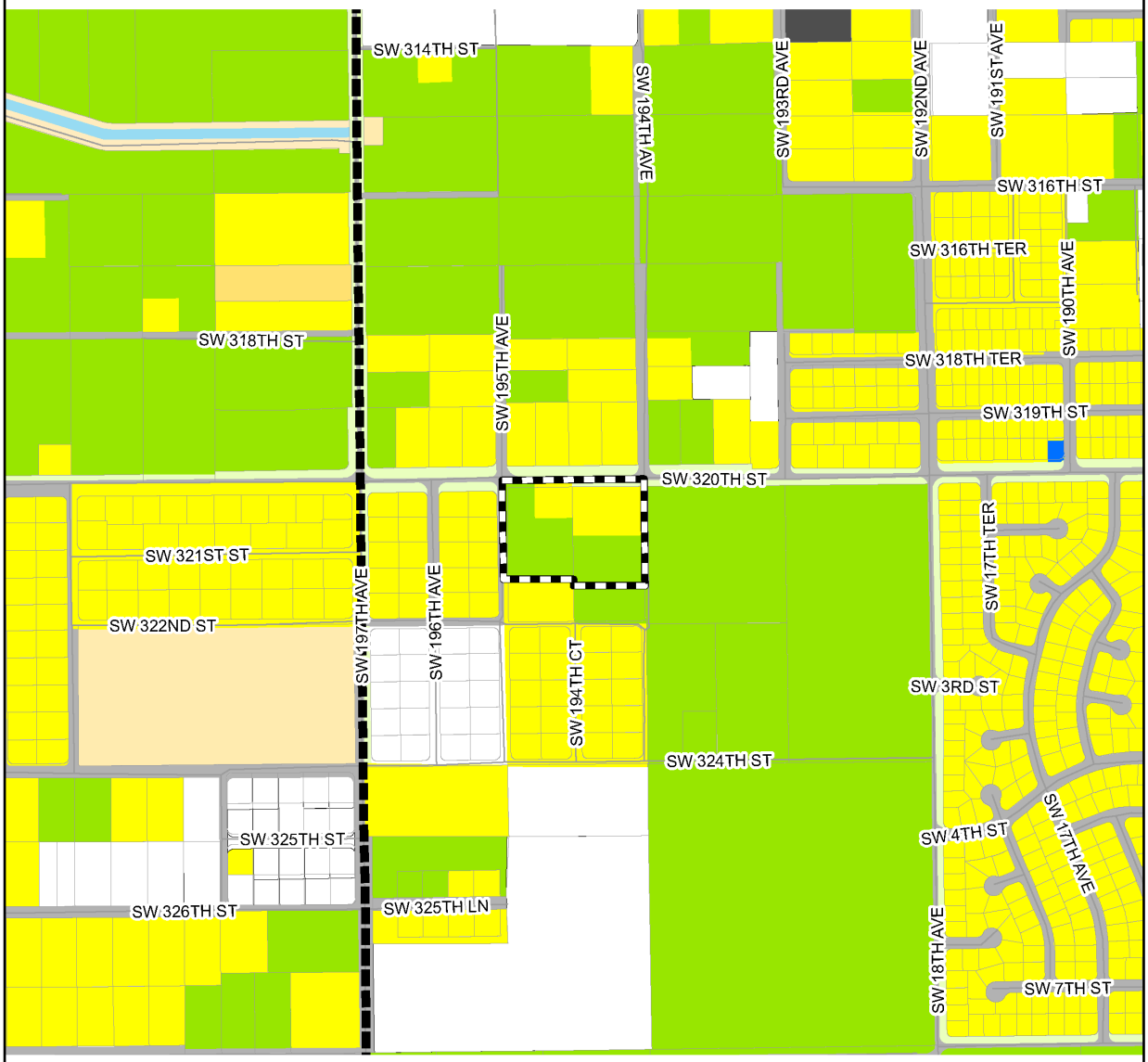
MUNICIPAL BOUNDARY

2030 URBAN DEVELOPMENT BOUNDARY

N

0 0.15 0.3
Miles

D.R. HORTON, INC. - APP. NO. CDMP20250018
EXISTING LAND USE



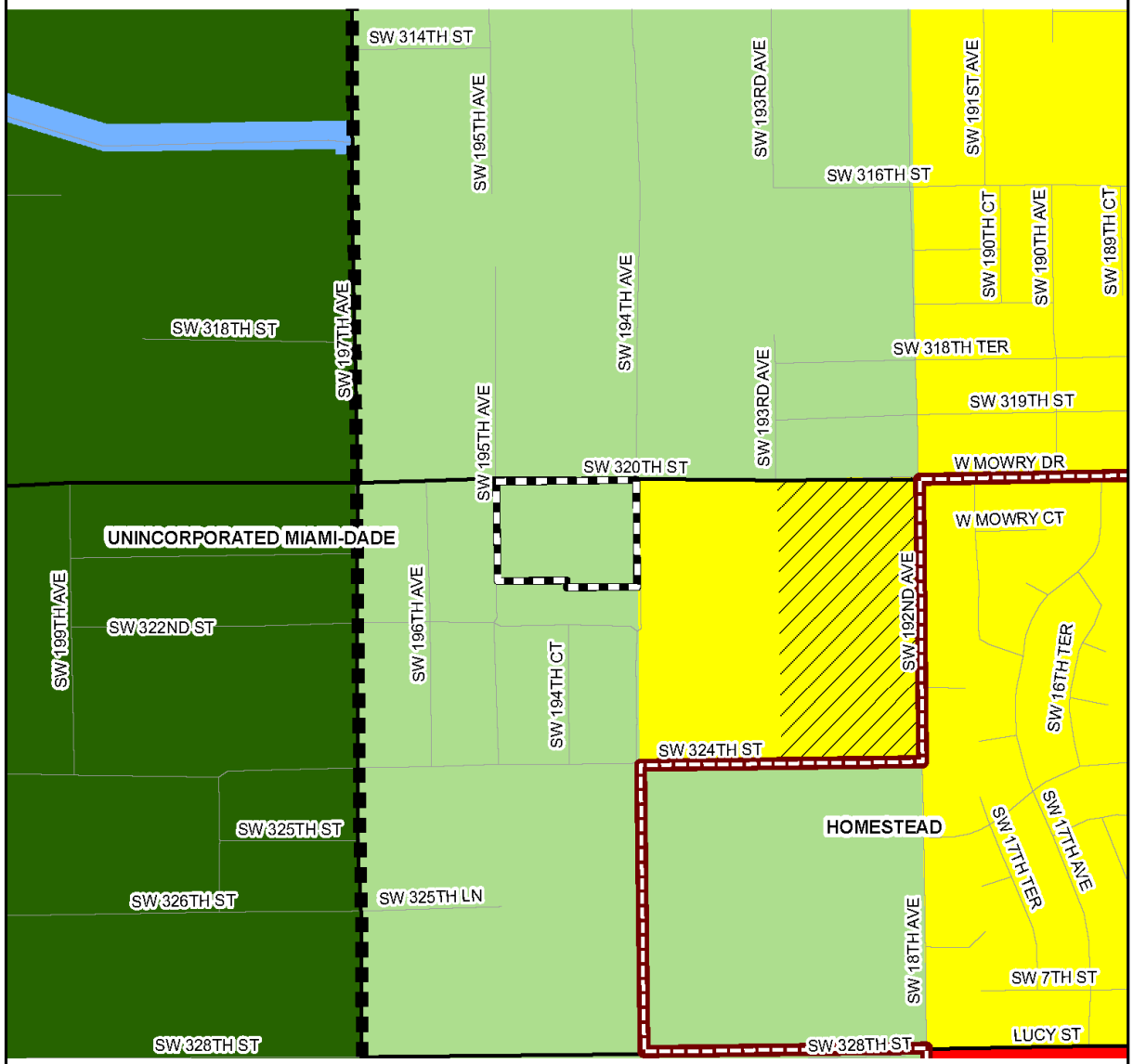
Source: Department of Regulatory and Economic Resources
August 2025

- Application Area
- Single-Family
- Two-Family Duplexes
- Institutional
- Industrial
- Streets, Roads, Expressways, Ramps
- Streets, Expressway R/W
- Agriculture
- Vacant Government Owned, Unprotected
- Vacant Privately Owned, Unprotected
- Canal right-of-way
- Inland Waters
- 2030 Urban Development Boundary

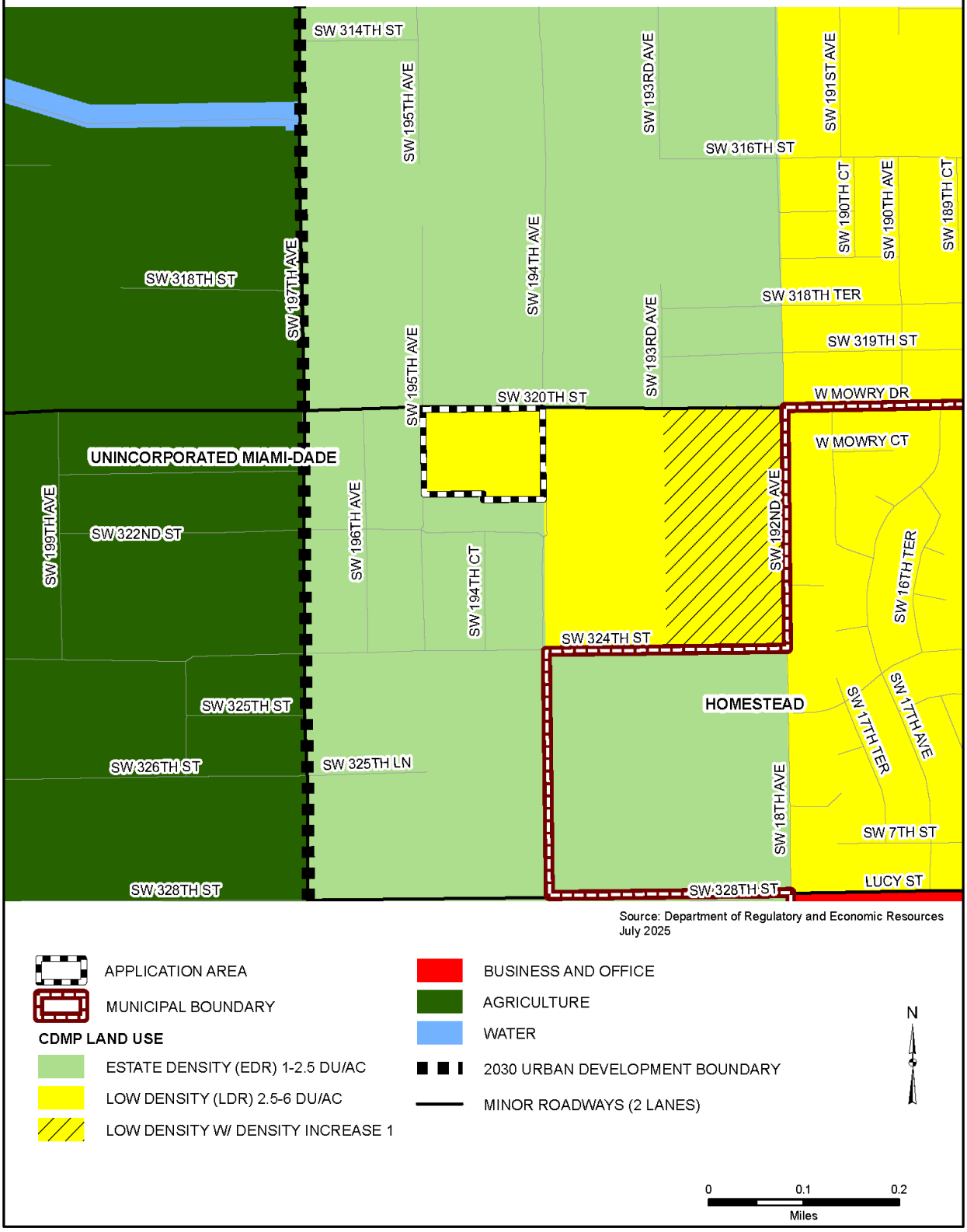
N

0 0.1 0.2
Miles

D.R. HORTON, INC. - APP. NO. CDMP20250018
CDMP LAND USE



D.R. HORTON, INC. - APP. NO. CDMP20250018
PROPOSED CDMP LAND USE



STAFF ANALYSIS

Application Site

Location
The application site consists of two lots totaling ±5.93 acres, located at the southeast corner of SW 320 Street (Mowry Drive) and SW 195 Avenue, in unincorporated Miami-Dade County, approximately 0.13 miles east of the 2030 Urban Development Boundary (UDB) and approximately 0.25 miles west of the City of Homestead (see “Aerial Photo” on page 7). The application site is identified by Miami-Dade Property Appraiser with Folio Nos. 30-7814-000-0950 and 30-7814-000-0960.

Existing Land Use
The application site is currently developed with residential uses and is also being used agricultural uses (see “Existing Land Use” map on page 9, and “Appendix F: Photos of the Application Site” on Appendices Page 39).

CDMP Land Use Designation/Request
The application site is designated "Estate Density Residential" (1 to 2.5 dwelling units per gross acre) in the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map. See “CDMP Land Use” map on page 10. The CDMP Land Use Element text states that areas designated “Estate Density Residential” are characterized by detached estates which utilize only a small portion of the total parcel. The text also indicates that this land use category could include clustering, and a variety of housing types may be authorized.

The applicant requests that the application site be redesignated to the “Low Density Residential” CDMP land use category. See “Proposed CDMP Land Use” map on page 11. This CDMP land use category allows a range in density from a minimum of 2.5 to a maximum of 6 dwelling units per gross acre. The CDMP Land Use text indicates that areas designated “Low Density Residential” are generally characterized by single family housing types, such as single family detached, cluster, and townhouses. The text also indicates that this land use category 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.

Under the current CDMP land use designation of “Estate Density Residential”, the application site could be developed with a maximum of 14 single-family detached homes. However, under the requested CDMP land use designation of “Low Density Residential”, the application site could be developed with a maximum of 35 single-family attached homes.

It must be noted that the actual densities or intensities of development approvable on a given site may be significantly lower than the maximum, where necessary, to conform to an overriding Plan policy, or to ensure compatibility of the proposed development with its surrounding land uses. Therefore, the total permissible development may be significantly less than the maximum allowed under the CDMP due to land use compatibility and other site-related considerations.

Zoning
The application site is currently zoned EU-M (Estate Modified District). See the “Zoning Map” on page 8. According to the Miami-Dade County Zoning Code, the EU-M district permits single-family residences on 15,000 square feet net lots.

It must be noted that the applicant has requested that the CDMP application be processed concurrently with Zoning Application No. Z2025000135, pursuant to Section 2-116.1 of the Miami-Dade County Code. The applicant seeks a zoning district boundary change from the existing EU-M zoning district to the RU-1M(a) (Modified Single-Family Residential) zoning district, to allow the development of a 35-unit residential community on the site. The RU-1M(a) zoning district permits single-family residences and associated customary uses, including pools, sheds, private garages, carports, etc. on 5,000 sq. ft. net lots.

Declaration of Restrictions

The applicant proffered a Declaration of Restrictions (covenant) that includes a commitment to provide a proportionate share mitigation payment to the County for traffic impacts to the Krome Avenue segment between SW 312 Street/NE 8 Street and SW 316 Street, (a hurricane evacuation route), unless the applicant demonstrates through a traffic analysis to the satisfaction of the County that such mitigation is no longer required. The covenant also includes commitment from the applicant to submit the Florida Master Site File Historical Structure forms to the State of Florida for the historic resource eligible structures on the application site prior to any interventions on the structures. In addition, the applicant agreed to notify the County's Office of Historic Preservation upon receiving confirmation from the Florida Master Site File ("FMSF") of the filing. Refer to "Appendix B: Applicant's Proffered Declaration of Restrictions" on Appendices Page 15.

Zoning History

Miami-Dade County established its initial zoning regulations in 1938. Zoning records indicate that the application site was zoned AU (Agricultural) in 1956. However, on August 22, 1957, the Miami-Dade County Board of County Commissioners (BCC) adopted Resolution No. 159, approving a zoning district boundary change on the application site from AU to EU-M. No additional zoning district boundary changes have occurred on the site since then.

Adjacent Land Use and Zoning

Adjacent Existing Land Uses

The areas surrounding the application site to the north, west, and south are developed with single-family homes and plant nurseries. Immediately to the west, the application site abuts the "Lennar at Silverland Estates" residential community. Furthermore, a few scattered businesses are also located near the application site. Additionally, groves and row-crop agricultural fields are present to the south and east of the site (see the "Existing Land Use" map on page 9 and "Appendix F: Photos of Site and Surroundings" on Appendices page 39).

Adjacent Land Use Plan Map Designations

The CDMP land uses surrounding the application site allow for residential uses, while existing and future potential agricultural uses are allowed by the AU (Agriculture) zoning on some of the adjacent properties and which are deemed consistent with the CDMP. The areas abutting the site to the north, south, and west are designated "Estate Density Residential" (1 to 2.5 dwelling units per gross acre) on the CDMP Adopted 2030 and 2040 LUP map. Further west of the site, beyond SW 197 Avenue, the area is designated "Agriculture" and is located outside the Urban Development Boundary (UDB). Additionally, the area abutting the site to the east is designated "Low Density Residential". See "CDMP Land Use" map on page 10).

Adjacent Zoning

The properties abutting the application site to the north are zoned AU (Agriculture), while the properties adjacent to the east, west, and south of the application site are zoned EU-M (Single-Family Estate Modified). See the "Zoning Map" on page 8. According to the Miami-Dade County

Zoning Code, the AU district permits agricultural uses and single-family residences on five-acre lots, along with customary accessory uses such as pools, sheds, private garages, and carports.

Supply and Demand Analysis

The capacity of the LUP map to accommodate population or economic growth is generally expressed in acres of vacant land zoned or designated for residential and non-residential development. In the context of this small-scale application, land capacity is analyzed at the localized or Minor Statistical Area (MSA) level.

Residential

In 2025, the combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 7.6) was estimated to have a capacity of approximately 1,624 dwelling units, all designated for single-family use. The annual average residential demand in the Analysis Area is projected increase from 108 units per year in the 2025-2030 period to 226 in the 2035-2040 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family type units will occur by the year 2034. For both single-family and multi-family units, the depletion year is also projected to be depleted by 2034 (see "Residential Land Supply/Demand Analysis" table below).

Residential Land Supply/Demand Analysis
2025 to 2040 (MSA 7.6)

ANALYSIS DONE SEPARATELY FOR EACH TYPE, I.E. NO SHIFTING OF DEMAND BETWEEN SINGLE & MULTI-FAMILY TYPE	STRUCTURE TYPE		
	SINGLE-FAMILY	MULTIFAMILY	BOTH TYPES
CAPACITY IN 2025	1,624	0	1,624
DEMAND 2025-2030	104	4	108
CAPACITY IN 2030	1,104	0	1,084
DEMAND 2030-2035	224	10	234
CAPACITY IN 2035	0	0	0
DEMAND 2035-2040	217	9	226
CAPACITY IN 2040	0	0	0
DEPLETION YEAR	**2034**	**2025**	**2034**

-Residential capacity is expressed in terms of housing units.
-Housing demand is an annual average figure based on population projections.
-Source: Miami-Dade Department of Regulatory and Economic Resources, Planning Division, Planning Research and Economic Analysis Section, August 2025.

The applicant is requesting a CDMP land use change on the LUP map from "Estate Density Residential" to "Low Density Residential" on a ±5.93 acres site, which allows the applicant to develop the site with a maximum of 35 single-family detached units. Consequently, if the proposed application is approved, it will create a net addition of approximately 21 single-family type units. This will have a negligible effect on delaying the depletion year for the single-family units' capacity and will have no effect in the depletion timeline for multi-family units.

Housing Market Analysis

The following market analysis evaluates the extent to which the current application meets this Goal 1 of the CDMP Housing Element which states:

"ENSURE THE PROVISION OF HOUSING THAT WILL BE AFFORDABLE TO ALL CURRENT AND FUTURE MIAMI-DADE COUNTY RESIDENTS, REGARDLESS OF HOUSEHOLD TYPE OR INCOME."

The Analysis Area indicated above is a convergence of MSA 7.6 with 7.3 and 7.5. These three MSAs collectively define the housing market area for this analysis. The proposal is for 35 single-family detached housing units for a net increase of 21 units. The analysis below evaluates the housing market in the vicinity of the application site.

Analysis: The Department of Housing and Urban Development (HUD) estimates HUD Area Median Family Income (AMI) for all counties. The 2025 AMI for Miami-Dade County is $87,200. Based on this figure, the "2025 Market Area All-Households by Workforce Housing & AMI Income Limits" table, "2025 Household Incomes & Affordable Sales Prices by AMI Income Limits (Family of 4)" below, outlines the distribution of all households in the market area that fall within the income-limit categories and the corresponding housing-cost burden. The values reported here are for a typical family of four from the Florida Housing Finance Corporation and the data is from the most recently published 2023 American Community Survey 5-year Estimates (ACS) and HUD Comprehensive Housing Affordability Strategy (CHAS) data for the period 2017-2021.

The data reveals a mismatch between household incomes and housing costs, resulting in high rates of housing cost burden among low- and very-low-income families. This burden decreases substantially as household income rises into the moderate and upper-income brackets. Over half, (59.1%) of all families (including renters and owners), earn less than 60% of AMI ($74,340) and an additional 14.8% earn between 60% and 80% of AMI ($74,340 - $99,120). This means that more than three-quarters of families – over 18,700 households – are classified as low- or very-low income.

Among these families:

- 27.8% are cost burdened (spending 30% to 49.9% of income on housing)
- 38.4% are severely cost burdened (spending 50% or more of income on housing)

In contrast, among moderate-income families (80%-120% of AMI or $99,121-$148,680), only:

- 16.2% are cost burdened
- 1.3% are severely cost burdened

For families earning above 120% of AMI, just:

- 1.3% are cost burdened
- 0.2% are severely cost burdened

While housing cost-burden impacts some moderate and higher-income families above the low-income threshold (31.3% of all families), the affordability crisis is most severe among low-income families where over two-fifths spend more than half - their incomes on housing.

2025 Household Incomes & Affordable Sales Prices by AMI Income Limits (Family of 4)

Income Limit Category as a Share of AMI ($87,200)	2024 Upper-Limit Income Thresholds	Application Market Area MSAs 7.1, 7.2, 7.3 and 7.4			
		Households	% of All Households	Affordable Sale Price	% of Sales - 2023
Less than 60% of AMI	$74,340	47,567	*54.6%*	178,421	*1.3%*
60% to 80% of AMI	$99,120	12,301	*14.1%*	237,894	*2.0%*
80% to 110% of AMI	$136,290	12,972	*14.9%*	327,105	*5.3%*
110% to 120% of AMI	$148,680	2,281	*2.6%*	356,842	*2.8%*
120% to 140% of AMI	$173,460	3,166	*3.6%*	416,315	*8.3%*
Greater than 140% of AMI	>173,460	8,908	*10.2%*	n/a	*80.2%*
		87,195	***100%***	**Median = 458.6 k**	***100%***

Data Sources: 2025 HUD Income Limits: Households by income range: 2023 American Community Survey 5-year estimates; 2023 Median Sales Price: Miami-Dade Property Appraiser, Planning Research and Ecnomic Analysis. Maximum Affordable Sales Price: Fed. Reserve Bank of St. Louis - Accessed August 22, 2025, Rate - 6.58%, Term - 30 Years, Downpayment - 5%, Homeowner Cost-to-Income Ratio, 25%, Property Taxes - 1% of Home Price, Homeowner's Insurance - 1.3% of Home Price.

2025 Market Area All-Households by Workforce Housing & AMI Income Limits

Income Range; Upper Limit (Family of 4)	MSAs 7.3, 7.5, and 7.6				Total: Cost Burdened & Severly Cost Burdened
	Households	% of Total	Percent Cost Burdened (All Households)		
Low/Very Low (Less than 60%; $74,340)	14,960	*59.1%*	**Less than 80% of AMI:** Cost Burdened	*27.8%*	*66.2%*
Low (60% to 80%; $99,120)	3,746	*14.8%*	Severely Cost Burdened	*38.4%*	
Moderate (80% to 110%; $136,290)	3,679	*14.5%*	**80% to 120% of AMI:** Cost Burdened	*16.2%*	*17.5%*
Moderate (110% to 120%; $148,680)	229	*0.9%*	Severely Cost Burdened	*1.3%*	
Workforce (120% to 140%; $173,460)	797	*3.1%*	**Greater than 120% of AMI:** Cost Burdened	*1.3%*	*1.5%*
Greater than 140% ($173,460)	1,897	*7.5%*	Severely Cost Burdened	*0.2%*	
	25,309	***100%***			

Data Source: 2023 American Community Survey 5-year Estimates, 2017-2021 HUD CHAS Data, Florida Housing Finance Corp. Income Limits.

