Memorandum

Date: November 19, 2026

Supplement
Agenda Item No. 3(B)

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

From: Daniella Levine Cava
Mayor

Subject: Supplemental Information on October 2025 Cycle Application No. CDMP20250020 to Amend the Comprehensive Development Master Plan

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The following supplemental information is provided to the Board of County Commissioners regarding October 2025 Cycle Application No. CDMP20250020 to amend the Comprehensive Development Master Plan (CDMP). The information includes: (Exhibit 1A) Supplemental Report Addressing Applicant's changes to Application CDMP20250020 (Exhibit 1B) the Initial Recommendation report; and (Exhibit 2) Additional Items addressing Application No. CDMP20250020 received by the Department of Regulatory and Economic Resources.

Roy Coley
Deputy Mayor

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

SUPPLEMENTAL REPORT ADDRESSING CHANGES TO COMPREHENSIVE DEVELOPMENT MASTER PLAN AMENDMENT APPLICATION CDMP20250020

NOVEMBER 2026

This supplemental report addresses changes to Application CDMP20250020 after issuance of the Initial Recommendations Report. **Staff previously recommended "Deny" but currently recommends "Adopt with Acceptance of the Proffered Declaration of Restrictions," based on the additional retail needs information, Staff's follow-up analysis, and the revised Proffered Declaration of Restrictions (covenant) received October 26th, 2026.**

The ±10.15-gross-acre/±8.70-net-acre site is at the southwest corner of SW 288 Street and Krome Avenue, inside the Urban Development Boundary (UDB). The application seeks to redesignate the site from "Estate Density Residential" to "Business and Office" allowing for a broader range of neighborhood-serving uses as outlined in the application. Staff's prior recommendation focused principally on the information presented in the application as the basis for the requested land use change, noting the information presented was not appropriate to justify the request. Staff also called attention to the fact that approval of the related and concurrent Zoning Application No. Z2025000254 could make the site eligible for development pursuant to the State of Florida's Live Local Act. Subsequently, the applicant submitted a Retail Needs Assessment dated September 9, 2026, and proffered a revised CDMP covenant that presents updated information addressing Staff's prior concerns with the application, as further discussed below.

SUBSEQUENT INFORMATION AND REVISED COVENANT

The Applicant submitted a September 9th, 2026, Retail Needs Assessment describing the proposed development as a neighborhood-scale, grocery-anchored center. The Applicant also submitted a revised Traffic Study and a Declaration of Restrictions that further limits the development analyzed in this application as follows: 1. reduces the cumulative gross floor area of commercial development from 151,548 to 122,000 square feet, substantially below the 473,715 square feet otherwise potentially allowed by the requested designation; 2. limits commercial development to an intensity no greater than 276 AM peak-hour trips, to the extent such restriction is legally applicable; 3. prohibits overnight parking except for parking related to commercial uses; 4. requires investigation of potential environmental impairment from historic and current uses, submission of findings to Miami-Dade County, completion of any additional required assessments, and agency approval of relevant development plans before applicable approvals or ground-disturbing activity, and; 5. requires road impact mitigation by the applicant at the appropriate time.

REVISED ANALYSIS

CDMP Policy LU-8B provides that the distribution of neighborhood- and community-serving retail should reflect the spatial distribution of the residential population and other salient considerations. Staff's follow-up analysis recognizes a localized service benefit north and west of the site, where the proposed development could provide the only large grocery store directly serving nearby communities. The site is vacant, inside the UDB, and located at a major intersection. The loss of

capacity for 25 estate-density units would have a negligible effect on MSA 7.3's residential supply, which is projected to remain adequate beyond 2040.

The Initial Recommendations Report found that the development analyzed would not violate adopted public-facility level-of-service standards. The revised 122,000-square-foot commercial cap further reduces the intensity of the commercial development analyzed. Notwithstanding the reduction in square footage, a revised traffic impact study submitted by the applicant to match the development described in the retail needs analysis shows that the project's impact on roadway segments that are projected to fail exceeds the five percent (5%) significance threshold used for CDMP review and would have to be mitigated by the developer, as provided for in the revised covenant.

The site's location at Krome Avenue and SW 288 Street can accommodate a limited neighborhood commercial node. The Initial Recommendations Report found that development of the site with the previously proposed commercial intensity would be generally compatible with abutting and nearby properties. As noted above, the revised 122,000-square-foot cap modestly reduces that commercial intensity.

STAFF RECOMMENDATION

Based on the additional site-specific retail information, the localized neighborhood-serving benefit identified in Staff's follow-up analysis, the site's location within the UDB at a major intersection, adequate public facilities, the general compatibility of the limited commercial development analyzed, and the applicable commitments in the revised covenant, Staff's current recommendation is to "ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS."

This recommendation is solely based on the development potential of the application under the CDMP and County land-development regulations and expressly does not consider, rely upon, or incorporate any additional development rights that may be available under the Live Local Act.

Application No. CDMP20250020
288 ST, LLC.

Commission District 8 Community Council 14

APPLICATION SUMMARY

RECOMMENDATIONS

Applicant/Representative:	288 ST, LLC / Hugo P. Arza, Esq., Erica C. Adams, Esq., Holland & Knight, LLP.
Location:	Located at the southwest corner of the intersection of SW 288 Street and SW 177 Avenue (Krome Avenue).
Total Acreage:	±10.15 gross acres / ± 8.70 net 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: "Business 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.
Amendment Type:	Small-Scale (processed concurrently with Zoning Application No. Z2025000254).
Existing Zoning Districts / Site Condition:	AU / Vacant - Agricultural
Staff:	**ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** (October 2026)
Redlands Community Council (14):	**TRANSMIT WITH NO RECOMENDATION** (September 15, 2026)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	**TO BE DETERMINED** (November 16, 2026)
Final Action of Board of County Commissioner	**TO BE DETERMINED** (November 19, 2026)

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Staff recommends to **DENY** the proposed amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2030 and 2040 Land Use Plan (LUP) map to re-designate the ±10.15-gross-acre/±8.70-net-acre application site from "Estate Density Residential" (1 to 2.5 dwelling units per gross acre) to “Business and Office” for the following reasons:

Principal Reasons for Recommendation:

1. The application proposes up to 151,548 square feet of commercial development on the site within an estate density area adjacent to the Urban Development Boundary (UDB), citing a need for more commercial services as the basis for the requested “Business and Office” land use redesignation but this stated need is not supported by the information presented in the application nor in Staff’s data and analysis. The application cites the residential and population growth in the general area as the basis requested land use change and specifically identifies four (4) recently approved CDMP amendments that increased residential density, as reason for the requested land use change. The application states that the future residents of the residential projects allowed through the four cited CDMP amendments “…would benefit greatly from the future development of the Property for personal, retail and other neighborhood-serving uses…” It must be noted that of the four cited CDMP amendments, the closest (southeast corner of Krome Avenue and SW 272 Street within 1-mile to the north) was approved with ±8.1-acre portion of that project site designated “Business and Office” for the development of commercial uses to serve the project and general area. The other three cited CDMP amendments are approved residential projects for properties on the west side of and generally within ¼-mile of the South Dade Transitway (a SMART Plan corridor) and US-1, in the vicinity of SW 280 Street, and that have access to numerous retail and commercial uses along the US-1 commercial corridor. This application site is over two miles west of the three cited CDMP amendments that are proximate to the SMART Plan corridor.

   It must also be noted that should this CDMP amendment application and the concurrent Zoning Application No. Z2025000254 be approved, to ultimately allow commercial uses, then the site would become eligible for development under the provisions of the Live Local Act (Chapter 2023-17, Laws of Florida, as amended in 2024 and 2025). The Live Local Act mandates administrative approval of multifamily or mixed-use projects in areas zoned commercial, industrial, or mixed use, provided that at least 40% of units are affordable (up to 120% of AMI) for 30 years, and at least 65% of gross floor area is residential. The Live Local Act preempts local controls over density, use, height, floor area ratio, and parking, permitting the highest density otherwise allowed in the jurisdiction. In unincorporated Miami-Dade County the maximum density applicable under the Live Local Act is 250 units per acre, the maximum density of a Metropolitan Urban Center. Eligibility for development under the Live Local Act could enable a future project on the application site of a scale and intensity far exceeding what is appropriate for the area.

   Under the current CDMP land use designation of “Estate Density Residential” (1 to 2.5 dwelling units per gross acre), the application site could be developed with a maximum of 25 residential units. The requested “Business and Office” designation would allow for a maximum of 473,715 square feet of retail and other commercial uses, at a maximum floor area ratio (FAR) of 1.25, or with up to 61 residential units. However, the Applicant has proffered a Declaration of Restrictions (covenant) limiting commercial development on the site to a maximum of 151,548 square feet.

2. Approval of the application would generally not be consistent with the criteria set forth in CDMP Land Use Element Policy LU-8E for evaluating Land Use Plan map amendment applications. Policy LU-8E requires LUP map amendment applications to consider factors such as: (i) the proposed amendment's ability to "[s]atisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;" (ii) whether the proposed amendment would "[e]nhance or impede provision of [public] services [or facilities] at or above adopted LOS Standards;" (iii) whether the proposed amendment would "[b]e compatible with abutting and nearby land uses"; (iv) whether the proposed amendment would "[e]nhance or degrade environmental or historical resources;" (v) whether the proposed amendment would "[e]nhance or degrade systems important to the County as a whole"; and (vi) whether the proposed amendment would "promote transit ridership and pedestrianism" pursuant to Objective LU-7 and associated policies. Each factor is discussed below:

   i. Need to Accommodate Population or Economic Growth: The application, if approved, would convert residential land to provide for additional commercial land in the area but would not satisfy a deficiency of commercial uses in the area. The analysis of commercial land shows that the analysis area, Minor Statistical Area 7.3 (MSA 7.3), contained ±195.3 acres of in-use commercial uses in 2025 and an additional ±41.4 acres of vacant land zoned or designated for business uses. The annual average rate of absorption for commercial land in the 2025-2040 period is ±0.02 acres per year, with the MSA projected to be depleted of commercial land beyond year 2040. The application proposes to add ±8.70 net acres of commercial land to the area which, if approved, would extend the depletion year for commercial well beyond 2040 (see "Supply and Demand Analysis" on page 13).

   The application in proposing the conversion of residential land for commercial purposes would reduce the available vacant residential land by ±10.15 gross acres, which has the capacity based on its "Estate Density Residential" designation for 25 residential units. Analysis of the residential land capacity and demand for units by type of dwelling units, specific to MSA 7.3, shows the depletion of single-family and multi-family type units will occur beyond year 2040 (see Residential Land Supply/Demand Analysis on page 14).

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

   It is noted that the traffic impact analysis of roadways serving the application site provided by the Applicant shows that all of the roadways in the vicinity of the site are expected to operate within their adopted level of service (LOS) standards in the short term. However, SW 167 Avenue from SW 272 Street to Harriet Tubman Highway and SW 296 Street from Krome Avenue to US-1 are projected to operate in violation of the LOS standard in year 2045, both with and without the traffic impacts that would be allowed by approval of the application. These roadway segments are not deemed to be significantly impacted by the proposed project traffic since the projected traffic impact are less than five percent of the maximum service volume capacity of the adopted roadway LOS standard. Mitigation

or roadway improvements are not required for CDMP amendment applications projected to have traffic impacts of less than five percent (see “Roadways” on page 32).

iii. *Compatibility:* The proposed development of the site, if the application is approved with acceptance of the proffered Declaration of Restrictions (covenant), would be generally compatible with the abutting and adjacent properties. The application site is adjacent to “Estate Density Residential” designated properties to the west, south, east, and northeast, and “Agriculture” designated lands to the north and northwest that are outside the UDB. Rural farm residences abut to the west of the site and to the south is a religious facility (First Baptist Church Homestead), while SW 288 Street and Krome Avenue/SW 177 Avenue abut to the north and east of the site. If the site were to be developed with the maximum 151,548 square feet of commercial uses, that development could be compatible with the area.

However, it should be noted that as discussed in Principal Reason No. 1 above, this application is being processed concurrently with Zoning Application No. Z2025000254 that seeks to rezone the site from “AU” (Agricultural District) to “BU-1A” (Limited Business District). If this zoning change is approved, the parcel would potentially become eligible for a significantly more intense development under the State of Florida’s Live Local Act, and under this scenario compatibility with the surrounding area would not be assured.

iv. *Environmental and Historic Resources:* The subject application, if approved, would not impact historic resources but could impact environmental resources. The application site contains tree resources, which may include specimen trees (trees with 18-inch or greater trunk diameter) that are to be preserved, whenever reasonably possible, pursuant to CDMP Policy CON-8A and Section 24-49.2(II) of Miami-Dade County Code. Due to the previous agricultural activity on the site that may have resulted in groundwater or soil contamination, at Staff’s request, the Applicant has included a condition in the proffered covenant committing to the submittal of a report evaluating all site activities and uses, both current and historic, that may have affected the soil, groundwater, and surface water at or in the vicinity of the site. However, the Applicant is requested to include a commitment to connect to the public water and sewer system in the proffered covenant.

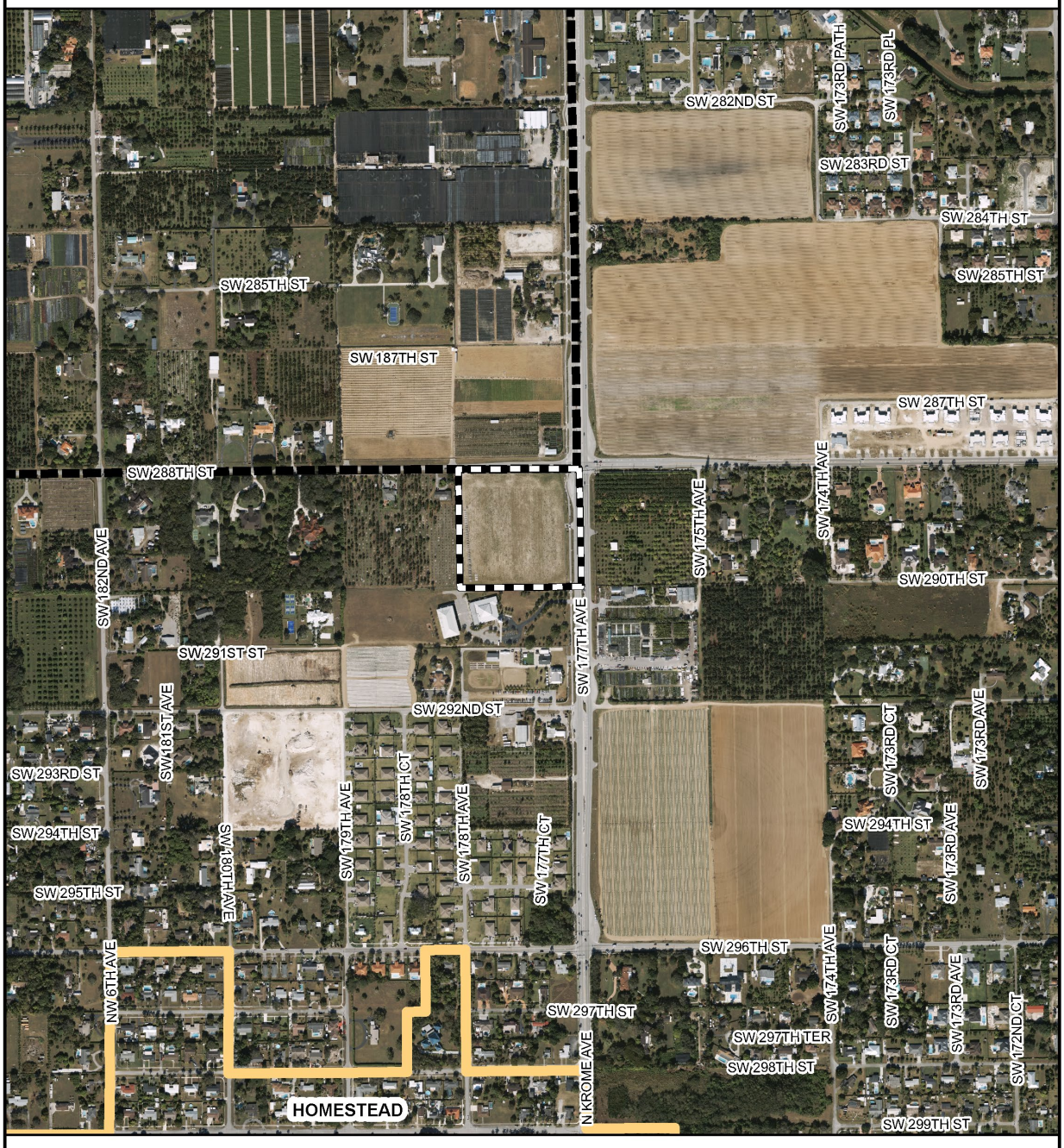
v. *Enhance or Degrade Countywide Systems:* The application if approved would not enhance or degrade any countywide system, with the exception of impacts to roadways as discussed in Principal Reason 2(ii) above.

vi. *Transit Ridership and Pedestrianism:* The application if approved, and the site developed with residential uses, would not support transit ridership and pedestrianism. The general area is served by Metrobus Route 70 at a bus stop located at NE 15 Street and Krome Avenue approximately 0.9 miles (20-minute walk) from the application site. To enhance pedestrianism and connectivity to the transit system, providing sidewalks and implementing complete street design principles should be incorporated into the project design along SW 177 Avenue and SW 288 Street to include a direct connection to the South Dade Trail and the South Dade Transitway. The Applicant should also consider adding shade trees adjacent to the Krome Trail Path.

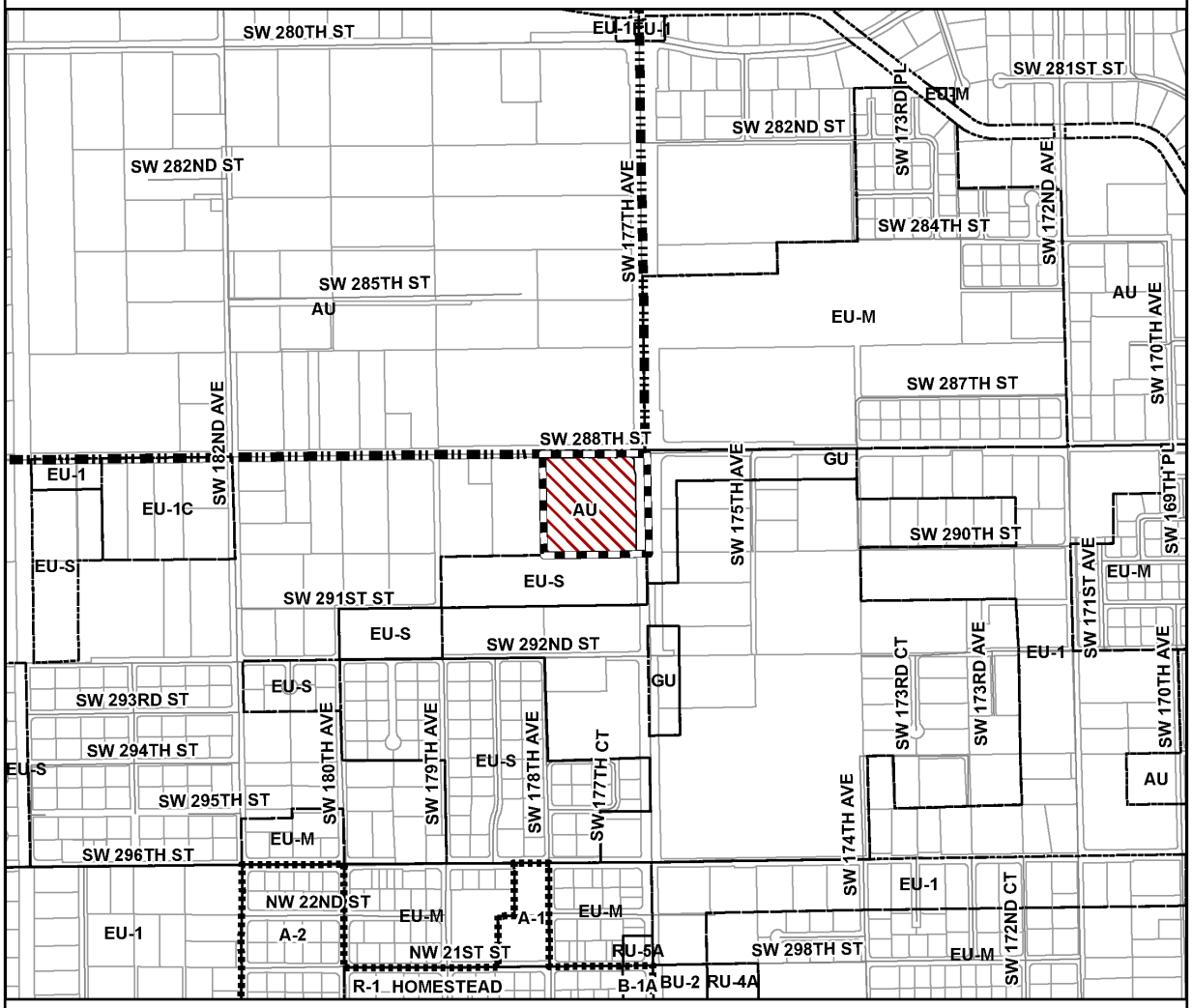
According to the Miami-Dade County Transit Development Plan (TDP) there are two funded capital projects that would improve transit service in the general area of the

application site. First, The South Dade Transitway project will implement Gold Standard Bus Rapid Transit (BRT) along the Transitway from the SW 344 Street Park-and-Ride to Dadeland South Metrorail Station. Second, The Transit Oriented Development (TOD) Master Plan for the South Corridor project will plan along the Strategic Miami Area Rapid Transit (SMART) Plan's South Corridor to boost smart economic development and mobility through mixed-use development around transit stations, located approximately 1.9 miles away from the subject site.