Finally, the "2025 Household Incomes & Affordable Sales Prices by AMI Income Limits (Family of 4)" table below, further shows all families by income ranges in the market area, and the corresponding affordable sales price that would not leave the families cost burdened.

An analysis of 2023 property sales from the Miami-Dade Property Appraiser's database, including both new homes and resales, indicated the following:

- Only 3.3% of all sales were affordable to very low or low-income families.
- An additional 16.4% were affordable to moderate-income households (80%-140% of AMI).
- 80.2% of all sales were unaffordable to 89.8% of families earning less than 140% of AMI.

The median price of a 2023 home sale in the market area was $458,618, which exceeds the affordability threshold for a family at 140 percent of AMI (currently approximately $414,800).

Conclusion

The data above indicates that there is no general housing crisis in this market area. While rising home prices and rents affect all households, the crisis is concentrated among lower-income families, which, in this market area, account for nearly 75% of all households. These households face the greatest financial hardship, with nearly two-thirds paying at least 30% of their income on housing and nearly two-fifths paying more than 50%. Rising home values benefit current homeowners and hurts would-be first-time homebuyers and renters. For moderate and workforce families and above, the vast majority are not cost burdened and appear not to be in crisis with less than 1% severely cost burdened. The same cannot be said for very low and low-income families. This application does not provide housing that is affordable to most families in need. Therefore, this application does not further Goal 1 of the Housing Element to provide housing that will be affordable to all current and future Miami-Dade County residents regardless of household type or income.

Occupations and Incomes in Miami-Dade County

Staff analyzed US Bureau of Labor Statistics data on wages by occupation to provide additional context to the above analysis. Occupations such as maids and housekeeping cleaners, hotel and motel desk clerks, restaurant cooks and chefs, school bus drivers, pharmacy technicians, bank tellers, and office clerks are all examples of occupations that pay a median wage below - the HUD income limit for a household at 60 percent of AMI, ($74,340). Paramedics, firefighters, and dental hygienists have median wages less than the 80-percent of AMI limit of ($99,120). Without a second income, households in these occupations would be classified as low- or very-low income and face the housing cost burdens described above.

The table “Selected Occupations, Annual Median Incomes, and Housing Affordability” (by Income as a Share of AMI” below provides many more examples of occupations and the most recently available data on annual wages in the Miami-Fort Lauderdale-West Palm Metropolitan Statistical Area to help understand the needs of current residents. The table shows the incomes of these occupations doubled, and the extent to which they remain below income levels corresponding to the HUD rent and affordable purchase limits. The complete dataset shows that 50 percent of all occupations in the Metropolitan Statistical Area, even with their incomes doubled, earn less than 80 percent of AMI for a family of four.

Selected Occupations, Average Annual Incomes, and Housing Affordabillity

Occupation	Employment	Average Annual Income	Income x 2 (2-Income Family	25% Monthly For Purchase (2-Income Family)	30% Monthly For Rent (2-Income Family)	Rent Limit (For a 3-bedroom)	Purchase Limit (2-Income)
Cashiers	55,460	29,280	58,560	1,220	1,464	$1,933	$177,789
Cooks, Fast Food	5,630	30,200	60,400	1,258	1,510		
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	39,440	30,560	61,120	1,273	1,528		
Maids and Housekeeping Cleaners	19,840	33,210	66,420	1,384	1,661		
Hotel, Motel, and Resort Desk Clerks	6,200	35,000	70,000	1,458	1,750		
Cooks, Short Order	1,550	35,620	71,240	1,484	1,781		
Pharmacy Aides	420	35,850	71,700	1,494	1,793		
Cooks, Restaurant	40,490	36,160	72,320	1,507	1,808		
Library Assistants, Clerical	560	36,680	73,360	1,528	1,834		
Bus Drivers, School	2,800	38,050	76,100	1,585	1,903	$2,578	$237,052
Emergency Medical Technicians	1,210	40,520	81,040	1,688	2,026		
Office Clerks, General	55,110	44,050	88,100	1,835	2,203		
Pharmacy Technicians	10,050	44,220	88,440	1,843	2,211		
Tellers	3,060	44,350	88,700	1,848	2,218		
Dental Assistants	7,190	45,520	91,040	1,897	2,276		
First-Line Supervisors of Housekeeping and Janitorial Workers	4,780	46,020	92,040	1,918	2,301		
Bus Drivers, Transit and Intercity	2,390	46,640	93,280	1,943	2,332		
Cabinetmakers and Bench Carpenters	1,160	47,620	95,240	1,984	2,381		
Library Technicians	980	48,370	96,740	2,015	2,419		
Carpenters	12,230	48,400	96,800	2,017	2,420		
Automotive Service Technicians and Mechanics	12,130	49,360	98,720	2,057	2,468		
Motorboat Mechanics and Service Technicians	1,930	53,430	106,860	2,226	2,672	$3,544	$325,947
Heating, Air Conditioning, and Refrigeration Mechanics and Installers	9,200	53,510	107,020	2,230	2,676		
Chefs and Head Cooks	6,690	57,520	115,040	2,397	2,876		
Licensed Practical and Licensed Vocational Nurses	8,250	61,990	123,980	2,583	3,100		
Bus and Truck Mechanics and Diesel Engine Specialists	2,830	63,260	126,520	2,636	3,163		
Paramedics	1,400	65,560	131,120	2,732	3,278		
Firefighters	5,280	75,590	151,180	3,150	3,780	$4,511	$414,842
Computer Network Support Specialists	1,840	77,600	155,200	3,233	3,880		
Dental Hygienists	4,620	78,170	156,340	3,257	3,909		
Network and Computer Systems Administrators	6,260	92,680	185,360	3,862	4,634	N/A	N/A
Police and Sheriff's Patrol Officers	19,300	94,290	188,580	3,929	4,715		
Physical Therapists	5,710	97,100	194,200	4,046	4,855		
Computer Systems Analysts	7,510	103,260	206,520	4,303	5,163		
Computer Programmers	1,680	104,750	209,500	4,365	5,238		
Computer Hardware Engineers	470	105,270	210,540	4,386	5,264		
Lawyers	26,720	129,920	259,840	5,413	6,496		
Computer Network Architects	1,740	135,250	270,500	5,635	6,763		
Pharmacists	5,300	137,170	274,340	5,715	6,859		
Computer and Information Systems Managers	8,840	165,910	331,820	6,913	8,296		

Data Sources: US Bureau of Labor Statistics May 2024 Occupation and Employment Statistics; 2025 HUD Income Limits (4-person Family); Rent Limit: Florida Housing Fincance Corportation; Purchase Limit: Interest Rate - Federal Reserve (FRED); Term 30 years; Downpayment 5 percent; Income Ratio: 25 percent; Property Taxes: 1 percent of price; Insurance 1.3 percent of price.

Percent of AMI:	Less than 60%	60% to 80%	80% to 110%	110% to 120%	120% to 140%	Greater than 140%

Environmental Conditions

The following information pertains to the environmental conditions of the application site. All YES entries are further described below.

Flood Protection

Federal Flood Zone	AH-8 / X
Stormwater Management Permit	DERM
County Flood Criteria, National Geodetic Vertical Datum (NGVD)	approximately 7.0 feet

Biological Conditions

Wetlands Permit Required	No
Native Wetland Communities	No
Specimen Trees	No
Endangered Species Habitat	Applicant did not submit

Natural Forest Community	No

Other Considerations

Within Wellfield Protection Area	No
Contaminated Site	might be contaminated based on current agricultural use

Proposed Water and Wastewater Demand:

Proposed Water and Wastewater Demand: Potential Development	Flow (GPD)	% of CDMP Water Treatment Available Capacity	% of CDMP Sewer Treatment Available Capacity
Single-family attached, 35 units	7,350	0.0118	0.0482

Potable Water Supply

The application site is located within the Miami-Dade Water and Sewer Department (WASD) franchised water service area. Pursuant to Chapter 24 of the Code, development shall connect to the public water system in accordance with the Code requirements.

The source of the water for this area is the South Dade District, which is owned and operated by WASD. Furthermore, currently the plant has sufficient capacity to provide the current water demand and is presently producing water that meets Federal, State, and County drinking water standards.

Wastewater Facilities

The application site is located within the WASD franchised sewers service area. According to WASD's comments dated August 12, 2025, for this application, there are no WASD sewer mains in the area. DERM notes that pursuant to Chapter 24 of the Code, the proposed development is located within feasible distance to the City of Homestead public sanitary sewer system.

The sewer flow in the area is directed to sewer pump stations 10-11, 10-15, 10-WWTPIPS, or 30- 0692B. The flow is then directed to the South District Wastewater Treatment Plant. Pump stations 10-111 and 10-15 are currently operating in Conditional Moratorium. Sewer pump station 30-0692B is owned and operated by WASD and is currently working within the mandated criteria set forth in the Consent Decree Case: 1:12-cv-24400-FAM. Currently, the South District Wastewater Treatment Plant has sufficient capacity to treat the proposed sewer flow.

The following Nominal Average Pump Operating Time (NAPOT) information for the pump station is based on the potential development and current conditions of the sanitary pump station. Please note that at the time of final development orders, sewer capacity certification will be required.

Single-family, 35 units, 7,350 GPD

Pump Station Downstream	Pump Station Owner	Pump Station Number	Moratorium Code	Projected NAPOT	Proposed Hrs (Δt)	Proposed Projected Hrs
Receiving PS	10	11	CM	11.44	0.24	11.68
↓	10	15	CM	8.87	0.07	8.94
↓↓	10	WWTPIPS	OK	4.59	0.01	4.60
↓↓↓	10	TP	--	--	--	--
↓↓↓	30	0692B	OK	5.33	0.00	5.33
↓↓↓↓	30	SD	--	--	--	--

Based on the concurrent zoning application (Z2025000135), the proposed site plan includes a parcel designated for a lift station (sewer pump station). According to WASD's comments, there is currently no sewer infrastructure in the area. Therefore, DERM recommends that the applicant submit written documentation demonstrating how the proposed development will connect to the WASD public sanitary sewer system.

If the applicant intends to connect to the City of Homestead sewer system, the applicant must provide written confirmation from WASD regarding the intent to release the sewer service area, as well as written confirmation from the City of Homestead Public Works Department Director. This documentation must state that: (1) the City will allow the proposed development, located outside of the City's sewer service area, to connect to its sanitary sewer system, and (2) the sewage flows generated by the proposed development will not affect the existing Remedial Action Plans submitted by the City to address current pump station moratoriums.

Relevant Chapter 24 Provisions regarding connection to public water and sanitary sewer

RER-Environmental Plan Review shall review and approve 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.

The water mains shall be evaluated and upsized if required based on the proposed development and existing domestic and fire water flow demands. If a private sanitary sewer pump station is required, the station shall be designed pursuant to section 24-42.2 of the Code and Chapter 62-604 of the Florida Administrative Code.

The future construction within the development area shall comply with the requirements mandated by the Federal Consent Decree Case: No. 1:12-cv-24400-FAM, effective Dec 6, 2013, with the goal of eliminating all Sanitary Sewer Overflows (SSOs) and prohibited bypasses.

All public wastewater collection and transmission systems shall be protected from flood waters and inflow by having all mechanical and electrical equipment and all system openings placed above the Base Flood Elevation plus applicable freeboard and sea level rise. Freeboard and sea level rise are independent and cumulative (e.g., for a BFE of 8 feet with 24-inch freeboard and 24-inch Sea Level Rise requirements, all openings shall be above 12 feet). Openings include,

but are not limited to all manholes, pump station wet wells, and system vents. When the required minimum elevations (BFE+ Freeboard + Sea Level Rise) cannot be attained for system openings (e.g., manholes, wet wells), openings shall be elevated to be protected from a 10-yr storm and include water-tight and bolted covers/hatches. The entire assembly, structure, ring, frame, etc., shall be Water-Tight to sustain, as a minimum, a water column pressure equivalent to the difference between opening elevation and minimum required elevation (BFE + Freeboard + Sea Level Rise). Freeboard shall be no less than 12 inches for substantial systems and 24 inches for essential systems. Sea Level Rise shall be, at a minimum, IPCC Median at 50 years. For example, for a BFE of 8-feet, an essential system manhole opening shall be set at or above 8-feet + 24-inches + 21-inches or 11–feet 9-inches or include a water-tight bolted cover. Essential systems are those that serve essential facilities (e.g., hospitals) or are required to include an emergency generator. All others are substantial systems.

DERM will provide language to be included in the Declaration of Restrictions for connection to public water and sanitary sewer once the applicant provides written documentation from WASD and/or the City of Homestead regarding how the proposed development will connect to the sanitary sewer system.

Natural Resources

The application site contains tree resources. The applicant is advised that this approval is not an authorization to remove and/or relocate tree resources that are subject to the tree preservation and protection provisions of the Code without a Miami-Dade County Tree Permit. The applicant is advised to contact the Tree and Forest Resources Section of DERM at (305) 372-6574 or tfrs@miamidade.gov for additional information regarding permitting procedures and requirements.

Additionally, all prohibited species listed in section 24-49.9 that exist within the subject property shall be removed prior to development or redevelopment, and any developed parcels shall be maintained to prevent the growth or accumulation of prohibited species in accordance with section 24-49.9 of the Code.

Endangered Species

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

The application site located within the U.S. Fish and Wildlife Service (USFWS) consultation area for the federally endangered Florida bonneted bat (*Eumops floridanus*), which may utilize the subject property for foraging, nesting, and roosting. The Miami-Dade County population of the Florida bonneted bat is largely urban and known to forage and socialize over dark, open spaces adjacent to natural areas such as open water, forested areas, wetlands, and areas with significant tree resources.

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

site plans subject to DERM review and approval, as necessary to comply with requirements of Chapter 24 of the Code and for conformance with provisions of the CDMP.

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

DERM recommends the following language be included in the Declaration of Restrictions to address Endangered Species:

> **"Endangered Species Survey**: Prior to issuance of a Tree Removal Permit for any portion of the Property, the applicant shall conduct a survey to determine the absence or presence of listed wildlife species found in Appendix B of the CDMP within the area or phase of development subject to the request for approval of said permit. The survey(s) shall utilize professionally recognized sampling methodology, which shall be subject to review and approval by RER-DERM. In addition, the applicant is advised that wildlife best management practices may need to be incorporated to minimize impacts of any development to listed species. The applicant shall prepare or revise site plans subject to DERM review and approval, as necessary to comply with requirements of Chapter 24 of the Code and for conformance with provisions of the CDMP."

Drainage and Flood Protection

Any future proposed development shall not negatively impact adjacent properties. Stormwater shall be required to be retained on-site utilizing a properly designed seepage or infiltration drainage system demonstrating that the retention requirements and other standards in the Federal, State, County, and Local regulations are met. Any grading and drainage improvements, development, significant redevelopment, or substantial improvements, within any parcels, will require a review and approval, demonstrating with signed and sealed engineering calculations by the developer, owner, and/or applicant, that the required retention of stormwater on site is being achieved with a properly engineered stormwater management system including water quality requirements and that the proposed development, grading and drainage improvement shall not negatively impact adjacent properties.

At a minimum, the County Flood Criteria adopted in Miami-Dade County in October 2022, or subsequent standards in effect at the time of review and approval, shall be complied with. Most current and stringent groundwater level data available at the time of the review and approval, from the county or other agencies, shall be used.

Relevant Chapter 24 Provisions Regarding Stormwater Management

Any construction activities that require dewatering will require a Class V permit, according to section 24-48.1(1)(e) of the Code. Class V permits are required for any dewatering of groundwater, surface water, or water that has entered an underground facility, excavation, or trench.

According to Section 24-48.1(1)(b) of the Code, a Class II permit is required for the construction, installation, and/or alteration of any outfall or overflow system discharging into any water body of Miami-Dade County.

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 DERM. The road drainage systems shall provide service that complies with the minimum requirements outlined in the Miami-Dade County Public Works Manual.

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

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

Environmental Monitoring and Restoration

DERM review 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 property(ies). 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 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, an 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 DERM for review prior to the submittal of site development plans, including but not limited to soil improvement plans, drainage plans, dewatering plans, etc. DERM review and approval of said documents shall be required.

All construction plans (inclusive of drainage) and dewatering plans shall require approval from the Environmental Monitoring and Restoration Division of DERM as it relates to environmental contamination issues. Be advised that the EMRD review of this application does not constitute an approval of any site plans, drainage plans, or development plans that may be included as part of this application. Please note that this information relates to future reviews and assessments.

For property that is classified as agricultural by the Miami-Dade County Property Appraiser, under certain circumstances, certain DERM activities would be preempted to the Florida Department of Environmental Protection, and such matters would be reviewed on a case-by-case basis to ensure compliance with applicable state law.

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 plat plans for this development. If any contaminated portion of the site is proposed to be sold, transferred, or dedicated to the County, please note that all soil, groundwater, or surface water contaminants, solid waste, and methane must be disclosed to the applicable County department at the earliest stage possible. The applicable County departments would include all departments that would receive or manage the proposed property, and, for example, would include PROS for a park and DTPW for road right-of-way. Please note that the presence of any such contamination, solid waste, or methane, or a delay by the applicant in disclosing such contamination or impacts to the applicable County departments, could result in the county declining to accept the proposed dedication. This may, in turn, result in the need for the developer to reconfigure or change previously approved site plans, or make other changes to the proposed development, which may require approval after a public hearing.

If an applicant elects to address soil contamination, groundwater contamination, solid waste, and methane via a No Further Action with Conditions, each individual property owner will be required to execute a restrictive covenant.

Please note that nothing stated herein may be interpreted to limit or restrict an engineer's or other professional's responsibility to prepare plans accurately and completely for proposed rights-of-way, as well as any other projects or plans. Please contact Thomas Kux, P.G., at Thomas.kux@miamidade.gov. if you have any questions.

Water and Sewer

Water Demand/Sewer Flow Analysis

As noted in the "Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario" table below, the maximum water demand under the current CDMP Land Use designation of "Estate Density Residential" is estimated at 2,940 gpd gallons per day (gpd), as shown under Scenario 1. The maximum water demand under the requested CDMP Land Use designation of "Low Density Residential" is estimated at 7,350 gpd, as shown under Scenario 2. This represents a potential increase for water and sewer service of approximately 4,410 gpd.

Estimated Water Demand/Sewer Flow for Proposed Development by Land Use Scenario

Scenario	Use (Maximum Allowed)	Quantity (Units or Square Feet)	Water Demand Multiplier (Section 24-43.1 Miami-Dade Code)	Projected Water Demand (gpd)
Current CDMP Land Use Designation – "Estate Density Residential"				
1	Single-Family Detached	14 units	210 gpd/units	2,940 gpd
Proposed CDMP Land Use Designation – "Low Density Residential"				
2	Single-Family Detached	35 units	210 gpd/units	7,350 gpd

Source: Miami-Dade Water and Sewer Department; Department of Regulatory and Economic Resources, Planning Division; August 2025

Potable Water Supply

The proposed development is located within Miami-Dade Water and Sewer Department's (WASD) 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.

There is an existing 12-inch water main (E31693D00A-3) abutting the property along SW 320 Street and another 8-inch water main (E31693D00A-3) abutting the property along SW 195 Avenue, to where the developer may connect to provide water service to the proposed development. Also, the developer shall extend an 8-inch water main within the property in dedicated public Right-of-Way (R/W) and/or in WASD easements to a point as required to abut and provide water service to the proposed lots. In addition, per WASD's Rules and Regulations, a water main extension will be required along SW 194 Avenue.

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.

At this time, there is a project in the vicinity of the subject site, located at the northeast corner of SW 328 Street and SW 197 Avenue. Said project has a WASD Agreement No. 32169 for the construction of 113 single-family residences between 3,001 and 5,000 square feet, replacing vacant land.

Wastewater Facilities

The proposed development is located within 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 operating under a permit from the Florida Department of Environmental Protection (FDEP). Currently, there is adequate sewer treatment and disposal capacity at the SDWWTP, consistent with Policy WS-2 A (2) of the CDMP.

There is no sanitary sewer connection in close proximity to this property at the present time. If the Division of Environmental Resources Management (DERM) requires connection to the public sewer system, there is an active WASD Agreement No. 32169 south of the subject application, at the northeast corner of SW 328 Street and SW 197 Avenue that will bring a new Public Pump Station to serve a future pump station basin in the area.

If the infrastructure for WASD Agreement No. 32169 is conveyed by the time this project is ready for construction, then the developer may connect to the future gravity sewer at SW 194 Avenue and SW 325 Terrace (plans under review) and extend a minimum 8-inch gravity sewer northerly within Public Right-of-Way or WASD Easement to the northeast corner of the property.

Additionally, the developer shall connect to the 8-inch gravity sewer and extend a minimum 8-inch gravity sewer, at full depth, in public R/W as required to provide service to all the lots within the proposed development, and to be able for future developments to connect and extend gravity sewer within the proposed basin area.

The Pump Station Basin Area for WASD Agreement No. 32169 is:

- North: SW 320th Street
- East: SW 192nd Avenue
- South: SW 328th Street
- West: SW 197th Avenue

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.

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

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.

Solid Waste

The Miami-Dade County Department of Solid Waste Management (DSWM) oversees the proper collection and disposal of solid waste generated in the County through direct operations, contractual arrangements, and regulations. In addition, the Department directs the countywide effort to comply with State regulations concerning recycling, household chemical waste management and the closure and maintenance of solid waste sites no longer in use.

Level of Service Standard
The adopted level of service standard (LOS) for the County Waste Management System is as follows: to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five (5) years. As of FY 2024-25, the DSWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth, including the applications reviewed here, and which are not anticipated to have a negative impact on disposal service.

Fiscal Impact – Waste Disposal Capacity and Service
The cost of providing disposal capacity for WCSA customers, municipalities and private haulers is paid for by System users. In FY 2024-25, the DSWM charges a contract disposal rate of $74.40 per ton while the non-contract disposal rate is $113.19 per ton. These rates adjust annually to the Consumer Price Index, South Region. In addition, DSWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is used to ensure availability of disposal capacity in the System. Landfill closure, remediation and long-term care are funded by a portion of the Utility Service Fee charged to all customers of the County's Water and Sewer Department.

Parks

The Miami-Dade County Parks, Recreation and Open Space (PROS) Department has three Park Benefit Districts (PBDs). The application site is located inside Park Benefit District 3 (PBD-3), which generally encompasses the area of the County south of SW 184 Street. PROS offers the following analysis regarding the existing park service characteristics, future service conditions, required mitigation to maintain CDMP Level of Service (LOS), and a map of service area characteristics. PROS has no objection to this application.

Level of Service Standard
CDMP Policy ROS-2A establishes the adopted minimum Level of Service (LOS) standard for the provision of recreation and open space in Miami-Dade County. This CDMP policy requires the County to provide a minimum of 2.75 acres of local recreation open space per 1,000

permanent residents in the unincorporated areas of the County and a County-provided, or an annexed or incorporated, local recreation open space of five acres or larger within a three-mile distance from residential development. The acreage/population measure of the LOS standard is calculated for each Park Benefit District. A Park Benefit District is considered below LOS standard if the projected deficiency of local recreation open space is greater than five acres.

There are no local parks within the ¼- to ½-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 CDMP. Additionally, there are no municipal parks within a ¼- to ½-mile distance of the applicant site.

County Local Parks
Within a 3-Mile Radius of Application Site

Name	Address	Classification	Acres	Type
Biscado Park	29150 SW 193 Ave	Neighborhood Park	4.76	Local

The application site is adjacent to a planned segment of the Biscayne-Everglades Greenway, a multipurpose path network that will connect Biscayne National Park and Everglades National Park, and the communities between them. The Biscayne-Everglades Greenway is also a part of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

Existing Land Use: The existing "Estate Density Residential" CDMP Land Use designation would allow a maximum of 14 single-family residential units, supporting an anticipated population of approximately 45 residents. Based on the minimum Level of Service (LOS) standard for the provision of local recreation open space, as outlined in the Recreation and Open Space Element of the CDMP, the concurrency analysis indicates an impact of approximately ±0.12 acres.

Proposed CDMP Amendment: The proposed "Low Density Residential" CDMP Land Use designation would allow for the development of up to 35 single-family attached residential units, supporting an anticipated population of approximately 112 residents. Based on the minimum Level of Service (LOS) standard established in the Recreation and Open Space Element of the CDMP, the concurrency analysis indicates an impact of approximately ±0.31 acres of local recreation open space.

Recommendations:
PROS offers the following recommendations:

Given that there are no County-provided or municipal local recreation open spaces within ¼ to ½ mile of the application site, and no County-provided local recreation open spaces of 5 acres or more within 3 miles of the site, PROS requests that the applicant provide the following:

- A private recreation space to meet the needs of residents of the development.
- Provide pedestrian access from the development to the Biscayne-Everglades Greenway.
- Extend sidewalks along SW 320 Street (Mowry Drive) to SW 194 Avenue and SW 195 Avenue rights-of-way, to accommodate pedestrian connectivity for future growth and development in the area.
- Provide shade 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:

Objective ROS-1: Provide a comprehensive system of public and private sites for recreation, including but limited to public spaces, natural preserve and cultural areas, greenways, trails, playgrounds, parkways, beaches and public access to beaches, open space, waterways, and other recreational facilities and programs serving the entire County; and local parks and recreation programs adequately meeting the needs of Miami-Dade County's unincorporated population.

Policy ROS-3B: The County shall improve and promote non-motorized access to existing park and recreation open spaces by implementing the North Miami-Dade Greenways Master Plan and South Miami-Dade Greenway 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.

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

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.

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

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

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

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

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

Fire and Rescue Service

The Property is served by Station No. 16 (Homestead/Florida City) located at 255 NW 4 Avenue, Homestead, FL. 33030. The station is equipped with one (1) Engine, two (2) Rescues and one (1) Battalion with eleven (11) firefighters/paramedics, 24 hours a day, seven (7) days a week. Average travel time to incidents in the vicinity of the Property is approximately 6:16 minutes. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8 minutes at 90% of all incidents. Travel time to the vicinity of the subject's application complies with the performance objective of national industry. There are no planned services in the vicinity of the property at this time.

Level of Service Standard for Fire Flow and Application Impacts
CDMP Policy WS-2A establishes the County's minimum Level of Service standard for potable water. This CDMP policy requires the County to deliver water at a pressure no less than 20 pounds per square inch (psi), unless otherwise approved by the Miami-Dade Fire Rescue Department. The minimum fire flow, measured in gallons per minutes (GPM) for fire hydrants depending on the zoning classification is the following: Residential 500 (GPM), Duplex 750 (GPM), Multifamily 1000 (GPM) Offices/Hospitals/Schools 2000 (GPM) and Industrial 3000 (GPM).

The current CDMP land use designation of "Estate Density Residential" on the application site would allow a residential development with a total maximum of 14 single-family units that would generate 5 annual alarms. The proposed CDMP land use designation of "Low Density Residential" will allow a residential development with a total maximum of 35 single-family units that would generate approximately 16 annual alarms. The 16 annual alarms will result in a medium impact to existing fire rescue services.

While the proposed development will result in a medium impact to MDFR services, presently, fire and rescue service in the vicinity of the Property is adequate. Based on the current call volume for Station No. 16 and existing stations within proximity of the subject property, all stations combined are capable of mitigating the additional number of alarms. Additional stations include Station No. 6 (Modello), located at 15890 SW 288 St, Miami, Fl. 33033, and Station No. 65 (East Homestead), located at 1350 SE 24 St, Homestead, Florida 33035.

Public Schools

Level of Service Standard
The adopted Level of Service (LOS) standard for all public schools in Miami-Dade County is 100% utilization of Florida Inventory of School Houses (FISH) capacity with relocatable classrooms (CDMP Policy EDU-2A). This LOS standard, except for magnet schools, shall be applicable in each public-school concurrency service area (CSA), defined as the public-school attendance boundary established by Miami-Dade County Public Schools.

A planning level review, which is considered a preliminary school concurrency analysis, was conducted on this application based on the adopted LOS standard for public schools, the Interlocal Agreement (ILA) for Public Facility Planning between Miami-Dade County and Miami-Dade County Public Schools, and current available capacity and school attendance boundaries. If capacity is not available at the school of impact, the developments impact can be shifted to

one or more contiguous CSA that have available capacity, located either in whole in part within the same Geographic Area, as defined in CDMP Policy EDU-2C.

Section 7.5 of the ILA provides for "Public Schools Planning Level Review" (Schools Planning Level Review), of CDMP amendments containing residential units. This type of review does not constitute a public school concurrency review and, therefore, no concurrency reservation is required. Section 7.5 further states that "…this section shall not be construed to obligate the County to deny or approve (or to preclude the County from approving or denying) an application."

Application Impact

This application, if approved with acceptance of the applicant's proffered covenant, may increase the student population of the schools serving the application site by an additional 12 students. This number includes a reduction of 33.68% to account for charter and magnet schools (schools of choice). Of the 12 students, 5 are expected to attend elementary school, 3 are expected to attend middle schools, and 4 are expected to attend senior high schools. The students will be assigned to those schools identified in the "Concurrency Service Area (CSA) Schools" table below. If there is no capacity at the assigned Concurrency Service Area, the students will be reassigned to the Adjacent Service Area Schools.

The Preliminary Public School Concurrency Review (Concurrency Review) for this application indicates that while the middle school has sufficient capacity to serve the application site, the schools at the elementary and senior high school levels do not have adequate capacity. The Concurrency Review further indicates that there are shortfalls of 41 student seats at the elementary school level and 110 seats at the senior high school level. In addition, the Concurrency Review for the Adjacent Service Area shows that while the elementary school has sufficient capacity, the senior high school level also lacks adequate capacity. However, it must be noted that the final determination of public-school concurrency and capacity reservation will be made at the time of approval of final plat, site plan, or functional equivalent.

Concurrency Service Area (CSA) Schools					
Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
West Homestead K-8 Center (ELEM COMP)	-41	5	0	No	Current CSA
West Homestead k-8 Center (ELEM COMP)	0	5	0	No	Current CSA Five Year Plan
West Homestead K-8 Center (MID COMP)	5	3	3	Yes	Current CSA
South Dade Senior	-110	4	0	No	Current CSA
South Dade Senior	0	4	0	No	Current CSA Five Year Plan
Adjacent Service Area Schools					
Laura C. Saunders Elementary	24	5	5	Yes	Adjacent CSA
Felix Varela Senior	0	4	0	No	Adjacent CSA
Miami Southridge Senior	-105	4	0	No	Adjacent CSA
Homestead Senior	-306	4	0	No	Adjacent CSA
Felix Varela Senior	0	4	0	No	Adjacent CSA Five Year Plan
Miami Southridge Senior	0	4	0	No	Adjacent CSA Five Year Plan
Homestead Senior	0	4	0	No	Adjacent CSA Five Year Plan

Source: Miami-Dade County Public Schools, September 2025
Miami-Dade County Department of Regulatory and Economic Resources, August 2025
Note: CSA means Concurrency Service Area

Section 9 of the ILA discusses implementation of school concurrency, indicating the test for school concurrency is at the time of a final subdivision, site plan or functional equivalent, not at the time of CDMP amendment application for land use. Miami-Dade County Public Schools is required to maintain the adopted LOS standard throughout the five-year planning period. In the event that there is not sufficient capacity at the time of final subdivision, site plan or functional equivalent, the ILA and the Educational Element of the CDMP Educational Element Policy EDU-2C describe a proportionate share mitigation process that would be utilized to mitigate the impacts that would be generated by the proposed development.

Historic Preservation

The Office of Historic Preservation (OHP) has identified two structures which meet the 50-year benchmark for historic resource eligibility. One of the structures, built in 1931, is associated with the folio number 30-7814-000-0950 and recorded as Florida Master Site File (FMSF) DA02751, while another structure, built in 1955, is associated with the folio number 30-7814-000-0960.

Condition for Approval
The applicant shall submit updated Florida Master Site File Historical Structure forms prior to any interventions on the structures located within the application area that meet the 50-year benchmark for historic resource eligibility. The applicant must also notify OHP upon receiving

confirmation from the Florida Master Site File (FMSF). Visit the Florida Division of Historical Resources Florida Master Site File website for instructions, forms, and FAQs. The applicant has complied and provided confirmation to OHP that the identified structures have been submitted to the Florida Division of Historical Resources and processed for inclusion in the Florida Master Site File (FMSF). For future reference, the structures can be identified in the FMSF by their assigned site numbers: DA023555 and DA027551.

Aviation

The application site is located outside of Miami-Dade County Aviation Department's (MDAD) GIS "Aviation Zone." MDAD advises that all uses on the site are required to comply with federal, state and local aviation regulations, including Chapter 33, Zoning, of the Code of Miami-Dade County as it pertains to airport zoning.

Roadways

The application site is ±5.93-acre property located at the southeast corner of SW 320 Street and SW 195 Avenue in unincorporated Miami-Dade County. The property has right-of-way access and frontage along SW 320 Street on the north and SW 195 Avenue on the west. The major roadways that would cater to the mobility needs of this project are shown below:

1. SW 320 Street/Mowry Drive from SW 204 Avenue to North Flager Avenue is a county-maintained roadway. It has two lanes with a posted speed limit of 40 mph.
2. SW 344 Street/Palm Drive west of SW 192 Avenue is county-maintained and east of SW 192 Avenue is a state-maintained roadway. It has four lanes east of SW 182 Avenue and two lanes west of SW 182 Avenue with a posted speed limit of 40 mph.
3. SW 328 Street from SW 192 Avenue to US-1/South Dixie Highway/Homestead Boulevard is a county-maintained roadway west of SW 187 Avenue and City maintained east of SW 187 Avenue. It has two lanes with a posted speed limit of 30 mph.
4. SW 192 Avenue north of SW 344 Street is city-maintained and south of SW 344 Street is a state-maintained roadway. It is a two-lane roadway with a posted speed limit of 45 mph.
5. SW 202 Avenue from SW 360 Street to SW 328 Street is a county-maintained roadway. It is a two-lane roadway with a posted speed limit of 40 mph.
6. SW 187 Avenue is a county maintained two-lane undivided roadway with posted speed limit of 30 mph.
7. Krome Avenue south of SW 320 Street is county-maintained, north of SW 320 Street is city-maintained and north of SW 312 Street is a state-maintained roadway. It is a two-lane principal arterial roadway with a posted speed limit of 30 mph.
8. US-1/South Dixie Highway is a state-maintained four-lane divided principal arterial roadway with posted speed limit of 45 mph.

The application site has accessibility through US-1, Krome Avenue, and Florida's Turnpike (within approximately 2 to 2.5 miles of the site) which would provide connectivity to other regions within the County and outside the County.

Traffic conditions are evaluated by the level of service (LOS), which is represented by one of the letters "A" through "F", with A generally representing the most favorable driving conditions and F representing the least favorable.

Existing Conditions

Existing traffic conditions on major roadways adjacent to and in the vicinity of the application site, which are currently monitored by the State (Year 2025) and the County (Year 2024), are operating at acceptable levels of service except for Krome Avenue south of SW 312 Street/NE 8 Street. See "Traffic Impact Analysis on Roadways Serving the Amendment Site" table below.

Trip Generation

The maximum development potential scenarios under each of the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of "Estate Density Residential" (1 to 2.5 du/ac) the application site is assumed to be developed with 14 Single-Family detached residential units. Under the requested CDMP land use designation of "Low Density Residential" (2.5 to 6 du/ac), the application site can be developed with 35 Single-Family detached residential units. The potential development of 14 Single-Family detached residential units under the current CDMP land use designation is expected to generate approximately 16 PM peak hour trips and the potential development of 35 Single-Family detached residential units under the requested CDMP land use designation is expected to generate approximately 37 PM peak hour trips or approximately 21 more PM peak hour trips than the current CDMP designation. See "Estimated PM Peak Hour Trip Generation" table below.

Estimated PM Peak Hour Trip Generation
By Current and Requested CDMP Land Use Designations

Application No. 20250018	Current CDMP Designation and Assumed Use Estimated No. Of Trips	Requested CDMP Designation and Assumed Use Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use
Land Use	"Estate Density Residential" (1 - 2.5 du/ac)	"Low Density Residential" (2.5 - 6 du/ac)	
Maximum Development Potential	14 Single-Family Detached Units[1]	35 Single-Family Detached Units[1]	
Total Trips Generated	16	37	+21

Source: Institute of Transportation Engineers, Trip Generation, 11th Edition, 2021; Miami-Dade County Department of Regulatory and Economic Resources.

Notes: [1] – ITE Land Use Code used for Single-Family Detached is 210.

Short Term Traffic Evaluation (Concurrency)

An evaluation of peak-period traffic concurrency conditions was conducted as of May 2025, which considers reserved trips from approved development not yet constructed, programmed roadway capacity improvements listed in the first three years of the County's adopted 2025 *Transportation Improvement Program (TIP)*, and the PM peak hour trips estimated to be generated by the development scenarios assumed to be developed under the requested CDMP LUP map designation. This evaluation determined that one roadway monitored for concurrency adjacent to and in the vicinity of the application site is currently operating below the County's adopted Level of Service (LOS) standards. The "Traffic Impact Analysis of Roadways Serving

the Amendment Site Under the Requested CDMP Designation" table below shows that one roadway is projected to operate below the County's adopted level of service standards.

- Krome Avenue between SW 312 Street/NE 8 Street and SW 316 Street is operating at LOS 'F', but the adopted LOS is 'E'.

Krome Avenue is not significantly impacted by project traffic since the percentage impact is less than 5% of the maximum service volume capacity of the roadway segment. Since Krome Avenue is an evacuation route which is currently failing or operating in violation of its adopted level of service standard, any additional traffic impact would require mitigation. Therefore, the traffic impacts the proposed development would generate on Krome Avenue are to be mitigated by the applicant such as through entering into a proportionate fair share mitigation payment agreement with the County.

Sta. Num.	Roadway	Location/Link	Num. Lanes	Adopted LOS Std.*	Peak Hour Cap.	Peak Hour Vol.	Existing LOS	Approved D.O's Trips	Total Trips With D.O's Trips	Conc. LOS w/o Amend.	Amendment Peak Hour Trips	% Impact	Total Trips With Amend.	Concurrency LOS with Amend.
	Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation Roadway Lanes, Existing and Concurrency PM Peak Period Operating Level of Service (LOS)													
	Requested Development: 35 Single-Family detached dwelling units. Net Trips: 37 PM peak hour trips													
87-8367(1)	SW 320 Street	west of SW 194 Avenue	2 UD	D	1,440	666	C	0	666	C	36	2.50%	702	C
87-8371(1)	SW 320 Street	east of NW 8 Avenue	2 UD	D	1,197	1,053	D	0	1,053	D	24	2.01%	1,077	D
87-8511(1)	SW 187 Avenue	south of SW 308 Street	2 UD	D	1,197	1,026	D	0	1,026	D	12	1.00%	1,038	D
87-8510(1)	SW 187 Avenue	south of Arthur Vining Davis	2 UD	D	1,197	684	D	0	684	D	1	0.08%	685	D
9888	SW 197 Avenue	north of SW 288 Street	2 UD	D	1,440	324	C	212	536	C	1	0.07%	537	C
9954	SW 328 Street	east of SW 6 Avenue	2 UD	E+20%	1,522	677	D	351	1,028	D	1	0.07%	1,029	D
F-5017	Krome Avenue/SW 177 Avenue	NE/NE 8 Street	2 UD	E	1,410	1,426	F	50	1,476	F	8	0.57%	1,484	F
F-0545	US 1/SR 5	north of SW 308 Street	4 DV	E+20%	4,296	2,680	C	29	2,709	C	16	0.37%	2,725	C
87-7077(1)	SW 312 Street	east of SW 190 Avenue	2 UD	D	1,197	225	C	0	225	C	1	0.08%	226	C

Source: Compiled by the Miami-Dade County Department of Regulatory and Economic Resources and Florida Department of Transportation, December 2018.

Notes: DV= Divided Roadway; UD=Undivided Roadway.

* County adopted roadway level of service standard applicable to the roadway segment: D (90% capacity); E (100% capacity); E+20% (120% capacity for roadways serviced with mass transit having 20 minutes or less headways in the Urban Infill Area (UIA)); E+50% (150% capacity for locations with extraordinary transit service)

* Peak Hour Volume information based on FDOT's online database for traffic counts and using the FDOT Daily Data conversion factor (0.09 K-Factor)

MDC036

Application Impact

The maximum development potential scenarios under each of the existing and requested CDMP Land Use Plan designations were analyzed for traffic impacts. Under the current CDMP land use designation of "Estate Density Residential" (1-2 to 5 du/ac) the application site is assumed to be developed with 14 Single-Family detached residential units which is expected to generate approximately 16 PM peak hour trips. Under the requested CDMP land use designation of "Low Density Residential" (2.5 to 6 du/ac), the application site can be developed with 35 Single-Family detached residential units which is expected to generate approximately 37 PM peak hour trips or approximately 21 more PM peak hour trips than the current CDMP designation.

The concurrency analysis determined that one roadway adjacent to and in the vicinity of the application site is currently operating below the County's adopted Level of Service (LOS) standards. Krome Avenue, between SW 312 Street/NE 8 Street and SW 316 Street, is currently not operating at the adopted LOS standards. Even though the project impact is not significant this roadway is an evacuation route hence the project's traffic impacts to the roadway must be mitigated by the applicant such as through entering into a proportionate fair share mitigation payment agreement with the County.

Applicant's Traffic Study

The applicant's transportation consultant, JFO Group, Inc., prepared the *CDMP FLUM Amendment Traffic Impact Study* dated 20th June 2025, which was later updated on 5h September 2025. A copy of the Traffic Study's Executive Summary is included in Appendix. The complete Traffic Study is available online at the Department's website at https://energov.miamidade.gov/. The Traffic Study analyzes the existing, short term and long-term traffic impacts that the proposed project will have on the roadways adjacent to and in the vicinity of the application site.

The trip generation analysis for the existing and proposed land use is shown in Table 1, 2, 3, & 4 of the traffic study. The PM Peak Hour trip generation for the existing development potential of 14 single family units would be 16 PM Peak Hour trips. The trip generation from the proposed development potential of 34 single family units would be 36 PM Peak Hour trips or approximately 20 more PM peak hour trips than the development potential allowed in the current CDMP designation. See Tables 1, 2, 3, and 4 below for trip generation analysis.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Detached	210	LN(T)= 0.92LN(X)+2.68	26%	74%	Ln(T) = 0.91Ln(X)+0.12	63%	37%	LN(T)= 0.94LN(X)+0.27

Table 2: Trip Generation – Current Future Land Use

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Detached	14 DUs	165	3	9	12	10	6	16

Table 3: Trip Generation – Proposed Future Land Use (Proposed Intensity)

Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Detached	34 DUs	374	7	21	28	23	13	36

Table 4: Net Traffic Impact

Future Land Use Designation	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Current	165	3	9	12	10	6	16
Proposed Intensity	374	7	21	28	23	13	36
Net New Trips	***209***	***4***	***12***	***16***	***13***	***7***	***20***

The site is located on TAZ 1471, the cardinal trip distribution for this TAZ was obtained from Miami-Dade County Transportation Planning Organization's travel demand model called as Southeast Florida Regional Planning Model (SERPM). Table 5 below shows the cardinal distribution for TAZ 1471. The cardinal distribution shown in Table 5 below was utilized to assign the trips generated by this project on the surrounding roadways. Table 6 below shows the assignment of trips generated by this project on the surrounding roadway network.

Table 5: Cardinal Distribution – TAZ 1471

	Cardinal Distribution		2028		Direction	Distribution
	2015	2045	Estimated	Rounded		
North-Northeast	33.7%	29.7%	32.0%	32%	North	34%
East-Northeast	42.6%	47.3%	44.6%	45%		
East-Southeast	19.1%	18.7%	18.9%	19%	East	64%
South-Southeast	2.7%	2.3%	2.5%	2%		
South-Southwest	0.4%	0.4%	0.4%	0%	South	2%
West-Southwest	0.0%	0.0%	0.0%	0%		
West-Northwest	0.0%	0.0%	0.0%	0%	West	0%
North-Northwest	1.5%	1.7%	1.6%	2%		
∑	**100%**	**100%**	**100%**	**100%**		**100%**

Table 6: Trip Distribution and Assignment

Roadway	LOS Capacity	Traffic Assignment	Project Traffic	% Impact	Significant Impact?
SW 197th Ave/Richard Rd North of Mowry Dr/SW 320th St	1,440	2%	0	0.00%	No
SW 197th Ave/Richard Rd South of Mowry Dr/SW 320th St	1,440	0%	0	0.00%	No
Mowry Dr/SW 320th St East of SW 194th Ave	1,197	98%	20	1.67%	No
Mowry Dr/SW 320th St West of SW 195th Ave	1,197	2%	0	0.00%	No

The applicant's traffic study reviewed the existing traffic conditions on the surrounding roadway network using the County's and FDOT's 2024 traffic count data. Nine surrounding roadway segments were analyzed for afternoon peak hour capacity conditions, the count stations utilized for this analysis is shown in Figure 3 below.

The applicant's traffic study included a 2024 existing roadway capacity analysis, and it was determined that all roadways are functioning at an acceptable level of service except for Krome Avenue south of SW 312 Street/NE 8 Street. See the applicant's Table 7 below for the existing roadway condition analysis.

The applicant's traffic study included a 2028 cumulative short term roadway impact analysis, which included reserved trips from approved development not yet constructed, a calculated annual growth-rate of 4.43% based on FDOT historical traffic volumes to account for future background volumes, programmed roadway capacity improvements listed in the first three years of the County's adopted 2025 Transportation Improvement Program (TIP), the trips from surrounding projects recently approved but not yet constructed, and the PM peak hour trips estimated to be generated by the proposed development. The traffic impacts from four nearby and recently approved CDMP land use amendments for increased density residential projects (CDMP20230024 aka Rancho Grande, CDMP20220019 aka Archimedes and CC Homes, CDMP20240009 aka Bluenest Grove, and CDMP20240003 aka Harmony Homes) surrounding the project site were included in the analysis to understand the cumulative impacts from all these projects on the roadway network. The concurrency analysis determined that three roadways shown below, impacted by the proposed development will not have sufficient capacity to handle the additional traffic impacts that would be generated by this project.

- Mowry Drive/SW 320 Street east of NW 8 Avenue, the adopted LOS is 'D', but the roadway is projected to operate at LOS 'F'.
- Krome Avenue south of SW 312 Street/NE 8 Street, the adopted LOS is 'E', but the roadway is projected to operate at LOS 'F'.
- 187 Avenue south of SW 308 Street, the adopted LOS is 'D', but the roadway is projected to operate at LOS 'F'.

The traffic impact from this project on the three roadways projected to fail is not significant as it is less than 5% of the roadway's maximum capacity. Even though the traffic impact on Krome Avenue is not significant, since Krome Avenue is an evacuation route the traffic impacts from the application require mitigation by the applicant such as through the applicant entering into a

proportionate fair share mitigation payment agreement with the County. See the applicant's Table 9 below for the short-term roadway impact analysis.

The applicant's traffic study also included a 2045 Long Term analysis to determine the future long-term traffic impacts on the surrounding roadways. The 2045 traffic volumes were obtained from the Southeast Florida Regional Planning Model (SERPM8) and the project trips were added to the model volumes to determine the long-term impact on the surrounding roadway segments. Table 9 below shows the long-term (2045) analysis of the traffic impacts this project will have on the surrounding roadways, identifying that two roadway segments would not meet the County's adopted level of service standards:

- Krome Avenue south of SW 312 Street/NE 8 Street, the adopted LOS is 'E', but the roadway is projected to operate at LOS 'F'.
- 187 Avenue south of SW 308 Street, the adopted LOS is 'D', but the roadway is projected to operate at LOS 'F'.

Both the roadways are operating below adopted LOS standards for projected 2045 traffic conditions even without traffic impacts from this project and the project traffic that is impacting the roadway segment is below 5% of the roadway capacity, hence the traffic impact is not significant.

To summarize, the analysis of existing traffic conditions indicates that all roadways surrounding the project site would function at acceptable LOS except for Krome Avenue south of SW 312 Street. The short-term (Year 2028) cumulative analysis indicates that three roadways would not function at acceptable LOS, but the traffic impacts from the proposed project are not significant. The long-term analysis indicates that two roadway segments, including the Krome Avenue segment between SW 312 Street/NE 8 Street and SW 316 Street, would not meet the County's adopted LOS standards, but the project traffic impact is not significant on these two roadways. However, since Krome Avenue is an evacuation route that is failing, the traffic impacts from the proposed project are to be mitigated by the applicant such as through a proportionate fair share mitigation payment agreement with the County.