288 ST, LLC. - APP. NO. CDMP20250020
AERIAL PHOTO



288 ST, LLC. - APP. NO. CDMP20250020
ZONING MAP



Source: Department of Regulatory and Economic Resources
January 2026

- APPLICATION AREA
- CONCURRENT ZONING APPLICATION: Z2025000254

MUNICIPALITIES ZONING DISTRICTS

- A-1 ONE FAMILY DISTRICT, ONE ACRE ESTATES
- A-2 ONE FAMILY, ONE-HALF ACRE ESTATES DISTRICT
- B-1A PROFESSIONAL BUSINESS DISTRICT
- R-1 ONE FAMILY, SINGLE DISTRICT

MIAMI-DADE COUNTY ZONING DISTRICTS

- AU AGRICULTURAL / RESIDENTIAL 5 ACRES GROSS
- BU-2 BUSINESS DISTRICTS, SPECIAL
- EU-1 ESTATES, SINGLE-FAMILY, 1 ACRE OR MORE IN AREA
- EU-1C ESTATES, SINGLE-FAMILY, 2 1/2 ACRES OR MORE IN AREA
- EU-M ESTATES MODIFIED, SINGLE-FAMILY, MINIMUM LOT AREA 15,000 FT2 NET
- EU-S ESTATE USE, SUBURBAN SINGLE-FAMILY 25,000 FT2 GROSS
- GU INTERIM DISTRICT
- RU-4A RU-4 OR HOTEL/MOTEL DISTRICT, 75 UNITS / NET ACRE
- RU-5A SEMI-PROFESSIONAL OFFICE DISTRICT, 10,000 FT2 NET
- MUNICIPAL BOUNDARY
- 2030 URBAN DEVELOPMENT BOUNDARY

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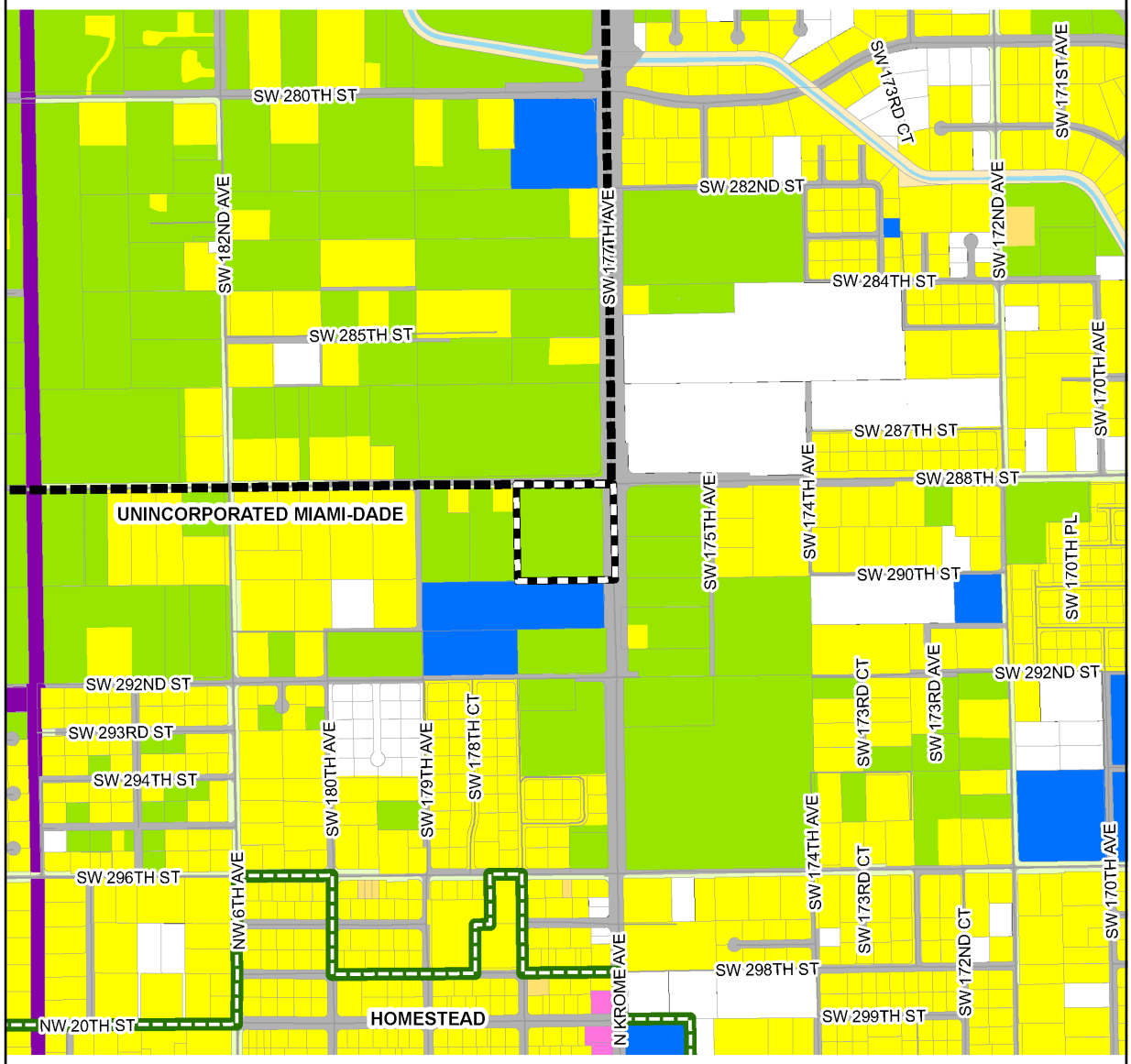
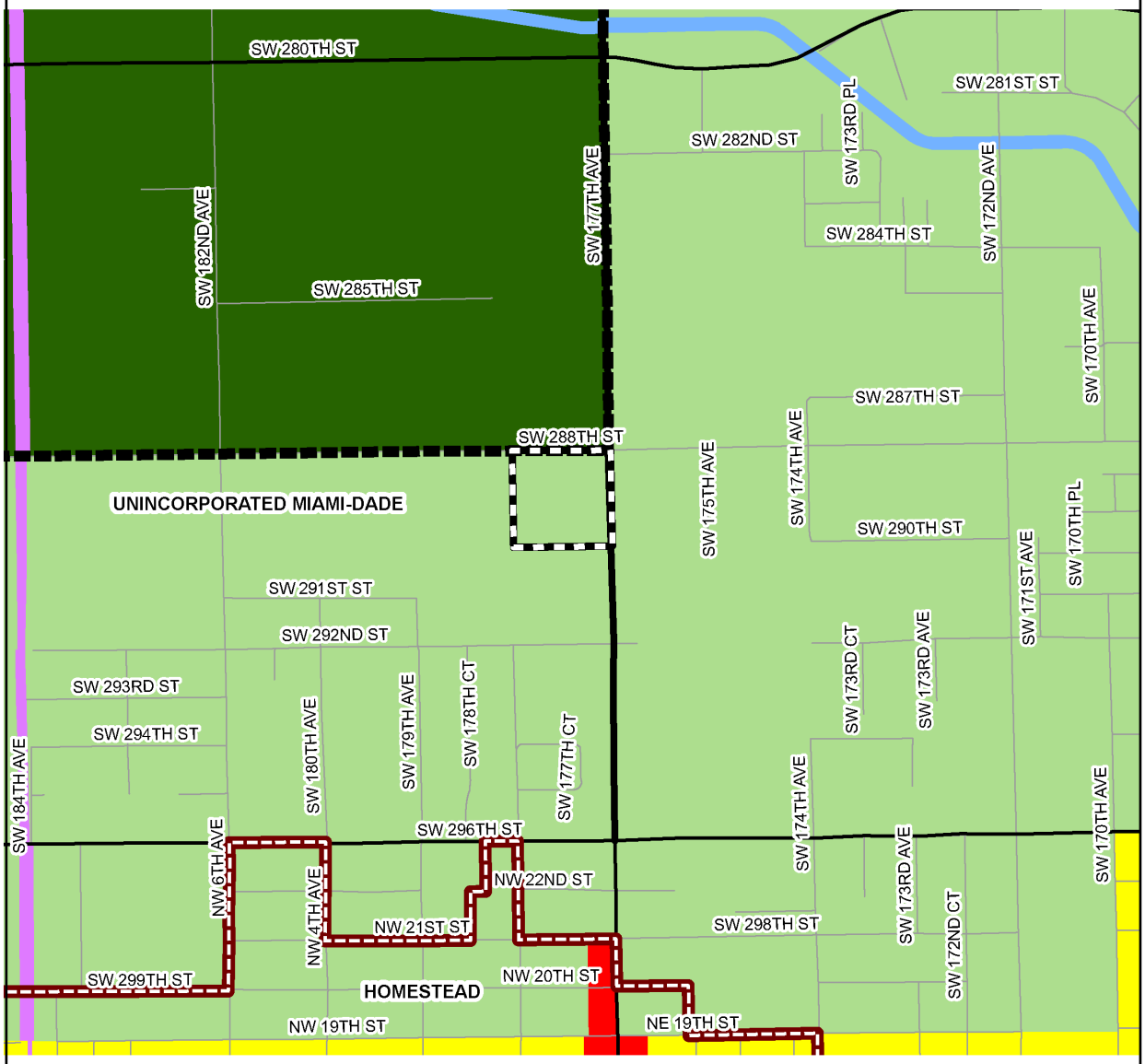
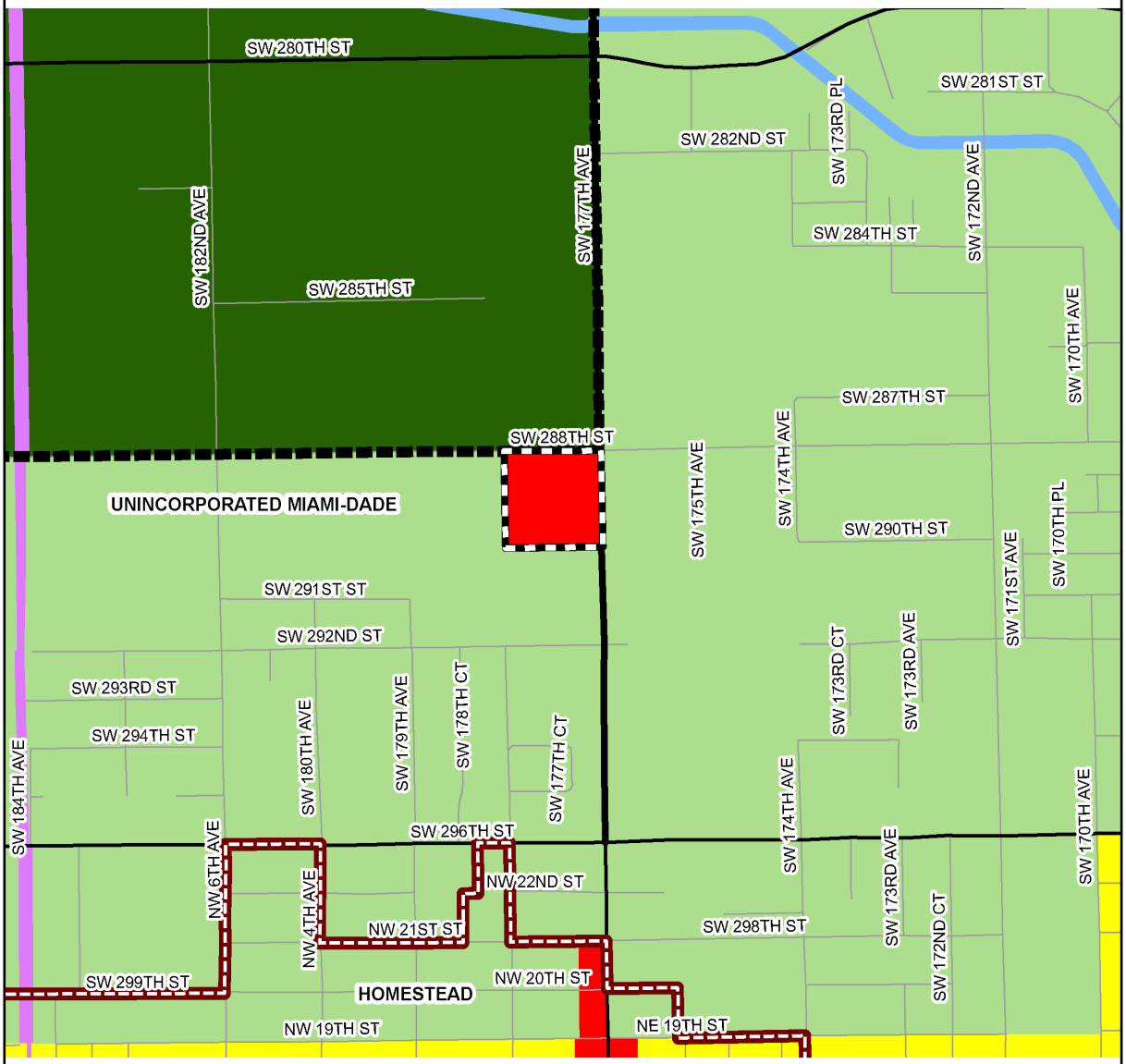
288 ST, LLC. - APP. NO. CDMP20250020
EXISTING LAND USE



288 ST, LLC. - APP. NO. CDMP20250020
CDMP LAND USE



288 ST, LLC. - APP. NO. CDMP20250020
PROPOSED CDMP LAND USE



STAFF ANALYSIS

Application Site

Location
The application site is a ±10.15 gross acres site (± 8.70 net acres) located at the southwest corner of SW 288 Street and SW 177 Avenue (Krome Avenue), in unincorporated Miami-Dade County (see "Aerial Photo" on page 8).

Existing Land Use
The application site is comprised of a single vacant parcel (see 'Existing Land Use' map on page 9; and 'Appendix F: Photos of Site and Surroundings' on Appendices page A-41).

Land Use Plan Map Designation
The application site is designated "Estate Density Residential" on the CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map (see CDMP Land Use map and page 10). The residential densities allowed in this CDMP land use category ranges from a minimum of 1 to a maximum of 2.5 dwelling units per gross acre. Areas designated "Estate Density Residential" are typically characterized by detached estates. Clustering and a variety of housing types may be authorized. Under the current CDMP land use designation of "Estate Density Residential", the Applicant can develop the application site with a maximum of 25 single-family detached units.

The Applicant seeks to redesignate the application site to "Business and Office" (see Proposed CDMP Land Use map and page 11). This category accommodates the full range of sales and service activities. Allowable uses include wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.

Under the requested CDMP land use designation of "Business and Office", the application site could be developed with a maximum of 473,715 square feet (sq. ft.) of retail (at 1.25 FAR) or a maximum of 61 detached homes. However, the Applicant proffered a Declaration of Restrictions (covenant) that limits commercial development on the site to 151,548 sq. ft. (see "Declaration of Restrictions" section below).

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.

Declaration of Restrictions
The Applicant has proffered a Declaration of Restrictions (covenant) limiting the cumulative gross floor area of all commercial development on the property to a maximum of 151,548 square feet and that includes a commitment to evaluate the site for contamination based on historical and current land uses and to present the results/findings to County Staff prior final plat approval, permitting, and/or the submittal of site development plans.

Zoning
The application site is zoned AU (Agricultural District), which allows agricultural uses or residences at a density of one unit per 5 acres gross (see “Zoning” map on page 8).

This application is being processed concurrently with Zoning Application No. Z2025000254, pursuant to Section 2-116.1(5)(e) of the Code of Miami-Dade County. Zoning application Z2025000254 seeks a district boundary change from AU to BU-A1 (Limited Business District).

It is noted that if this CDMP amendment application and the concurrent Zoning Application No. Z2025000254 are approved, then the site would become eligible for more intense development under the Live Local Act (Chapter 2023-17, Laws of Florida, as amended). The Live Local Act, enacted in 2023 and amended in 2024 and 2025, mandates administrative approval of multifamily or mixed use projects in areas zoned commercial, industrial, or mixed use, provided that at least 40% of units are affordable (up to 120% of AMI) for 30 years, and at least 65% of gross floor area is residential. It preempts local controls over density, use, height, floor area ratio, and parking, permitting the highest density otherwise allowed in the jurisdiction. In unincorporated Miami-Dade County the maximum density applicable under the Live Local Act is 250 units per acre, the maximum density of a Metropolitan Urban Center. Eligibility for development under the Live Local Act could enable a future project on the application site of a scale and intensity far exceeding what is appropriate for the area, resulting in development that is incompatible and incongruous with the surrounding uses.

Zoning History
Miami-Dade County zoning regulations were first created in 1938. The application site, which is zoned (AU), has not been subject to any zoning changes.

Adjacent Land Use and Zoning

Adjacent Existing Land Uses
To the south of the application site is a church (First Baptist Church Homestead). To the west of the application site are rural residences with agricultural uses, while to the east across Krome Avenue/SW 177 Avenue are lands currently in agricultural uses. To the north, beyond SW 288 Street and the Urban Development Boundary (UDB), are agricultural lands.

Adjacent Land Use Plan Map Designations
To the south west, east, and northeast of the application site, the lands are designated “Estate Density Residential” (1 to 2.5 dwelling units per acre). While properties to the north beyond SW 288 Street and west of Krome Avenue are outside the Urban Development Boundary (UDB) and designated “Agriculture”.

Adjacent Zoning
To the south of the application site, the church and other properties are zoned EU-S (Single-Family Estate Suburban), which allows single-family units with a lot size of 25,000 square feet, and AU. To the north, beyond the UDB, and to the west the properties are zoned AU. While to the east, across Krome Avenue, the properties are also zoned AU and GU (Interim District) that allows for uses depending on the character of the neighborhood or according to the EU-2 (Single-Family Five Acre Estate District) standards apply.

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 CDMP amendment application, land capacity is analyzed at the localized or Minor Statistical Area (MSA) level.

Residential

The combined vacant land for single-family and multi-family residential development in the Analysis Area (Minor Statistical Area 7.3) in 2025 was estimated to have a capacity for about 7,687 dwelling units, with 98.3 percent of these units intended as multi-family. The annual average residential demand in MSA 7.3 is projected to go from 254 units per year in the 2025-2030 period to 256 in the 2035-2040 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family type units occurring beyond the year 2040. For multi-family type units, the depletion will also occur beyond 2040, and for both single-family and multi-family units the depletion is also projected to be beyond the year 2040 (see Residential Land Supply/Demand Analysis table below).

Residential Land Supply/Demand Analysis
2025 to 2040: **Application CDMP20250020 (MSA 7.3)**

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	3,529	4,158	7,687
DEMAND 2025-2030	182	72	254
CAPACITY IN 2030	2,619	1,798	6,417
DEMAND 2030-2035	191	76	267
CAPACITY IN 2035	1,664	3,418	5,082
DEMAND 2035-2040	183	73	256
CAPACITY IN 2040	749	2,053	3,802
DEPLETION YEAR	**2040+**	**2040+**	**2040+**

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, October 2025.

The applicant is requesting a change from “Estate Density Residential” to “Business and Office” for a total of approximately 10.15 gross acres. If the proposed application is approved, it would have a negligible impact on the supply and depletion of residential dwelling units in the MSA.

Commercial Land

The analysis area for this Application CDMP20250020 (MSA 7.3) contained 195.30 acres of in-use commercial uses in 2025 and an additional 41.41 acres of vacant land zoned or designated for business uses. The annual average absorption rate of vacant commercial land for the 2025-2040 period is 0.02 acres per year. At the projected rate of absorption, the study area will deplete its supply of commercially zoned land beyond the year 2040 (see Projected Absorption of Land for Commercial Uses table below). If this application is approved, given the current absorption rate, vacant commercial land in MSA 7.3 is projected to have a depletion year for commercial land well beyond 2040.

Projected Absorption of Land for Commercial Uses
Indicated Year of Depletion and Related Data
CDMP20250020 Analysis Area

Analysis Area	Vacant Commercial Land 2025 (Acres)	Commercial Acres in Use 2025	Annual Absorption Rate 2025-2040 (Acres)	Projected Year of Depletion	Total Commercial Acres per Thousand Persons	
					2030	2040
MSA 7.3	**41.41**	**195.30**	**0.02**	**2040+**	**4.7**	**4.1**

Source: Miami-Dade County, Regulatory and Economic Resources Department, Planning Division, Planning Research and Economic Analysis Section, October 2025.

Housing Market Assessment

The following market analysis evaluates the extent to which the current application supports or furthers Goal 1 of the Housing Element of the Comprehensive Development Master Plan, which requires the County to:

> *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 application site is located at the intersection of Krome Avenue and SW 288 Street. This places the proposed site in the middle of MSA 7.3 which will constitute the housing market area in the analysis that follows. The proposal is for a commercial development on this vacant site. The application does not indicate the intention to build residential nor does it preclude the possibility of developing residential. However, under current land-use and zoning, 25 single-family detached housing units could be built on this site. If this application should be approved, 61 single-family detached housing units could be built. The analysis below evaluates the market characteristics around the application site and the needs of the area.

Key Findings:

- *Two-thirds of households in the market area (66 percent) are very-low-income households, earning less than 60 percent of AMI.*
- *Almost all households in the market area (92.7 percent) earn less than the workforce housing limit of 140 percent of AMI.*
- *In comparison, over four-fifths (80 percent) of home sales in the market area were priced above the workforce housing limit of 140 percent of AMI.*
- 11,800 of the 12,400 households in the market area (95 percent) cannot afford the median priced home.
- *This application does not propose any housing units at all, so it does not offer to provide any workforce housing (60-140 percent of AMI) or affordable housing (less than 60 percent of AMI).*

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 AMI, the "2025 Market Area All-Households by Workforce Housing & AMI Income Limits" table below shows the breakdown 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 data from the American Community Survey 5-year Estimates (ACS) and HUD Comprehensive Housing Affordability Strategy (CHAS) data.

The results below demonstrate a mismatch between the incomes of the area families and the costs of area housing. The result is very high rates of housing cost burden for low- and very-low-income families, and which fall off dramatically as incomes rise into the moderate- and upper-income levels.

Two-thirds, 66.1 percent of all families (including renters and owners), earn less than 60 percent of AMI ($74,340). An additional 12.3 percent earn between 60 and 80 percent of AMI ($74,340 - $99,120). Combined, these very low and low-income families are cost burdened at a rate of 21.1 percent, and an additional 50 percent, half of all families, are severely cost burdened. Combined, nearly four-fifths of all low- or very-low-income families in the market area are either cost burdened or severely cost burdened. A family is considered cost burdened if they pay between 30 and 50 percent of their income for housing costs and severely cost burdened if they spend 50 percent or more of their income on housing costs.

In comparison, for moderate-income owner and renter families ($99,121 - $148,680), just 11.6 percent were cost burdened, and none were severely cost burdened. For families earning more than 120 percent of AMI (greater than $148,680), including the top workforce-housing range (140 percent of AMI), only 0.7 percent were cost burdened, and 0.8 percent were severely cost burdened. The data for the market area of the application demonstrates that there is an affordability crisis that primarily impacts low-income households and to a much lesser extent, moderate income households.

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

Income Range; Upper Limit Adjust for a Family of 4 (2025 AMI = $87,200)	MSA 7.3				Total: Cost Burdened & Severly Cost Burdened
	Households	% of Total	Percent Cost Burdened (All Households)		
Low/Very Low (Less than 60%; $74,340)	8,216	66.1%	Less than 80% of AMI: Cost Burdened	21.1%	71.1%
Low (60% to 80%; $99,120)	1,535	12.3%	Severely Cost Burdened	50.0%	
Moderate (80% to 110%; $136,290)	1,316	10.6%	80% to 120% of AMI: Cost Burdened	11.6%	11.6%
Moderate (110% to 120%; $148,680)	90	0.7%	Severely Cost Burdened	0.0%	
Workforce (120% to 140%; $173,460)	376	3.0%	Greater than 120% of AMI: Cost Burdened	0.7%	1.5%
Greater than 140% ($173,460)	905	7.3%	Severely Cost Burdened	0.8%	
	12,438	100%			

Data Source: 2023 American Community Survey 5-year Estimates, 2018-2022 HUD CHAS Data, Florida Housing Finance Corp. Income Limits.

The table below again shows all families by income ranges in the market area and the corresponding affordable sales price that would not leave the households housing-cost burdened. An analysis of 2023 property sales from the Miami-Dade Property Appraiser's database, including both new homes and resales, identified that only 3.8 percent of all sales over the year were affordable to any of the very-low or low-income-families. An additional 15.8 percent of sales were affordable to moderate-income households in the 80 to 140 percent range. That left 80.4 percent of all sales priced out of range for 92.7 percent of families earning

less than 140 percent of AMI. The median price of a 2023 home sale in the market area was $563,600. This amount is 32 percent higher than the price limit for a family at 140 percent of AMI, $426,637. At noted above, this application does not indicate any intent to build housing. According to census survey data, 95 percent of all households in the market could not afford to purchase the median-priced home.

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 MSA 7.3			
		Households	% of All Households	Affordable Sale Price	% of Sales - 2023
Less than 60% of AMI	$74,340	8,216	*66.1%*	182,844	*1.7%*
60% to 80% of AMI	$99,120	1,535	*12.3%*	243,792	*2.1%*
80% to 110% of AMI	$136,290	1,316	*10.6%*	335,214	*3.0%*
110% to 120% of AMI	$148,680	90	*0.7%*	365,689	*4.9%*
120% to 140% of AMI	$173,460	376	*3.0%*	426,637	*7.9%*
Greater than 140% of AMI	>173,460	905	*7.3%*	n/a	*80.4%*
		12,438	***100%***	**Median = 563.3 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 January 8, 2026: Rate - 6.2%, 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.

Conclusion: The data above indicates that while housing-costs can be a challenge for nearly any family, a crisis exists for lower-income families. Rising home prices affect all households, but for moderate and workforce families and above, the vast majority are not cost burdened and appear not to be in crisis. The same cannot be said for very-low and low-income families where nearly three-quarters pay at least 30 percent of their income, and half (50 percent) pay more than 50 percent of their incomes on housing costs. The supply of available land for single-family housing is indeed dwindling, however, there is adequate capacity for multifamily housing development in this market area and countywide well beyond the year 2040. 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.

<u>Occupations and Incomes in Miami-Dade County</u>

The “Selected Occupations, Annual Median Incomes, and Housing Affordability by Income as a Share of AMI” table below provides some examples of occupations and annual wages in the Miami-Fort Lauderdale-West Palm Metropolitan Statistical Area for 2023, the most recent data available, to help understand the needs of current residents. The list focuses primarily on “workforce”-class occupations across the entire Metropolitan Statistical Area. The occupations are color-coded based on incomes to match the income limits from the Housing Affordability Assessment section above. The median or typical annual wage for maids and housekeepers, essential for the hotel industry, is $31,210. School bus drivers have a median annual wage of $36,770. Bank tellers show up at $42,570 and auto mechanics at $47,680 per year. Even trades, like plumbers and electricians, require a second income to get out of the very-low-income band. Plumbers have a median income of $54,370 and electricians at $51,660. All of these earn less than the 60 percent of the AMI threshold discussed above and could not afford market-rate housing around this application without additional income.

The “Selected Occupations, Annual Median Incomes, and Housing Affordability by Income as a Share of AMI” table below shows the incomes of these occupations doubled, and the extent to which they remain below the median income level. The complete dataset shows that 50 percent of all workers in the Metropolitan Statistical Area, even with their incomes assuming a home with two similar earners, earn less than 80 percent of AMI for a family of four. Based on the annual wages, if they were for a one-income household, 88 percent of households would earn less than 80 percent of AMI.

Selected Occupations, Annual Median Incomes, and Housing Affordabillity by Income as a Share of AMI

Occupation	Employment	Annual Median Wage	Median Wage x 2 (2-Income Family	25% Monthly For Purchase (2-Income Family)	Purchase Limit At Threshold (2-Income, 4-person Family)
Cooks, Fast Food	7,790	26,530	53,060	1,105	
Cashiers	56,110	28,320	56,640	1,180	
Janitors and Cleaners, Except Maids and Housekeeping Cleaners	38,840	29,400	58,800	1,225	$158,448
Bartenders	14,410	29,980	59,960	1,249	
Waiters and Waitresses	54,080	30,160	60,320	1,257	
Maids and Housekeeping Cleaners	18,100	31,210	62,420	1,300	
Bakers	4,290	31,220	62,440	1,301	
Cooks, Short Order	3,420	31,940	63,880	1,331	
Food Preparation Workers	19,810	31,950	63,900	1,331	
Hotel, Motel, and Resort Desk Clerks	5,580	32,340	64,680	1,348	
Automotive and Watercraft Service Attendants	1,160	33,760	67,520	1,407	
Cooks, Institution and Cafeteria	5,260	34,530	69,060	1,439	
Receptionists and Information Clerks	23,320	35,060	70,120	1,461	
Cooks, Restaurant	35,210	35,600	71,200	1,483	$211,264
Bus Drivers, School	2,710	36,770	73,540	1,532	
Helpers--Carpenters	810	38,260	76,520	1,594	
Helpers--Pipelayers, Plumbers, Pipefitters, and Steamfitters	860	38,330	76,660	1,597	
Helpers--Electricians	1,800	38,460	76,920	1,603	
Emergency Medical Technicians	1,300	39,150	78,300	1,631	
File Clerks	2,050	39,270	78,540	1,636	
Bus Drivers, Transit and Intercity	2,250	40,060	80,120	1,669	
Office Clerks, General	56,200	40,500	81,000	1,688	
Pharmacy Technicians	11,190	40,910	81,820	1,705	
Library Technicians	1,110	42,270	84,540	1,761	
Tellers	3,120	42,570	85,140	1,774	
Automotive Body and Related Repairers	2,040	47,680	95,360	1,987	
Dental Assistants	8,830	47,970	95,940	1,999	
Carpenters	12,520	48,490	96,980	2,020	
Audio and Video Technicians	1,550	49,790	99,580	2,075	$290,488
Paramedics	930	50,480	100,960	2,103	
Electricians	12,400	51,660	103,320	2,153	
Middle School Teachers, Except Special and Career/Technical Education	9,670	51,740	103,480	2,156	
Elementary School Teachers, Except Special Education	19,790	51,980	103,960	2,166	
Motorboat Mechanics and Service Technicians	1,350	52,240	104,480	2,177	
Plumbers, Pipefitters, and Steamfitters	5,990	54,370	108,740	2,265	
Computer User Support Specialists	12,680	54,950	109,900	2,290	
Secondary School Teachers, Except Special and Career/Technical Education	11,490	57,190	114,380	2,383	
Licensed Practical and Licensed Vocational Nurses	8,640	58,270	116,540	2,428	
Postal Service Mail Carriers	5,880	58,390	116,780	2,433	
Career/Technical Education Teachers, Middle School	270	58,610	117,220	2,442	$316,896
Chefs and Head Cooks	5,600	58,700	117,400	2,446	
Bus and Truck Mechanics and Diesel Engine Specialists	2,720	58,970	117,940	2,457	
Career/Technical Education Teachers, Secondary School	1,780	60,360	120,720	2,515	
Health Information Technologists and Medical Registrars	890	62,240	124,480	2,593	
Paralegals and Legal Assistants	12,420	62,810	125,620	2,617	
Electrical and Electronic Engineering Technologists and Technicians	750	64,090	128,180	2,670	
Broadcast Technicians	430	64,340	128,680	2,681	$369,712
Aircraft Mechanics and Service Technicians	6,020	64,680	129,360	2,695	
Clinical Laboratory Technologists and Technicians	6,960	65,580	131,160	2,733	
Radiologic Technologists and Technicians	4,230	65,720	131,440	2,738	
Forensic Science Technicians	510	68,400	136,800	2,850	
Firefighters	5,640	73,250	146,500	3,052	
Dental Hygienists	3,100	78,500	157,000	3,271	
Accountants and Auditors	28,910	79,730	159,460	3,322	
Magnetic Resonance Imaging Technologists	750	81,840	163,680	3,410	
Registered Nurses	56,660	83,590	167,180	3,483	
Police and Sheriff's Patrol Officers	19,870	89,570	179,140	3,732	
Network and Computer Systems Administrators	6,030	94,390	188,780	3,933	N/A
Computer Systems Analysts	7,260	100,940	201,880	4,206	
Computer Programmers	1,010	101,800	203,600	4,242	
Computer Hardware Engineers	310	107,030	214,060	4,460	
Computer Network Architects	1,590	126,160	252,320	5,257	
Lawyers	28,220	129,770	259,540	5,407	
Computer and Information Systems Managers	7,310	159,620	319,240	6,651	
	693,780	**57,413**	114,826	2,392	

Data Sources: US Bureau of Labor Statistics May 2023 Occupation and Employment Statistics; 2024 HUD Income Limits: Households by income range: 2022 American Community Survey 5-year estimates; Planning Research and Ecnomic Analysis. Maximum Affordable Sales Price: Bankrate.com, Accessed April,2024, Rate - 7.1%, 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.

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 environmental conditions of the application site. All YES entries are further described below.

Flood Protection

Federal Flood Zone	X
Surface Water Management General Permit Required	RER
County Flood Criteria, North American Vertical Datum of 1988 (NAVD)	between 10.00 and 11.00 feet

Biological Conditions

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

Other Considerations

Within Wellfield Protection Area	No
Contaminated Site	Applicant did not submit information. No DERM records.

Proposed Water and Wastewater Demand:

Potential Development	Flow (GPD)	% of CDMP Water Treatment Available Capacity	% of CDMP Sewer Treatment Available Capacity
Retail use, 151,548 sf	15,155	0.0029	0.0107
OR:			
Single-family detached, 61 units	12,810	0.0025	0.0090

Potable Water Supply

The Application site is located within the Miami-Dade Water and Sewer Department (MDWASD) franchised water service area. Pursuant to Chapter 24 of the Code, the proposed 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 Water System, which is owned and operated by MDWASD. 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 MDWASD franchised sewers service area. Pursuant to Chapter 24 of the Code, proposed development located within feasible distance to public sewer lines shall connect to the public sewer system in accordance with Code requirements

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According to the comments issued by MDWASD for this application, the application site is part of a new public sewer pump station basin from which the sewer flow is transmitted to the South District Wastewater Treatment Plant for treatment and disposal.
The South District Wastewater Treatment Plant is owned by MDWASD and has sufficient capacity to treat current discharges.

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 recommends the following language be included in the Declaration of Restrictions regarding potable water supply and wastewater disposal:

> *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. 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.*

Natural Resources
RER review of the proposed project location did not reveal resources that are regulated under section 24-48 and 24-49 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".

Although this application lies within the United States Fish and Wildlife Service (USFWS) designated consultation area for the federally endangered Florida bonneted bat, County staff find the proposed development associated with the subject application is not reasonably anticipated to result in adverse or cumulative adverse environmental impacts to habitat that is critical to Federal or State-designated endangered or threatened species.

Drainage and Flood Protection

All future submittals, including, but not limited to, the first final plat, soil improvement permit, building permit, Surface Water Management General Permit, and paving and drainage plans must demonstrate that the proposed development will not alter historical flow patterns, adversely impact adjacent properties, encroach upon the floodplain, or result in a loss of historical basin storage without adequate mitigation.

Any future proposed development shall not negatively impact adjacent properties. The stormwater management system must demonstrate 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.

For compliance with Miami-Dade County stormwater disposal requirements, stormwater shall be retained on-site utilizing a properly designed seepage or infiltration drainage system. Any grading and drainage improvements within the parcels will require review and approval by RER. Any public road drainage systems shall provide service that complies with the minimum requirements outlined in the Miami-Dade County Public Works Manual.

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

Relevant Chapter 24 Provisions Regarding Stormwater Management

Any construction activities that require dewatering will require a Class V permit, pursuant 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.

If the proposed stormwater management system is designed to be an overflow/outfall system, 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.

The previous agricultural land use may have resulted in groundwater or soil contamination. Pending determination of contamination, according to section 24-48.1(1)(f) of the Code, Class VI permits are required for the installation of a drainage system for any project that has known soil or groundwater contamination, or that uses, generates, handles, disposes of, discharges, or stores hazardous materials.

The proposed development requires a Surface Water Management General Permit (SWMGP). Any new development or redevelopment involving 2 acres or more of impervious area or 10 acres of total area shall require a Surface Water Management General Permit (SWMGP) for the construction and operation of the required surface water management system.

Environmental Monitoring and Restoration

A preliminary review of available information to the Department based on potential sources (current/former agricultural use) indicates the potential for environmental concerns at the subject property based on historical and/or current land use on the subject or adjoining 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 the RER-Pollution Remediation Section (PRS), RER-Environmental Monitoring and Evaluation Section (EMES), and DERM-Environmental Monitoring and Restoration Division (EMRD) for review prior to the submittal of site development plans including but not limited to soil improvement plans, drainage plans/stormwater management plans, dewatering plans, etc. PRS, EMES and/or EMRD review and approval of said documents shall be required.

All construction plans (inclusive of drainage) and dewatering plans shall require the approval from the PRS, EMES and/or EMRD as it relates to environmental contamination issues. Be advised that the PRS, EMES, and 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.

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 plans for this development. All contaminated soil within the property to be conveyed must be disclosed at the earliest stage possible and the receiving public entity must be made aware of and accept the contaminated property and any associated restrictions. If soil

contamination will remain following the conveyance, documentation of acceptance shall be provided to the Department prior to Final Plat.

While noting the underlined language referenced above, DERM recommends the following language be included in the Declaration of Restrictions regarding environmental monitoring and restoration:

> *The Owner hereby acknowledges and agrees to evaluate and identify all site activities and land uses (historical and current) that represent(ed) a potential to cause or to have caused impairment of the environment (i.e., soil, groundwater, surface water, vapor) at, near, or in the vicinity of the site. The Owner agrees to submit to RER and DERM a report ("Report") presenting the results/findings of the required site investigation(s), including all supporting documentation. Based on the Report, RER and DERM may require environmental site assessment(s) in support of the site development. RER and DERM review and approval are required of environmental site assessment(s) prior to County approval of soil improvement plans, drainage plans, stormwater management plans, dewatering plans, or equivalent development plans that allow site development.*

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 to be 5,250 gallons per day (gpd), as shown under Scenario 1. The maximum water demand under the requested CDMP Land Use Designation of "Business and Office**"** would be 15,155 gpd for 151,548 sq. ft of commercial space (Scenario 2) or 12,810 gpd for 61 single family detached units, as shown under Scenario 3, which represents a potential increase of approximately 9,905 gpd or 7,560 gdp respectively for water and sewer service.

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

Scenario	Use (Maximum Allowed)	Quantity (Units or Square Feet)	Water Demand Multiplier*	Projected Water Demand (gpd)
Current CDMP Potential – "Estate Density Residential"				
1	Single Family Detached	25	210 gpd/unit	5,250 gpd
Requested CDMP Designation – "Medium Density Residential with One Density Increase"				
2	Commercial	151,548	10 gpd/unit	15,155 gpd
3	Single Family Detached	61	210 gpd/unit	12,810 gpd

Source: Miami-Dade Water and Sewer Department; Department of Regulatory and Economic Resources, Planning Division; 2026

*Water Demand Multipliers can be found at Section 24-43.1 Miami-Dade Code.

Water

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

As required by WASD's Rules and Regulations, since this development is connecting to water infrastructure for the first time, a water main extension along one entire boundary of the property will be required. Therefore, the developer may connect to an existing 12-inch water main (E30934D00A-2) at the intersection of SW 174th Avenue and SW 288th Street and extend a minimum 12-inch water main (Half Section Line) westerly along SW 288th Street to the northwest corner of the proposed development.

Also note that there is a WASD Agreement No. 32470 at the northeast corner of the intersection of SW 177th Avenue and SW 288th Street that will also bring a 12-inch water main along SW 288th Street to SW 177th Avenue. If WASD Agreement No. 32470 is conveyed by the time this project is ready for construction, the developer may connect to the proposed water main in SW 177th Avenue and SW 288th Street and extend a minimum 12-inch water main (Half Section Line) westerly along SW 288th Street to the northwest corner of the proposed development to provide service to the proposed development.

Any public water main extension within the property shall be 12-inch minimum diameter for the retail development and 8-inch minimum diameter for the townhome development. If two or more fire hydrants are to be connected to a public water main extension within the property, then the water system shall be looped with two (2) points of connection. Final points of connections and capacity approval to connect to the water system will be provided at the time the water hydraulic modeling analysis is performed, and the WASD Agreement is offered.

Sewer

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

A new Public Pump Station (P.S.) is proposed with a nearby WASD Agreement No. 31806 (under construction), located at SW 285th Street and SW 177th Avenue, that will bring a Public Pump Station and gravity sewer system to the area. In addition, there is a WASD Agreement No. 32470 (plans under review) south of Agreement No. 31806 that will connect to the future gravity sewer of Agreement No. 31806 and is proposing a gravity sewer just east of the intersection of SW 177th Avenue and SW 288th Street. If Agreement No. 31806 and Agreement No. 32470 are conveyed by the time this project is ready for construction, the developer may connect to a proposed gravity system just east of the intersection of SW 177th Avenue and SW 288th Street and extend a minimum 8-inch gravity sewer to the subject property to cover one entire boundary of the site, as required by WASD's Rules and Regulations.

If unity of title does not apply, thence any gravity sewer within the property shall be public and 8-inch minimum diameter. Final points of connection and capacity approval to connect to the sewer system will be provided at the time the sewer hydraulic modeling analysis is performed, and the WASD Agreement is offered.

If WASD Agreement No. 31806 and Agreement No. 32470 are not conveyed by the time this project is ready for construction, the Developer shall contact WASD to obtain a new point of connection.

Developer Coordination
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 regards to obtaining approval and permits from WASD and other regulatory governmental agencies to avoid conflict with utility plans.

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 oversees the collection and disposal of solid waste generated in the County through direct operations, contractual arrangements, and enforcement of regulations. Additionally, the DSWM oversees the countywide effort to comply with State regulations regarding recycling, household chemical waste management, and the closure and maintenance of solid waste sites that are 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 2025-26, 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.

Parks

The Miami-Dade County Parks, Recreation and Open Space Department has three Park Benefit Districts (PBDs). The subject application site is located inside Park Benefit District 3 (PBD-3), which generally encompasses the area south of SW 184 Street.

Level of Service Standard
CDMP Policy ROS-2A establishes the adopted minimum Level of Service (LOS) standard for the provision of recreation 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. PBD 3 currently meets park concurrency requirements.

Current Park Benefit District Area Conditions

County-owned Park and recreation facilities (both Areawide and Local) serving the subject property that are within three miles of the subject application are described in the table below, which lists the park name, address, park classification, type of recreation facility, and acreage for each park.

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

NAME	ADDRESS	CLASSIFICATION	ACRES	TYPE
MODELLO WAYSIDE PARK	28810 S DIXIE HWY	NEIGHBORHOOD PARK	2.58	LOCAL
LIVE LIKE BELLA PARK	29305 ILLINOIS RD	COMMUNITY PARK	8.22	LOCAL
ROYAL COLONIAL PARK	14884 SW 280TH ST	COMMUNITY PARK	26.01	LOCAL
MODELLO PARK	28450 SW 152ND AVE	COMMUNITY PARK	9.07	LOCAL
PALMLAND PARK	30350 SW 153RD AVE	NEIGHBORHOOD PARK	5.13	LOCAL
SOUTH DADE PARK	28151 SW 164TH AVE	COMMUNITY PARK	8.47	LOCAL
LEISURE PARK	15355 HARDING LN	NEIGHBORHOOD PARK	1.86	LOCAL
BISCADO PARK	29150 SW 193RD AVE	NEIGHBORHOOD PARK	4.76	LOCAL
AREA 291	32798 SW 157TH AVE	SINGLE PURPOSE PARK	10.09	LOCAL

The applicant site is adjacent to an existing segment of the Krome Trail, a multi-use path which travels through the Redland agricultural area to Broward County. The Krome Trail is also a part of the Miami LOOP, an envisioned 225-mile non-motorized trail network within Miami-Dade County.

Existing CDMP Land Use

The existing “Estate Density Residential” CDMP Land Use Designation would allow as many as 25 single-family detached residential units and an anticipated population of 83 persons. The concurrency analyses result in an impact of ±0.23 acres, based on the minimum Level of Service Standard for the provision of local recreation open space in the Recreation and Open Space Element of the CDMP.

Proposed CDMP Amendment

The proposed “Business and Office” CDMP Land Use Designation would limit development to 61 single-family residential units and an anticipated population of 203 persons if developed with a residential use. The concurrency analyses result in an impact of ±0.56 acres, based on the minimum Level of Service of the CDMP. If the application site is developed with commercial uses only, there would be no impact to the Parks Level of Service.

Impact Analysis

Recreation and Open Space Element policies ROS-2a (i); (ii); (iii); (iv); and (v) provide for the establishment of Miami-Dade County’s minimum Level of Service standard for the provision of local recreation open space. As shown in the table above, there are no Miami-Dade County provided local recreation open spaces of 5 acres or larger within the 3-mile distance from the application area.

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.

Recommendations
PROS offers the following recommendations:

- Given there are no County-provided or municipal local recreation open spaces within ¼- to ½-mile of the application site, any development that contemplates residential or lodging should provide private recreation space to meet the needs of any residents of the development.
- Provide pedestrian access from the development to the Krome Trail.
- 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.

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 nonresidential land uses.

Fire and Rescue Service

The Property is served by Station No. 6 (Modello) located at 15890 SW 288th St., Miami, FL, 33033. The station is equipped with one (1) Engine, two (2) Rescues and one (1) EMS 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 6:51 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.

For the purpose of this Analysis, MDFR is utilizing the Development Impact Table to calculate impact to existing MDFR services. MDFR will evaluate both the impact to the current CDMP designation, as well as the impact the proposed designation will have on existing MDFR service.

Level of Service Standard for Fire Flow and Application Impacts
Water supply for fire service emergencies shall be provided to all occupancy types and occupancy uses as determined by the Authority Having Jurisdiction, in accordance with the Miami-Dade County Ordinances, the current adopted edition of the Florida Fire Preventions Code, and the current adopted edition of the Miami-Dade Water & Serwer's D8 Water Manual. Fire department access and set up site shall be provided as determined by the Authority Having Jurisdiction, in accordance with the Miami-Dade County Ordinances and the current adopted edition of the Florida Fire Preventions Code.

CDMP Policy 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 1,500 GPM, Offices/Hospitals/Schools 2,000 GPM and Industrial 3,000 GPM.

The current CDMP designation "Estate Density Residential" allows for potential development of a total of 25 single-family units that generate 9 annual alarms. The proposed CDMP designation "Business and Office" will allow a potential development of 151,548 sq.ft. retail, per the proffered covenant, or 61 single-family homes. The proposed development will generate approximately 40 annual alarms. The 40 annual alarms will result in a high impact to existing fire-rescue services.

While the proposed development will result in a high 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. 06 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. 16 (Homestead/Florida City), located at 255 NW 4th Ave., Miami, Fl 33030, and Station No. 60 (Redland), located at 17605 SW 248th St., Miami, Florida 33031.

As part of the rezoning process, MDFR is requesting that at time of permitting (or prior, under a separate ASPR application) a detailed site plan must be submitted for review to the Fire Engineering and Water Supply Bureau. At such time, the Bureau will review the site plan to assure compliance with the Florida Fire Prevention Code (FFPC), National Fire Protection Association (NFPA) standards and any other local regulations dictated by other County agencies. Any discrepancy or variation from the standards will be noted on a separate

memorandum and must be adhered to accordingly prior to the platting and/or permitting stages of the development.