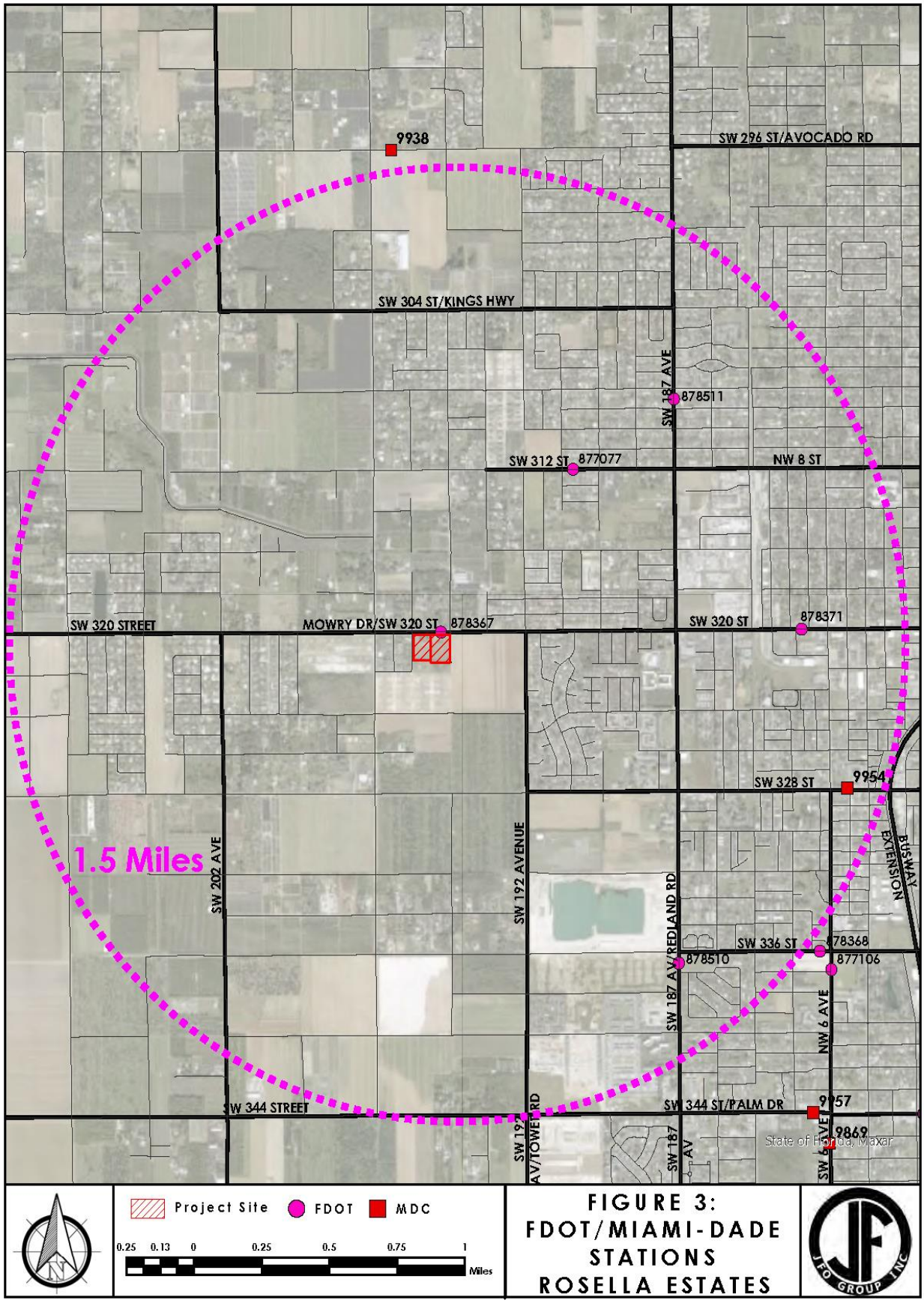

9938
SW 296 ST/AVOCADO RD
SW 304 ST/KINGS HWY
SW 187 AVE
878511
SW 312 ST
877077
NW 8 ST
SW 320 STREET
MOWRY DR/SW 320 ST
878367
SW 320 ST
878371
1.5 Miles
SW 328 ST
9954
SW 202 AVE
SW 192 AVENUE
SW 187 AV/REDLAND RD
BUSWAY EXTENSION
SW 336 ST
878368
878510
877106
NW 6 AVE
SW 344 STREET
SW 344 ST/PALM DR
9957
9869
SW 187 AV
Project Site
FDOT
MDC
0.25 0.13 0 0.25 0.5 0.75 1
Miles
FIGURE 3:
FDOT/MIAMI-DADE
STATIONS
ROSELLA ESTATES
JFO GROUP INC

Table 7: Existing Conditions (2024) LOS Analysis

Station	Roadway	Station Location	Number of Lanes	Adopted LOS	LOS Capacity	AADT	K Factor	Existing Volume	DO Trips	Existing + DO	V/C	Existing LOS
878367	Mowry Dr/SW 320 St	200' W of SW 194 Ave	2	D	1,197	7,400	9	666	0	666	0.56	D
878371	Mowry Dr/SW 320 St	200' E of NW 8 Ave	2	D	1,197	11,700	9	1,053	0	1,053	0.88	D
878511	SW 187 Ave/Redland Rd	200' S of SW 308 St	2	D	1,197	11,400	9	1,026	0	1,026	0.86	D
878510	SW 187 Ave/Redland Rd	200' S of Arthur Vining Davis	2	D	1,197	7,600	9	684	0	684	0.57	C
MDC9888	SW 197 Ave	N of SW 288 St	2	E	1,440	-	-	324	212	536	0.37	C
MDC 9954	SW 328 St	E of SW 182 Ave/SW 6 Ave	2	EE	1,728	-	-	677	351	1,028	0.59	C
875017	SW 177 Ave/SR 997/Krome Ave	S of NE/NW 8 St	2	E	1,410	-	-	1,426	50	1,476	1.05	E+05
870545	SR 5/US 1	N of SW 308 St	4	EE	4,296	-	-	2,680	29	2,709	0.63	C
877077	SW 312 St	E of SW 190 Ave	2	D	1,197	2500	9	225	0	225	0.19	C

Table 8: Short-Term (2028) LOS Analysis

Station	Roadway	Station Location	Number of Lanes	Adopted LOS	LOS Capacity	2024 Traffic Count	DO Trips	2028 Volume	Project Traffic Assignment	Project Trips[1]	Percent Impact (>5%?)	Total Traffic	V/C	2028 LOS With Project	Meets LOS?
878367	Mowry Dr/SW 320 St	200' W of SW 194 Ave	2	D	1,197	666	0	792	98%	35	2.92%	827	0.69	D	Yes
878371	Mowry Dr/SW 320 St	200' E of NW 8 Ave	2	D	1,197	1,053	0	1,252	64%	23	1.92%	1,275	1.07	E+07	No
878511	SW 187 Ave/Redland Rd	200' S of SW 308 St	2	D	1,197	1,026	0	1,220	32%	12	1.00%	1,232	1.03	E+03	No
878510	SW 187 Ave/Redland Rd	200' S of Arthur Vining Davis	2	D	1,197	684	0	813	2%	1	0.08%	814	0.68	C	Yes
MDC9888	SW 197 Ave	N of SW 288 St	2	E	1,440	324	212	581	1%	0	0.00%	581	0.40	C	Yes
MDC9954	SW 328 St	E of SW 182 Ave/SW 6 Ave	4	EE	3,866	677	351	1,122	1%	0	0.00%	1,122	0.29	C	Yes
875017	SW 177 Ave/SR 997/Krome Ave	S of NE/NW 8 St	2	E	1,410	1,426	50	1,674	1%	0	0.00%	1,674	1.19	E+19	No
870545	SR 5/US 1	N of SW 308 St	4	EE	4,296	2,680	29	3,081	45%	16	0.37%	3,097	0.72	C	Yes
877077	SW 312 St	E of SW 190 Ave	2	D	1,197	225	0	268	1%	0	0.00%	268	0.22	C	Yes

[1]*Gross AM Peak Hour = 28 Trips. Gross PM Peak Hour = 36 Trips.*

Table 9: Additional Cumulative Analysis - Short-Term (2028) LOS

Station	Roadway	Station Location	Number of Lanes	Adopted LOS	LOS Capacity	2024 Traffic Count	DO Trips	2028 Volume	Project Traffic Assignment	Project Trips[1]	Nearby CDMPs[2]	Total Traffic	V/C	2028 LOS With Project	Meets LOS?
878367	Mowry Dr/SW 320 St	200' W of SW 194 Ave	2	D	1,197	666	0	792	98%	35	68	895	0.75	D	Yes
878371	Mowry Dr/SW 320 St	200' E of NW 8 Ave	2	D	1,197	1,053	0	1,252	64%	23	153	1,428	1.19	E+19	No
878511	SW 187 Ave/Redland Rd	200' S of SW 308 St	2	D	1,197	1,026	0	1,220	32%	12	209	1,441	1.20	E+20	No
878510	SW 187 Ave/Redland Rd	200' S of Arthur Vining Davis	2	D	1,197	684	0	813	2%	1	50	864	0.72	C	Yes
MDC9888	SW 197 Ave	N of SW 288 St	2	E	1,440	324	212	581	1%	0	89	670	0.47	C	Yes
MDC9954	SW 328 St	E of SW 182 Ave/SW 6 Ave	4	EE	3,866	677	351	1,122	1%	0	88	1,210	0.31	C	Yes
875017	SW 177 Ave/SR 997/Krome Ave	S of NE/NW 8 St	2	E	1,410	1,426	50	1,674	1%	0	102	1,776	1.26	E+26	No
870545	SR 5/US 1	N of SW 308 St	4	EE	4,296	2,680	29	3,081	45%	16	123	3,220	0.75	C	Yes
877077	SW 312 St	E of SW 190 Ave	2	D	1,197	225	0	268	1%	0	35	303	0.25	C	Yes

[1]*Gross AM Peak Hour = 28 Trips. Gross PM Peak Hour = 36 Trips.* [2]*[CDMP 22-19 – CC Homes] + [CDMP 23-24 – Rancho Grande] + [CDMP 24-09 – Bluenest Grove] + [CDMP24-03 – Harmony Homes]. See Exhibit 12 for excerpts of CDMP traffic studies.*

Table 10: Long-Term (2045) LOS Analysis

Station	Roadway	Station Location	Number of Lanes	Adopted LOS	LOS Capacity	2045 AADT	2045 Peak Hour (0.09*AADT)	Project Traffic Assignment	Net FLUA Change Trips[1]	Net FLUA Impact	Total Traffic	V/C	2045 LOS With Project	Meets LOS?
878367	Mowry Dr/SW 320 St	200' W of SW 194 Ave	2	D	1,197	4,700	423	98%	20	1.67%	443	0.37	C	Yes
878371	Mowry Dr/SW 320 St	200' E of NW 8 Ave	2	D	1,197	9,600	864	64%	13	1.09%	877	0.73	C	Yes
878511	SW 187 Ave/Redland Rd	200' S of SW 308 St	2	D	1,197	13,400	1,206	32%	6	0.50%	1,212	1.01	E+01	No
878510	SW 187 Ave/Redland Rd	200' S of Arthur Vining Davis	2	D	1,197	9,500	855	2%	0	0.00%	855	0.71	C	Yes
MDC9888	SW 197 Ave	N of SW 288 St	2	E	1,440	400	36	1%	0	0.00%	36	0.03	C	Yes
MDC9954	SW 328 St	E of SW 182 Ave/SW 6 Ave	4	EE	3,866	22,600	2,034	1%	0	0.00%	2,034	0.53	C	Yes
875017	SW 177 Ave/SR 997/Krome Ave	S of NE/NW 8 St	2	E	1,410	16,300	1,467	1%	0	0.00%	1,467	1.04	E+04	No
870545	SR 5/US 1	N of SW 308 St	4	EE	4,296	27,300	2,457	45%	9	0.21%	2,466	0.57	C	Yes
877077	SW 312th St	E of SW 190 Avenue	4	D	1,197	10,200	918	1%	0	0.00%	918	0.27	B	Yes

[1]*Net AM Peak Hour = 16 Trips. Net PM Peak Hour = 20 Trips.*

Police

The Miami-Dade Sheriff's Office (MDSO) notes the application site is serviced by its South District office, located at 10800 SW 211 Street, Miami, Florida, and has concurrently received 22 zoning applications aimed at expanding residential, commercial, and educational development.

The MDSO conducted an analysis of current police staffing levels, population growth, and calls-for-service data in relation to the application and notes existing staffing is expected to handle any minor increase in service demands. The MDSO highlights that should the need for police services rise beyond projected levels, additional sworn personnel, support staff, and equipment may be necessary.

Transit

Existing Services

The application site is served by Metrobus Route 70 at a bus stop located at SW 14 Avenue and SW 320 Street, approximately 0.8 miles away (17-minute walk), using the existing sidewalk network, if available. The "Service Headways" table below details the Metrobus service headways (in minutes) for this route:

Metrobus Route Service

Route	Peak (am/pm)	Off-peak (midday)	Evening (at 8 pm)	Over night	Saturday	Sunday	Type of Service
70	60	60	n/a	n/a	60	60	L

Note:
L means Metrobus local route service.
F means Metrobus feeder service to Metrorail.
E means Express or Limited-Stop Metrobus route service
Source: Miami Dade Department of Transportation and Public Works, Dec. 2023 Line Up

Recent Service

Miami-Dade County launched the "Better Bus Network" on November 13, 2023, as a countywide initiative to enhance the reliability, frequency, and accessibility of bus service. The network remains in effect and continues to serve as the foundation for improved transit operations. However, no recent service changes have occurred in the vicinity of the application site.

Future Transportation/Transit Needs and Planned Improvements

According to the Transit Development Plan (TDP), there are two funded capital projects in the vicinity of the application site:

3. South Dade Transitway Project - This project will implement Gold Standard Bus Rapid Transit (BRT) along the Transitway, extending from the SW 344 Street Park-and-Ride to the Dadeland South Metrorail Station.
4. Transit-Oriented Development (TOD) Master Plan for the South Corridor - This initiative focuses on planning along the Strategic Miami Area Rapid Transit (SMART) Plan's South Corridor to promote smart economic development and enhance mobility through mixed-use development around transit stations.

Both projects are located approximately 2.3 miles from the application site.

DTPW Comments/Recommendations

The Department of Transportation and Public Works (DTPW) has reviewed this application for mass transit concurrency, including an analysis of CDMP Policy MT-1A. The existing combined residential and workforce population in the area is currently below 10,000 persons per square mile (the threshold work force/population density that warrants transit service be provided). However, the proposed development will introduce additional residents and employees who will be served by existing transit service with 60-minute headways, as outlined above.

According to the traffic impact study, the proposed amendment to the CDMP Land Use Plan (LUP) map is expected to generate 209 daily trips above the current level. Additionally, the maximum potential development could account for 6 to 10 new transit trips, which can be absorbed by the nearby Metrobus route. DTPW encourages the developer to support and enhance pedestrian and bicycle connections to nearby bus stops, where feasible. Based on DTPW's review, the application is found to be consistent with the adopted Mass Transit level-of-service standard outlined in CDMP Policy MT-1A. Therefore, DTPW has no objections to this application subject to the following conditions:

1. The applicant shall work closely with Department of Transportation and Public Works (DTPW) staff to ensure that the proposed development is harmonized with and aligned to Miami-Dade County's vision for the South Dade Corridor of the Strategic Miami Area Rapid Transit (SMART) Plan, the SMART Bus Express Rapid Transit (BERT) Network, and the South Dade Trail. The South Dade Trail provides access to both existing South Dade Transitway bus stops and the proposed Gold Standard BERT stations.
2. The applicant should incorporate "Complete Streets" design principles in the design of the SW 320 street section, as it provides a direct connection to the South Dade Trail and the South Dade transitway.
3. The applicant should design SW 328 Street and SW 129 Avenue to include appropriate bicycle and pedestrian infrastructure, that ensures safe and convenient access to local bus stops.

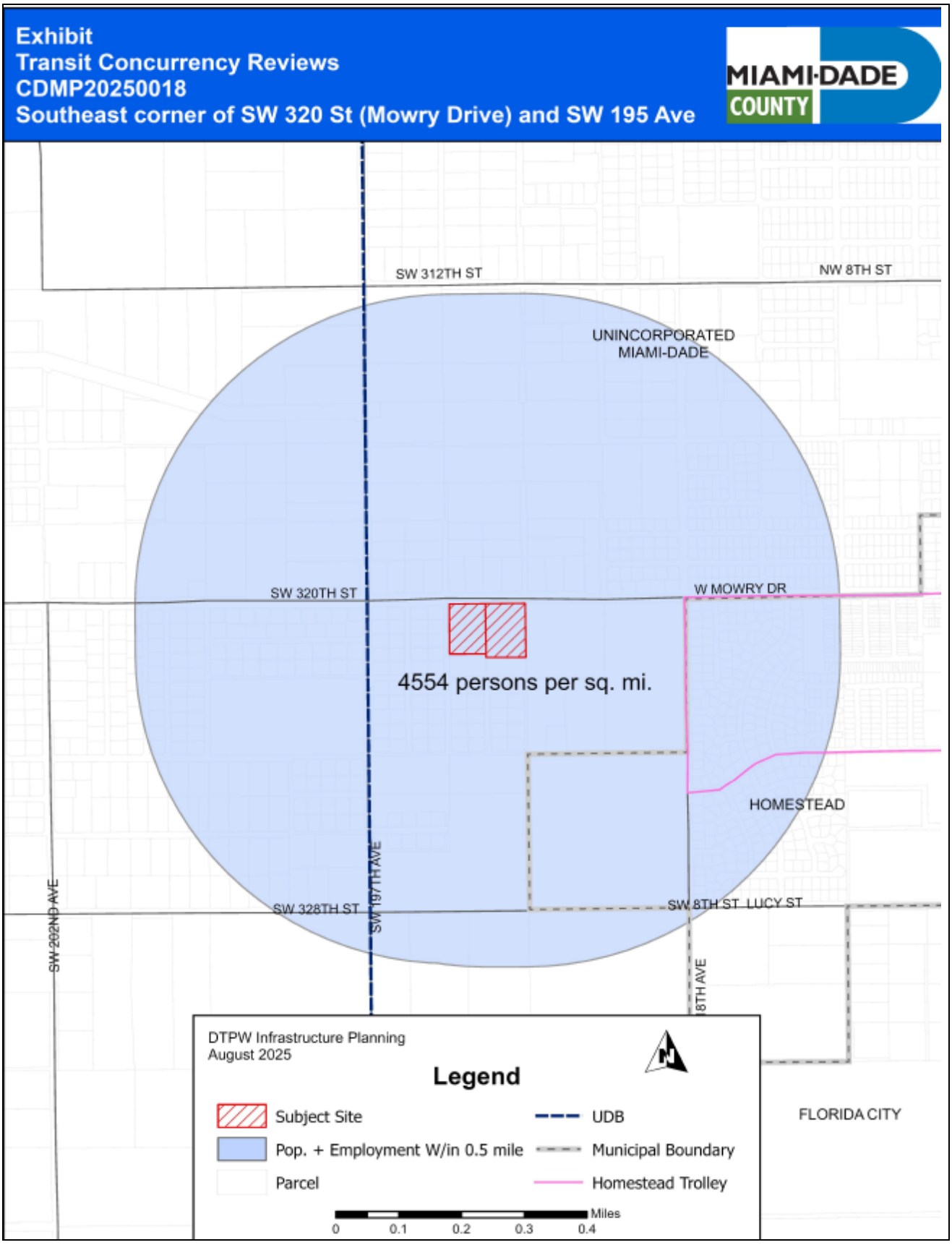


Exhibit
Transit Concurrency Reviews
CDMP20250018
Southeast corner of SW 320 St (Mowry Drive) and SW 195 Ave
MIAMI-DADE COUNTY
SW 312TH ST
NW 8TH ST
UNINCORPORATED MIAMI-DADE
SW 320TH ST
W MOWRY DR
4554 persons per sq. mi.
HOMESTEAD
SW 328TH ST
SW 197TH AVE
SW 8TH ST
LUCY ST
SW 292ND AVE
8TH AVE
FLORIDA CITY
DTPW Infrastructure Planning
August 2025
Legend
Subject Site
Pop. + Employment W/in 0.5 mile
Parcel
UDB
Municipal Boundary
Homestead Trolley
Miles
0
0.1
0.2
0.3
0.4

Consistency Review with CDMP Goals, Objectives, Policies, Concepts and Guidelines

The proposed application would further the following goals, objectives, policies, concepts and guidelines of the CDMP:

LU-1. The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well-designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

LU-1S. The Miami-Dade County Strategic Plan shall be consistent with the Comprehensive Development Master Plan (CDMP). The Miami-Dade County Strategic Plan includes Countywide community goals, strategies and key outcomes for Miami-Dade County government. Key outcomes of the Strategic Plan that are relevant to the Land Use element of the CDMP include increased urban infill development and urban center development, protection of viable agriculture and environmentally sensitive land, reduced flooding, improved infrastructure and redevelopment to attract businesses, availability of high-quality green space throughout the County, and development of mixed-use, multi-modal, well designed, and sustainable communities.

LU-2. Decisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, shall be based upon the physical and financial feasibility of providing, by the year 2030, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element, among other requirements set forth in this plan.

LU-2A. All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE), except as otherwise provided in the "Concurrency Management Program" section of the CIE.

LU-8A. Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial, cultural, community, and senior centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.

LU-8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements,

other timely issues, and in particular the extent to which the proposal, if approved, would:

i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;

ii) Enhance or impede provision of services at or above adopted LOS Standards;

iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and

iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and

v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

LU-8F. The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

LU-10A. Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.

HO-3I Encourage the development of residential housing units through infill and expansion of redevelopment opportunities in urbanized areas with existing infrastructure.

CIE-3. CDMP land use decisions will be made in the context of available fiscal resources such that scheduling and providing capital facilities for new development will not degrade adopted service levels.

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.

APPENDICES

		Appendices Page
Appendix A:	Amendment Application----------	A-2
Appendix B:	Applicant's Proffered Declaration of Restrictions----------	A-21
Appendix C:	Miami-Dade County Public Schools Analysis ----------	A-30
Appendix D:	Executive Summary of Traffic Impact Study*----------	A-32
Appendix E:	Fiscal Impact Analysis----------	A-35
Appendix F:	Photos of the Application Site and Surroundings----------	A-39

Documents related to the application, including third party correspondence, are available online at:

- https://www.miamidade.gov/planning/cdmp-amendment-cycles.asp#ooc2021, or
- https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/825ec337-acf8-4f75-abc1-17e54e7b05c5?tab=attachments.

*Excerpted pages are enclosed. The complete report is accessible at the links listed above.

APPENDIX A

Amendment Application

Received 5/26/25
Revised 06/20/25
Planning Division

APPLICATION TO AMEND THE MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN

1. APPLICANT

D.R. Horton, Inc.
6123 Lyons Road, Suite 100
Coconut Creek, FL 33073
c/o KFLeonard@drhorton.com
(954) 949-3014

2. APPLICANT'S REPRESENTATIVE

Melissa Tapanes Llahues, Esq.
MTapanes@brzoninglaw.com
Bercow Radell Fernandez Larkin & Tapanes, PLLC
200 South Biscayne Boulevard, Suite 300
Miami, Florida 33131
(305) 377-6227

Maritza Haro Salgado, Esq.
MHaro@brzoninglaw.com
Bercow Radell Fernandez Larkin & Tapanes, PLLC
200 South Biscayne Boulevard, Suite 300
Miami, Florida 33131
(305) 377-6225

DocuSigned by:
By: _____ Date: June 20, 2025
59117699D89E40A...
Melissa Tapanes Llahues, Esq.
Applicant's Representative

Signed by:
By: Maritza Haro Salgado Date: June 20, 2025
A996075FEAB14C4...
Maritza Haro Salgado, Esq.
Applicant's Representative

3. DESCRIPTION OF REQUESTED CHANGE

A. The Applicant seeks a change to the Land Use Element, Land Use Plan map (Item A.1 in the fee schedule)

Applicant requests a change to the Land Use Plan ("LUP") Map to amend the designation of the subject property 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.

B. Description of the Application Area

The application area ("Application Area") consists of two (2) adjacent parcels located at the south east corner of SW 320 Street (Mowry Drive) and SW 195 Avenue and is further identified by Miami-Dade County (the "County") Property Appraiser Folio Nos. 30-7814-000-0960 and 30-7814-000-0950. The Application Area is currently designated "Estate Density (EDR) 1-2.5 DU/AC" on the LUP.

C. Gross and Net Acreage

Application Area:	The Application Area is approximately 258,192 net square feet (5.93 net acres) and is located in Section 14, Township 57 South, Range 39 East.
Acreage Owned By Applicant:	0 acres (Applicant is a contract purchaser)

D. Requested Change

1. It is requested that the Application Area be re-designated to "Low Density Residential" to allow up to 6 units per acre.

2. It is requested that this application be processed as a Small-Scale Amendment in accordance with the provisions of Florida Statutes Section 163.3187.

3. It is requested that this application be processed concurrently with Zoning Application No. Z2025000135, pursuant to Section 2-116.1 of the Code of Miami-Dade County.

4. It is requested that the covenant proffered in connection with the Application be approved by the Board of County Commissioners.