Police

The Miami-Dade Sheriff's Office (MDSO) has reviewed the proposed development for the subject application. MDSO reserves the right to reassess its determination upon the production of additional information. A review of the application and supporting documents was conducted to assess potential impacts on MDSO resources due to proposed CDMP modifications. This application is requesting to re-designate the Property from "Estate Density Residential" to "Business and Office" on the County's Future Land Use Map.

An analysis of current police staffing levels, population growth, and calls-for-service data was completed. Existing staffing is expected to handle any minor increase in service demands. Should the need for police services rise beyond projected levels, additional sworn personnel, support staff, and equipment may be necessary. At this time, our Agency has no further comments regarding the proposed zoning modifications.

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
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.

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Application Impact

This application, if approved and developed with 61 single-family detached residences, may increase the student population of the schools serving the application site by an additional 25 students. This number includes a reduction of 35.54% to account for charter and magnet schools (schools of choice). Of the 25 students, 11 are expected to attend elementary schools, 6 are expected to attend middle schools and 8 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. At this time, the affected schools have sufficient capacity to serve the application.

Concurrency Service Area (CSA) Schools

Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
Avocado Elementary	435	11	11	YES	Current CSA
South Dade Middle	374	6	6	YES	Current CSA
South Dade Senior High	-242	8	0	NO	Current CSA
South Dade Senior	53	8	8	YES	Current CSA Five Year Plan

Source: Miami-Dade County Public Schools, December 2025.
Miami-Dade County Department of Regulatory and Economic Resources, February 2026.
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 describe a proportionate share mitigation process.

A 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.

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 Policy EDU-2C of the CDMP 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 has reviewed the application identifies no historic or archaeological resources that would be impacted by the development proposed for the site.

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 a ±10.15-acre property generally located at the southwest corner of SW 288 Street and SW 177 Avenue (Krome Avenue) in unincorporated Miami-Dade County. The site has access in the east from SW 177 Avenue (Krome Avenue), a four lane divided major arterial roadway and in the north from SW 288 Street, a two lane undivided roadway. The major roadways that would cater to the mobility needs of this project are shown below:

1. SW 288 Street from US-1 to SW 127 Avenue is a four-lane divided County maintained roadway with posted speed limit of 40 mph west of Turnpike and 30 mph east of the Turnpike. It has an interchange with Florida's Turnpike.
2. SW 288 Street from US-1 to SW 197 Avenue is a two-lane undivided County maintained roadway with posted speed limit of 40 mph.
3. Florida's Turnpike north and south of SW 268 Street is a four-lane expressway with a posted speed limit of 65 mph.
4. SW 162 Avenue north and south of SW 288 Street is a County maintained two-lane undivided roadway with posted speed limit of 35 mph.
5. SW 272 Street from Krome Avenue to US-1 is a County maintained two-lane undivided roadway with posted speed limit of 40 mph.
6. SW 264 Street from Krome Avenue to US-1 is a County maintained two-lane undivided roadway with posted speed limit of 40 mph.
7. Old Dixie Highway north and south of SW 288 Street is a County maintained two-lane undivided roadway with posted speed limit of 40 mph.
8. SW 296 Street east and west of Old Dixie Highway is a County maintained two-lane undivided roadway with posted speed limit of 40 mph.
9. US-1 Highway north and south of SW 288 Street is a State maintained four-lane divided roadway with posted speed limit of 45 mph.
10. Krome Avenue north and south of SW 288 Street is a State maintained four-lane divided roadway with posted speed limit of 45 mph.

11. SW 167 Avenue north and south of SW 288 Street is a County maintained two-lane undivided roadway with posted speed limit of 40 mph.

Florida's Turnpike/HEFT, US-1, and Krome Avenue would provide connectivity for this location to other regions in 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 or free flow traffic condition and F representing the least favorable or forced flow traffic condition with excessive delays.

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 2024) and the County (Year 2024), are operating at acceptable levels of service. 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 dwelling units per acre [du/ac]) the application site is assumed to be developed with 25 single-family detached residential units. Under the requested CDMP land use designation of "Business and Office", the application site can be developed with 151,548 sqft. of retail uses, as per the proffered covenant. The potential development of 25 single-family detached residential units under the current CDMP land use designation is expected to generate approximately 27 PM peak hour trips and the potential development of 151,548 sqft. of retail uses under the requested CDMP land use designation it is expected to generate approximately 541 Net PM peak hour trips or approximately 514 more PM peak hour trips than the current CDMP designation. The proposed land use amendment would increase the trips generated from this site by about 20 times. See "Estimated PM Peak Hour Trip Generation" table below.

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

Application CDMP 20250020	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 Designation

Land Use	"Estate Density Residential" (1-2.5 du/ac)	"Business and Office"	
Maximum Development Potential	25 Units Single Family Detached [1]	151,548 sqft. Retail[2]	
Gross Trips Generated	27	761	
Pass-By Trips[3]	-	220	
Net Trips Generated	27	541	+ 514

Source: Institute of Transportation Engineers (ITE), 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 housing is 210.

[2] –ITE Land Use Code used for retail uses (>150 k) is 820 (Shopping Center).

[3] – Percentage of Pass-By Trips for Retail is 29% per ITE Trip Generation Handbook 2nd Edition.

Short Term Traffic Evaluation (Concurrency)

An evaluation of peak-period traffic concurrency conditions as of December 2024, 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, determined that all roadways–adjacent to and in the vicinity of the application site–that were analyzed have available capacity to handle the additional traffic impacts that would be generated by the application. The "Traffic Impact Analysis of Roadways Serving the Amendment Site Under the Requested CDMP Designation" table below shows the functioning of surrounding roadways in 2026.

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 CDMP Development Potential: 151,548 sqft. retail generating 541 PM peak hour trips.													
9886	SW 187 Ave.	s/o SW 280 St.	2	C	1359	432	C	216	648	C	18	1.32%	666	C
9212	Krome Ave./SW 177 Ave.	n/o SW 288 St. to SW 248 St.	4	D	3580	2227	D	111	2338	D	53	1.48%	2391	D
F-0043	Krome Avenue	s/o Avocado Dr.	4	D	3580	1773	C	239	2012	C	49	1.37%	2061	C
9864	SW 167 Ave.	n/o 288 Street	2	D	1197	469	C	130	599	C	39	3.26%	638	C
F-8512	SW 288 Street	w/o SW 182 Ave.	2	D	1440	549	C	0	549	C	18	1.25%	567	C
F-8706	SW 288 Street	e/o Krome Ave.	2	D	1440	684	C	0	684	C	161	11.18%	845	C
9932	SW 288 St./ Biscayne Drive	w/o US-1 to SW 177 Ave.	2	D	1440	884	C	275	1159	D	123	8.54%	1282	D
9938	SW 296 Street	e/o SW 197 Ave.	2	D	1440	250	C	51	301	C	7	0.49%	308	C
9936	SW 296 St./ Avocado Drive	w/o US 1 to SW 177 Ave.	2	D	1440	729	D	393	1122	D	63	4.38%	1185	D
9942	SW 304 Street	w/o US 1	2	D	1197	947	D	96	1043	D	32	2.67%	1075	D

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

Notes:

1) Peak Hour Volume information based on FDOT's online database for traffic counts, 2023 and using the FDOT Daily Data (0.09 K-Factor)

2) Peak Hour Volume information based on Traffic Count Data provided by Traffic Study

* 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)

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Application Traffic Impact

The maximum development potential scenarios under each 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 25 single-family detached residential units. Under the requested CDMP land use designation of “Business and Office” the application site can be developed with 151,548 sqft. of retail uses, as per the proffered covenant. The potential development under the current CDMP land use designation is expected to generate approximately 27 PM peak hour trips and the potential development under the requested CDMP land use designation it is expected to generate approximately 541 PM peak hour trips or approximately 514 more PM peak hour trips than the current CDMP designation. The proposed development would increase the trip generation potential from this property by about 20 times.

The existing traffic condition and concurrency analysis determined that all roadways adjacent to and in the vicinity of the application site analyzed have available capacity to handle the additional traffic impacts that would be generated by the application and are projected to operate at acceptable levels of service.

Other Roadway Improvements

1. Florida’s Turnpike from SW 288 Street to SW 216 Street is programmed for widening to 8 lanes. This is a Priority 2 project in the Miami Dade TPO’s 2045 Long Range Transportation Plan (LRTP) with funding allotment of $139.39 million programmed for construction work.
2. Florida’s Turnpike interchange improvements at Campbell Drive/SW 312. This project has a funding allotment of $19.93 million programmed for preliminary engineering, design and construction by 2030.

Applicant’s Traffic Study

The applicant’s transportation consultant, Langan Engineering & Environmental Services, LLC, prepared the *CDMP Amendment Traffic Impact Study* dated October 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/EnerGov_Prod/SelfService/#/plan/9e7d05ef-904e-47d8-be70-6878076b4191. 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 2 of the traffic study. The PM Peak Hour trip generation for the existing development potential of 25 single family detached dwelling units would be 27 trips. The trip generation from the proposed development potential of 151,548 sqft. of retail uses would be 351 PM Peak Hour trips or approximately 324 more PM peak hour trips than the current CDMP designation. See applicant’s Table 2 below for trip generation analysis.

Table 2 - Trip Generation Estimates[1]

Use	Size	Daily	Weekday Morning Peak Hour			Weekday Afternoon Peak Hour		
			In	Out	Total	In	Out	Total
Maximum Potential Development under Proposed Land Use Designation								
Shopping Center (>150k)	151,548 SF	5,515	82	51	133	171	180	351
Project Trips for 2028 Analysis		**5,515**	**82**	**51**	**133**	**171**	**180**	**351**
Maximum Potential Development under Current Land Use Designation								
Single-Family Detached Housing	25 DU	467	6	16	22	17	10	27
Net New Trips for 2045 Analysis[2]		**5,288**	**76**	**35**	**111**	**154**	**170**	**324**

Notes:

1. Based on ITE Trip Generation Manual 12th Edition

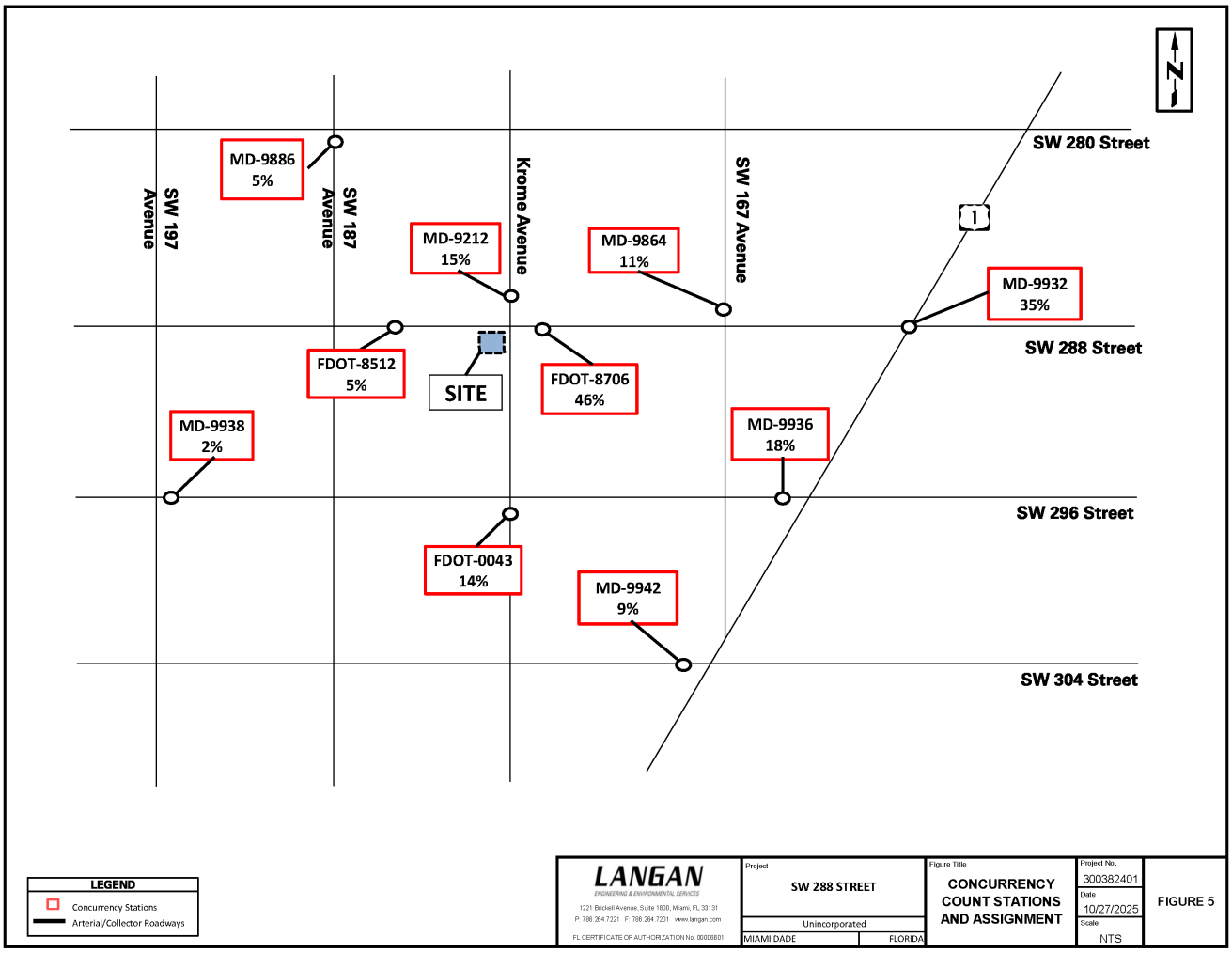
2. Proposed Land Use Designation less Current Land Use Designation

The site is located on TAZ 1478, 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). The TPO publishes cardinal trip distribution for the years 2015 and 2045. The cardinal distribution for the year 2028 was generated by interpolating the distribution percentages of the years 2015 and 2045. Table 3 below shows the year-2028 trip distribution for TAZ 1478.

Table 3 - Cardinal Distribution

Year	NNE	ENE	ESE	SSE	SSW	WSW	WNW	NNW
2015	31.60%	18.60%	19.60%	18.10%	6.10%	0.00%	0.10%	6.00%
2045	32.90%	20.20%	16.60%	19.40%	7.30%	0.10%	0.30%	3.30%
2028	**32.16%**	**19.29%**	**18.30%**	**18.66%**	**6.62%**	**0.04%**	**0.19%**	**4.83%**

The cardinal distribution for 2028 shown in Table 3 above was utilized to assign the trips generated by this project on the surrounding roadways. Figure 5 below shows afternoon peak hour project trip assignments on the surrounding impacted roadways.



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. Ten surrounding roadway segments were analyzed for afternoon peak hour capacity conditions, and it was determined that all roadways are functioning at an acceptable level of service. See the applicant's Table 1 below for the existing roadway condition analysis.

Table 1 - Existing Afternoon Peak-Hour Roadway Capacity Analysis Summary

Roadway	From	To	Number of Lanes	Adopted LOS [1]	LOS Capacity [1]	Existing Volume	Existing LOS	Meets Capacity
SW 187 Avenue	SW 216 Street	SW 288 Street	2 L	C	1,359	432	C	YES
Krome Avenue	SW 232 Street	SW 296 Street	4 L	D	3,580	2,227	C	YES
	SW 296 Street	SW 312 Street	4 L	D	3,580	1,773	C	YES
SW 167 Avenue	SW 272 Street	Old Dixie Hwy	2 L	D	1,197	469	C	YES
SW 288 Street	SW 187 Avenue	Krome Avenue	2 L	D	1,440	549 [2]	C	YES
	Krome Avenue	SW 167 Avenue	2 L	D	1,440	684 [2]	C	YES
	SW 167 Avenue	US-1	2 L	D	1,440	884	C	YES
SW 296 Street	SW 197 Avenue	Krome Avenue	2 L	D	1,440	250	C	YES
	Krome Avenue	US-1	2 L	D	1,440	729	C	YES
SW 304 Street	Krome Avenue	US-1	2 L	D	1,197	947	D	YES

Notes:

1. *Adopted LOS and Capacity from FDOT 2020 Quality / LOS Handbook & County Traffic Concurrency Database*
2. *PHP Volume based on FDOT Daily Data (0.09 K-Factor).*

The Traffic Study includes a Short Term (2028) analysis, and a Long Term (2045) analysis as required for CDMP amendment applications. Table 4 below shows the short-term (2028) analysis of the project traffic impacts on the ten surrounding roadway segments. The short-term analysis shows that all the surrounding roadways will meet the County's adopted level of service standards.

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 (SERPM) and the project trips were added to the model volumes to determine the long-term impact on the surrounding roadway segments. Table 6 below shows the long-term (2045) analysis of the traffic impacts this project will have on the surrounding roadways. This analysis determined that two roadway segments shown below are projected to operate below the County's adopted level of service standards.

1. SW 167 Avenue from SW 272 Street to Old Dixie Highway would operate at LOS 'F' but the adopted LOS is 'D'.
2. SW 296 Street from Krome Avenue to US-1 would operate at LOS 'F' but the adopted LOS is 'D'.

The two roadways that are projected to fail in 2045, fail even without impacts from this project. Also, the traffic impact from this project on the two roadway segments are not significant as the

percentage impact is less than five percent of the LOS capacity (or maximum service volume capacity) of the roadways.

To conclude, the existing and short-term roadway capacity analysis indicates that all roadways surrounding the project site would function at acceptable LOS. The long-term analysis indicates that two roadway segments would not meet the County's adopted LOS standards but the traffic impacts from this project are not significant. Staff agrees with the conclusions of this traffic study.

Table 4 - Short Term 2028 (Concurrency) Afternoon Peak-Hour Roadway Capacity Analysis Summary

Count Station	Location	Facility Type	Adopted LOS [1]	LOS Capacity[1]	PHP Volume	2028 Volume	Development Order Trips	2028 Volume + D.O.'s	Available Trips	LOS without Project	Proposed Development		Total Volume with Project	Trips Remaining	LOS with Project	Meets Concurrency
											Project Assignment	Project Trips				
MDC-9886	SW 187 Avenue s/o SW 280 Street	2 L	C	1,359	432	484	186	670	689	C	5%	18	688	671	C	YES
MDC-9212	Krome Avenue n/o SW 288 Street	4 L	D	3,580	2,227	2,493	111	2,604	976	C	15%	53	2,657	923	C	YES
FDOT-0043	Krome Avenue s/o SW 296 Street	4 L	D	3,580	1,773	1,985	236	2,221	1,359	C	14%	49	2,270	1,310	C	YES
MDC-9864	SW 167 Avenue n/o SW 288 Street	2 L	D	1,197	469	525	131	656	541	D	11%	39	695	502	D	YES
FDOT-8512	SW 288 Street w/o SW 182 Avenue	2 L	D	1,440	549	615	0	615	825	C	5%	18	633	807	C	YES
FDOT-8706	SW 288 Street e/o Krome Avenue	2 L	D	1,440	684	766	0	766	674	C	46%	161	927	513	C	YES
MDC-9932	SW 288 Street w/o US-1	2 L	D	1,440	884	990	275	1,265	175	C	35%	123	1,388	52	D	YES
MDC-9938	SW 296 Street e/o SW 197 Avenue	2 L	D	1,440	250	280	19	299	1,141	C	2%	7	306	1,134	C	YES
MDC-9936	SW 296 Street w/o US-1	2 L	D	1,440	729	816	394	1,210	230	C	18%	63	1,273	167	C	YES
MDC-9942	SW 304 Street w/o US-1	2 L	D	1,197	947	1,060	96	1,156	41	D	9%	32	1,188	9	D	YES

Notes:

1.- Adopted LOS and Capacity from FDOT 2020 Quality / LOS Handbook and Miami-Dade County Traffic Concurrency Database

2.- PHP Volume based on FDOT Daily Data (0.09 K-Factor).

Table 6 - Long Term 2045 Afternoon Peak-Hour Roadway Capacity Analysis Summary

Roadway	From	To	Facility Type [1]	LOS Capacity [1]	2045 Volumes [2]	LOS without Project	Proposed Designation		Project Significance	Total Volume with Project	LOS with Project	Operates within Adopted LOS
							Project Assignment	Project Trips				
SW 187 Avenue	SW 216 Street	SW 288 Street	2 L	1,359	369	C	5%	16	1.18%	385	C	YES
Krome Avenue	SW 232 Street	SW 296 Street	4 L	3,580	2,070	C	15%	49	1.37%	2,119	C	YES
	SW 296 Street	SW 312 Street	4 L	3,580	2,088	C	14%	45	1.26%	2,133	C	YES
SW 167 Avenue	SW 272 Street	Old Dixie Hwy	2 L	1,197	1,242	F	11%	36	3.01%	1,278	F	NO
SW 288 Street	SW 187 Avenue	Krome Avenue	2 L	1,440	594	C	5%	16	1.11%	610	C	YES
	Krome Avenue	SW 167 Avenue	2 L	1,440	351	C	46%	149	10.35%	500	C	YES
	SW 167 Avenue	US-1	2 L	1,440	495	C	35%	113	7.85%	608	C	YES
SW 296 Street	SW 197 Avenue	Krome Avenue	2 L	1,440	18	C	2%	6	0.42%	24	C	YES
	Krome Avenue	US-1	2 L	1,440	1,593	F	18%	58	4.03%	1,651	F	NO
SW 304 Street	Krome Avenue	US-1	2 L	1,197	855	D	9%	29	2.42%	884	D	YES

Notes:

1. Adopted LOS and Capacity from MPO 2045 Cost Feasible Network

2. 2045 Volumes based on Daily SERPM Model Volumes (0.09 K-Factor).

Transit

Existing Service

The property is served by Metrobus Route 70 at a bus stop located at NE 15th St and Krome Ave approximately 0.9 miles away (20-minute walk). Headways for the services mentioned above are listed in the table below:

Metrobus Route Service Summary

Route	Service Headways (in minutes)					Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8 pm)	Saturday	Sunday	
70	60	60	N/A	60	60	L

Source: *2024-2033 Transit Development Plan,* Miami Dade Department of Transportation and Public Works, November 2023 Line Up, February 2024.
Notes: L means Metrobus local route service.

Future Transportation/Transit Needs and Planned Improvements

According to the Miami-Dade County Transit Development Plan (TDP) there are two Funded Capital Projects. First, The South Dade Transitway project will implement Gold Standard Bus Rapid Transit (BRT) along the Transitway from the SW 344th Street Park-and-Ride to Dadeland South Metrorail Station. Second, the Transit Oriented Development (TOD) Master Plan for the South Corridor project will plan along the Strategic Miami Area Rapid Transit (SMART) Plan's South Corridor to boost smart economic development and mobility through mixed-use development around transit stations, located approximately 1.9 miles away from the subject site.

DTPW Comments/Recommendations

The Miami-Dade Transit Division, Department of Transportation and Public Works (DTPW) encourages the developer to support and enhance pedestrian and bicyclist connections to the bus stops, as feasible. The DTPW outlines the following conditions:

1. The applicant should consider complete street design principles when designing the SW 177 Avenue and SW 288 street sections as it provides a direct connection to the South Dade Trail and the South Dade transitway.
2. Consider adding shade trees adjacent to the Krome Trail Path.

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

The proposed application could impede 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-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-1G. Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.

LU-1O. Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe in the Agriculture Areas outside the Urban Development Boundary, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.

LU-8. Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan map consistent with the adopted Goals, Objectives and policies of this plan, which will provide that the Land Use Plan map accommodates projected countywide growth.

LU-8B. Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations.

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; and

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) 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, Hald-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional and industrial activities.

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

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*Excerpted pages are enclosed herein. The complete report is accessible on the Department of Regulatory and Economic Resources website at:

- https://energov.miamidade.gov/EnerGov_Prod/SelfService/#/plan/9e7d05ef-904e-47d8-be70-6878076b4191?tab=attachments

APPENDIX A

Amendment Application

RECEIVED 10/31/25
Planning Division

238 ST, LLC
CDMP20250020

APPLICATION TO AMEND THE LAND USE PLAN MAP OF THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

1. APPLICANT

288 ST LLC
11650 NW 102 Road. Medley,
Florida 33178
c/o 305-789-7655
c/o hugo.arza@hklaw.com

2. APPLICANT'S REPRESENTATIVES

Hugo P. Arza, Esq.
Oliver D. Wechsler, Esq.
Holland & Knight, LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131-2847
(305) 789-7789 (o)
(305) 679-6305 (f)

By: _____ October 30, 2025
Hugo P. Arza, Esq. Date

3. DESCRIPTION OF REQUESTED CHANGE

A. Changes to the Land Use Plan Map. Applicant requests a change to the Land Use Plan (LUP) map designation on the subject property from "Estate Density Residential" to "Business and Office."

B. Description of the Subject Property (the "Property").
The Property contains approximately ±10.15 gross acres (±8.70 net acres) and is located at the southwest corner of the intersection of SW 288th Street and SW 177th Avenue, in Section 1, Township 57, Range 38, as more particularly described in the legal description attached to this application as Exhibit "A."

C. Gross and Net Acreage.
Application area: ±10.15 gross acres (±8.70 net acres)
Acreage Owned by Applicant: ±10.15 gross acres (±8.70 net acres)

D. Requested Change.

1. Applicant requests that the Property be re-designated on the Land Use Plan map from "Estate Density Residential" to "Business and Office."

2. The Applicant requests the acceptance of the enclosed Declaration of Restrictions.

3. The Applicant requests that this Application be processed concurrently with Zoning Application No. Z2025000254.

4. REASONS FOR AMENDMENT

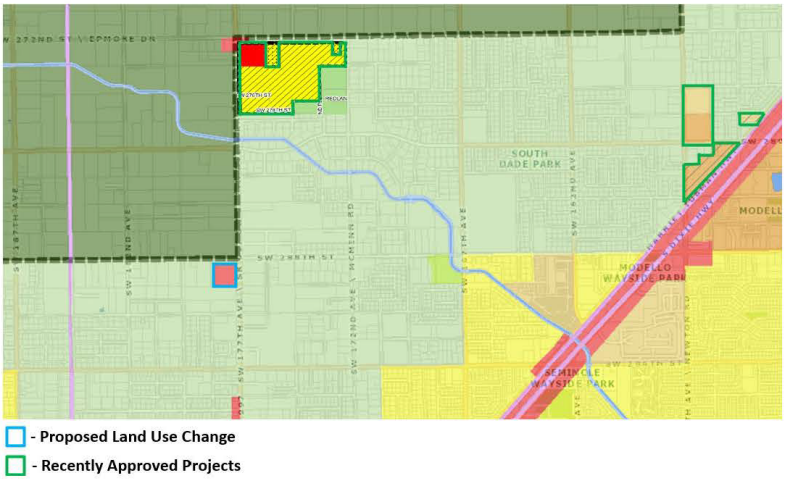
The Applicant is requesting the re-designation of the Property from "Estate Density Residential" to "Business and Office" on the Land Use Plan (LUP) map of the Adopted Components of the Comprehensive Development Master Plan (CDMP). Currently, the Property remains vacant without an active use.

The Property is ideally suited for a designation of "Business and Office" as it is located within the County's Urban Development Boundary and is positioned to serve the growing service and commercial needs of South Dade residents. While currently designated "Estate Density Residential," the Property is located within a rural area that is experiencing significant residential growth due to the approval of several new subdivisions in the vicinity. This anticipated increase in population will result in greater demand for commercial and service uses in direct proximity to residential neighborhoods. For your convenience, we have provided a list of residential projects which have been recently approved in the area, and whose residents would benefit greatly from the future development of the Property for personal, retail and other neighborhood-serving uses allowed under the Business and Office designation:

- **CDMP Application No. CDMP20240015 - Bluenest at Krome I LLC**
  - Low Density Residential including a DI-1 Increase (6-13 Du/Ac)
    - Anticipated population of 780 new residents.
- **CDMP Application No. CDMP20240006 - 278 ST Development LLC**
  - Low-Medium Density Residential including a DI-1 Increase (13-25 Du/Ac)
    - Anticipated population of 307 new residents.
- **CDMP Application No. CDMP20230023 - South Dixie 29 LLC Et. Al.**
  - Medium Density Residential including a DI-1 Increase (25-60 Du/Ac)
    - Anticipated population of 1,788 new residents.
- **CDMP Application No. CDMP20230015 - Lennar Homes, LLC (a.k.a. Thang Dang & BAAAMA)**

- Medium Density Residential (13-25 Du/Ac)
- Low-Medium Density Residential (6-13 Du/Ac)
  - Anticipated population of 1,172 residents.

For your convenience, please find a map below that depicts the proposed change to the Property, and recent changes to the surrounding area:



Existing commercially designated nodes along Krome Avenue north of the Property are limited in size and largely underdeveloped, making them inadequate to meet the daily needs of the local population. The proposed amendment would allow the Property to provide new and expanded personal and commercial uses, potentially including retail, offices, medical facilities, entertainment, and recreation, directly benefiting the existing and expanding population base.

The Property has direct access to Krome Avenue, a major transportation corridor, ensuring accessibility for both residents and businesses. The proposed "Business and Office" designation will create additional development flexibility through future rezoning of the Property to a commercial classification, allowing for a broader range of neighborhood-serving uses. This will help attract retail and service facilities that satisfy the essential and frequent needs of the immediate residential neighborhoods, as well as specialized commercial facilities that may serve the broader South Dade area. Importantly, this proposal is in direct accordance with Land Use Policy LU-1G which states, in part, that "business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes." As depicted below, the proposed redesignation aligns with planned commercial nodes located along SW 177th Avenue.

Similarly Designated Parcels on SW 177th Avenue



Similarly Zoned Parcels on SW 177th Avenue



Furthermore, the proposed amendment is compatible with the surrounding land uses and development trends, and will be consistent with the goals, objectives, and policies of all CDMP Land Use Policy 8E and specifically, if approved, would:

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

The approval of the proposed redesignation of the Property would assist in accommodating the aforementioned projected 4,047 population increases within a mile of the Property.

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

The Applicant has provided the enclosed Traffic Impact Analysis which determines that the redesignation of the Property will not impact LOS standards on SW 288 Street or SW 177 Avenue.

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

The approval of the proposed redesignation is consistent with nearby land uses, in accordance with Land Use Policies 8E and 8G, specifically the proposed location along the

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

The approval of the proposed redesignation would enhance systems of County significance as the Property sits vacant on a major roadway

In summary, the re-designation of the Property to "Business and Office" is justified by the evolving needs of the area, the inadequacy of existing commercial nodes, and the compatibility of the proposed use with surrounding development and County regulations. The amendment will

support the continued growth and welfare of the community.

Additionally, approval of the proposed amendment would further the implementation of the following CDMP goals, objectives and policies:

LAND USE OBJECTIVE 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.

LAND USE POLICY 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.

LAND USE POLICY 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.

LAND USE POLICY LU-1G. Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to serve as an anchor for adjoining small businesses or the adjacent business district. Granting of commercial or non-residential zoning by the county is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.

LAND USE POLICY LU-1M. In formulating or amending development regulations, Miami-Dade County shall avoid creating disincentives to redevelopment of blighted areas. Where redevelopment occurs within the urban area, requirements for contributions toward provision of public facilities may be moderated where underutilized facilities or surplus capacities exist, and credit toward required infrastructure contributions may be given for the increment of development replaced by development.

LAND USE POLICY LU-8B. Distribution of neighborhood or community serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic, and physical considerations.

LAND USE POLICY 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;

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.

LAND USE POLICY LU-10A. Miami-Dade County shall facilitate contiguous urban development, infill, and redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation.

5. ADDITIONAL MATERIAL SUBMITTED

Additional items in support of this application may be submitted at a later date.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "C"

Attachments: Legal Descriptions for the Property - Exhibit "A"
Location Map for Application - Exhibit "B"
Disclosure of Interest Form - Exhibit "C"
Alta Survey - Exhibit "D"
Traffic Impact Study - Exhibit "E"
Aerial Photograph – Exhibit "F"
Declaration of Restrictions – Exhibit "G"

EXHIBIT "A"

LEGAL DESCRIPTION FOR PROPERTY

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 57 SOUTH, RANGE 38 EAST. SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM THAT PORTION LYING WITHIN PARCEL DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 23783, PAGE 2835, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOTS 1 THROUGH 14 INCLUSIVE, AND THE PUBLIC UTILITY EASEMENT BETWEEN LOTS 1 THROUGH 5 INCLUSIVE, AND LOTS 6 AND 23, BLOCK 1, OF CLIFTON TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 55 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA LYING IN THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 1, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 1; THENCE SOUTH 89°06'18" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 1, A DISTANCE OF 89.99 FEET; THENCE SOUTH 00°53'42" EAST, PERPENDICULAR TO THE PREVIOUSLY DESCRIBED COURSE, A DISTANCE OF 30.00 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT 1, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER TO BE DESCRIBED; THENCE SOUTH 89°06'18" WEST, ALONG THE SOUTH LINE OF THE NORTH 30.00 FEET OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 1, AND ALONG THE NORTH LINES OF SAID LOT 1, SAID EASEMENT, AND SAID LOTS 6 THROUGH 14 INCLUSIVE, A DISTANCE OF 494.04 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, AND A CHORD BEARING OF SOUTH 76°11'03" WEST; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CIRCULAR CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25°50'31" FOR AN ARC DISTANCE OF 22.55 FEET, TO A NON-TANGENT POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 35.00 FEET OF SAID SOUTHEAST ONE- QUARTER (S.E. 1/4) OF SECTION 1; THENCE NORTH 89°06'18" EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 530.83 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF SOUTH 45°53'51" EAST; THENCE EASTERLY, SOUTHEASTERLY, AND SOUTHERLY ALONG SAID CIRCULAR CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°59'41" FOR AN ARC DISTANCE OF 39.27 FEET, TO A POINT OF TANGENCY WITH THE WEST LINE OF THE EAST 50.00 FEET OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 1; THENCE SOUTH 00°54'01" EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 6.15 FEET; THENCE SOUTH 89°05'59" WEST, PERPENDICULAR TO THE PREVIOUSLY DESCRIBED LINE, A DISTANCE OF 2.00 FEET; THENCE SOUTH 00'54'01" EAST, PERPENDICULAR TO THE PREVIOUSLY DESCRIBED LINE, A DISTANCE OF 6.50 FEET; THENCE NORTH 89'05'59" EAST, PERPENDICULAR TO THE PREVIOUSLY DESCRIBED LINE, A DISTANCE OF 2.00 FEET, TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 50.00 FEET OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 1; THENCE SOUTH 00°54'01" EAST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 210.62 FEET, TO A NON-TANGENT POINT OF INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, AND A CHORD BEARING OF NORTH 17'32'05" EAST; THENCE FROM A TANGENT BEARING OF NORTH 35°58'11" EAST, RUN NORTHEASTERLY AND NORTHERLY ALONG SAID CIRCULAR CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36°52'12" FOR AN ARC DISTANCE OF 32.18 FEET, TO A POINT OF TANGENCY WITH THE WEST LINE OF THE EAST 40.00 FEET OF SAID SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 1, AND THE EAST LINES OF SAID LOTS 5, 4, 3, 2, AND 1; THENCE NORTH 00°54'01" WEST, ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 173.27 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET, AND A CHORD BEARING OF NORTH 45°53'51" WEST; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY ALONG SAID CIRCULAR CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89°59'41" FOR AN ARC DISTANCE OF 78.54 FEET TO THE POINT OF BEGINNING.

AND FURTHER LESS ANY PORTION LYING WITHIN PARCEL 107 DESCRIBED IN FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 31039, PAGE 1837, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SE 1/4 OF SECTION 1, TOWNSHIP 57 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE SE 1/4 OF SAID SECTION 1, BEING A FOUND SPIKE; THENCE N89°07'15"E, ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 1, FOR A DISTANCE OF 1,992.80 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND:

THENCE CONTINUE ALONG SAID NORTH LINE OF THE SE 1/4 OF SECTION 1, N89°07'15"E FOR A DISTANCE OF 574.30 FEET; THENCE DEPARTING SAID NORTH LINE OF THE SE 1/4 OF SECTION 1, S00°52'45"E FOR A DISTANCE OF 30.00 FEET; THENCE S89°07'15"W FOR A DISTANCE OF 494.14 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°50'31, FOR AN ARC DISTANCE OF 22.55 FEET TO A NON-TANGENT POINT; THENCE N89°07'15"E FOR A DISTANCE OF 530.93 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°58'45", FOR AN ARC DISTANCE OF 39.26 FEET TO A POINT OF TANGENCY AND A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 997 (KROME AVENUE I S.W. 177TH AVENUE) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD NO. 997 (KROME AVENUE), SECTION 87150, FINANCIAL PROJECT NO. 2496145; THENCE ALONG THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 997 (KROME AVENUE I S.W. 177TH AVENUE) THE FOLLOWING (15) FIFTEEN COURSES: S00°54'00"E FOR A DISTANCE OF 6.15 FEET; THENCE S89°06'00"W FOR A DISTANCE OF 2.00 FEET; THENCE S00°54'00"E FOR A DISTANCE OF 6.50 FEET; THENCE N89°06'00"E FOR A DISTANCE OF 2.00 FEET; THENCE S00°54'00"E FOR A DISTANCE OF 210.62 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF N17°32'06"E AND A CHORD DISTANCE OF 31.62 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°52'12", FOR AN ARC DISTANCE OF

32.18 FEET TO A POINT OF TANGENCY; THENCE S00°54'00"E FOR A DISTANCE OF 67.53 FEET; THENCE N89°11'13"E FOR A DISTANCE OF 3.66 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 9.80 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°24'39", FOR AN ARC DISTANCE OF 11.18 FEET TO A POINT OF TANGENCY; THENCE N23°46'34"E FOR A DISTANCE OF 8.64 FEET; THENCE S01°01'31"E FOR A DISTANCE OF 52.02 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 13.86 FEET, A CHORD BEARING OF N44°56'15"W AND A CHORD DISTANCE OF 19.16 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°28'44", FOR AN ARC DISTANCE OF 21.16 FEET TO A NON-TANGENT POINT; THENCE S86°00'40"W FOR A DISTANCE OF 2.98 FEET; THENCE S00°54'00"E FOR A DISTANCE OF 67.61 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°52' 12", FOR AN ARC DISTANCE OF 32.18 FEET; THENCE DEPARTING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 997, S89°06'00"W FOR A DISTANCE OF 6.00 FEET; THENCE N00°54'00"W FOR A DISTANCE OF 189.11 FEET; THENCE N15°54'00"W FOR A DISTANCE OF 73.41 FEET; THENCE N00°54'00"W FOR A DISTANCE OF 53.26 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°58'45", FOR AN ARC DISTANCE OF 39.26 FEET TO A POINT OF TANGENCY; THENCE S89°07'15"W FOR A DISTANCE OF 564.21 FEET; THENCE N00°59'23"W FOR A DISTANCE OF 45.00 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF THE SE 1/4 OF SECTION 1 AND THE POINT OF BEGINNING.

AND

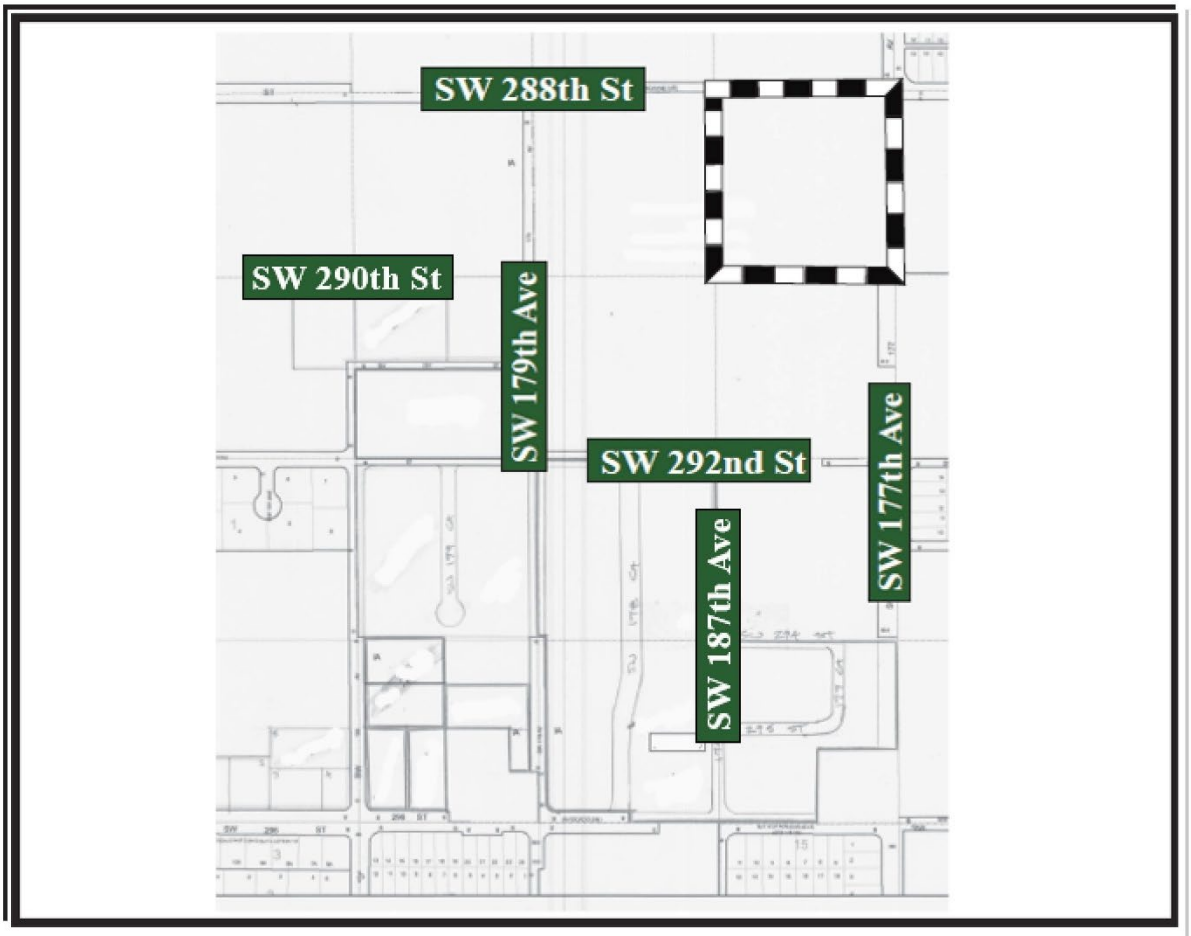
COMMENCE AT THE NW CORNER OF THE SE 1/4 OF SAID SECTION 1, BEING A FOUND SPIKE; THENCE N89°07'15"E, ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 1, FOR A DISTANCE OF 2,657.07 FEET TO THE NE CORNER OF THE SE 1/4 OF SAID SECTION 1; THENCE S00°54'00"E, ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 1, FOR A DISTANCE OF 645.87 FEET; THENCE S89°06'00'W, AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 21.80 FEET TO A POINT ON THE EXISTING WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF STATE ROAD NO. 997 (KROME AVENUE I S.W. 177TH AVENUE) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAINTENANCE MAP FOR STATE ROAD NO. 997 (KROME AVENUE), SECTION 87150, RECORDED IN ROAD PLAT BOOK 153, PAGE 82 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND:

THENCE ALONG SAID EXISTING WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF STATE ROAD NO. 997, S01°39'23"E FOR A DISTANCE OF 20.82 FEET; THENCE S89°15'15"W FOR A DISTANCE OF 28.47 FEET; THENCE N00°54'00"W FOR A DISTANCE OF 50.11 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF N17°32'06"E, AND A CHORD DISTANCE OF 31.62 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°52'12", FOR AN ARC DISTANCE OF 32.18 FEET TO A TANGENT POINT ON THE AFOREMENTIONED EXISTING WESTERLY MAINTAINED RIGHT-OF-WAY LINE OF STATE ROAD NO. 997; THENCE S00°54'00"E, ALONG SAID WESTERLY

MAINTAINED RIGHT-OF-WAY LINE OF STATE ROAD NO. 997, FOR A DISTANCE OF 66.74 FEET; THENCE N88°29'59"E FOR A DISTANCE OF 12.00 FEET; THENCE N39°36'39"E FOR A DISTANCE OF 9. 54 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN



LEGEND

Application Area - Area Owned by Applicant

Section 01, Township 57, Range 38



EXHIBIT "C"

DISCLOSURE OF INTEREST

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 (S) NAME AND ADDRESS:

APPLICANT A: 288 ST LLC - 11650 NW 102 Road - Medley, FL 33178

APPLICANT B:

APPLICANT C:

APPLICANT D:

APPLICANT E:

APPLICANT F:

APPLICANT G:

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 and indicate those properties in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
288 ST LLC.	288 ST LLC.	30-7801-000-0610	+/- 10.15 Acres

3. **For each applicant, check the appropriate column to indicate the NATURE OF THE APPLICANT'S INTEREST in the property identified in Section 2 above.**

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER(Attach Explanation)
288 ST LLC	✓			

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: 288 ST LLC

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

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 NAME: N/A

NAME AND ADDRESS OF PARTNERS	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].

NAME AND ADDRESS	PERCENTAGE OF INTEREST

Date of Contract: _____

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

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

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: 288 ST LLC - 1650 NW 102 Road - Medley, FL 33178

NAME, ADDRESS, AND OFFICE (if applicable)	PERCENTAGE OF STOCK
Edward Perez - 25200 SW 187th Avenue, Homestead FL 33031	100%

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].

TRUSTEE'SNAME: _____

BENEFICIARY'S NAME AND ADDRESS	PERCENTAGE OF INTEREST

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 NAME: _____

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

Date of Contract: _____

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

_____

_____

_____

_____

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.

ENTITIES REGULARLY TRADED ON AN ESTABLISHED SECURITIES, PENSION FUNDS OR PENSION TRUSTS OF MORE THAN FIVE THOUSAND (5,000) OWNERSHIP INTERESTS

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.