4. REASON FOR AMENDMENTS

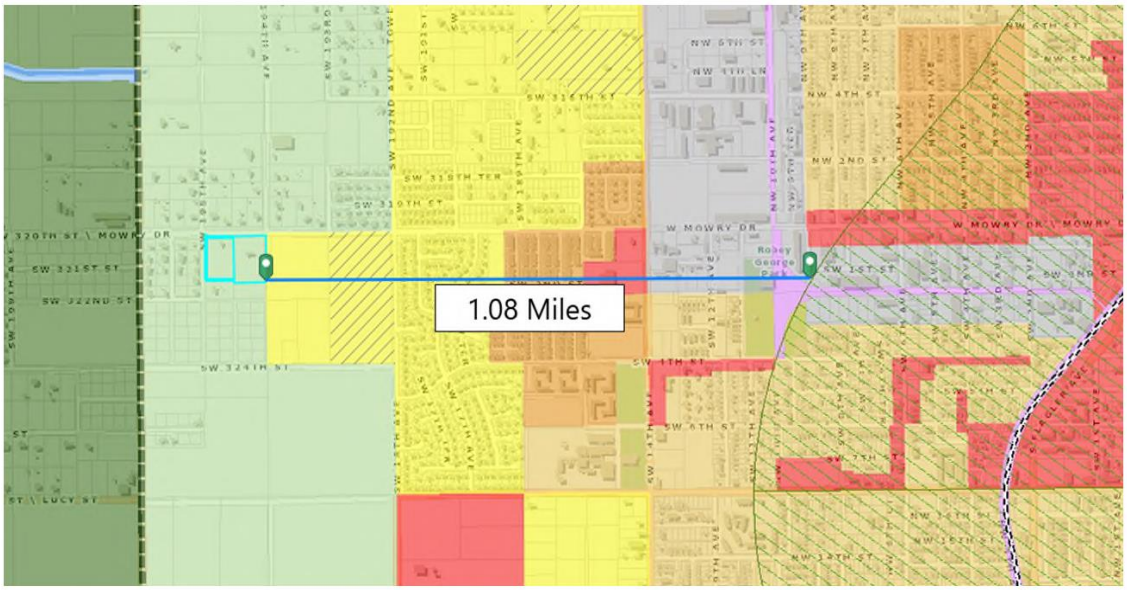
The Application Area consists of approximately 5.93 net acres and is currently occupied by two (2) single-family homes. Over the past several years, the County has experienced significant economic growth and its projected population growth has been intensified. At the same time, the County continues to experience a housing affordability and availability crisis which has been exacerbated by the increased demand and limited supply of housing options. Pursuant to the County's Planning Research and Economic Analysis Section, the Property is located in MSA 7.6 which is expected to be depleted of all single-family residential land supply by 2031. There is a significant shortage that will exponentially grow following 2031 once there is no availability of new supply.

Through this application, the Applicant seeks to increase the permitted density within the Application Area from the current up to 2.5 units per acre to up to 6 units acre in order to increase the supply of single-family homes within the UDB and meet the ongoing demand for housing. In addition, approval of this application will increase the diversity of housing options by focusing on increasing the supply of single-family housing while maintaining the character of established neighborhoods and maximizing land utility within the existing urban framework. Approval of this application will further boost the local tax base, stimulate local economic activity by providing construction jobs, supply chains, and bring future residents to support local businesses. This application is consistent with the recommendations in the Draft Urban Expansion Area Report dated March 10, 2021. See Draft Urban Expansion Area Report, March 10, 2021.

On June 7, 2016, the Board of County Commissioners ("BCC") adopted Resolution No. R-523-16 endorsing the SMART Plan and setting the advancement of the rapid transit corridors, including the South Dade Transitway and transit supportive projects as the highest priority for the community. Pursuant to Ordinance No. 18-08 adopted on February 6, 2018, the BCC created the Miami-Dade County Transportation Infrastructure Improvement District (TIID), as a tool to help fund the SMART plan and promote proper zoning changes as improved rapid transit service is put into place. On January 24, 2019, the BCC adopted Ordinance 19-07, amending the CDMP to allow vertical and horizontal mixed-use development along the Rapid Transit Activity Corridors at densities ranging between 18, 36 and 60 units per acre. The SMART Plan called for the expansion of the central metropolitan transit system and transit supportive projects, including the South Dade Transitway which is located approximately one 1.5 miles east of the Application Area. This application supports the BCC's efforts to intensify areas near Smart Plan Corridors and provides proper density transitions consistent with sound planning principles in close proximity to the UDB.

In the coming years, the South Dade Transitway Corridor, located east of the Application Area, will be developed in accordance with the greater density and intensity now permitted. The Application Area is located about one (1) mile from the 1-mile South Dade

Transitway Corridor Buffer Area making it the ideal site for additional increased density within the UDB.



Policy LU-8E of the CDMP requires that amendments to the LUP be evaluated for consistency with the Goals, Objectives and Policies of the CDMP, and to the extent the proposed application would: (i) satisfy a deficiency in the LUP to accommodate projected population or economic growth, (ii) enhance or impede the provision of services at or above adopted Level of Service Standards, (iii) be compatible with abutting and nearby land uses, (iv) enhance or degrade environmental or historical resources, (v) enhance or degrade systems important to the County as a whole including regional drainage, emergency management, transit service, roadways, facilities of countywide significance, and water quality, and (vi) would be a use that promotes transit ridership and pedestrianism if located in a planned urban center or within ¼ mile of existing transit as indicated in Objective LU-7. This Application is consistent with Policy LU-8E as follows:

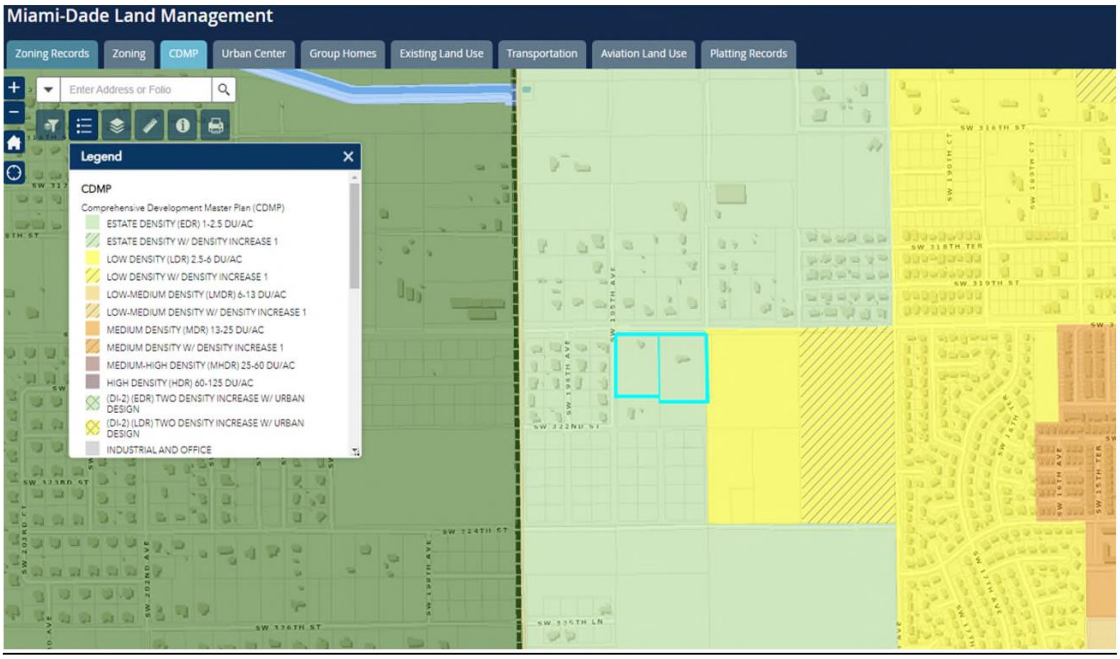
i. *Need to Accommodate Population or Economic Growth*

Miami-Dade County is a world-class destination akin to New York City, Los Angeles and Chicago. Continued population growth and the need for housing options is guaranteed and will continue to increase. The County has a CDMP-mandated duty to ensure sufficient housing supply exists within the UDB. Approval of this Application will accommodate the needs of a growing population and will advance economic growth and prosperity in the area to sustain the existing commercial establishments as well as those to come along the South Dade Transitway just a mile and a half to the east of the Application Area.

ii. *Public Services and Facilities*

Approval of this Application will not have a negative impact on public services and facilities in any way. Instead, the proposed development within the Application Area will ensure that the necessary infrastructure is constructed to service the proposed development at the developer's expense.

iii. *Compatibility:*



The proposed "Low Density Residential" (LDR) is compatible with the existing trend in the neighborhood where similar LUP Map changes have been approved to the east. Approval of this application will implement the Report's recommendations to increase density within the UDB consistent with neighborhood patterns. Approval of this Application will ensure the growing needs of the County's population are met while ensuring compatibility with the area.

iv. *Environmental and Historic Resources:*

Approval of this Application will not impact any historic resources or environmental resources. The Applicant will seek a tree permit in accordance with Section 24-49.2(II) of the Code in connection with any existing tree resources. The Applicant will promptly coordinate with DERM in connection with securing any required permits through the development process.

v. *Enhances or Degrades Important County Systems:*

As indicated above, approval of this Application will ensure that the proper infrastructure is constructed in the area to service the proposed development at the developer's expense. As such, approval of this Application will not degrade any important County system, in the contrary, it will improve existing infrastructure in the area.

vi. *Transit Ridership and Pedestrianism:*

The Application Area is located approximately one and one-half mile from the South Dade Transitway where there are a number of convenient bus stops. Pursuant to the County's Route Schedule, this area is serviced by the following bus routes:

- Bus Route 70
- Bus Route 344
- Bus Route 35/35A
- Bus Route 38 Transitway MAX
- Bus Route 34 Transitway Express
- Bus Route 301 Dade-Monroe Express

Approval of this Application and the companion zoning application will increase transit ridership at these bus routes and will encourage bicycle use and pedestrianism in the area.

Approval of this application is also consistent with the following Goals, Objectives and Policies of the **LAND USE ELEMENT** of the CDMP:

- *Goal 1. Provide the best possible distribution of land use and services to meet the physical, social, cultural, health and economic needs of the present and future populations in a timely and efficient manner that will maintain or improve the quality of the natural and man-made environment and amenities, and preserve Miami-Dade county's unique agricultural lands.*

- *LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.*

- *LU-1D. In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of communities which include recreational, educational and other public facilities, houses of worship, places of employment, and safe and convenient circulation of automotive, pedestrian and bicycle traffic throughout the communities.*

- *LU-1F. To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.*

- *LU-1S. The Miami-Dade County Strategic Plan shall be consistent with the Comprehensive Development Master Plan (CDMP). The Miami-Dade County Strategic Plan includes Countywide community goals, strategies and key outcomes for Miami-Dade County government. Key outcomes of the Strategic Plan that are relevant to the Land Use element of the CDMP include increased urban infill development and urban center development, protection of viable agriculture and environmentally-sensitive land, reduced flooding, improved infrastructure and redevelopment to attract businesses, availability of high-quality green space throughout the County, and development of mixed-use, multi-modal, well designed, and sustainable communities.*

- *LU-1T. Miami-Dade County through its land development regulations shall encourage developments that promote and enhance bicycling and pedestrianism through the provision of bicycle and pedestrian facilities and other measures such as building design and orientation, and shall discourage walled and gated communities.*

- *Objective LU-2. Decisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, shall be based upon the physical and financial feasibility of providing, by the year 2030, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element, among other requirements set forth in this plan.*

- *LU-8A. Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected*

availability of service and infrastructure capacity; proximity and accessibility to employment, commercial, cultural, community, and senior centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.

- *LU-9D. Miami-Dade County shall continue to investigate, maintain and enhance methods, standards and regulatory approaches which facilitate sound, compatible mixing of uses in projects and communities.*

Approval of this Application is also consistent with the following Goals, Objectives and Policies of the **TRANSPORTATION ELEMENT**, **HOUSING ELEMENT**, and **ECONOMIC ELEMENT** of the CDMP:

- **TRANSPORTATION ELEMENT GOAL.**

GOAL: Develop and maintain an integrated multimodal transportation system in Miami-Dade County to move people of all ages and abilities and goods in a manner consistent with overall countywide land use and environmental protection goals and integration of climate change considerations in the fiscal decision-making process.

- *TE-1F. Transit-supportive Land Use Element policies including, but not limited to, Urban Center guidelines shall be vigorously implemented in association with planned rapid transit facilities identified in the Mass Transit Subelement.*

- **TRANSPORTATION ELEMENT, MASS TRANSIT SUB-ELEMENT GOAL.**

Maintain, operate and develop a mass transit system in Miami-Dade County that provides efficient, convenient, accessible, and affordable service to all residents and visitors.

- *MT-8F. Miami-Dade County shall continue to provide for transit signal priority and/or queue jumpers; exclusive transit lanes; and request for major residential, retail, office, or mixed-use development to provide appropriate transit-supportive facilities and service.*

- **HOUSING ELEMENT GOAL 1.**

Ensure the provision of housing that will be affordable to all current and future Miami-Dade County residents, regardless of household type or income.

- **ECONOMIC ELEMENT GOAL 1.**

- *Objective ECO-3: County initiatives and programs to promote economic growth and diversification of the County's economic base should also acknowledge broadly accepted socio-economic development goals, such as the amelioration of pverty, the promotion of economic mobility and self-sufficiency, and access to affordable housing, in balance with other CDMP goals.*

For the above-mentioned reasons, the proposed LUP Map amendment to "Low Density Residential" of the Application Area, is appropriate, compatible and encouraged by the CDMP's goals, objectives and policies. Accordingly, the Applicant respectfully requests your favorable recommendation for approval.

5. **LOCATION MAP:** See attached.

6. **LEGAL DESCRIPTION:** See attached.

7. **COMPLETE DISCLOSURE FORMS:** See attached.

8. **SURVEY:** See attached.

9. **TRAFFIC IMPACT STUDY:** See attached.

10. **NOTIFICATION TO PROPERTY OWNERS OTHER THAN THE APPLICANT, WHOSE PROPERTIES ARE INCLUDED WITHIN AN APPLICATION AREA BOUNDARY:** Not Applicable.

The Applicant reserves the right to supplement the application with additional documentation within the time permitted by the Code of Miami-Dade County.

CDMP APPLICATION CDMP20250018

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 ½ 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

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT NAME AND ADDRESS:

APPLICANT: D.R. Horton, Inc.
6123 Lyons Road, Suite 100
Coconut Creek, FL 33073
c/o KFLeonard@drhorton.com
(954) 949-3014

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	ACRES
D.R. Horton, Inc.	Rosella Harpaul	30-7814-000-0960	
D.R. Horton, Inc.	Rosella Harpaul	30-7814-000-0950	
			±5.93

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2., above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
X			X	

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

a. If the applicant is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

INDIVIDUAL'S NAME AND ADDRESS	PERCENTAGE OF INTEREST

N/A

b. If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: D.R. Horton, Inc., a publicly traded corporation on the NASDAQ

NAME, ADDRESS AND OFFICE (if applicable)	PERCENTAGE OF INTEREST

c. If the applicant is a TRUSTEE, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES NAME: N/A

BENEFICIARY'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
N/A	

d. If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner (s) consist of another partnership(s), corporation (s) trust (s) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP'S NAME: N/A

NAME AND ADDRESS OF PARTNER	PERCENTAGE OF INTEREST

N/A

e. If the applicant is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME: D.R. Horton, Inc., a publicly traded corporation on the NASDAQ

Date of Contract: 9-6-2024

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

N/A

5. DISCLOSURE OF OWNER'S INTEREST: Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

a. If the owner is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

INDIVIDUAL'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
Rosella Harpaul	100%

b. If the owner is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: N/A

NAME, ADDRESS AND OFFICE (if applicable)	PERCENTAGE OF INTEREST
N/A	

c. If the owner is a TRUSTEE, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each.

[Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES NAME: N/A

BENEFICIARY'S NAME AND ADDRESS — PERCENTAGE OF INTEREST

N/A

d. **If the owner is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].**

PARTNERSHIP'S NAME: N/A

NAME AND ADDRESS OF PARTNERS — PERCENTAGE OF INTEREST

N/A

e. **If the owner is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].**

NAME AND ADDRESS — PERCENTAGE OF INTEREST

N/A

Date of Contract: N/A

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

N/A

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

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

Applicant's Signatures and Printed Names

Keith Leonard, the Assistant Secretary of D.R. Horton, Inc.

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization on May 22, 2025, by Keith Leonard, the Assistant Secretary of D.R. Horton, Inc., , who is ☑ personally known to me or ☐ has produced _____ as identification.

(SEAL)

REBECCA Z. CORTES
MY COMMISSION # HH 481126
EXPIRES: May 12, 2028

NOTARY SIGNATURE
REBECCA Z. CORTES
Notary Public, State of Florida
My Commission expires: 5/12/2028

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; 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 each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in 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.

Location Map for Application
to Amend the Comprehensive Development Master Plan

APPLICANT / REPRESENTATIVE

D.R. Horton, LLC / Melissa Tapanes Llahues and Maritza Haro Salgado

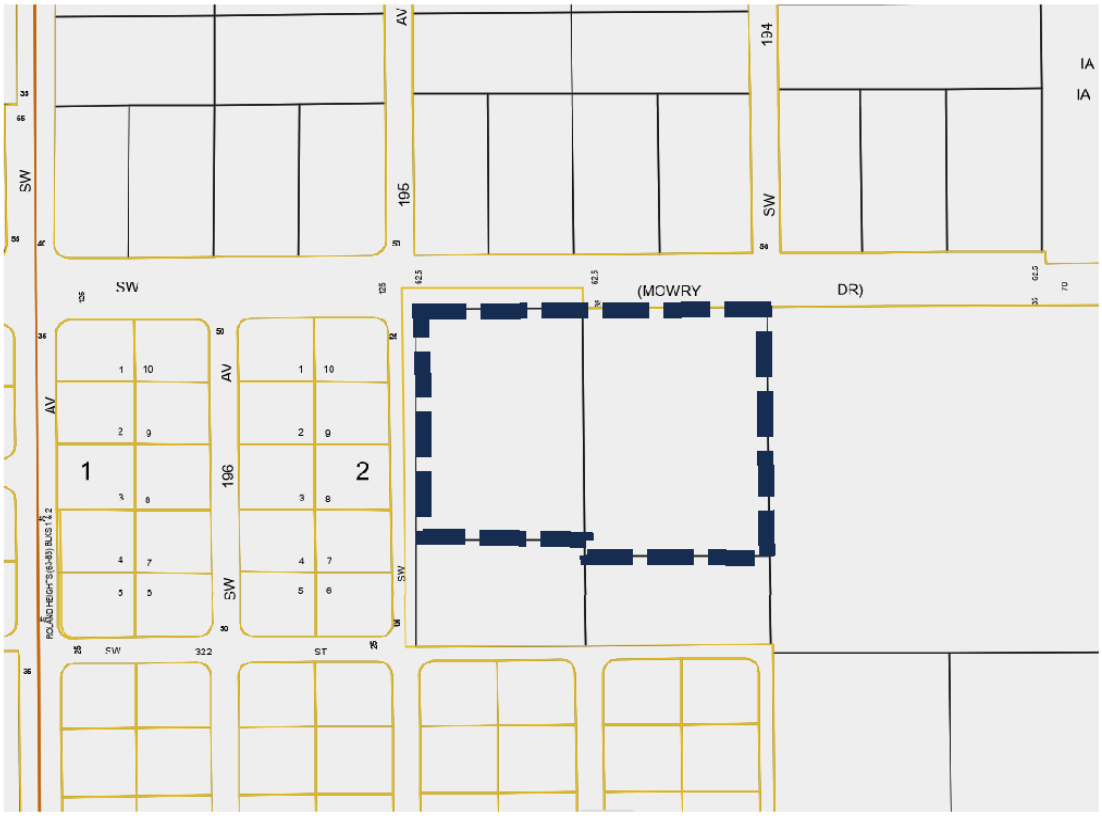
DESCRIPTION OF SUBJECT AREA

Subject Property consists of ±5.93 net acres located in Section 14,Township 57, Range 38. The property is more accurate described by 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.



LEGEND

APPLICATION AREA

AREA OWNED BY APPLICANT

ALTA/NSPS LAND TITLE SURVEY
ROSELLA ESTATES

A PORTION OF THE NE ¼ OF THE NW ¼ OF THE SW ¼ OF SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA.

NOTICE IS HEREBY GIVEN THAT "SUNSHINE STATE ONE CALL OF FLORIDA, INC." MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

Sunshine 811
Call 811 or www.sunshine811.com two full business days before digging, so have utilities located and marked.
Check exercise response codes before you dig!

See Sheet 2 for applicable legend and abbreviations.

American Land Title Association (ALTA)
National Society of Professional Surveyors (NSPS)
Minimum Standard Detail Requirements For ALTA/NSPS Land Title Surveys
(Effective February 23, 2021)

TABLE A
OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

NOTE: Whether any of the nineteen (19) items of Table A are to be selected, and the exact wording of and fee for any selected item, may be negotiated between the surveyor and client. Any additional items negotiated between the surveyor and client must be identified as 20(a), 20(b), etc. Any additional items negotiated between the surveyor and client, and any negotiated changes to the wording of a Table A item, must be explained pursuant to Section 6.D.ii.(g). Notwithstanding Table A Items 5 and 11, if an engineering design survey is desired as part of an ALTA/NSPS Land Title Survey, such services should be negotiated under Table A, Item 20.
If checked, the following optional items are to be included in the ALTA/NSPS LAND TITLE SURVEY, except as otherwise qualified (see note above):

1. Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.

2. Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork.

3. Flood zone classification (with proper annotation based on Federal Flood Insurance Rate Maps or the state or local equivalent) depicted by scaled map location and graphic plotting only.

4. Gross land area (and other areas if specified by the client).

5. Vertical relief with the source of information (e.g., ground survey, aerial map), contour interval, datum, with originating benchmark, when appropriate.

8. Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse).

11. Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by:
(a) plans and/or reports provided by client (with reference as to the sources of information)
(b) markings coordinated by the surveyor pursuant to a private utility locate request

Note to the client, insurer, and lender – With regard to Table A, Item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, locating excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

13. Names of adjoining owners according to current tax records. If more than one owner, identify the first owner's name listed in the tax records followed by "et al."

14. As specified by the client, distance to the nearest intersecting street.

16. Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

17. Proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

18. Pursuant to Sections 5 and 6 (and applicable selected Table A items, excluding Table A item 1), include as part of the survey any plottable offsite (i.e., appurtenant) easements disclosed in documents provided to or obtained by the surveyor.

19. Professional liability insurance policy obtained by the surveyor in the minimum amount of $1,000,000 to be in effect throughout the contract term. Certificate of insurance to be furnished upon request, but this item shall not be addressed on the face of the plat or map.

20.

Adopted by the Board of Governors, American Land Title Association, on October 1, 2020.
American Land Title Association, 1800 M St., N.W., Suite 300S, Washington, D.C. 20036-5828, www.alta.org
Adopted by the Board of Directors, National Society of Professional Surveyors, on October 30, 2020.
National Society of Professional Surveyors, Inc., 5119 Pegasus Court, Suite Q, Frederick, MD 21704, http://www.nsps.us.com/

Legend

SPECIAL FLOOD HAZARD AREAS
- 100-Year Base Flood Elevation (BFE)
- With BFE or Depth
- Regulatory Floodway

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levee. See Notes.
- Area with Flood Risk due to Levee

OTHER AREAS OF FLOOD HAZARD
- Area of Minimal Flood Hazard
- Effective LOMRs
- Area of Undetermined Flood Hazard

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

- Cross Section with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline

OTHER FEATURES
- Profile Baseline
- Hydrographic Feature

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS
The pink is displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

PANEL 0710L

FIRM
FLOOD INSURANCE RATE MAP

MIAMI-DADE COUNTY, FLORIDA AND INCORPORATED AREAS

PANEL 710 OF 1031
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

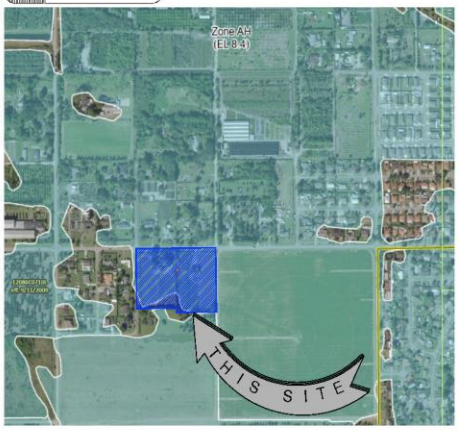
COMMUNITY	NUMBER	PANEL	SUFFIX
FLORIDA CITY, CITY OF	120644	0710	L
HOMESTEAD, CITY OF	120645	0710	L
MIAMI-DADE COUNTY	125129	0710	L

Notice to User: The Map Number shown below should be used when ordering flood insurance applications for the subject community.

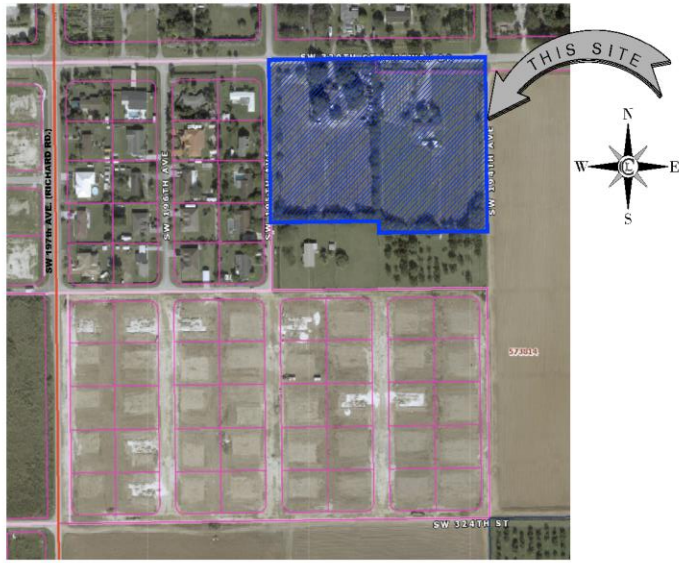
MAP NUMBER
12086C0710L

MAP REVISED
SEPTEMBER 11, 2009

Federal Emergency Management Agency



(NOT TO SCALE)



VICINITY MAP
(NOT TO SCALE)

TITLE REVIEW NOTES:

All the following documents listed in **"SCHEDULE B, PART II–Exceptions"** from:
ALTA COMMITMENT FOR TITLE INSURANCE

Issued by:	Alliant National Title Insurance Company
Issuing Agent:	DHI Title of Florida, Inc.
Issuing Office:	12296 San Jose Blvd., Suite 739, Jacksonville, Florida 32223
Commitment Number:	20140883
Issuing Office File Number:	101-24160621
Property Address:	Rosella Estates, Miami, Florida
Commitment Effective Date:	August 23, 2024 at 08:00 AM
Revision Number:	1 – 08/29/2024

Were furnished by the client to the undersigned and were reviewed to show any matters affecting the subject site:

"SCHEDULE B, PART II–Exceptions"

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or disclosing subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Rights or Claims of parties in possession not shown by the public records.

3. Easements or claims of easements not shown by the public records.

4. Discrepancies, conflicts in boundary lines, encroachments, overlaps, variations or shortage in area or content, party walls and any other matters that would be disclosed by a correct survey and/or physical inspection of the land.

5. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. All taxes, assessments, levies and charges, which constitute liens or are due or payable including unredeemed tax sales.

7. Taxes and assessments for the year 2024 and subsequent years which are not yet due and payable.

8. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village, or port authority for unpaid service charges for service by any water systems, sewer systems or gas systems serving the lands described herein.

Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

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.

SURVEYOR'S REPORT:

–Tax Folio Numbers: **30-7814-000-0960 and 30-7814-000-0950**

–Property address: **19400 and 19470 Mowry Drive, Miami, FL 33030** (Table A Item 2, 2021 Standard.)

–The Property is located within an area having **Flood Zone Classification X and AH,** with a **Base Flood Elevation of 8.4 feet NGVD 1929 (National Geodetic Vertical Datum of 1929)** by the Federal Emergency Management Agency (FEMA), on **Flood Insurance Rate Map No. 12086C0710L,** with a **date of identification of September 11, 2009,** for **Community No. 120635, Miami-Dade County,** State of Florida, which is the current Flood Insurance Rate Map for the community in which the Property is situated. (Table A Item 3, 2021 Standard)

–Total Property Gross Area: **258,192 sq. ft or 5.93 ±** (Table A Item 4, 2021 Standard.)
Net Area: **258,192 sq. ft or 5.93 ±**

–There is no observed evidence of current earth moving work, building construction or building additions at the Property during the course of the field survey. (Table A Item 16, 2021 Standard)

–There are no proposed changes in street right of way lines affecting the Property, according to available public records to the surveyor from Miami-Dade County, Florida at the time of this survey, and there is no observed evidence of recent street or sidewalk construction or repairs affecting the Property. (Table A Item 17, 2021 Standard)

–The roads abutting this property are physically open to traffic unless otherwise noted.

–Owner information shown on adjacent properties was referenced from Miami-Dade County property appraiser's website.

–Apparent encroachments observed while conducting this survey:
"Wood power utility poles, anchors, overhead electrical lines, traffic signs, and water meter located along the North property boundaries, and wood power utility poles, anchors, and overhead electrical lines running North–South along the center of the overall subject land without the benefit of easements.

–Legal Description Source: **As per Commitment for Title Insurance referenced hereon. Commitment Number: 20140883**

–No other instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as those listed (if any) in the Commitment for Title Insurance referenced hereon.

–Zoning Classification: EU-M – Estates modified, single-family, minimum lot area: 15,000 square feet net. As per Miami-Dade County Land Management GIS website: https://gisweb.miamidade.gov/landmanagement

–Miami-Dade County Flood Criteria: **6–7.5 feet ± NAVD88 (North American Vertical Datum of 1988) or 7.5–9 ± NGVD 1929 (National Geodetic Vertical Datum of 1929),** as per Miami-Dade County Flood Criteria Map GIS website, effective October 28, 2022.

–Bearings shown hereon are based on an assumed value of **N88°21'19"E along the North line of the SW ¼ of Section 14, Township 57 South, Range 38 East, Miami-Dade, Florida.**

–Vertical Criteria Used for the Completion of this Survey: National Geodetic Vertical Datum of 1929 (NGVD 29), using the following Benchmark(s) for vertical control based on a closed level loop using third order procedures according to the Federal Geodetic Control Committee (FGCC) standards and specifications for geodetic leveling:

Benchmarks Used:

Benchmark Name:	CE-162-R
Elevation:	8.32 (6.80 NAVD88)
Locator:	7623 NE
Northing:	413,256.85
Easting:	820,589.48
Location:	SW 320th Street on centerline and SW 192nd Avenue on centerline.
Description:	Brass disc in concrete monument and is the center of Section 14-57-38.

–This document consists of **two (2)** sheets and each sheet will not be considered full, valid, nor complete unless attached to the other one.

–No underground installations of utilities or improvements have been located.

–Zone rights-of-way (if shown) are based on Section 33-133. Right-of-way plan and minimum width of streets and ways of Article VIII. RIGHT-OF-WAY PLAN AND MINIMUM WIDTH, Chapter 33. ZONING, Code of Ordinances of Miami-Dade County, Florida. The surveyor advises the client to verify all zoned rights-of-way shown, with both the platting and zoning departments of said County.

–FEMA Flood Zone information (if shown) provided on this survey is for informational purpose only and it was obtained at www.fema.gov.

–The boundary line dimensions and directions as shown on the survey hereon form a mathematically closed figure.

–No excavation or determination was made as to how the property or properties is/are served by utilities.

–No footing/foundation of buildings (if any) and concrete walls (if any) or any of their underground structures have been determined with respect to the property line(s). This firm has not attempted to locate underground improvements of any nature.

–The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

–The information depicted on this map represents the results of the survey on the date indicated and can only be considered as indicating the general conditions existing at that time.

–This survey map, notes, and report, or the copies thereof, are not valid without the signature and the original raised seal of the undersigned Florida licensed surveyor and mapper, unless electronically signed.

–Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

–The symbols (if any) reflected in the legend and on the sketch of survey have been enlarged for clarity. The symbols have been plotted at the center of the field location and may not represent the actual size or shape of the feature.

–The surveyor did not inspect the property for environmental hazards nor observed any wetland delineation markers during the course of the survey.

–Due to the frequent changes and interpretations of zoning ordinances it is the owner's responsibility to verify zoning restrictions before construction.

–Legal ownership of any located fences and/or walls (if any) during the course of the survey is not determined by surveyor.

–Unless otherwise noted, record and measured data are in substantial agreement. All distances and elevations (if any) shown are in accord with the United States standard 'foot'.

–Limits of asphalt paving (if any) are approximate and, unless otherwise shown, are reasonably consistent with existing topographic conditions.

–Horizontal Criteria Used for the Completion of this Survey: North American Datum (83)–(2011)–(epoch 2010.0000), by way of the Florida Permanent Reference Network (FPRN).

–Set ½ rebar with plastic cap and/or PK Nail & Disc with stamped Certificate of Authorization No. LB #8537 at all property corners unless otherwise noted.

CERTIFIED TO:

–D.R. Horton, Inc., a Delaware Corporation
–DHI Title of Florida, Inc.
–Alliant National Title Insurance Company

SURVEYOR'S CERTIFICATE:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 8, 11, 13, 14, 16, 17, 18 and 19 of Table A thereof. Also that this survey meets the Standard of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J--17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. Last field survey date: 10-04-2024.

CONTOUR LINE SURVEYORS AND MAPPERS, LLC LB 8537

Digitally signed by Arturo A Sosa
Date: 2025.06.20 10:48:26-04'00'

Arturo A. Sosa
Professional Surveyor and Mapper No. 2629
State of Florida
aaosa@clinesurvey.com

NO.	DATE	BY	DESCRIPTION
1	6-19-25	AJM	Revise net area as per Miami-Dade County comments.

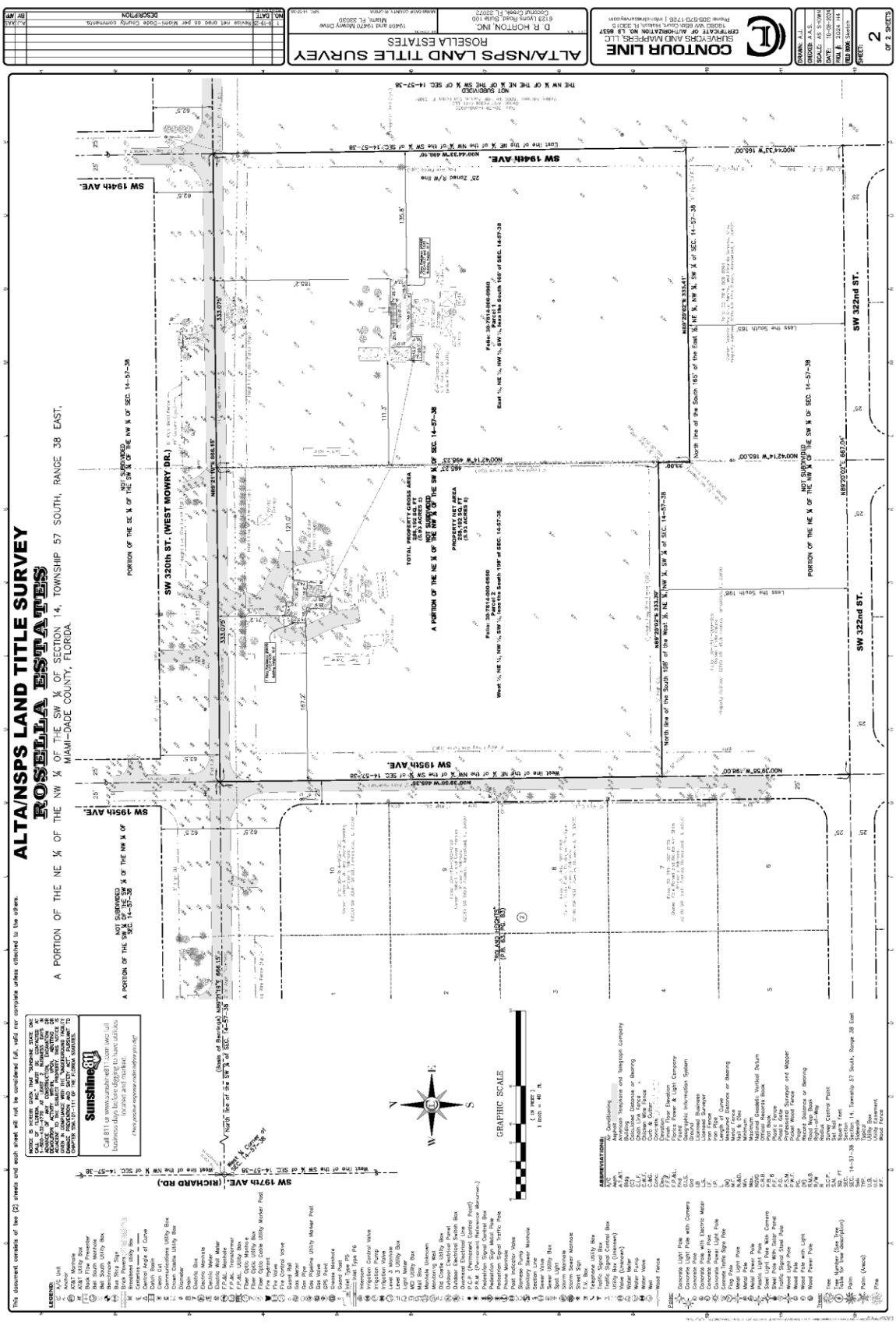
ALTA/NSPS LAND TITLE SURVEY
ROSELLA ESTATES
19400 and 19470 Mowry Drive
Miami, FL 33030
SEC. 14-57-38

PREPARED FOR: D.R. HORTON, INC.
1341 Lorrin A. Pease Blvd., Suite 150
Crystal Lake, IL 60012

CONTOUR LINE
SURVEYORS AND MAPPERS, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8537
19360 NW 85th Court, Hialeah, FL 33018
Phone: 305-570-1788 | info@clinesurvey.com

DRAWN: A.J.
CHECKED: A.A.S.
SCALE: AS SHOWN
DATE: 10-08-2024
PROJ. #: 2024 H4
FIELD BOOK: Sketch

SHEET: 1 OF 2 SHEETS


ALTA/NSPS LAND TITLE SURVEY
ROSELLA ESTATES
A PORTION OF THE NE ¼ OF THE NW ¼ OF THE SW ¼ OF SECTION 14, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA.
CONTOUR LINE
SURVEYORS AND MAPPERS, LLC
D. R. HORTON, INC.
SW 194th AVE.
SW 195th AVE.
SW 320th ST. (WEST MOWRY DR.)
SW 322nd ST.
SW 197th AVE. (RICHARD RD.)
GRAPHIC SCALE
Sunshine811

APPENDIX B

Applicant's Proffered Declaration of Restrictions (Received 18, 2025)

Received
September 18, 2025
Planning Division
CDMP20250018 - D.R. Horton

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: 30-7814-000-0990

DECLARATION OF RESTRICTIONS FOR AMENDMENT TO COMPREHENSIVE DEVELOPMENT MASTER PLAN

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,"; and

WHEREAS, the Owner has applied for an amendment to the Miami-Dade Comprehensive Development Master Plan (the "CDMP") in the May 2025 Cycle, which amendment is identified as CDMP Application No. CDMP20250018 (the "Application"); and

WHEREAS, the 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 Owner has concurrently filed a zoning application under Application No. Z2025000135; 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 for Amendment to Comprehensive Development Master Plan ("Declaration") covering and running with the Property:

1. **Roadways.** In furtherance of the CDMP, the Owner acknowledges and agrees that because the Application has an impact on Krome Avenue, between SW 312 Street/NE 8 Street and SW 316 Street, a hurricane evacuation route, mitigation is required. The Owner acknowledges that Policy LU-8E and the Capital Improvement Element of the CDMP provides that applications to amend the CDMP Land Use Map are evaluated for, among other things, whether the proposed application would impact emergency management. At the time of any subsequent development order approval

(subsequent to the above-referenced concurrent zoning Application No. Z2025000135), including, but not limited to, building permit, Tentative-plat approval, final plat approval, site plan approval or any other development order or development permit approval, the proposed development of the Property will be reanalyzed for concurrency in accordance with Chapter 33G of the Miami-Dade County Code, and at that time the Owner must provide the proportionate share mitigation payment for impacts to the hurricane evacuation route along Krome Avenue, between SW 312 Street/NE 8 Street and SW 316 Street, unless it is otherwise demonstrated by the applicant, through a traffic analysis, to the satisfaction of the County, that the impact mitigation is no longer required. The proportionate share mitigation payment shall be in accordance with Section 163.3180, Florida Statutes and shall be creditable against the roadway share of the mobility fees applicable to affected roadways due as part of the development of the Property.

2. **Historic Preservation.** The applicant shall submit updated Florida Master Site File Historical Structure forms prior to any interventions on the structures located within the application area that meet the 50-year benchmark for historic resource eligibility. The applicant must also notify the Office of Historic Preservation upon receiving confirmation from the Florida Master Site File ("FMSF").

MISCELLANEOUS

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

4. **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.

5. **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 such portion of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the property is incorporated within a new municipality or annexed into an existing municipality, and the successor municipality amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes. It is provided, however, that in the event that the successor municipality approves a modification or deletion of this Declaration, such modification or deletion shall not be effective until approved by the Board of County Commissioners, in accordance with applicable procedures. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her absence, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

6. **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.

7. **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.

8. **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.

9. **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.

10. **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.

11. **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.

12. **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.

13. **Acceptance of Declaration**. The Owner acknowledges 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.

14. **Owner**. The term Owner shall include all heirs, assigns, and successors in interest.

[Signature page to follow]

Signed, witnessed, executed, and acknowledged on this ___ day of _____, 2025.

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

WITNESSES:

_____ _____
Signature Rosella Harpaul

_____
Print Name & Address

_____
Signature

_____
Print Name & 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 _____, 2025, in the County and State aforesaid.

(SEAL)

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

Declaration of Restrictions for Amendment
to Comprehensive Development Master Plan
Page 7

Exhibit A
Property Legal Description

CDMP APPLICATION CDMP20250018

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 ½ 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

APPENDIX C

Miami-Dade County Public Schools Analysis

Concurrency Management System (CMS)

Miami-Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number:	PH3025061300397	Local Government (LG):	Miami-Dade
Date Application Received:	6/13/2025 10:15:31 AM	LG Application Number:	Z2025000135
Type of Application:	Public Hearing	Sub Type:	Zoning

Applicant's Name:	Rosella Estates
Address/Location:	19400 MOWRY DR
Master Folio Number:	3078140000960
Additional Folio Number(s):	*3078140000950,*

PROPOSED # OF UNITS	34
SINGLE-FAMILY DETACHED UNITS:	34
SINGLE-FAMILY ATTACHED UNITS:	0
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)	-41	5	0	NO	Current CSA
5791	WEST HOMESTEAD K-8 CENTER (ELEM COMP)	0	5	0	NO	Current CSA Five Year Plan
5792	WEST HOMESTEAD K-8 CENTER (MID COMP)	5	3	3	YES	Current CSA
7701	SOUTH DADE SENIOR	-110	4	0	NO	Current CSA
7701	SOUTH DADE SENIOR	0	4	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
2941	LAURA C SAUNDERS ELEMENTARY	24	5	5	YES	Adjacent CSA
7781	FELIX VARELA SENIOR	0	4	0	NO	Adjacent CSA
7731	MIAMI SOUTHRIDGE SENIOR	-105	4	0	NO	Adjacent CSA
7151	HOMESTEAD SENIOR	-306	4	0	NO	Adjacent CSA
7781	FELIX VARELA SENIOR	0	4	0	NO	Adjacent CSA Five Year Plan
7731	MIAMI SOUTHRIDGE SENIOR	0	4	0	NO	Adjacent CSA Five Year Plan
7151	HOMESTEAD SENIOR	0	4	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

APPENDIX D

Executive Summary of Traffic Impact Study
(Received September 5, 2025)

*Excerpted pages are enclosed herein. The complete report is accessible at the link listed below.

- https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/825ec337-acf8-4f75-abc1-17e54e7b05c5?tab=attachments

ROSELLA ESTATES

SEC SW 195TH AVE & SW 320TH ST
MIAMI-DADE COUNTY, FLORIDA
CDMP 20250000015

CDMP FLUM AMENDMENT
TRAFFIC IMPACT STUDY

PREPARED FOR:
D.R. HORTON

Prepared by:

JFO GROUP INC
COA Number 32276
6671 W Indiantown Road
Suite 50-324
Jupiter, FL 33458

Revised September 5, 2025
Revised June 20, 2025
June 2, 2025

JUAN F. ORTEGA
LICENSE
No. 63422
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on September 5, 2025, using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

EXECUTIVE SUMMARY

JFO Group Inc. has been retained to prepare a Traffic Impact Study (TIS) for a proposed change to the Miami-Dade County Comprehensive Development Master Plan (CDMP) Future Land Use Map (FLUM) for a 5.93-acre property located south of Mowry Drive (SW 320 Street) between SW 194 Avenue and SW 195 Avenue in unincorporated Miami-Dade, Florida. Miami-Dade Folios associated with this request are 30-7814-000-0950/-0960.

The Rosella Estates project proposes a FLUM amendment from Estate Density Residential (EDR), which allows up to 2.5 dwelling units per acre, to Low Density Residential (LDR), allowing up to 6 dwelling units per acre. Additionally, the project seeks to rezone the property from the Estate Modified District (EU-M) to the Modified Single-Family Residential District (RU-1M(a)) to facilitate the development of a 34-unit single-family home community. The site currently has two (2) single family homes. The maximum development allowed on the subject site based on the proposed FLUM designation is 35 units. However, a covenant to limit the project site to 34 units was provided under a separate cover. As such, the traffic analysis was based on the actual development program being proposed for the site via restrictive covenant.

Trip generation rates were based on the *Institute of Transportation Engineering (ITE) Trip Generation Manual 11th Edition*. The net Daily, AM and PM peak hour trips potentially generated due to the proposed FLUM amendment are 374, 28 (7 In/21 Out) and 36 (23 In/13 Out) trips respectively. Trip distribution and assignment were based on statistical data from the Traffic Analysis Zone-based cardinal distribution included in the 2045 Miami Dade MPO Long Range Transportation Plan.

The TIS shows that none of the roadway segments within the Study Area will be significantly impacted by the proposed CDMP FLUM amendment where the proposed FLUM amendment will not cause any roadways to exceed their adopted LOS. As required by the TIS methodology, the roadways adjacent to the subject site in the vicinity of the application were analyzed for: 1) Existing conditions (2024); 2) Short-term (2028); 3) Short-term Cumulative Analysis with nearby CDMPs (2028); and 4) Long-term (Year 2045).

APPENDIX E
Fiscal Impact Analysis

Fiscal Impacts
On Infrastructure and Services

On October 23, 2001, the Board of County Commissioners adopted Ordinance No. 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. CDMP20250018 of the May 2025 Cycle Applications to amend the CDMP from County departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owner(s) or will require general taxpayer support and includes an estimate of that support.

The agencies use various methodologies for their calculations. The agencies rely on a variety of sources for revenue, such as property taxes, impact fees, connection fees, user fees, gas taxes, taxing districts, general fund contribution, federal and state grants, federal funds, etc. Certain variables, such as property use, location, number of dwelling units, and type of units were considered by the service agencies in developing their cost estimates.

Solid Waste Services

The Miami-Dade County Department of Solid Waste Management (DSWM) oversees the proper collection and disposal of solid waste generated in the County through direct operations, contractual arrangements, and regulations. In addition, the Department directs the countywide effort to comply with State regulations concerning recycling, household chemical waste management and the closure and maintenance of solid waste sites no longer in use.

Level of Service Standard

The adopted level of service standard (LOS) for the County Waste Management System is as follows: to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long term contracts or interlocal agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows, for a period of five (5) years. As of FY 2024-25 the DSWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth, including the applications reviewed here, and which are not anticipated to have a negative impact on disposal service.

Fiscal Impact – Waste Disposal Capacity and Service

The cost of providing disposal capacity for WCSA customers, municipalities and private haulers is paid for by System users. In FY 2024-25, the DSWM charges a contract disposal rate of $74.40 per ton while the non-contract disposal rate is $113.19 per ton. These rates adjust annually based on the Consumer Price Index, South Region. In addition, DSWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is used to ensure availability of disposal capacity in the System. Landfill closure, remediation and long-term care are funded by a portion of the Utility Service Fee charged to all customers of the County's Water and Sewer Department.

Water and Sewer

The Miami-Dade County Water and Sewer Department (WASD) provides for the majority of water and sewer service needs throughout the county. The cost estimates provided herein are

preliminary and final project costs will vary from these estimates. The final costs for the project and resulting feasibility will depend on the actual labor and materials costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. The application site is located within WASD's water service area and within WASD's sewer service area. The water and sewer connection charges were calculated at a rate of $1.39 per gallons per day and $5.60 per gallon per day, respectively. The water and sewer Annual Operations and Maintenance (O&M) cost was based on $ 2.1289/1000 gallons, and $ 3.1903/1000 gallons, respectively.

The applicant seeks to redesignate the ±7.37 gross acres site (±5.93 net acres) 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) that would allow the application site to be developed with a maximum of 35 single-family homes. If the site is developed with the maximum residential development of 35 single-family homes, the water connection charges are estimated at $10,217 and the sewer connection charges are estimated at $41,160. The water service line and meter connection fees would cost $1,300 and the annual operating and maintenance costs would cost $14,270.