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

Applicant's Signature and Printed Name
(Complete one signature page per applicant)

Signature _____

Printed Name Edward Perez

State of Florida
County of Miami-Dade
Sworn to (or affirmed) and subscribed before me by means of (*how the individual appeared check one*): (*how the individual appeared check one*):

☑ physical presence ☐ online notarization this 24 day of Oct, 2025.
(*date*) (*month*)(*year*)

by Edward Perez
(*name of individual swearing or affirming*)

as officer for 288 ST LLC
(*type of authority, e.g., Officer, Attorney-in Fact*))(*Name of party on behalf of whom executed*)

Individual identified by: ☑ personal knowledge ☐ satisfactory evidence_____.
(*type*)

(*affix Florida Notary Seal above*)	_____ (Signature of Notary Public) Amira Alvarez (typed, printed, or stamped name of Notary Public)

My Commission Expires:

EXHIBIT "D"

ALTA Survey

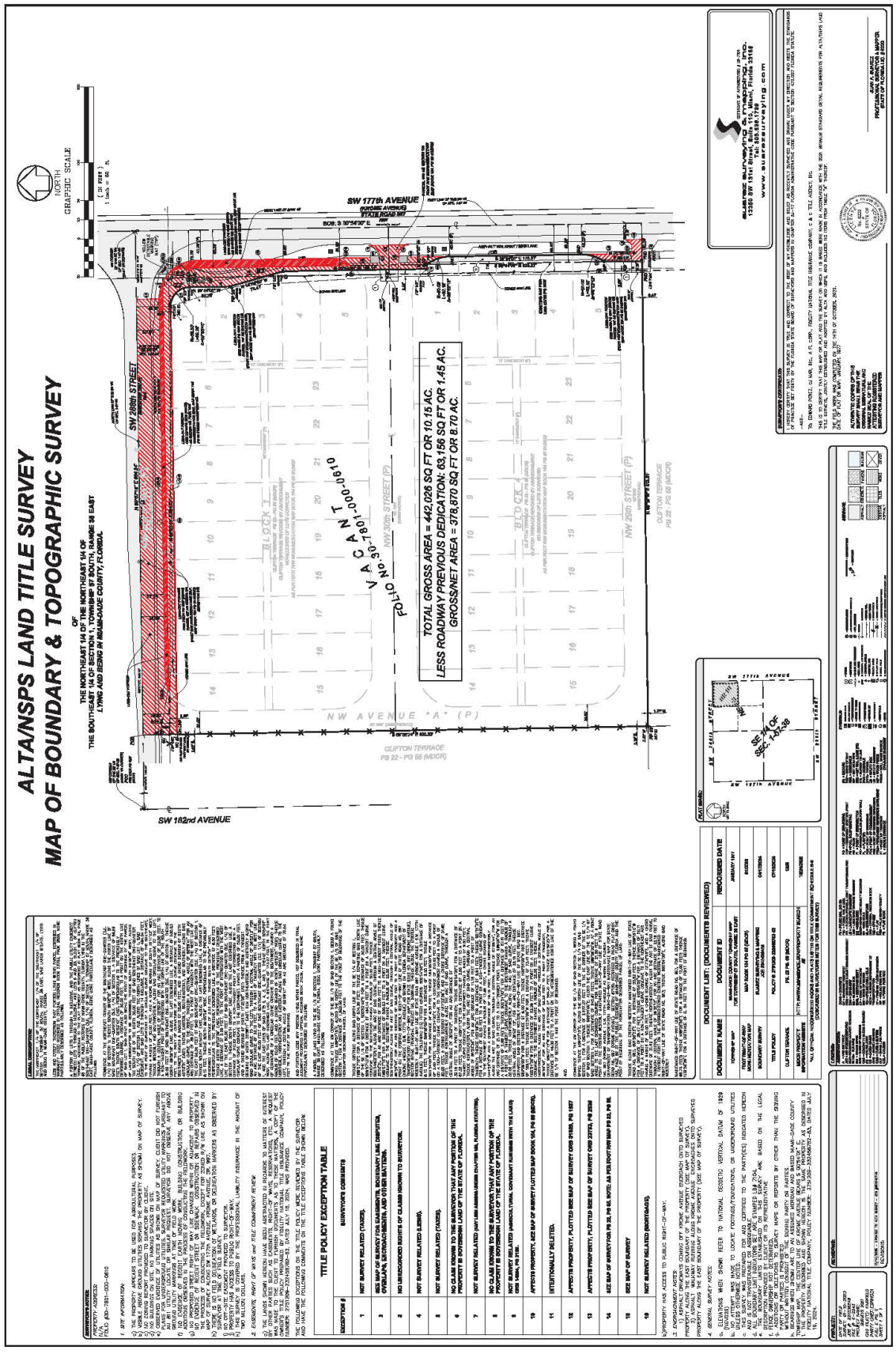
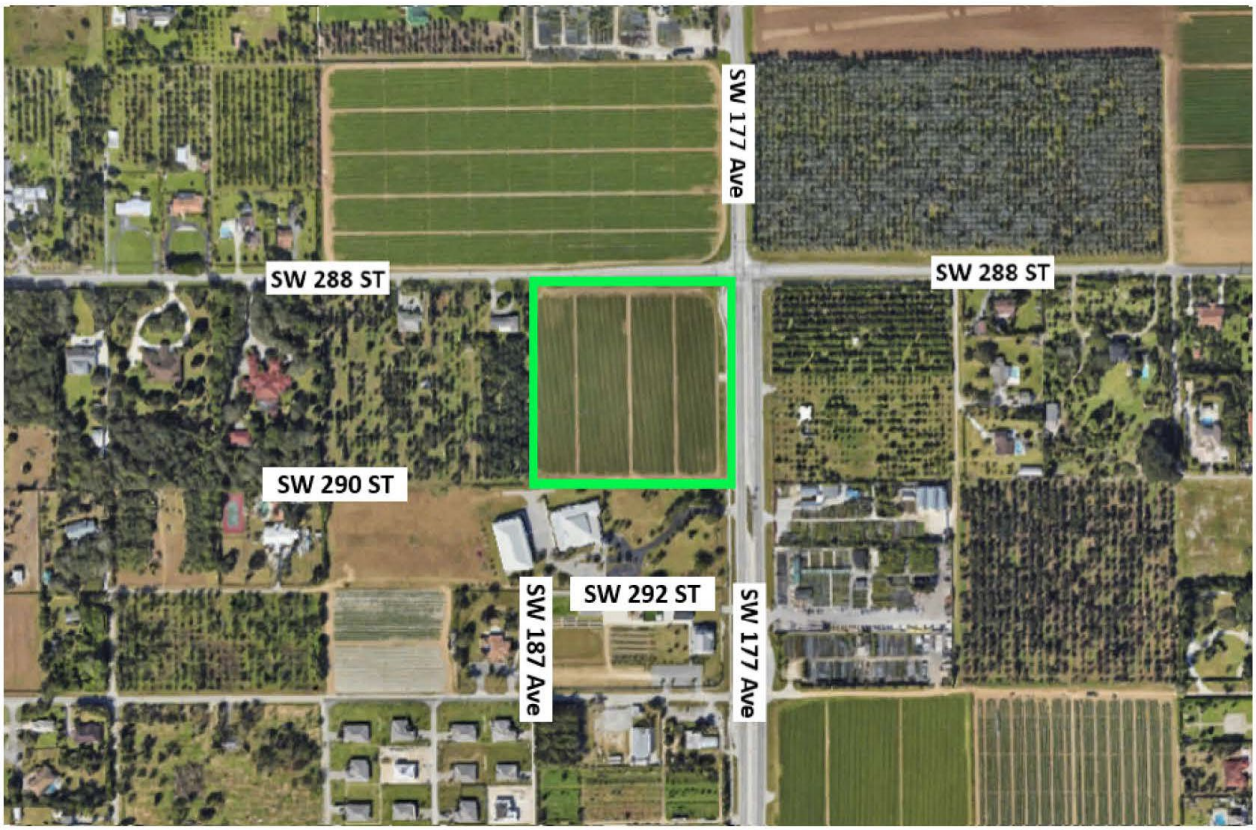

ALTA/NSPS LAND TITLE SURVEY
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 55 SOUTH, RANGE 39 EAST
LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA
SW 177th AVENUE
SW 186th STREET
SW 182nd AVENUE
NW 29th STREET (P)
NW AVENUE "A" (P)
CLIFTON TERRACE
PB 22 - PG 58 (MDCR)
BLOCK 1
BLOCK 2
VACANT
FOLIO No. 30-7801-000-0610
TOTAL GROSS AREA = 442,026 SQ FT OR 10.15 AC.
LESS ROADWAY PREVIOUS DEDICATION: 63,156 SQ FT OR 1.45 AC.
GROSS/NET AREA = 378,870 SQ FT OR 8.70 AC.
SURVEYOR'S NOTES
TITLE POLICY EXCEPTION TABLE
DOCUMENT LIST: (DOCUMENTS REVIEWED)
SURVEYOR'S CERTIFICATION
SURVEYOR'S REPORT

EXHIBIT "E"

AERIAL PHOTOGRAPH


SW 177 Ave
SW 288 ST
SW 288 ST
SW 290 ST
SW 292 ST
SW 187 Ave
SW 177 Ave

APPENDIX B

Applicant's Proffered Declaration of Restrictions

RECEIVED 3/5/26
Planning Division

238 ST, LLC
CDMP20250020

This instrument was prepared by: Holland & Knight, LLP.
Name: Hugo P. Arza, Esq.
Address: 701 Brickell Avenue, Suite 3300, Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

(CDMP Application)

WHEREAS, the undersigned 288 ST LLC. (hereinafter referred to as the "Owner") holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property", which is supported by the Opinion of Title; and

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in the October Cycle and said amendment is identified as Application No. CDMP20250020 (the "Application"); and

WHEREAS, the Owner has concurrently filed a County zoning hearing application under Zoning Hearing Application No. Z2025000254, 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 "Business and Office" on the Miami-Dade County Comprehensive Development Master Plan adopted Land Use Plan ("LUP") map; and

WHEREAS, the Application includes this Declaration of Restrictions that has been voluntarily proffered by the Owner; and

NOW, THEREFORE, in order to assure the Miami-Dade County that the representations made by the Owner during 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) **Commercial Development**. The cumulative gross floor area of all commercial development on the Property shall be limited to a maximum of 151,548 square feet.

(2) **DERM**. The Owner hereby acknowledges and agrees that prior to final plat approval, permitting, and/or the submittal of site development plans including but not limited to soil improvement plans, drainage plans/stormwater management plans, dewatering plans, or any

H&K Draft 3.5.2026

ground or groundwater disturbing work, as required, the Owner shall evaluate and identify all site activities and land uses (historical and current) that represent(ed) a potential to cause or to have caused impairment of the environment (i.e., soil, groundwater, surface water, vapor) at, near, or in the vicinity of the site. Based on the findings, appropriate environmental site assessment may be required in support of the site development. The Owner agrees that prior to final plat approval or permitting and/or the submittal of site development plans including but not limited to soil improvement plans, drainage plans/stormwater management plans, dewatering plans, or any ground or groundwater disturbing work), as required, the Owner shall submit to RER and DERM RER-Pollution Remediation Section (PRS), RER-Environmental Monitoring and Evaluation Section (EMES), and/or DERM-Environmental Monitoring and Restoration Division (EMRD) a report ("Report") presenting the results/findings of the required site investigation(s) and any necessary assessment , including all supporting documentation. Based on the Report, RER and DERM the PRS, EMES, and/or EMRD may require additional environmental site assessment(s) in support of the site development. All construction plans, drainage/stormwater management plans, dewatering plans, environmental site assessment(s), soil improvement plans, or equivalent development plans that allow site development shall require the prior approval from the PRS, EMES and/or EMRD as it relates to environmental contamination issues.

MISCELLENEOUS

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

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

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then owner(s) of the property, including joinders of all mortgagees, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code

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

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

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

Authorization for Miami-Dade County (or successor municipality) to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, 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.

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

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or successor municipality), and inspections made

H&K Draft 3-5-2026

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.

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 invalidatedportion

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

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

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

[Execution Pages Follow]

CONTACT YOUR APPLICATION MANAGER TO OBTAIN THE MOST CURRENT WORD TEMPLATES OF THE SIGNATURE/ACKNOWLEDGEMENT PAGES BASED ON OWNERSHIP TYPE.

T&K Draft 3-5-2026

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:	PH3025121500687	Local Government (LG):	Miami-Dade
Date Application Received:	12/15/2025 1:44:14 PM	LG Application Number:	CDMP20250020
Type of Application:	Public Hearing	Sub Type:	Land Use
Applicant's Name:	288 Street LLC		
Address/Location:	SW corner of SW 288 St & SW 177 Ave		
Master Folio Number:	3078010000610		
Additional Folio Number(s):			
PROPOSED # OF UNITS	61		
SINGLE-FAMILY DETACHED UNITS:	61		
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
161	AVOCADO ELEMENTARY	435	11	11	YES	Current CSA
5003	SOUTH DADE MIDDLE	374	6	6	YES	Current CSA
7701	SOUTH DADE SENIOR HIGH	-242	8	0	NO	Current CSA
7701	SOUTH DADE SENIOR HIGH	53	8	8	YES	Current CSA Five Year Plan

ADJACENT SERVICE AREA SCHOOLS

*An Impact reduction of 35.54% included for charter and magnet schools (Schools of Choice).

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

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

APPENDIX D

Traffic Impacts Executive Summary

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

https://energov.miamidade.gov/EnerGov_Prod/SelfService/#/plan/9e7d05ef-904e-47d8-be70-6878076b4191?tab=attachments

EXECUTIVE SUMMARY

288 ST, LLC retained Langan Engineering and Environmental Services, LLC to prepare a traffic-impact analysis for a proposed change to the Miami-Dade County Comprehensive Development Master Plan (CDMP) Future Land Use Map (FLUM) for one land parcel within the Urban Development Boundary of Miami-Dade County. The subject property comprises 10.15 gross-acres (8.70 net-acres) located at the southwest corner of the intersection of Krome Avenue (SW 177th Avenue / SR-997) and SW 288th Street in unincorporated Miami-Dade County. The property owner requests a change in the CDMP future land-use designation from "Estate Density" to "Business and Office".

The traffic analysis shows that two of the roadway segments along SW 288th Street are expected to be significantly impacted by the proposed CDMP future land-use designation change. However, despite these impacts, these segments are still expected to operate within their adopted Level of Service (LOS). We analyzed ten roadway segments that included the following roadways: SW 187th Avenue, Krome Avenue, SW 167th Avenue, SW 288th Street, SW 296th Street and SW 304th Street. We prepared roadway-capacity analyses for the 2028 (short-term) conditions and found that all roadways will operate within their adopted Level of Service (LOS) with the proposed land-use designation's impacts. We prepared 2045 (long-term) roadway capacity analysis and found that all roadway segments are expected to operate within their adopted LOS with the impacts of the proposed land-use designation change in 2045, except for two roadway segments: one segment along SW 167th Avenue and one segment along SW 296th Street, both of which are expected to operate beyond capacity with and without the impacts from the proposed land use designation change. The roadway segments expected to operate beyond capacity during the 2045 analysis are not expected to be significantly impacted by the proposed land use designation change.

The maximum development potential under the current future land-use designation is 25 single family detached dwelling units. The maximum development potential under the proposed future land-use designation is 151,548 square-feet of retail/commercial uses. Langan prepared trip-generation estimates for the site under the current and proposed future land-use designations using equations from the Institute of Transportation Engineers *Trip Generation Manual*, 12th Edition. The increase in potential vehicle trips after comparing the maximum development potential under the current and proposed future land-use designation is 5,288 daily, 111 morning peak-hour and 324 afternoon peak-hour net-new trips.

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. CDMP20250020 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 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 2025-26, 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 for Provision of Solid Waste Services – Concurrency
Since the DSWM assesses capacity on a system-wide basis, it is not practical or necessary to make determinations concerning the adequacy of solid waste disposal capacity on a case-by case basis. Instead, the DSWM issues a periodic assessment of the concurrency the ability to maintain the adopted LOS system-wide.

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 2025-26, the DSWM charges a contract disposal rate of $76.12 per ton, while the non-contract disposal rate is $115.80 per ton.

These rates are adjusted annually in accordance with the Consumer Price Index for the South Region. In addition, the 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 ±10.15 gross-acre from "Estate Density Residential" (1 to 2.5 dwelling units per gross acre) to "Business and Office," which would allow for the development of up to 151,548 square feet of retail uses, 61 single-family detached homes. If the site is developed with a maximum of 151,548 square feet of retail uses (as restricted by the applicant's proffered Declaration of Restrictions), the estimated water connection charges would be $21,065, and the sewer connection charges would be $84,867. Additionally, the water service line and meter connection fees are estimated at $1,300, and the annual operation and maintenance costs are projected at $29,423. However, if the site is developed with the 61 single-family detached homes, the estimated water connection charges would be $17,806, and the sewer connection charges would be $71,736. Additionally, the water service line and meter connection fees are estimated at $1,300, and the annual operation and maintenance costs are projected at $24,871.

To connect the proposed development to the County's water system, the installation of 2,023 linear feet of 12-inch water main is required, at an estimated cost of $726,115. For sewer service, the site requires 8-inch gravity sewer lines. The cost of installing 800 linear feet of 8-inch gravity sewer mains, is estimated at $225,904. 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 $952,019.

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 and developed with 61 single-family detached residences, may increase the student population of the schools serving the application site by an additional 25 students. This number includes a reduction of 35.54% to account for charter and magnet schools (schools of choice). Of the 25 students, 11 are expected to attend elementary schools, 6 are expected to attend middle schools and 8 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. At this time, the affected schools have sufficient capacity to serve the application.

Fire Rescue

The current CDMP designation "Estate Density Residential" allows for potential development of a total of 25 single-family units that generate 9 annual alarms. The proposed CDMP designation "Business and Office" will allow a potential development of 151,548 sq. ft. retail or 61 single-family homes. The proposed development will generate approximately 40 annual alarms. The 40 annual alarms will result in a high impact to existing fire-rescue services. While the proposed development will result in a high impact to MDFR services, presently, fire and rescue service in the vicinity of the Property is adequate. Based on the current call volume and existing stations within proximity of the subject property, all stations combined are capable of mitigating the additional number of alarms.

Police

The Miami-Dade Sheriff's Office (MDSO) has reviewed the proposed development for the subject application. An analysis of current police staffing levels, population growth, and calls-for-service data was completed. Existing staffing is expected to handle any minor increase in service demands. Should the need for police services rise beyond projected levels, additional sworn personnel, support staff, and equipment may be necessary. At this time, our Agency has no further comments regarding the proposed zoning modifications.

APPENDIX F

Photos of Site and Surroundings

Application site, viewed from the east on Krome Avenue



Northern boundary of the application site on the left, viewed from the east on 288 Avenue



Eastern boundary of the application site, viewed from the North on Krome Avenue



Northeast view from the application site on the intersection of 288 Street and Krome Avenue



EXHIBIT 2

ADDITIONAL ITEMS II
2025 OCTOBER CYCLE APPLICATION NO. CDMP20250020
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN
(Consisting of all materials submitted not included in the Initial Recommendations Report)

ITEMS	PAGE NO.
Applicant's Correspondence and Submittals	
Letters Requesting Extensions and Deferrals	
Extension Request received April 9, 2026	**A-1**
Extension Request received June 22, 2026	**A-3**
Traffic Impact Study received October 8, 2026*	**A-5**
Retail Feasibility Needs Assessment received September 1, 2026	**A-7**
Declaration of Restrictions	
Covenant received October 26, 2026	**A-16**
Community Council Hearing Documents	
Community Council Resolution from hearing held on March 11, 2026	**A-25**
Community Council Minutes from hearing held on March 11, 2026	**A-26**
Community Council Resolution from hearing held on September 15, 2026	**A-30**
Community Council Minutes from hearing held on September 15, 2026	**A-31**

* Included here is the Executive Summary of the study, the full report and 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/9e7d05ef-904e-47d8-be70-6878076b4191?tab=attachments

APPROVED
By Jerry Bell at 2:27 pm, Apr 09, 2026

Holland & Knight
701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Hugo P. Arza, Esq.
(305) 789-7783
hugo.arza@hklaw.com

April 8, 2026

VIA ELECTRONIC MAIL

Mr. Jerry H. Bell, AICP
Assistant Director for Planning
Department of Regulatory and Economic Services
Miami-Dade County
111 NW 1st Street, 12th Floor
Miami, Florida 33128

RE: 288 ST LLC/ Application No. CDMP20250020 / Timeframe Extension Request Pursuant to Sec. 2-116.1(3)(h)

Dear Mr. Bell:

On behalf of 288 ST LLC ("Applicant"), this letter serves as the formal request for an extension of time for the public hearing of the Comprehensive Development Master Plan ("CDMP") amendment application number CDMP20250020.

According to Miami-Dade County Code of Ordinances ("Code") Section 2-116.1(3)(h), the Board of County Commissioners shall hold one public hearing within 180 calendar days following the end of the relevant filing period unless a greater time is deemed necessary by the Board of County Commissioners; however, the Director may extend the time if requested by the applicant prior to the earliest deadline for the publication of required notices for the hearing before the Board of County Commissioners. According to the Code, the first public hearing before the Board of County Commissioners regarding this matter was deemed to take place no later than April 29, 2026 ("Timeframe"). However, the Code unilaterally empowers the Director with authority to extend this Timeframe if requested by the Applicant. Accordingly, the Applicant previously requested an approximate one-month extension of the Timeframe to May 29, 2026.

The Applicant now respectfully requests an additional two-month extension of time so that the Applicant may conduct and produce a needs analysis, as requested by the County. Accordingly, the Applicant requests that the deadline to appear before the Board of County Commissioners be extended to **July 29, 2026**.

Thank you for your consideration of this matter. Should you have any questions, please do not hesitate to contact me at (305) 789-7783.

Sincerely,
HOLLAND & KNIGHT LLP



Hugo P. Arza, Esq.

Enclosures

Cc: Ms. Lourdes Gomez, AICP
Mr. Garett Rowe
Ms. Rosa Davis
Mr. Rommel Vargas
Abbie Schwaderer Raurell, Esq.
Erica C. Adams, Esq.

APPROVED
By Jerry Bell at 6:04 pm, Jun 22, 2026

Holland & Knight
701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Hugo P. Arza, Esq.
(305) 789-7783
hugo.arza@hklaw.com

June 22, 2026

VIA ELECTRONIC MAIL

Mr. Jerry H. Bell, AICP
Assistant Director for Planning
Department of Regulatory and Economic Services
Miami-Dade County
111 NW 1st Street, 12th Floor
Miami, Florida 33128

RE: 288 ST LLC/ Application No. CDMP20250020 / Timeframe Extension Request Pursuant to Sec. 2-116.1(3)(h)

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The Applicant previously requested, and the Director granted, a two-month extension of time to allow the Applicant to conduct and produce a needs analysis at the County's request, extending the deadline to appear before the Board of County Commissioners to July 29, 2026. The needs analysis has since been completed. Thereafter, County staff requested an additional extension to accommodate the scheduling of the Board of County Commissioners hearing, which is anticipated for November 2026. Accordingly, the Applicant now respectfully requests that the deadline be further extended to **November 29, 2026**, to align with the County's hearing schedule and allow the process to proceed.

Thank you for your consideration of this matter. Should you have any questions, please do not hesitate to contact me at (305) 789-7783.