The cost of installing the required 585 linear feet of 8-inch water main to connect the proposed development to the County's water system is estimated at $209,974. The cost of installing a required 1,700 linear feet of 8-inch gravity sewer main to connect the proposed development to the County's sewer system is estimated at $480,046. The total potential cost for connecting the proposed development to the county's water and sewer system, including an engineering fee of 13% plus all other WASD add-ons incorporated into the fee, is estimated at $690,020.

Drainage and Flood Protection

The Miami-Dade County Division of Environmental and Resources Management (DERM) is responsible for the enforcement of current stormwater management and disposal regulations. These regulations require that all new developments provide full on-site retention of the stormwater runoff generated by the development. The drainage systems serving new developments are not allowed to impact existing or proposed public stormwater disposal systems, or to impact adjacent properties. The County is not responsible for providing flood protection to private properties, although it is the County's responsibility to ensure and verify that said protection has been incorporated in the plans for each proposed development. The above noted determinations are predicated upon the provisions of Chapter 46, Section 4611.1 of the South Florida Building Code; Section 24-58.3(G) of the Code of Miami-Dade County, Florida; Chapter 40E-40 Florida Administrative Code, Basis of Review South Florida Water Management District (SFWMD); and Section D4 Part 2 of the Public Works Manual of Miami-Dade County. All these legal provisions emphasize the requirement for full on-site retention of stormwater as a post development condition for all proposed commercial, industrial, and residential subdivisions.

Additionally, DERM staff notes that new development, within the urbanized area of the County, is assessed a stormwater utility fee. This fee commensurate with the percentage of impervious area of each parcel of land, and is assessed pursuant to the requirements of Section 24-61, Article IV, of the Code of Miami-Dade County. Finally, according to the same Code Section, the proceedings may only be utilized for the maintenance and improvement of public storm drainage systems.

Based upon the above noted considerations, it is the opinion of DERM that Ordinance No. 01-163 will not change, reverse, or affect these factual requirements.

Public Schools

This application, if approved with acceptance of the applicant's proffered covenant, would result in the 12 students, 5 are expected to attend elementary schools, 3 are expected to attend middle schools, and 4 are expected to attend senior high schools. Applicable schools have available capacity at this time; however, final determination of capacity will be made at the time of the final plat, site plan or functional equivalent. In accordance with Miami-Dade County's Interlocal Agreement for Public Schools Facilities (ILA), the application complies with level of service standards at this time.

The average cost for K-12 grade students amounts to $9,337 per student. Therefore, the total annual operating cost based on the projected additional students generated by the proposed development, if approved, would total $ 112,044.

Fire Rescue

The current CDMP land use designation of "Estate Density Residential" on the application site would allow a residential development with a total maximum of 14 single-family units that would generate 5 annual alarms. The proposed CDMP land use designation of "Low Density Residential" will allow a residential development with a total maximum of 35 single-family units that would generate approximately 16 annual alarms. The 16 annual alarms will result in a medium impact to existing fire rescue services.

While the proposed development will result in a medium impact to MDFR services, presently, fire and rescue service in the vicinity of the Property is adequate. Based on the current call volume for Station No.16 and existing stations within proximity of the subject property, all stations combined are capable of mitigating the additional number of alarms. Additional Fire Rescue stations include:

- Station No. 6 (Modello), located at 15890 SW 288 St, Miami, Fl. 33033; and
- Station No. 65 (East Homestead), located at 1350 SE 24 St, Homestead, Florida 33035.

APPENDIX F

Photos of the Application Site and Surroundings



Application site looking east along SW 195 Street,
between SW 320 Street and SW 322 Street



Residential area adjacent to the west of the site, along SW 195 Avenue



Residential area north of the application site, along SW 320 Street,
Between SW 195 Avenue and SW 194 Avenue



Residential community south of the application site along SW 195 Street

EXHIBIT 2

ADDITIONAL ITEMS
MAY 2025 CYCLE APPLICATION NO. CDMP20250018
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
(Consisting of additional materials related to the applications received after the publication of the Initial Recommendations Report)

ITEMS	PAGE NO.
Resolution of the Redlands Community Council 14 public hearing, held September 29, 2025.	1
Minutes of the Redlands Community Council 14 public hearing, held September 29, 2025.	2
Resolution of the Planning Advisory Board, dated November 3, 2025.	5
Minutes of the Planning Advisory Board for public hearing held November 3, 2025.	12
Deferral Request Letter, dated December 12, 2025.	20
Deferral Request Letter, dated May 28, 2026.	22
Deferral Request Letter, dated July 15, 2026.	24
Applicant's Revised Declaration of Restrictions, received September 28, 2026.	26

Other Documents related to the application, including third party correspondence, are available online at the link below.

https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/825ec337-acf8-4f75-abc1-17e54e7b05c5?tab=attachments

RESOLUTION NO. 25-18
REDLAND COMMUNITY COUNCIL (14) ISSUING RECOMMENDATION ON MAY 2025 CYCLE APPLICATION NO. CDMP20250018 FILED BY D.R. HORTON, INC., REQUESTING AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

WHEREAS, Section 20-40 of the Code of Miami-Dade County establishes Community Councils in the unincorporated area; and

WHEREAS, the Section 2-116.1 of the Code of Miami-Dade County provides exclusive procedures for amending the Comprehensive Development Master Plan (CDMP) consistent with requirements of Chapter 163, Part 2, Flori da Statutes; and

WHEREAS, the Community Councils may, at their option, make recommendations to the Planning Advisory Board and the Board of County Commissioners on proposed amendments to the CDMP that would directly impact the Council's area; and

WHEREAS, the Section 2-116.1(3)(e) of the Code of Miami-Dade County provides that Community Council recommendations may address the decisions to be made by the Board of County Commissioners regarding adoption, adoption with change, or denial of the small-scale application, or that the application be converted to a standard amendment and transmitted to the State Land Planning Agency and other reviewing agencies for review and comment; and

WHEREAS, at its meeting of September 29, 2025, Redland Community Council (14) conducted a public hearing as authorized by Section 20-41 of the County Code;

NOW, THEREFORE, BE IT RESOLVED THAT THE REDLAND COMMUNITY COUNCIL (14) recommends that the May 2025 Cycle CDMP Amendment Application No. CDMP20250018 be Adopted With Acceptance Of the Proffered Declaration of Restrictions.

The forgoing resolution was offered by Board Member Lindor-Latortue who moved its adoption and was seconded by Board Member Bell and upon being put to a vote, the vote was as follows:

Alicia Arellano	Absent	Wilbur Bell	Yes
Marie Flore Lindor-Latortue	Yes	Curtis Lawrence	Yes
VACANT		Ralph Troutman	Absent
Stanley Thompkins, Chair Yes			

Board Chairman Thompkins hereupon declared the resolution duly passed and adopted this 29th day of September 2025.

I hereby certify that the above information reflects the action of the Redland Community Council.

Alex David, Executive Secretary

MINUTES
The Redland Community Council 14
Public Hearing on May 2025 CDMP Cycle Application No. CDMP202500018
To Amend the Comprehensive Development Master Plan

September 29, 2025, 6:57 PM

Department of Regulatory and Economic Resources (RER) Staff Present

Alex A. David, Strategic Metro Planner, Long Range and Neighborhood Planning Section
Robert Hessler, Planning Section Supervisor, Research
Rommel Vargas, Senior Planner, Metropolitan Planning
Felix Acosta, Agenda Clerk, Development Services Division
Julio Calles, Agenda Clerk, Development Services Division

I. CALL TO ORDER AND OPENING REMARKS

The Redland Community Council 14 in person public hearing opened at 6:57 p.m. Chair Stanley Tompkins called the meeting to order and following the Pledge of Allegiance, asked Staff to conduct the roll call.

Roll Call
Mr. Alex A. David, Strategic Metro Planner, conducted the roll call and determined that there was a quorum with four Redland Community Council 14 members present as follows:

Alicia Arellano	Absent	Marie Flore Lindor-Latortue, Ph.D.	Yes
Wilbur Bell	Yes	Ralph Troutman	Absent
Curtis Lawrence	Yes		
Stanley Thompkins, Chair, Yes			

I. AGENDA ITEMS

May 2025 Cycle Application No. CDMP20250018

Mr. Rommel Vargas, Senior Planner, provided an overview of Application No. CDMP20250018, filed by D.R. Horton, Inc. He described the application as pertaining to a ±20.92-acre site located at the southeast corner of SW 320 Street and SW 195 Avenue, approximately 0.25 miles west of the City of Homestead. Mr. Vargas noted that the site is surrounded by residential uses, plant nurseries, and vacant parcels. He explained that the site is currently designated as "Estate Density Residential," which allows residential development at maximum of 2.5 dwelling units per gross acre. The applicant seeks to redesignate the CDMP land use designation on the site to "Low Density Residential," which allows residential development at a density of up to 6 dwelling units per gross acre. Mr. Vargas stated that the applicant intends to develop the site with a maximum of 35 single-family homes.

Mr. Vargas stated that staff recommends adoption of the application, with acceptance of the proffered Declaration of Restrictions (Covenant). He indicated that approval of the application would be generally consistent with CDMP policies that encourage the redevelopment of substandard and environmentally suitable sites within urban areas, particularly those adjacent to existing development and where public services and facilities have adequate capacity to support additional demand. He affirmed that the proposed development would not result in a violation of the County's adopted level of service standards for public services and facilities. However, he noted that the proposed development would have a negative impact on Krome Avenue between SW 312 Street and SW 316 Street. To address this, the applicant has committed, through the proffered Covenant, to provide a proportionate share mitigation payment to the County to offset the traffic impacts generated by the project. Mr. Vargas added that the proposed development is generally compatible with the existing single-family residential character of the surrounding area. He further explained that the site is in an area that may harbor endangered species. As such, the County's environmental agency has requested that, prior to the issuance of any Tree Removal Permit, the applicant conduct a wildlife survey to determine the presence or absence of any endangered species on the site. The applicant has committed to this request in the proffered Covenant.

Additionally, Mr. Vargas noted that the applicant has complied with the Office of Historic Preservation's (OHP) request to document two on-site structures that meet the 50-year threshold for historic resource eligibility. The applicant submitted the required documentation to the Florida Division of Historical Resources for inclusion in the Florida Master Site File. He concluded by stating that the proposed development would not degrade any countywide system. He added that all systems, except for roadways, which will be mitigated by the applicant as previously described, have sufficient capacity to accommodate the impacts generated by the proposed development. Mr. Vargas also mentioned that the Department of Transportation and Public Works has identified two funded capital projects in the vicinity of the application site, as outlined in the County's Transit Development Plan. He stated that these projects are expected to enhance transit service and promote walkability in the surrounding area.

Ms. Maritza Haro, representing the applicant, presented the proposed development. She stated that the applicant intends to develop the property with single-family homes. Ms. Haro spoke about the County's ongoing housing shortage and affordability crisis, emphasizing that the current housing supply is nearing depletion. She described the surrounding land uses, noting that the area is predominantly designated for residential development. Ms. Haro also confirmed that the proposed project would have no impact on archaeological or historical resources. Additionally, she pointed out that the site is located approximately 2.3 miles from the South Dade Transitway, highlighting its proximity to transit infrastructure. To illustrate the proposal, she presented a site

plan showing the layout of the development and shared renderings of the single-family homes to be constructed.

Chair Thompkins opened the public hearing for comments. There were no members of the public present. Members of the Board had no comments on the application and proceeded to offer a motion.

A motion to **Adopt with Acceptance of the Proffered Declaration of Restrictions** was made by Board Member Lindor-Latortue. Board Member Bell seconded the motion. The motion passed unanimously as follows:

Alicia Arellano	Absent	Marie Flore Lindor-Latortue, Ph.D.	Yes
Wilbur Bell	Yes	Ralph Troutman	Absent
Curtis Lawrence	Yes		
Stanley Thompkins, Chair, Yes			

Adjournment

There being no further business before the Board, Chair Thomkins adjourned the hearing at 7:20 p.m.

Respectfully submitted,

Alex David, Secretary

RESOLUTION NO. 25-13

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD ACTING AS THE LOCAL PLANNING AGENCY ISSUING RECOMMENDATIONS TO THE BOARD OF COUNTY COMMISSIONERS REGARDING FINAL DISPOSITION OF SMALL-SCALE MAY 2025 CYCLE APPLICATION NOS. CDMP20250008, CDMP20250012, AND CDMP20250018 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

WHEREAS, pursuant to chapter 163, Part II, Florida Statutes, the Miami-Dade Board of County Commissioners ("Commission") adopted the Miami-Dade County Comprehensive Development Master Plan ("CDMP") in 1988; and

WHEREAS, the Commission has provided procedures, codified as section 2-116.1 of the Code of Miami-Dade County, Florida, to amend, modify, add to, or change the CDMP; and

WHEREAS, Miami-Dade County's procedures reflect and comply with the procedures for adopting or amending local comprehensive plans as set forth in chapter 163, Part II, Florida Statutes, including the process for adoption of small-scale comprehensive plan amendments ("small-scale amendments") set forth in section 163.3187, Florida Statutes; and

WHEREAS, applications to amend the CDMP may be filed with the Planning Division of the Department of Regulatory and Economic Resources ("Department") by private parties or by the County; and

WHEREAS, Miami-Dade County's procedures classify applications as either standard or small-scale amendment applications, set forth the processes for adoption of small scale and standard amendments, and require any application seeking adoption as a small-scale amendment to clearly state such request in the application; and

WHEREAS, Miami-Dade County's procedures provide that applications may be filed for processing in the January, May, or October CDMP amendment cycles or filed at any time for out-of-cycle processing; and

WHEREAS, small-scale Application Nos. CDMP20250008, CDMP20250012, and CDMP20250018 were filed by private parties in the May 2025 Cycle of Applications to amend the CDMP and are contained in the document titled "May 2025 Cycle of Applications to Amend the Comprehensive Development Master Plan," dated June 2025, and kept on file with and available upon request from the Department; and

WHEREAS, May 2025 Cycle Application Nos. CDMP20250008, CDMP20250012, and CDMP20250018 requested adoption, if eligible, to be processed as a small-scale CDMP amendment; and

WHEREAS, as required by section 2-116.1, Code of Miami-Dade County, the Department has published its initial recommendations in separate reports titled "Initial Recommendation to Amend the Comprehensive Development Master Plan" for Application No. CDMP20250008, CDMP20250012, and CDMP20250018, all dated September 2025, which are and kept on file and available for inspection upon request from the Department; and

WHEREAS, Miami-Dade County's procedures provide for the processing of CDMP amendment applications concurrently with zoning applications, pursuant to section 2-116.1 of the Code of Miami-Dade County; and

WHEREAS, Application Nos. CDMP20250008, CDMP20250012, and CDMP20250018 were each requested to be processed concurrently with Zoning Application No. Z2025000125, Z2025000128, and Z2025000135, respectively, and

WHEREAS, in accordance with the applicable County procedures, the affected Community Councils have conducted an optional public hearing pursuant to section 2-

1116.1(3)(e) to address the referenced Applications that would directly impact its council areas and issued recommendations on the referenced application to the Planning Advisory Board and the Commission; and

WHEREAS, the Planning Advisory Board, acting as the Local Planning Agency, held a public hearing on the referenced Applications at its October 6, 2025 meeting, but did not achieve quorum, and the hearing was rescheduled for November 3, 2025; and

WHEREAS, the Planning Advisory Board, acting as the Local Planning Agency, has acted in accord with the referenced State and County procedures, and has conducted a duly noticed public hearing and issued a recommendation for the disposition of each of the referenced Applications; and

NOW, THEREFORE, BE IT RESOLVED BY THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD ACTING AS THE LOCAL PLANNING AGENCY:

This Agency hereby makes the following recommendations to the Commission regarding the adoption of small-scale Land Use Plan map Application Nos. CDMP20250008, CDMP20250012 and CDMP20250018 and recommendation regarding subsequent final action by the Commission.

Application Number	Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP	• Recommended Action on Small-Scale Amendment
CDMP 20250008	232 Holdings LLC and 12499 Holdings LLC / Hugo P. Arza, Esq., & Miriam Soler Ramos, Esq., Holland & Knight LLP/ Southwest corner of SW 232 Street and SW 124 Court, east of US-1/ ±5.67 gross acres / ±4.99 net acres. <u>Requested Amendment to the CDMP</u> 1. Redesignate the application site: From: "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre) To: "Medium Density Residential with One Density Increase (DI-1)" (25 to 60 dwelling units per gross acre with urban design) 2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners. Small-Scale Amendment	Adopt with Acceptance of the Proffered Declaration of Restrictions

The motion to Adopt with acceptance of the proffered Declaration of Restrictions was moved by Board Member Losner. Board Member Thomas seconded the motion. The motion passed 7 to 1 as follows:

Lynette Cardoch	Absent	Max Losner	Yes
Alisa Cepeda	No	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Yes
Eric Fresco	Absent	Daniel Rogers	Absent
Seth Gadinsky	Absent	Ernie Thomas	Yes
Horacio C. Huembes	Yes		

William McRea, Vice Chair, Yes
Frank Lago, Chair, Yes

Application Number	Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP	• Recommended Action on Small-Scale Amendment
CDMP 20250012	SIP Development Group, LLC / Hugo P. Arza, Esq., Alessandria San Roman, Esq., and Erica C. Adams, Esq., Holland & Knight LLP/ East side of SW 137 Avenue and south of theoretical SW 294 Street, west of the Homestead Air Reserve Base / ±30.91 gross acres / ±29.10 net acres. <u>Requested Amendment to the CDMP</u> 1. Redesignate the application site: From: "Low Density Residential" (2.5 to 6 dwelling units per gross acre) To: "Industrial and Office" 2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners. Small-Scale Amendment	Adopt with Acceptance of the Proffered Declaration of Restrictions

The motion to Adopt with acceptance of the proffered Declaration of Restrictions was moved by Board Member Thomas. Board Member Diaz-Padron seconded the motion. The motion passed 8 to 0 as follows:

Lynette Cardoch	Absent	Max Losner	Yes
Alisa Cepeda	Yes	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Yes
Eric Fresco	Absent	Daniel Rogers	Absent
Seth Gadinsky	Absent	Ernie Thomas	Yes
Horacio C. Huembes	Yes		

William McRea, Vice Chair, Yes
Frank Lago, Chair, Yes

Application Number	Applicant/Representative Location (Size) Requested Small-Scale Amendment to the CDMP	• Recommended Action on Small-Scale Amendment
CDMP 20250018	D.R. Horton, Inc. / Melissa Tapanes Llahues, Esq., Maritza Haro Salgado, Esq., Bercow Radell Fernandez Larkin & Tapanes, PLLC./ Southeast corner of SW 320 Street (Mowry Drive) and SW 195 Avenue / ±5.93 gross / net acres. <u>Requested Amendment to the CDMP</u> 1. Redesignate the application site: 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) Add the proffered Declaration of Restrictions to the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners. Small-Scale Amendment	Adopt with Acceptance of the Proffered Declaration of Restrictions

The motion to Adopt with acceptance of the proffered Declaration of Restrictions was moved by Board Member Morris. Board Member Losner seconded the motion. The motion passed 8 to 0 as follows:

Lynette Cardoch	Absent	Max Losner	Yes
Alisa Cepeda	Yes	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Yes
Eric Fresco	Absent	Daniel Rogers	Absent
Seth Gadinsky	Absent	Ernie Thomas	Yes
Horacio C. Huembes	Yes		

William McRea, Vice Chair, Yes
Frank Lago, Chair, Yes

The motion to adopt the foregoing resolution was moved by Board Member McRea. Board Member Huembes seconded the motion. The motion passed 7 to 0 as follows:

Lynette Cardoch	Absent	Max Losner	Absent
Alisa Cepeda	Yes	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Yes
Eric Fresco	Absent	Daniel Rogers	Absent
Seth Gadinsky	Absent	Ernie Thomas	Yes
Horacio C. Huembes	Yes		

William McRea, Vice Chair, Yes
Frank Lago, Chair, Yes

The above actions were taken by the Planning Advisory Board, acting as the Local Planning Agency, at its public hearing on November 3, 2025, and are certified correct by Lourdes Gomez, Executive Secretary to the Planning Advisory Board.

Jerry Bell for

Lourdes Gomez, AICP, Director
Department of Regulatory and Economic Resources

MINUTES
Miami-Dade County Planning Advisory Board
Acting As the Local Planning Agency
Public Hearing on May 2025 Cycle Application Nos. CDMP20250008, CDMP20250012, and CDMP20250018 to Amend the Comprehensive Development Master Plan; and Naranja Lakes Community Redevelopment Area (CRA) Redevelopment Plan

November 3, 2025, 2:00 PM

Planning Advisory Board Members

Lynette Cardoch	Absent	Max Losner	Present
Alisa Cepeda	Present	Michael Montiel	Absent
Carlos Diaz-Padron	Present	J. Wil Morris	Present
Eric Fresco	Absent	Daniel Rogers	Absent
Seth Gadinsky	Absent	Ernie Thomas	Present
Horacio C. Huembes	Present		

William McRea, Vice Chair, Present
Frank Lago, Chair, Present

Nathaly Simon, Miami-Dade Public Schools (non-voting)
Larry Ventura, Homestead Air Reserve Base (non-voting), Present

Department of Regulatory and Economic Resources (RER) Staff Present

Planning Division
Jerry Bell, Assistant Director, Planning Division
Garett Rowe, Chief, Metropolitan Planning Section, Planning Division
Kimberly Brown, Chief, Metropolitan Planning Section, Planning Division
Manuel Armanda, Chief, Planning Research Section, Planning Division
Robert Hesler, Planning Section Supervisor, Planning Research Section, Planning Division
Rosa Davis, Planning Section Supervisor, CDMP Administration, Metropolitan Planning
Alex Dambach, Planning Development Manager, Metropolitan Planning
James McCall, Strategic Metro Planner, Metropolitan Planning
Sue Trone, Strategic Metro Planner, Metropolitan Planning
Noel Stillings, Principal Planner, Metropolitan Planning
Rommel Vargas, Senior Planner, Metropolitan Planning
Lorenzo Vieito, Senior Planner, Metropolitan Planning

Other County Staff Present

CJ Wahl, Assistant County Attorney, County Attorney's Office
Terrance Smith, Assistant County Attorney, County Attorney's Office
Vivien Cao, Assistant Director, Office of Management and Budget
Christine Velazquez, Division Chief II, Code Coordination & Environmental Initiatives Divison, Department of Environmental Resources Management
Ninfa Rincon, Chief, Code Coordination & Environmental Initiatives Division, Department of Environmental Resources Management

James Ferguson, Assistant Director, Planning & Regulatory Compliance, Miami-Dade Water and Sewer Department
Carlos Lopez, Park Planner II, Miami-Dade County Parks, Recreation and Open Spaces Department
Brandon Fennell, Senior Planner, Miami-Dade Transit Division, Department of Transportation and Public Works

CALL TO ORDER AND OPENING STATEMENTS

The Planning Advisory Board (PAB) public hearing was called to order at 2:12 p.m. by PAB Chair Lago. Chair Lago introduced himself and, after leading the Pledge of Allegiance, requested that Staff conduct a roll call. Ms. Noel Stillings, Principal Planner, conducted a roll call and determined quorum was met, with eight members present.

PAB Chair's Introductory Remarks, Chair's Report and PAB Agenda Items

PAB Chair Lago reviewed the procedures and objectives of the public hearing and formally welcomed the public. Chair Lago stated he had no items for the Chair's Report and called upon Mr. Garett Rowe to introduce the first agenda item.

Opening Statement by County Staff
Mr. Garett Rowe, Chief of Metropolitan Planning, introduced himself and acknowledged the presence of County Staff representing various departments. He noted that a request had been made for the Naranja Lakes CRA agenda item to be heard first. Hearing no objections from the PAB, Chair Lago agreed.

NARANJA LAKES COMMUNITY REDEVELOPMENT AREA (CRA) REDEVELOPMENT PLAN

Ms. Vivian Cao, from the County's Office of Management and Budget, introduced consultant Mr. Kevin Crowder to deliver the presentation. Mr. Crowder provided an overview of an updated redevelopment plan, which incorporates a Community Redevelopment Area (CRA) expansion approved in September 2025. Mr. Crowder presented demographic and economic context, noting a median household income of approximately $65,000 and an average income of around $30,000, underscoring the prevalence of very low-income households within the area. The plan is organized around several strategic components: economic development; housing and residential life; public improvements and infrastructure; community facilities; transportation and parking; redevelopment support; and implementation. Key priorities include support for small businesses and entrepreneurship, workforce development partnerships, affordable and mixed-income housing, and transit-oriented development opportunities. Additional focus areas include community policing, alignment with land use policies, strategic land acquisition and disposition, and the use of Tax Increment Financing (TIF) incentives. Priority initiatives emphasize improved connectivity among parks, schools, and business districts; identification of catalyst sites along the US-1 corridor; and the advancement of an agritourism initiative to position US-1 as a gateway to regional destinations. The CRA plan is required to align with the Comprehensive Development Master Plan (CDMP), as it functions as a funding and implementation tool. County staff confirmed that the proposed plan is consistent with CDMP policies related to revitalization, infill development, and redevelopment.