Sincerely,
HOLLAND & KNIGHT LLP



Hugo P. Arza, Esq.

Enclosures

Cc: Ms. Lourdes Gomez, AICP
Mr. Garett Rowe
Ms. Rosa Davis
Mr. Rommel Vargas
Abbie Schwaderer Raurell, Esq.
Joey A. Vazquez, Esq.

Received
October 8, 2026
Planning Division
288 St LLC
CDMP20250020

CDMP AMENDMENT
TRAFFIC IMPACT STUDY

For

SW 288 STREET CDMP
Miami-Dade County, Florida

Prepared For:
288 ST, LLC
11650 NW 102 Road
Medley, FL 33178

Prepared By:
Langan Engineering & Environmental Services, LLC
1221 Brickell Avenue, Suite 1800
Miami, FL 33131
FBPE Registry No: 6601

Maximo G. Polanco, P.E.
P.E. License No. 91355

Eric Schwarz, P.E., LEED AP
Senior Principal

October 2025;
July 2026;
September 2026
Revised: October 2026

LANGAN

EXECUTIVE SUMMARY

288 ST, LLC retained Langan Engineering and Environmental Services, LLC to prepare a traffic-impact analysis for a proposed change to the Miami-Dade County Comprehensive Development Master Plan (CDMP) Future Land Use Map (FLUM) for one land parcel within the Urban Development Boundary of Miami-Dade County. The subject property comprises 10.15 gross-acres (8.70 net-acres) located at the southwest corner of the intersection of Krome Avenue (SW 177th Avenue / SR-997) and SW 288th Street in unincorporated Miami-Dade County. The property owner requests a change in the CDMP future land-use designation from "Estate Density" to "Business and Office".

We analyzed ten roadway segments that included the following roadways: SW 187th Avenue, Krome Avenue, SW 167th Avenue, SW 288th Street, SW 296th Street and SW 304th Street. We prepared roadway-capacity analyses for the 2029 (short-term) conditions and found that all roadways will operate within their adopted Level of Service (LOS) except for two roadways segments along SW 288th Street and SW 304th Street, which are expected to operate beyond capacity with and without the proposed land-use designation's impacts. We prepared 2045 (long-term) roadway capacity analysis and found that all roadway segments are expected to operate within their adopted LOS with the impacts of the proposed land-use designation change in 2045, except for one roadway segment along SW 167th Avenue and one roadway segment along SW 296th Street which are expected to operate beyond capacity with and without the impacts from the proposed land use designation change. Only the roadway segment of SW 296th Street that is expected to operate beyond capacity during the 2045 analysis is expected to be significantly impacted by the proposed land use designation change. If required, the Applicant will enter into a proportionate share agreement for the impacted failing segments during site plan and/or platting process.

The maximum development potential under the current future land-use designation is 25 single family detached dwelling units. The maximum development potential under the proposed future land-use designation is 151,548 square-feet (SF) of retail/commercial uses. However, the applicant is proffering a restrictive covenant to limit the site's maximum development potential to 122,000 SF of retail use, inclusive of no more than 60,000 SF of supermarket use. As such, the traffic analysis was based on the actual development program being proposed for the site via restrictive covenant. Langan prepared trip-generation estimates for the site under the current and covenant-restricted proposed future land-use designations using equations from the Institute of Transportation Engineers *Trip Generation Manual*, 12th Edition. The increase in potential vehicle trips after comparing the maximum development potential under the current and covenant-restricted proposed future land-use designation is 9,320 daily, 254 morning, and 535 afternoon net-new peak-hour trips.

Received
September 1, 2026

Planning Division
288 St LLC
CDMP20250020

RETAIL FEASIBILITY NEEDS ASSESSMENT

Krome Avenue / SW 288th Street | Unincorporated Miami-Dade County

Prepared for: 288 St LLC • Prepared by: Lambert Advisory • August 2026

Introduction

Lambert Advisory was engaged by 288 St LLC to assess the retail market need for a neighborhood-scale shopping center proposed on the company's 8.7-net-acre parcel at the southwest intersection of SW 288th Street and Krome Avenue in unincorporated Miami-Dade County, just north of the City of Homestead city limit. The property falls within the Urban Development Boundary (UDB).

This memo presents a feasibility-based demand and supply analysis assessing whether sufficient unmet demand exists to support a neighborhood-scale, grocery-anchored commercial center at this location. The analysis considers resident household expenditures, worker spending, traffic conditions, competitive supply within and adjacent to the defined trade area, and the near-term development pipeline.

> *Our analysis supports the need for one or more grocery-anchored commercial centers within the trade area along the Krome Avenue corridor, driven by strong residential growth, near-zero vacancy in existing retail space, and increasing congestion along the U.S. 1 corridor and east/west arterials that makes east-west travel increasingly impractical for routine grocery and convenience shopping.*

While the maximum entitlement sought by 288 St LLC is 155,000+ square feet, we expect that the ultimately built square footage will be modestly lower; not because demand is insufficient, but because the market-driven surface parking requirement of approximately 4.0 spaces per 1,000 square feet needed to serve a grocery-anchored center will constrain the net buildable area on the site.

Needs Assessment – Feasibility-Based Approach

Retail demand, at its most fundamental level, is a function of consumer expenditure capture within a defined trade area from three primary sources: residents, workers, and visitors. For this location, visitor-driven demand is expected to be marginal and is not a material contributor to the analysis. The primary demand drivers are resident households and non-resident workers operating within the trade area.

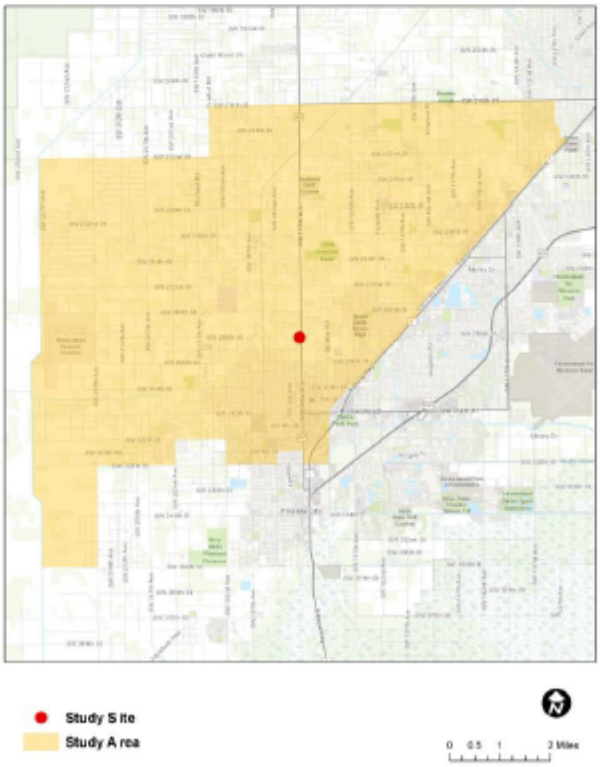
By definition, given the subject site's size and potential maximum buildout, the proposed center meets the International Council of Shopping Centers (ICSC) definition of a neighborhood center. The highest-performing neighborhood centers of comparable scale are typically anchored by a grocery store and complemented by dining, a mix of retail, and personal service tenants.

Trade Area Definition

The trade area for the Subject Property was delineated by Lambert Advisory using a combination of drive-time analysis, physical distance, natural barriers, street boundaries, and competitive property locations. It was further aligned with U.S. Census Block Groups to facilitate accurate demographic analysis.

The trade area's eastern boundary is set at the western edge of U.S. 1. This reflects a deliberate analytical judgment: while a substantial volume of competitive retail and grocery exists immediately east of the trade area along the U.S. 1 corridor, east-west travel across U.S. 1 has become increasingly congested and difficult. The introduction of crossing gates along the South Dade Bus Rapid Transit (BRT) corridor has compounded both real and perceived time delays for west-of-U.S.-1 residents seeking to reach the eastern commercial corridor. The supply analysis below accounts for this retail stock east of U.S. 1, but recognizes that it functions less effectively as a substitute for trade area residents than it once did. Likewise, including the retail along the eastern edge of U.S. 1 would also force including the communities to the east of U.S. 1 in the trade area, creating a trade area much larger than would typically be the case for a neighborhood level commercial center and increasing demand for retail goods which would drive up the demand for supply. For these reasons, we have excluded the areas east of U.S. 1 in our trade area.

Krome Avenue/S.W. 288th Street Property – Trade Area



Demand Analysis

Retail demand within the trade area is estimated from two distinct population segments:

- **Trade Area Residents/Households:** Per ACS 2024 data, the trade area contains a total population of 50,845 across 14,388 households.
- **Non-Resident Workers in the Trade Area:** Per U.S. Census OnTheMap data, 13,857 workers are employed within the trade area but reside outside it. Workers routinely spend a portion of their incomes near their place of employment, including spending on lunch and dinner, grocery and convenience items, and personal services.

Using this data, Lambert Advisory constructed expenditure models that translate household income and worker spending into estimated square feet of retail demand by merchandise category. The detailed models are included as an attachment to this report. Demand is estimated for the five-year window from 2026 through 2031.

Demand from Resident Households

The resident demand model is built on the following sequential methodology:

- **Total Household Income:** The trade area is estimated at approximately 14,940 households in 2026 (2 years after baseline census data noted above) with an average household income of $88,727, yielding total household income of approximately $287 million currently and growing to an estimated $324 million by 2031. Household growth is projected at an average annual rate of 1.9 percent per year (2019–2050), based on Miami-Dade TPO forecast data.
- **Non-Auto Retail Expenditure Rate:** Total household income is multiplied by the percentage of income spent on non-automobile retail. Per the Department of Commerce 2023–2024 Consumer Expenditure Survey, households in the U.S. South region allocate approximately 21.7 percent of income to non-auto retail purchases.
- **Expenditure by Store Type:** Non-auto expenditure is allocated across store types using Florida statewide proportions derived from the 2022 Census of Retail Trade. County-level data is suppressed for several categories due to Census Bureau disclosure limitations, making the state-level proportions the most statistically reliable basis for these allocations.
- **Primary Market Area Retention:** Leakage and inflow are estimated based on fieldwork and local broker interviews. Given the current limited supply of neighborhood retail within the trade area, leakage to surrounding commercial nodes is material and is explicitly accounted for in the model.
- **Sales per Square Foot:** Estimated from local market owner interviews and ICSC benchmarks.
- **Warranted Square Feet:** Calculated as Net Sales Potential (by category) ÷ Sales per Square Foot (by category).
- **Non-Retail Services Uplift:** An additional 15 percent is applied to account for personal service and ancillary professional uses that typically co-locate within neighborhood retail centers (e.g., medical offices, hair salons, financial services).

Resident demand is estimated at approximately 87,600 square feet of incremental retail space within the trade area over the five-year forecast period, spanning food and dining, shoppers' goods, and convenience categories.

Retail Demand from Resident Expenditure – Krome Avenue/S.W. 288th Street Property

	2026	2031	Change
Estimated HH	14,940	16,414	1,474
Est. Avg. HH Income	$88,727	$90,967	$2,240
% Total HH Inc. Expend on Non-Auto Retail	21.7%	21.7%	21.7%
Total Retail Expenditure Potential	$287,649,967	$324,015,329	$36,365,362
Expenditure Potential by Category			
Food Services & Drinking Places	$69,052,524	$77,782,301	$8,729,777
Shoppers Goods	$113,209,902	$127,522,154	$14,312,253
Convenience Goods	$109,805,092	$123,686,901	$13,881,809
Sales per Square Foot by Category			
Food Services & Drinking Places	$700	$700	$700
Shoppers Goods	$303	$303	$303
Convenience Goods	$710	$710	$710
Supportable Square Footage by Category			
Food Services & Drinking Places	98,646	111,118	12,471
Shoppers Goods	373,809	421,067	47,258
Convenience Goods	153,422	172,818	19,396
Building Materials			-
Non-Retail Space	67,188	75,682	8,494
Total Supportable Retail Space	**693,066**	**780,684**	**87,619**

Sources: EDR, US Census, BLS, Lambert Advisory

The 13,800+ workers employed within the trade area generate additional retail demand. Based on ICSC research, the average worker spends approximately $6,900 annually on goods and services during the workday: roughly $1,600 in dining and drinking, and approximately $5,300 in general retail, convenience goods, and personal services. These figures are used uninflated herein to maintain a conservative posture. Worker demand is estimated to generate an incremental increase of approximately 12,500 square feet of retail demand.

Retail Demand from Worker Expenditure – Krome Avenue/S.W. 288th Street Property (Source: ICSC)

	2026	2031
Trade Area Employment (Net)	13,857	14,564
Spending per employee		
Food & Beverage	$1,760	$1,760
Shoppers Goods (i.e. apparel, accessories, general merchandise, etc.)	$3,410	$3,410
Convenience Goods (i.e. pharmacy, supermarket spending)	$2,420	$2,420
	$7,590	$7,590
Expenditure Potential		
Food & Beverage	$24,388,320	$25,632,369
Shoppers Goods (i.e. apparel, accessories, general merchandise, etc.)	$47,252,370	$49,662,716
Convenience Goods (i.e. pharmacy, supermarket spending)	$33,533,940	$35,244,508
Total Potential Employee Expenditures	$105,174,630	$110,539,593
Sales per Square Foot by Category		
Food & Beverage	$700	$700
Shoppers Goods (i.e. apparel, accessories, general merchandise, etc.)	$303	$303
Convenience Goods (i.e. pharmacy, supermarket spending)	$710	$710
Supportable Square Footage by Category		
Food & Beverage	34,840	36,618
Shoppers Goods	156,023	163,982
Convenience Goods	47,260	49,671
Total Supportable Retail Space	**238,124**	**250,270**

Combined, the trade area's total incremental retail demand over the next five years is estimated at approximately 99,700 square feet, directly consistent with the scale of retail development proposed for the Subject Property. This figure reflects only near-term, five-year demand growth; total existing unmet demand within the trade area is substantially larger, as discussed in the supply analysis below.

Notably, the Subject Property is strategically positioned along Krome Avenue, which carries a current average daily traffic (ADT) count of approximately 30,000 vehicles per FDOT data from a count station immediately north of SW 288th Street. This traffic volume comfortably satisfies the minimum ADT thresholds required by major grocery operators—including Publix, Aldi, Walmart Neighborhood Market, and Kroger—which generally require 20,000+ vehicles per day. For reference, the only other roadway within the trade area exceeding 30,000 ADT is U.S. 1, which is already home to several grocers and grocery-anchored centers.

Near-Term Competitive Pipeline

To date, no significant competitive retail development is underway within or adjacent to the trade area. A 4,500-square-foot 7-Eleven store is nearing completion at U.S. 1 and N.E. 11th Street in Homestead. In 2025, Miami-Dade County approved an 83-acre (net) mixed-use residential and commercial development at the southeast corner of SW 272nd Street and Krome Avenue, including approximately 147,000 square feet of commercial space on a 10-acre commercial parcel. However, as far as we can tell no development plans have been submitted to Miami-Dade County for that parcel to date. The competitive pipeline for the trade area is therefore essentially empty for the foreseeable planning horizon.

Supply Assessment

The existing supply of grocery-anchored and neighborhood-scale retail within the trade area is thin. There are two older neighborhood centers of relevance:

- **Dixie Center:** Only partially anchored by a supermarket. The Winn-Dixie location within the center was effectively subdivided in half following acquisition by Aldi, which operates from significantly smaller footprints as a matter of operating retail strategy. This has left approximately 21,000 square feet of vacant former anchor space actively being marketed for lease. The remainder of the center is occupied.
- **Homestead Station:** A 96,000-square-foot public-private development in downtown Homestead along Krome Avenue, approximately two-thirds of which is occupied by a Hooky Entertainment/IMAX complex, with the balance in retail and dining. The project was conceived and built as a regional entertainment destination, not a neighborhood commercial center. It operates at approximately 10 percent vacancy, not unhealthy, but is not directly competitive with a grocery-anchored neighborhood center. Neither Dixie Center nor Homestead Station benefits from frontage on a high-volume north-south arterial such as U.S. 1 or Krome Avenue's high-traffic sections.
- **Presidente Supermarket:** A standalone 47,000-square-foot store, the largest in the chain, located south of downtown Homestead, opened in 2018. Together with the two centers above, these three properties total approximately 257,000 square feet.

When trade area demand is measured against supply from centers actually within the trade area, accounting for small restaurant and retail in downtown Homestead, the **current demand of approximately 931,000 square feet within the retail trade model is not being met by existing supply**. This gap will widen further with the growth in households and workers projected to generate an additional 100,000 square feet of demand over the next five years.

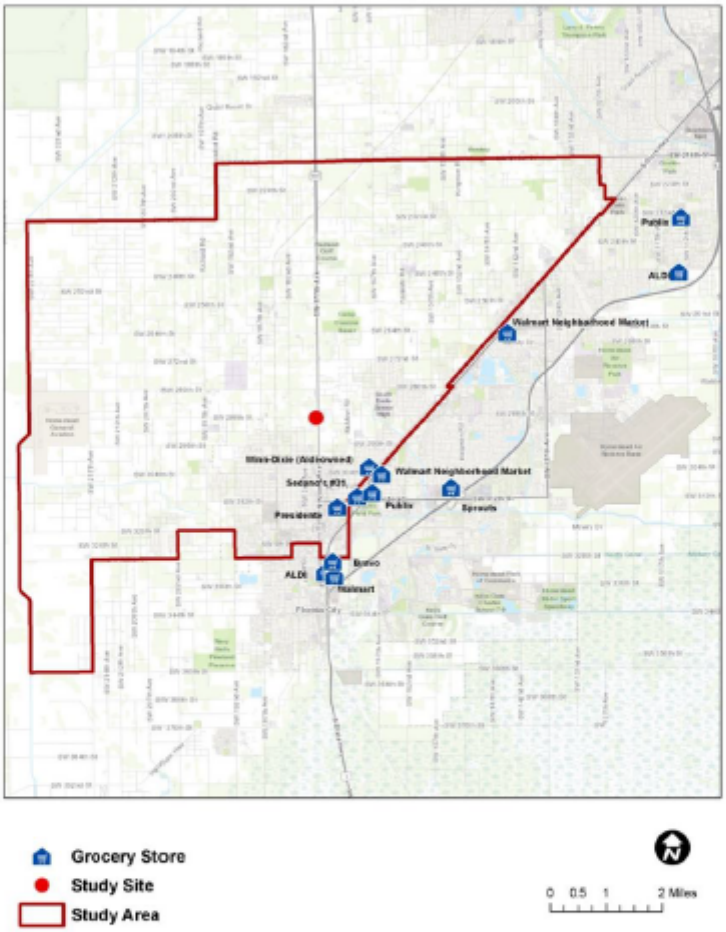
Retail Along the U.S. 1 Corridor

The supply analysis would be incomplete without acknowledging the substantial concentration of grocery and retail immediately east of the trade area along U.S. 1. This includes Publix, Aldi, Bravo, Sedano's, and Walmart (both a Neighborhood Market and a big box store). These retailers collectively represent 700,000 to 800,000 square feet of neighborhood type retail and have historically served trade area residents due to the absence of equivalent neighborhood retail within the trade area itself.

However, these U.S. 1 corridor retailers are not appropriately included in trade area supply for several reasons: they serve very large catchment areas extending well to the east of U.S. 1; access from the west side of U.S. 1 has become materially more difficult due to increasing congestion and the introduction of South Dade BRT crossing gates. As a result, our experience suggests that shoppers of the trade area in particular are increasingly likely to choose a western retail option along Krome Avenue over traveling east to U.S. 1 if a comparable grocery-anchored center were available.

The U.S. 1 grocery corridor has historically compensated for the absence of neighborhood retail within the trade area. That compensating effect is diminishing as east-west travel across U.S. 1 becomes increasingly congested and time-consuming.

Grocery & Other Retail Within and Adjacent to Trade Area



Taken together, the access constraints, robust demand growth, minimal competitive pipeline, and the demonstrated drawing power of grocery anchors to co-tenants and outparcel uses strongly indicate that the trade area can support one or two grocery-anchored neighborhood centers along Krome Avenue. Lambert Advisory's analysis supports a developed center of between 100,000 and 160,000 square feet being readily absorbed by the market, as proposed by the applicant, provided that surface parking at the standard neighborhood center ratio of approximately 4.0 spaces per 1,000 square feet can be accommodated on-site.

Summary and Conclusions

Lambert Advisory was retained by 288 St LLC to assess the retail market need for a neighborhood-scale, grocery-anchored commercial center on an 8.7-net-acre parcel at the southwest corner of SW 288th Street and Krome Avenue in unincorporated Miami-Dade County. This memo presents a feasibility-based trade area demand and supply analysis. The findings are clear and consistent: there is a demonstrable and growing need for grocery-anchored retail in this location.

Key Findings

The following summarizes the principal findings of the feasibility analysis:

- **Existing retail space is fully occupied.** South Tier retail vacancy is below 3.0 percent per CoStar—effectively a zero-vacancy market. Any meaningful population growth will generate immediate demand for new space.
- **Five-year incremental demand is approximately 99,700 square feet within the trade area.** This estimate is derived from household and worker expenditure models and directly supports the scale of development proposed for the Subject Property.
- **Total unmet demand within the trade area is substantially larger.** Current trade area retail demand is estimated at approximately 931,000 square feet within the Lambert Trade Model. Existing supply within the trade area does not come close to meeting this demand. The U.S. 1 corridor has historically compensated, but access and traffic constraints are diminishing that compensatory function.
- **The competitive pipeline is essentially empty.** No significant grocery-anchored retail is under construction or in active development within the trade area. The 10-acre commercial parcel approved at SW 272nd and Krome in 2025 has no development plans filed to date.
- **Traffic volume supports a grocery anchor.** The 30,000 ADT count on Krome Avenue at SW 288th Street meets or exceeds the minimum ADT requirements of all major grocery operators. Only U.S. 1 within the trade area has comparable traffic, and U.S. 1 is already fully served.
- **East-west access across U.S. 1 is degrading.** Increasing congestion and BRT crossing gates are materially reducing the effective service area of the U.S. 1 retail corridor for west-of-highway residents. This structural trend accelerates the demand case for Krome Avenue retail.

Conclusion

The evidence is unambiguous. The trade area encompassing the Krome Avenue/SW 288th Street site is increasingly retail-deficient by any reasonable measure: below-average retail per capita, near-zero vacancy in existing stock, a rapidly growing population, a degrading alternative retail access route, and an effectively empty competitive development pipeline.

Lambert Advisory concludes that the trade area can support the development and absorption of one or two grocery-anchored neighborhood commercial centers along the Krome Avenue corridor over the next five years. For the Subject Property specifically, a developed center in the range of 100,000 to

160,000 square feet is well-supported by market demand, subject to the practical constraint that surface parking at approximately 4.0 spaces per 1,000 square feet must be accommodated at grade. Any reduction in buildable square footage from the maximum entitlement sought will be a function of site coverage and parking geometry, not a function of insufficient market demand.