Upon questions from PAB members, Mr. Terrance Smith, Assistant County Attorney, explained that as per Chapter 163.36(4) of the Florida Statutes, a proposed community redevelopment plan must first be reviewed by the County's designated planning agency, the PAB, to determine its

consistency with the CDMP and is a required process before the plan may be submitted to the Board of County Commissioners. Mr. Rowe added that the CDMP includes policies that support redevelopment, infill, and revitalization of underserved areas, and the proposed Community Redevelopment Area functions as a tool to implement these policies. Based on staff review, Mr. Rowe added that the plan is consistent with the CDMP and recommends that the Planning Advisory Board find it in conformance.

No member of the public spoke on the application.

The motion that the Naranja Lakes Community Redevelopment Plan Update 2025 is consistent with the Comprehensive Development Master Plan was moved by Board Member Thomas. Board Member Huembes seconded the motion. The motion passed 8 to 0 as follows:

Lynette Cardoch	Absent	Max Losner	Yes
Alisa Cepeda	Yes	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Yes
Eric Fresco	Absent	Daniel Rogers	Absent
Seth Gadinsky	Absent	Ernie Thomas	Yes
Horacio C. Huembes	Yes		

William McRea, Vice Chair, Yes
Frank Lago, Chair, Yes

Mr. Garett Rowe, Chief of Metropolitan Planning, re-introduced himself and requested Ms. Sue Trone to present the first CDMP application, No. CDMP20250008.

MAY 2025 CYCLE APPLICATIONS

Application No. CDMP20250008

Ms. Sue Trone, Strategic Metro Planner, presented Application No. CDMP20250008 for an area located at the intersection of Southwest 232nd Street and Southwest 124th Avenue comprising of ±5.67 gross/±4.99 net acres. The existing land use designation for the property is “Low-Medium Density Residential” (6 to13 dwelling units per acre [du/ac]) allowing 73 single family units on the property. The Applicant proposes to change the land use designation to “Medium Density Residential with One Density Increase” (25 to 60 du/ac), allowing 340 multifamily units on the property. The Applicant has proffered a covenant to cap density at 192 dwelling units, which equates to 34 du/ac on ±5.67 gross acres. Additional commitments in the covenant include the following: 40% of dwelling units reserved for households earning 60% to 140% of AMI; connection to public water and sanitary sewer; completing an endangered species survey prior to tree removal; and providing proportionate share mitigation for a segment of US-1.

Ms. Trone noted that the supply and demand analysis found that 76% of renter households in the area are cost-burdened with incomes below 140% of AMI; therefore, workforce rents may exceed prevailing rents for many local households. She also noted that at Community Council, 8 members of the public spoke in support of the item; one member of the public, who lives adjacent to the site, spoke against the item because she is concerned about the impacts of the development. Staff recommend to adopt the application with acceptance of the proffered Declaration of Restrictions. The application supports transit, infill development, is compatible with the surrounding area; meets Level of Service (LOS) standards; and there are no adverse environmental or historic impacts.

Following staff's presentation, Board members had questions about the 60% to 140% AMI range for incomes for workforce housing. Staff explained that the Applicant was free to set rents for any range of incomes between 60% and 140% of AMI and that it is not necessary to commit to establishing tiers for rents at the time of CDMP adoption.

The Applicant's presentation by the legal representative, Mr. Hugo Arza, reinforced that the Applicant is not committing to rental at the time of CDMP adoption. Further, he made a case for articulating the commitment to workforce housing as "up to 140% AMI," or "removing the floor."

The motion to Adopt with Acceptance of the Proffered Declaration of Restrictions was moved by Board Member Losner. Board Member Thomas seconded the motion. The motion passed 7 to 1 as follows:

Lynette Cardoch	Absent	Max Losner	Yes
Alisa Cepeda	No	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Yes
Eric Fresco	Absent	Daniel Rogers	Absent
Seth Gadinsky	Absent	Ernie Thomas	Yes
Horacio C. Huembes	Yes		

William McRea, Vice Chair, Yes
Frank Lago, Chair, Yes

Application No. CDMP202500012

Mr. Rommel Vargas, Senior Planner, provided an overview of Application No. CDMP20250012, filed by SIP Development Group, LLC (formerly Abreu Development, LLC). He described the application as pertaining to a ±30.91 gross acre site, located on the east side of SW 137 Avenue and south of theoretical SW 294 Street, immediately west of the Homestead Air Reserve Base, and adjacent to the northeastern boundary of the City of Homestead. Mr. Vargas noted that the areas surrounding the application site are designated for residential, commercial, and institutional uses on the CDMP Adopted Land Use Plan (LUP) map. He explained that the site is currently designated as "Low Density Residential," which allows residential development at maximum of 6 dwelling units per gross acre. He added that the applicant seeks to redesignate the CDMP land use designation on the application site to "Industrial and Office", in order to develop the application site with warehouse uses and storage facilities. Mr. Vargas stated that, under the requested CDMP land use designation of "Industrial and Office," the site could be developed with up to 1,584,495 square feet (sq. ft.) of industrial uses. He added that the applicant submitted a Declaration of Restrictions (Covenant) limiting development on the site to a maximum of 700,000 square feet of warehouse space, which may also include self-storage facilities.

Mr. Vargas stated that staff recommends adoption of the application, along with acceptance of a proffered Covenant. He indicated that approval of the application would be generally consistent with CDMP policies that encourage the redevelopment of substandard and environmentally suitable sites within urban areas, particularly those adjacent to existing development and where public services and facilities have adequate capacity to support additional demand. He affirmed that, if the application is approved and the site is developed with the proposed 700,000 square feet of warehouse space, the project is not expected to place undue strain on, or degrade, any countywide public service or infrastructure system. Mr. Vargas stated that the proposed development will negatively impact a segment of Florida's Turnpike between SW 296 Street and

SW 312 Street, which serves as a designated hurricane evacuation route, and that as such, mitigation is required. He added that the applicant committed to mitigate traffic impacts by entering into a proportionate fair share mitigation payment agreement with the County. Mr. Vargas added that the proposed development is generally compatible with the existing uses of the surrounding area, and that the Homestead Air Reserve Base (HARB) informed staff that the proposed warehouse development would be compatible with the military installation and base operations.

He further explained that the site is in an area that may harbor endangered species. As such, the County's environmental agency has requested that, prior to the issuance of any Tree Removal Permit, the applicant conduct a wildlife survey to determine the presence or absence of any endangered species on the site. The applicant has committed to this request in the proffered Covenant. Mr. Vargas concluded by indicating that the proposed development is not anticipated to support transit ridership and pedestrian activity, given its location and the nature of the use proposed.

Mr. Hugo Arza, representing the applicant, provided a brief overview of the application, noting that the site is adjacent to residential uses. He emphasized that the proposed development complies with a 1956 Restrictive Easement placed by HARB, that ensures compatibility of the proposed uses with military operations and airport facilities. Mr. Arza stated that the applicant collaborated with HARB to develop the property with warehouses rather than residential uses; a use that would conflict with the 1956 Restrictive Easement. He noted that the proposed development would generate jobs in the area and that warehouse use is more appropriate than residential usus in the area, given the incompatibility between residential and aviation uses. Mr. Arza addressed the criteria for evaluating CDMP map amendments and affirmed that the proposal is consistent with the CDMP criteria for evaluating land use change requests. He also acknowledged DERM's request that the applicant prepares and submit to DERM an Endangered Species Survey for DERM's review and approval. Mr. Arza stated that the applicant has committed, through the proffered covenant, to comply with DERM's request and conduct the survey. He concluded by highlighting the shortage of industrial parks in southern Miami-Dade County and emphasized that the proposed development would help meet that need.

Larry Ventura, Representative for the Homestead Air Reserve Base (HARB), stated that the U.S. Air Force has reviewed the proposed development and determined that, if limited in scope, the project could be compatible with military operations at HARB. He noted that the proposal aligns with the 1956 restrictive use easement, which prohibits human habitation or concentrated gatherings of 25 or more individuals in a confined area. Mr. Ventura further emphasized that any proposed warehouses must be limited to a maximum roof height of 36 feet and must comply with additional restrictions to ensure compatibility with the base's mission. Mr. Ventura concluded by stating that HARB has no objections on approval of the application.

No member of the public spoke on the application.

Board Member Thomas expressed his satisfaction that the developer had found a solution to develop the application site with the proper land use. The motion to Adopt with Acceptance of the Proffered Declaration of Restrictions was moved by Board Member Thomas. Board Member Padron seconded the motion. The motion passed 8 to 0 as follows:

Lynette Cardoch	Absent	Max Losner	Yes
Alisa Cepeda	Yes	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Yes
Eric Fresco	Absent	Daniel Rogers	Absent
Seth Gadinsky	Absent	Ernie Thomas	Yes
Horacio C. Huembes	Yes		

William McRea, Vice Chair, Yes
Frank Lago, Chair, Yes

Application No. CDMP20250018

Mr. Rommel Vargas, Senior Planner, presented an overview of Application No. CDMP20250018, submitted by D.R. Horton, Inc. He explained that the application pertains to an approximately ±20.92-acre site located at the southeast corner of SW 320 Street and SW 195 Avenue, about 0.25 miles west of the City of Homestead. Mr. Vargas noted that the surrounding area consists of residential uses, plant nurseries, and vacant parcels. He stated that the site is currently designated as “Estate Density Residential,” which permits residential development at a maximum density of 2.5 dwelling units per gross acre. The applicant is requesting a change in the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map designation to “Low Density Residential,” which allows up to 6 dwelling units per gross acre. Mr. Vargas indicated that the applicant intends to develop the site with a maximum of 35 single-family homes.

Mr. Vargas stated that staff recommends adoption of the application, along with acceptance of the proffered Declaration of Restrictions (Covenant). He explained that approval of the application would generally align with CDMP policies that support the redevelopment of substandard and environmentally suitable sites within urban areas, particularly those adjacent to existing development and where public services and facilities have sufficient capacity to accommodate additional demand. Mr. Vargas affirmed that the proposed development would not violate the County’s adopted level of service standards for public services and facilities. However, he noted that the project would have a negative impact on Krome Avenue between SW 312 Street and SW 316 Street. To mitigate this impact, the applicant has committed, through the proffered Covenant, to provide a proportionate share mitigation payment to the County to offset traffic impacts generated by the development.

He added that the proposed development is generally compatible with the existing single-family residential character of the surrounding area. Additionally, Mr. Vargas noted that the site is located in an area that may harbor endangered species. Accordingly, the County’s environmental agency has requested that, prior to the issuance of any Tree Removal Permit, the applicant conduct a wildlife survey to determine the presence or absence of endangered species on the site. The applicant has agreed to this condition in the proffered Covenant.

Mr. Vargas further noted that the applicant has complied with the Office of Historic Preservation’s (OHP) request to document two on-site structures that meet the 50-year threshold for historic resource eligibility. The applicant submitted the required documentation to the Florida Division of Historical Resources for inclusion in the Florida Master Site File. He concluded his presentation by stating that the proposed development would not degrade any countywide system. He added that all systems, except for roadways, which will be mitigated by the applicant as previously indicated, have sufficient capacity to accommodate the impacts generated by the proposed development. Mr. Vargas also mentioned that the Department of Transportation and Public Works has identified two funded capital projects in the vicinity of the application site, as outlined in the

County's Transit Development Plan. These projects are expected to enhance transit service and promote walkability in the surrounding area.

Ms. Maritza Haro, representing the applicant, presented the proposed development. She stated that the applicant intends to develop the property with single-family homes and emphasized the application's urgency to address the County's ongoing housing shortage and affordability crisis, noting that the current housing supply is nearing depletion. Ms. Haro described the surrounding land uses, highlighting that the area is predominantly designated in the LUP map for residential development. She also confirmed that the proposed project would have no impact on archaeological or historical resources, that her applicant complied with the Office of Historic Preservation's request to document historically significant properties with the State of Florida, and that the applicant will seek any tree permit, if needed. Additionally, she pointed out that the site is located approximately 2.3 miles from the South Dade Transitway, underscoring its proximity to existing transit infrastructure, thus, giving residents access to public transit. To illustrate the proposal, Ms. Haro presented a site plan showing the layout of the proposed development and shared architectural renderings of the single-family homes to be constructed.

No member of the public spoke on the application.

The motion to Adopt with Acceptance of the Proffered Declaration of Restrictions was moved by Board Member Moris. Board Member Losner seconded the motion. The motion passed 8 to 0 as follows:

Lynette Cardoch	Absent	Max Losner	Yes
Alisa Cepeda	Yes	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Yes
Eric Fresco	Absent	Daniel Rogers	Absent
Seth Gadinsky	Absent	Ernie Thomas	Yes
Horacio C. Huembes	Yes		

William McRea, Vice Chair, Yes
Frank Lago, Chair, Yes

OVERALL RESOLUTION

The motion to adopt the foregoing resolution was moved by Board Member McRea. Board Member Huembes seconded the motion. The motion passed 7 to 0 as follows:

Lynette Cardoch	Absent	Max Losner	Absent
Alisa Cepeda	Yes	Michael Montiel	Absent
Carlos Diaz-Padron	Yes	J. Wil Morris	Yes
Eric Fresco	Absent	Daniel Rogers	Absent
Seth Gadinsky	Absent	Ernie Thomas	Yes
Horacio C. Huembes	Yes		

William McRea, Vice Chair, Yes
Frank Lago, Chair, Yes

STAFF ANNOUNCEMENTS

Update on the Evaluation and Appraisal Report (EAR) Process

Mr. Rowe introduced Ms. Kim Brown to give a Staff overview on the Evaluation and Appraisal Review (EAR). Ms. Brown, Chief, Long Range and Neighborhood Planning, introduced herself to the PAB and outlined the state-mandated Evaluation and Appraisal Review (EAR) of the CDMP, a required seven-year assessment to ensure consistency with state law and evaluate the effectiveness of goals, objectives, and policies. She explained that the review considers planning horizons through 2040 and 2050, focusing on statutory updates, public input on major issues, progress toward objectives, land supply adequacy (minimum 10-year capacity), and service availability. Key milestones include submission of the EAR to the state by December 1, 2026, and with Planning Advisory Board delivery no later than September 1, 2026. Public outreach will include a dedicated website, survey, and at least five town halls in early 2026. Recommendations from the Mayor's EAR Task Force are expected by May 2026 to inform the EAR. The second phase, CDMP amendments, are anticipated for transmittal in late 2027 and adoption in 2028. She noted that the preliminary analysis indicates the County's existing residential land supply is sufficient to accommodate projected growth well beyond the 2040 planning horizon. Ms. Brown identified the next EAR Task Force meeting scheduled for November 21, 2025, at noon, on the 18th floor of this building, and will send a reminder to the PAB.

Mr. Rowe announced that at the next PAB meeting, there will be a presentation from the Office of Historic Preservation about their historic-related work relevant to CDMP applications; and the PAB will conduct elections and vote for the PAB Chair and Vice Chair for the next calendar year. Ms. Stillings reminded the PAB of their next meeting, scheduled for Monday, December 1, 2025, at 2:00 pm.

ADJOURNMENT

Having no further business before the PAB, Chair Lago adjourned the meeting at 3:59 pm.

Respectfully submitted,

Jerry Bell for

Lourdes Gomez, AICP, Director
Department of Regulatory and
Economic Resources

APPROVED
By Jerry Bell at 1:51 pm, Dec 12, 2025

BERCOW RADELL FERNANDEZ LARKIN + TAPANES
ZONING, LAND USE AND ENVIRONMENTAL LAW

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6227 office
305.377.6222 fax
mtapanes@brzoninglaw.com

VIA ELECTRONIC MAIL

December 12, 2025

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

Re: Request to Extend 180-Day Board of County Commissioner Hearing Requirement for Application No. CDMP20250018 for Folio No. 30-7814-000-0960 and 30-7814-000-0950

Dear Mr. Bell:

As you know, this firm represents D.R. Horton, Inc. (the "Applicant") in connection with the May 2026 Cycle Comprehensive Development Master Plan (CDMP) Application No. CDMP20250018 for the property identified by the Miami-Dade County Property Appraiser as Folio No. 30-7814-000-0960 and 30-7814-000-0950 (the "Property). Please accept this letter as the Applicant's request to defer the Board of County Commissioners (BCC) hearing as permitted by Section 2-116.1(3)(h) of the Miami-Dade County Code (the "Code").

In accordance with Section 2-116.1(3)(h) of the Code, the Applicant requests an extension of the requirement to be heard by the BCC within 180 calendar days following the end of the relevant filing period. Section 2-116.1(3)(h) allows the Director to extend the time if requested by the applicant prior to the earliest deadline for the publication of required notices for the hearing before the BCC.

Should you have any questions or concerns please do not hesitate to contact me directly at 305-377-6227.

Very truly yours,



Melissa Tapanes Llahues

cc: Maritza Haro Salgado
Benjamin R. Sherry

Received 5.28.26
CDMP20250018
RER-Planning

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6227 office
305.377.6222 fax
mtapanes@brzoninglaw.com

VIA ELECTRONIC MAIL

May 29, 2026

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

Re: Request to Extend 180-Day Board of County Commissioners Hearing Requirement for Application No. CDMP20250018 for Folio No. 30-7814-000-0960 and 30-7814-000-0950

Dear Mr. Bell:

As you know, this firm represents D.R. Horton, Inc. (the "Applicant") in connection with the October 2026 Cycle Comprehensive Development Master Plan (CDMP) Application No. CDMP20250018 for the property identified by the Miami-Dade County Property Appraiser as Folio No. 30-7814-000-0960 and 30-7814-000-0950 (the "Property). Please accept this letter as the Applicant's request to defer the Board of County Commissioners (BCC) hearing as permitted by Section 2-116.1(3)(h) of the Miami-Dade County Code (the "Code").

In accordance with Section 2-116.1(3)(h) of the Code, the Applicant requests an extension of the requirement to be heard by the BCC within 180 calendar days following the end of the relevant filing period. Section 2-116.1(3)(h) allows the Director to extend the time if requested by the applicant prior to the earliest deadline for the publication of required notices for the hearing before the BCC.

Should you have any questions or concerns please do not hesitate to contact me directly at 305-377-6227.

Very truly yours,



Melissa Tapanes Llahues

cc: Maritza Haro Salgado
Benjamin R. Sherry

Received 7.15.26
CDMP20250018

RER-Planning

BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6227 office
305.377.6222 fax
mtapanes@brzoninglaw.com

VIA ELECTRONIC MAIL

May 29, 2026

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

Re: Request to Extend 180-Day Board of County Commissioners Hearing Requirement for Application No. CDMP20250018 for Folio No. 30-7814-000-0960 and 30-7814-000-0950

Dear Mr. Bell:

As you know, this firm represents D.R. Horton, Inc. (the "Applicant") in connection with the May 2025 Cycle Comprehensive Development Master Plan (CDMP) Application No. CDMP20250018 for the property identified by the Miami-Dade County Property Appraiser as Folio No. 30-7814-000-0960 and 30-7814-000-0950 (the "Property). Please accept this letter as the Applicant's request to defer the Board of County Commissioners (BCC) hearing to November 19, 2026, as permitted by Section 2-116.1(3)(h) of the Miami-Dade County Code (the "Code").

In accordance with Section 2-116.1(3)(h) of the Code, the Applicant requests an extension of the requirement to be heard by the BCC within 180 calendar days following the end of the relevant filing period. Section 2-116.1(3)(h) allows the Director to extend the time if requested by the applicant prior to the earliest deadline for the publication of required notices for the hearing before the BCC.

Should you have any questions or concerns please do not hesitate to contact me directly at 305-377-6227.

Very truly yours,



Melissa Tapanes Llahues

cc: Maritza Haro Salgado
Benjamin R. Sherry

Received
September 28, 2026
CDMP20250018
RER-Planning

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 FOR AMENDMENT TO COMPREHENSIVE DEVELOPMENT MASTER PLAN

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,"; and

WHEREAS, the Property is subject to a proposed amendment to the Miami-Dade Comprehensive Development Master Plan (the "CDMP") filed in the May 2025 Cycle, which amendment is identified as CDMP Application No. CDMP20250018 (the "Application"); and

WHEREAS, the Owner has concurrently filed a County zoning hearing application under Zoning Hearing Application No. Z2025000135, pursuant to section 2-116.1 of the Code of Miami-Dade County; and

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

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

NOW, THEREFORE, in order to assure the 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. Roadways. In furtherance of the CDMP, the Owner acknowledges and agrees that because the Application has an impact on Krome Avenue, between SW 312 Street/NE 8 Street and SW 316 Street, a hurricane evacuation route, mitigation is required. The Owner acknowledges that Policy LU-8E and the Capital Improvement Element of the CDMP provides that applications to amend the CDMP Land Use Map are evaluated for, among other things, whether the proposed application would impact emergency management. At the time of any subsequent development order approval (subsequent to the above-referenced concurrent zoning Application No. Z2025000135), including, but not limited to, building permit, Tentative-plat approval, final plat approval, site plan approval or any other development order or development permit approval, the proposed development of the Property will be reanalyzed for concurrency in accordance with Chapter 33G of the Miami-Dade County Code, and at that time the Owner must provide the proportionate share mitigation payment for impacts to the hurricane evacuation route along Krome Avenue, between SW 312 Street/NE 8 Street and SW 316 Street, unless it is otherwise demonstrated by the applicant, through a traffic analysis, to the satisfaction of the County, that the impact mitigation is no longer required. The proportionate share mitigation payment shall be in accordance with Section 163.3180, Florida Statutes and shall be creditable against the roadway share of the mobility fees applicable to affected roadways due as part of the development of the Property.

2. Connection to Public Water and Sanitary Sewer Service. The Owner hereby acknowledges and agrees that the Property shall be connected to the public water and sewer system, at the Owner's expense, and such infrastructure shall be designed and installed in accordance with the requirements of Chapter 24 of the County Code and MDWASD rules, regulations, and design standards. Any Utility easements required for the extension of water and sewer infrastructure must be in accordance with the requirements of MDWASD.

The right to connect the Property to the County's sewage system is subject to the terms, covenants, and conditions set forth in court orders, judgments, consent orders, consent decrees, and the like entered into between the County and the United States, the State of Florida, and/or any other governmental entity, including but not limited to, the Consent Decree in the United States of America, the State of Florida and State of Florida

Department of Environmental Protection v. Miami-Dade County, Case No. 1:12-cv-24400-FAM (S.D. Fla) (the "Consent Decree"), as well as all other current, subsequent, or future enforcement, and regulatory actions and proceedings.

3. Endangered Species Survey. Prior to issuance of a Tree Removal Permit for any portion of the Property, the applicant shall conduct a survey to determine the absence or presence of listed wildlife species found in Appendix B of the CDMP within the area or phase of development subject to the request for approval of said permit. The survey(s) shall utilize professionally recognized sampling methodology, which shall be subject to review and approval by RER-DERM. In addition, the applicant is advised that wildlife best management practices may need to be incorporated to minimize impacts of any development to listed species. The applicant shall prepare or revise site plans subject to DERM review and approval, as necessary to comply with requirements of Chapter 24 of the Code and for conformance with provisions of the CDMP.

MISCELLANEOUS

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

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 such portion of the Property, including joinders of all

mortgagees, if any, provided that the same is also approved by the Board of County Commissioners. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the property is incorporated within a new municipality or annexed into an existing municipality, and the successor municipality amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes. It is provided, however, that in the event that the successor municipality approves a modification or deletion of this Declaration, such modification or deletion shall not be effective until approved by the Board of County Commissioners, in accordance with applicable procedures. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her absence, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

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 Owner acknowledges 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. Owner. The term Owner shall include all heirs, assigns, and successors in interest.

[Signature page to follow]

Signed, witnessed, executed, and acknowledged on this 12 day of May, 2025.6

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

WITNESSES:

Signature

8411 SW 129 Javier Giraud Miami, FL 33183

Print Name & Address

Signature

JULIET RAHSEEN

Print Name & Address

10510 SW 127th Ave Miami, FL 33186

Rosella Harpaul

Rosella Harpaul

STATE OF Florida

COUNTY OF Miami-Dade

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 12 day of May, 2025, in the County and State aforesaid.

(SEAL)

JAVIER GIRAUD
Notary Public - State of Florida
Commission # HH 776710
My Comm. Expires Mar 9, 2030
Bonded through National Notary Assn.

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.