> *Our feasibility analysis confirms that the Krome Avenue / SW 288th Street site is well-positioned, and the market is ready for a grocery-anchored neighborhood commercial center. The need is real, the demand is documented, and the site is strategically located to serve it.*

Received October 26, 2026
Planning Division
288 St LLC
CDMP20250020

This instrument was prepared by:

Name: **Hugo P. Arza, Esq.**
Address: **Holland & Knight LLP**
701 Brickell Avenue, Suite 3300
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

(DECLARATION OF RESTRICTIONS)

WHEREAS, the undersigned 288 ST, LLC. (hereinafter referred to as the "Owner") holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property", which is supported by the Opinion of Title; and

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in the October Cycle and said amendment is identified as Application No. CDMP20250020 (the "Application"); and

WHEREAS, the Owner has concurrently filed a County zoning hearing application under Zoning Hearing Application No. Z2025000254, 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 "Business and Office" on the Miami-Dade County Comprehensive Development Master Plan adopted Land Use Plan ("LUP") map; and

WHEREAS, the Application includes this Declaration of Restrictions that has been voluntarily proffered by the Owner; and

NOW, THEREFORE, in order to assure the Miami-Dade County that the representations made by the Owner during 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) **Commercial Development**. The cumulative gross floor area of all commercial development on the Property shall not exceed 122,000 square feet. Of this total maximum development potential, no more than 60,000 square feet may be devoted to a supermarket.

(2) **Environmental Monitoring and Restoration**. The Owner hereby acknowledges and agrees that prior to final plat approval, permitting, and/or the submittal of site development plans including but not limited to soil improvement plans, drainage plans/stormwater management plans, dewatering plans, or any ground or groundwater disturbing work, as required, the Owner shall evaluate and identify all site activities and land uses (historical and current) that represent(ed) a potential to cause or to have caused impairment of the environment (i.e., soil,

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groundwater, surface water, vapor) at, near, or in the vicinity of the site. Based on the findings, appropriate environmental site assessment may be required in support of the site development. The Owner agrees that prior to final plat approval or permitting and/or the submittal of site development plans including but not limited to soil improvement plans, drainage plans/stormwater management plans, dewatering plans, or any ground or groundwater disturbing work), as required, the Owner shall submit to Miami-Dade County a report ("Report") presenting the results/findings of the required site investigation(s) and any necessary assessment, including all supporting documentation. Based on the Report, Miami-Dade County may require additional environmental site assessment(s) in support of the site development. All construction plans, drainage/stormwater management plans, dewatering plans, environmental site assessment(s), soil improvement plans, or equivalent development plans that allow site development shall require the prior approval from Miami-Dade County as it relates to environmental contamination issues.

(3) **Trip Cap**. Any commercial development on the Property that does not include a supermarket use shall be limited to an intensity of no greater than 231 AM Peak Hour trips, and any commercial development on the Property that includes a supermarket use shall be limited to an intensity of no greater than the 276 AM Peak Hour trips generated by the maximum 122,000 square feet of commercial development permitted on the Property.

(4) **Overnight Parking**. There shall be no overnight parking on the Property except for parking related to the commercial uses on the Property.

(5) **Agricultural Use**. Notwithstanding the land use change approved for the Property, the Property may continue to enjoy the benefits of its bona fide agricultural use for so long as such bona fide agricultural use remains on the Property and the Property continues to meet the requirements for the agricultural exemption.

(6) **Road Mitigation**. In furtherance of the CDMP, the Owner acknowledges and agrees that, becaus the trips from the project significantly impact SW 288 Street and SW 296 Street, between US- and Krome Avenue (SW 177 Avenue), mitigation is required. At the time of any subsequen development order approval (subsequent to the above-referenced concurrent, Zoning Hearin Application No. Z2025000254), including, but not limited to, building permit, tentative pla approval, final plat approval, site plan approval or any other development order or developmen permit approval, the proposed development of the Property will be reanalyzed for concurrency i accordance with Chapter 33G of the Miami-Dade County Code. At that time, the Owner mus provide the proportionate share mitigation payment for impacts to SW 288 Street and SW 29 Street, between US-1 and Krome Avenue (SW 177 Avenue), unless the Owner demonstrate through a traffic analysis, to the satisfaction of the County, that the impact mitigation is no longe required. The proportionate share mitigation payment shall be in accordance with Sectio 163.3180, Florida Statutes, and shall be creditable against the roadway share of the mobility fee applicable to affected roadways due as part of the development of the Property.

(7) **Connection to Public Water and Sanitary Sewer Service**: The Owner hereby acknowledges and agrees that any development of the Property shall connect to the public water and public sanitary sewer system. 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.

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

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

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the Property, or any portion thereof, by a written instrument executed by the then owner(s) of the property, including joinders of all mortgagees, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the property is incorporated within a new municipality or annexed into an existing municipality, and the successor municipality amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes. It is provided, however, that in the event that the successor municipality approves a modification or deletion of this Declaration of Restrictions, such modification or deletion shall not be

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effective until approved by the Board of County Commissioners, in accordance with applicable procedures. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her absence, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

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

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

Authorization for Miami-Dade County (or successor municipality) to Withhold Permits and Inspections. In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, 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.

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

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by 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.

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 invalidatedportion

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.

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Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

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

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

[Execution Pages Follow]

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2026.

WITNESSES:

288 ST, LLC,
a Florida limited liability company

_____
Signature

_____
Print Name
Address: _____

By: _____
Name: Edward Perez
Title: Manager of 288 ST, LLC
Address: 11650 NW 102 Road
Medley, Florida 33178

_____
Signature

_____
Print Name

Address: _____

STATE OF FLORIDA)

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) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, by Edward Perez as Manager of 288 ST, LLC, a Florida limited liability company, for the purposes stated herein. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2026, in the County and State aforesaid.

_____
Signature

Notary Public - State of _____

_____
Print Name

My Commission Expires:

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EXHIBIT "A"

The Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 57 South, Range 38 East. Said lands situate, lying and being in Miami-Dade County, Florida.

Less and except therefrom that portion lying within parcel described in Warranty Deed recorded in Official Records Book 23783, Page 2835, more particularly described as follows:

A portion of Lots 1 through 14 inclusive, and the Public Utility Easement between Lots 1 through 5 inclusive, and Lots 6 and 23, Block 1, of CLIFTON TERRACE, according to the Plat thereof, as recorded in Plat Book 22, Page 55, of the Public Records of Miami-Dade County, Florida lying in the Southeast 1/4 of Section 1, Township 57 South, Range 38 East, Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northeast Corner of the Southeast 1/4 of Section 1; THENCE South 89 degrees 06'18" West, along the North line of said Southeast 1/4 of Section 1, a distance of 89.99 feet; thence South 00 degrees 53'42" East, perpendicular to the previously described course, a distance of 30.00 feet, to a point on the North line of said Lot 1, said point also being the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence South 89 degrees 06'18" West, along the South line of the North 30.00 feet of said Southeast 1/4 of Section 1, and along the North lines of said Lot 1, said Easement, and said Lots 6 through 14 inclusive, a distance of 494.04 feet, to the point of curvature of a circular curve concave to the Southeast, having a radius of 50.00 feet, and a chord bearing of South 76 degrees11'03" West; thence Westerly and Southwesterly along said circular curve to the left, through a central angle of 25 degrees 50'31" for an arc distance of 22.55 feet, to a non-tangent point of intersection with the North line of the South 35.00 feet of said Southeast 1/4 of Section 1; thence North 89 degrees 06'18" East, along the last described line, a distance of 530.83 feet, to the point of curvature of a circular curve concave to the Southwest, having a radius of 25.00 feet, and a chord bearing of South 45 degrees 53'51" East; thence Easterly, Southeasterly, and Southerly along said circular curve to the right, through a central angle of 89 degrees 59'41" for an arc distance of 39.27 feet, to a point of tangency with the West line of the East 50.00 feet of said Southeast 1/4 of Section 1; thence South 00 degrees 54'01" East, along the last described line, a distance of 6.15 feet; thence South 89 degrees 05'59" West, perpendicular to the previously described line, a distance of 2.00 feet; thence South 00 degrees 54'01" East, perpendicular to the previously described line, a distance of 6.50 feet; thence North 89 degrees 05'59" East, perpendicular to the previously described line, a distance of 2.00 feet, to the point of intersection with the West line of the East 50.00 feet of said Southeast 1/4 of Section 1; thence South 00 degrees 54'01" East, along the last described line, a distance of 210.62 feet, to a non-tangent point of intersection with a circular curve concave to the Northwest, having a radius of 50.00 feet, and a chord bearing of North 17 degrees 32'05" East; thence from a tangent bearing of North 35 degrees 58'11" East, run Northeasterly and Northerly along said circular curve to the left, through a central angle of 36 degrees 52'12" for an arc distance of 32.18 feet, to a point of tangency with the West line of the East 40.00 feet of said Southeast one-quarter (S.E. 1/4) of Section 1, and the East lines of said Lots 5, 4, 3, 2, and 1; thence North 00 degrees 54'01" West, along the last described line, a distance of 173.27 feet, to the point of curvature of a circular curve concave to the Southwest, having a radius of 50.00 feet, and a chord bearing of North 45 degrees 53'51" West; thence Northerly, Northeasterly and Easterly along said circular curve to the left, through a central angle of 89 degrees 59'41" for an arc distance of 78.54 feet to the POINT OF BEGINNING.

And further less any portion lying within Parcel 107 described in Final Judgment recorded in Official Records Book 31039, Page 1837, more particularly described as follows:

A parcel of land lying in the Southeast 1/4 of Section 1, Township 57 South, Range 38 East, Miami-Dade County, Florida, being more particularly described as follows:

Commence at the NW corner of the Southeast 1/4 of said Section 1, being a found spike; thence North 89°07'15" East, along the North line of the Southeast 1/4 of said Section 1, for a distance of 1,992.80 feet to the POINT OF BEGINNING of the hereinafter described parcel of land:

Thence continue along said North line of the Southeast 1/4 of Section 1, North 89 degrees 07'15" East for a distance of 574.30 feet; thence departing said North line of the Southeast 1/4 of Section 1, South 00 degrees 52'45" East for a distance of 30.00 feet; thence South 89 degrees 07'15" West for a distance of 494.14 feet to a point on a tangent curve concave to the Southeast having a radius of 50.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 25 degrees 50'31, for an arc distance of 22.55 feet to a non-tangent point; thence North 89 degrees 07'15" East for a distance of 530.93 feet to a point on a tangent curve concave to the Southwest having a radius of 25.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 89 degrees 58'45", for an arc distance of 39.26 feet to a point of tangency and a point on the existing Westerly Right-of-Way line of State Road No. 997 (Krome Avenue / S.W. 177th Avenue) as shown on Florida Department of Transportation Right-of-Way Map for State Road No. 997 (Krome Avenue), Section 87150, Financial Project No. 2496145; thence along the existing Westerly Right-of-Way line of State Road 997 (Krome Avenue / S.W. 177th Avenue) the following (15) fifteen courses: South 00 degrees 54'00" East for a distance of 6.15 feet; thence South 89 degrees 06'00" West for a distance of 2.00 feet; thence South 00 degrees 54'00" East for a distance of 6.50 feet; thence North 89 degrees 06'00" East for a distance of 2.00 feet; thence South 00 degrees 54'00" East for a distance of 210.62 feet to a point on a non-tangent curve concave to the Northwest having a radius of 50.00 feet, a chord bearing of North 17 degrees 32'06" East and a chord distance of 31.62 feet; thence Northeasterly along the arc of said curve, through a central angle of 36 degrees 52'12", for an arc distance of 32.18 feet to a point of tangency; thence South 00 degrees 54'00" East for a distance of 67.53 feet; thence North 89 degrees11'13" East for a distance of 3.66 feet to a point on a tangent curve concave to the Northwest having a radius of 9.80 feet; thence Northeasterly along the arc of said curve, through a central angle of 65 degrees 24'39", for an arc distance of 11.18 feet to a point of tangency; thence North 23 degrees 46'34" East for a distance of 8.64 feet; thence South 01 degrees 01'31" East for a distance of 52.02 feet to a point on a non-tangent curve concave to the Southwest having a radius of 13.86 feet, a chord bearing of North 44 degrees 56'15" West and a chord distance of 19.16 feet; thence Northwesterly along the arc of said curve, through a central angle of 87 degrees 28'44", for an arc distance of 21.16 feet to a non-tangent point; thence South 86 degrees 00'40" West for a distance of 2.98 feet; thence South 00 degrees 54'00" East for a distance of 67.61 feet to a point on a tangent curve concave to the Southwest having a radius of 50.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 36 degrees 52'12", for an arc distance of 32.18 feet; thence departing said existing Westerly Right-of-Way line of State Road 997, South 89 degrees 06'00" West for a distance of 6.00 feet; thence North 00 degrees 54'00" West for a distance of 189.11 feet; thence North 15 degrees 54'00"West for a distance of 73.41 feet; thence North 00 degrees 54'00" West for a distance of 53.26 feet to a point on a tangent curve concave to the Southwest having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 89 degrees 58'45", for an arc distance of 39.26 feet to a point of tangency; thence South 89 degrees 07'15" West for a distance of 564.21 feet; thence North 00 degrees 59'23" West for a distance of 45.00 feet to a point on the aforementioned North line of the Southeast 1/4 of Section 1 and the POINT OF BEGINNING.

AND

Commence at the NW corner of the Southeast 1/4 of said Section 1, being a found spike; thence North 89 degrees 07'15" East, along the North line of the Southeast 1/4 of said Section 1, for a distance of 2,657.07

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feet to the NE corner of the Southeast 1/4 of said Section 1; thence South 00 degrees 54'00" East, along the East line of the Southeast 1/4 of said Section 1, for a distance of 645.87 feet; thence South 89 degrees 06'00" West, at a right angle to the last described course, for a distance of 21.80 feet to a point on the existing Westerly Maintained Right-of-Way line of State Road No. 997 (Krome Avenue / S.W. 177th Avenue) as shown on Florida Department of Transportation Right-of-Way Maintenance Map for State Road No. 997 (Krome Avenue), Section 87150, recorded in Road Plat Book 153, Page 82, of the Public Records of Miami-Dade County, Florida and the POINT OF BEGINNING of the hereinafter described parcel of land:

Thence along said existing Westerly Maintained Right-of-Way line of State Road No. 997, South 01 degrees 39'23"East for a distance of 20.82 feet; thence South 89 degrees 15'15"West for a distance of 28.47 feet; thence North 00 degrees 54'00"West for a distance of 50.11 feet to a point on a non-tangent curve concave to the Northeast and having a radius of 50.00 feet, a chord bearing of North 17 degrees 32'06"East, and a chord distance of 31.62 feet; thence Northeasterly along the arc of said curve, through a central angle of 36 degrees 52'12", for an arc distance of 32.18 feet to a tangent point on the aforementioned existing Westerly Maintained Right-of-Way line of State Road No. 997; thence South 00 degrees 54'00"East, along said Westerly Maintained Right-of-Way line of State Road No. 997, for a distance of 66.74 feet; thence North 88 degrees 29'59"East for a distance of 12.00 feet; thence North 39 degrees 36'39"E for a distance of 9.54 feet to the POINT OF BEGINNING.

Folio No.: 30-7801-000-0610

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RESOLUTION NO.14-2-26

REDLAND COMMUNITY COUNCIL (14) ISSUING RECOMMENDATION ON OCTOBER 2025 CYCLE APPLICATION NO. CDMP20250020 FILED BY 288 ST, LLC., REQUESTING AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

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

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 March 11, 2026, the 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 October 2025 Cycle CDMP Amendment Application No. CDMP20250020 be deferred to no date certain.

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

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

Acting Board Chair Alicia Arellano, hereupon declared the resolution duly passed and adopted this 11th day of March 2026.

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

Rosa Davis

Rosa Davis, Executive Secretary

MINUTES
The Redland Community Council 14
Public Hearing on May 2025 CDMP Cycle Application No. CDMP20250007,
October 2025 CDMP Cycle Application Nos. CDMP20250020 and CDMP20250021
To Amend the Comprehensive Development Master Plan
In Person Hearing

March 11, 2026, 7:34 PM

Department of Regulatory and Economic Resources (RER) Staff Present

Physical Attendance
Rosa Davis, Section Supervisor, Metropolitan Planning Section, Planning Division
Noel Stillings, Principal Planner, Metropolitan Planning Section, Planning Division
John Lucas, RER Strategic Metro Planner, Long Range Planning Section, Planning Division
Ivo Rondinoni, Senior Planner, Metropolitan Planning Section, Planning Division
Pierina Mirabal, Zoning Analyst 2, Development Services Division
Thomas Gomez, Agenda Clerk, Development Services Division
Felix Acosta, Agenda Clerk, Development Services Division

County Attorney's Office
Cristina Rabionet, Assistant County Attorney, County Attorney's Office

I. CALL TO ORDER AND OPENING REMARKS

Acting Chair Arellano opened the scheduled joint Zoning and CDMP meeting at 7:34 p.m. She called the meeting to order and following the Pledge of Allegiance, asked Staff to conduct the roll call.

Roll Call
Ms. Mirabal, Zoning Analyst 2, conducted the roll call and determined that there was quorum as follows:

Curtis Lawrence	Present	Marie Flore Lindor-Latortue, Ph.D. MHSA	Present
Alicia Arellano, Vice Chair (Acting Chair)	Present	Ralph Troutman	Absent
Wilbur Bell	Present	Stanley Thompkins, Chair	Absent

Immediately after the Zoning public hearing, Acting Chair Arellano closed the Zoning meeting and opened the CDMP meeting. She welcomed everyone to the public hearing on the May 2025 Cycle Application No. CDMP20250007 and October 2025 Cycle Application Nos. CDMP20250020 and CDMP20250021.

II. REQUESTS TO DEFER

Acting Chair Arellano asked whether there were any requests for deferral. Ms. Rosa Davis, Planning Section Supervisor, stated that the applicant for Application No. CDMP20250020 (288 St, LLC) requested a deferral. The applicant's representative, Hugo Arza, requested to defer the item to no

date certain, but indicated that they seek to bring the application before the Board of County Commissioners in April 2026. The Board proceeded to consider a motion.
A motion to defer Application No. CDMP20250020 to no date certain was made by Board Member Lindor-Latortue. Board Member Lawrence seconded the motion. The motion passed unanimously 4-0 as follows:

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

III. AGENDA ITEMS

May 2025 Cycle Application No. CDMP20250007 - GPC Miami Business Park, LLC

Ms. Noel Stillings, Principal Planner, delivered a presentation of Application No. CDMP20250007, filed by GPC Miami Business Park, LLC. She described the ±84.80 gross acre application site, which is triangular in shape, and located west of the Turnpike between SW 186 Street and SW 196 Street. The site was formerly occupied by American Bankers Insurance Company. Approximately about 79 acres of the site is currently designated "Office/Residential," permitting office and limited residential uses. The remaining 5-plus acres are designated "Low-Medium Density Residential," allowing 6 to 13 dwelling units per gross acre. She explained that the site was approved as a Development of Regional Impact (DRI) by the Board of County Commissioners (BCC) in 1981. The existing DRI caps development at 470,000 square feet of office uses, 30,000 square feet of warehouse space, a 250-room hotel, and a 330-student daycare facility. The applicant is requesting to redesignate approximately 81 acres of the site to "Industrial and Office," 2-plus acres in the northern portion to "Business and Office," and approximately 1.3 acres as "Low-Medium Density Residential." The applicant has proffered a Declaration of Restrictions (covenant) proposing development of: 1,091,500 square feet of industrial uses; 20,000 square feet of retail uses; 75,000 square feet of office space; a 75,000-square-foot multipurpose recreational facility, and a 50-room hotel. This CDMP amendment is being processed concurrently with zoning application No. CDMP2025000117 to modify the existing DRI to allow the proposed development. Staff recommends to Transmit with Acceptance of the Declaration of Restrictions, noting the proposal represents infill consistent with CDMP policies inside the Urban Development Boundary.

Ms. Stillings noted that the Department of Environmental Management (DERM) identified a significant 2-plus acre pine rockland area requiring preservation of potential rare plant and wildlife species and explained that the applicant committed to preserve the 2-acre area in the proffered covenant. She also noted that under the applicant's requested redesignation, the site could be developed with up to 54 multi-family residences and up to 16 single-family residences. The site is also within ½ and ¼ mile of the South Dade Transitway, one of the County's six SMART Plan corridors, and under the CDMP mixed-use provisions could be developed with residential uses. However, the CDMP covenant and the proposed modification to DRI development program do not include residential uses. Ms. Stillings further explained that the traffic impact study indicated that the proposed project is projected to impact a segment of the Florida Turnpike, an important hurricane evacuation route already operating below its adopted Level of Service standard. As such, the CDMP requires a proportionate fair-share mitigation by the applicant.

Ms. Tracy Slavens, the applicant's legal representative, gave a presentation highlighting the merits of the application. She detailed the history of the application site, noting that the property has been

largely vacated due to the company's shift to remote operations. She emphasized that the project would generate approximately 4,000 new jobs, addressing the need for employment opportunities near rapidly growing residential areas in South Dade. She explained that the proposed development program, consisting of industrial, office, retail, hotel, and recreational uses, produces no net increase in vehicular PM peak hour trips, and that the proffered covenant ensures compatibility with surrounding neighborhoods through buffering and the preservation of the pine rockland. Ms. Slavens mentioned that a small parcel acreage in the north of the site is not proposed for development and expressed the desire to tie that into the County's Quail Roost Children's Park to increase community green space. Ms. Slavens described the applicant's extensive community outreach efforts, which included distributing more than 800 notices, conducting door-to-door engagement, and holding multiple meetings. She concluded that the amendment meets all CDMP criteria and is appropriate for transmittal.

Acting Chair Arellano opened up the public hearing for comments. Approximately ten people spoke in favor of the application stating that it would bring needed jobs to people living in South Dade, strengthen the local economy and provide business investment in the area.

Board members discussed the application and questioned the applicant regarding the recreational component of the application. Ms. Slavens explained that while the recreational facility is not programmed for specific uses at this time, potential options may include indoor rock-climbing facilities, soccer fields, and trampoline parks. In response to a Board member's inquiry, Ms. Slavens noted that a small parcel adjacent to the County Park is not proposed for development, and the applicant hopes to improve and connect it to Quail Roost Children's Park to provide additional outdoor space for the community.

Board Member Lawrence made a motion to Transmit with acceptance of the proffered Declaration of Restrictions, as recommended by Staff. Board member Bell seconded the motion. The motion passed unanimously 4-0 as follows:

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

October 2025 Cycle Application No. CDMP20250021 - Lennar Homes, LLC

Mr. Ivo Rondinoni, Senior Planner, provided an overview of Application No. CDMP20250021, filed by Lennar Homes, LLC. He explained that the application site consists of approximately 40.16 gross acres, located north of SW 278 Street, west of SW 157 Avenue, south of SW 172 Street, and east of SW 159 Avenue. Mr. Rondinoni noted that the property is currently designated "Estate Density Residential", which allows a density range of 1 to 2.5 dwelling units per acre, permitting a maximum of approximately 100 residential units on the site. The applicant is requesting a redesignation to "Low Density Residential", which allows 2.5 to 6 dwelling units per acre. Under the proposed designation, the site could theoretically accommodate up to 240 residential units.

However, Mr. Rondinoni explained that the applicant has proffered a Declaration of Restrictions that limits development on the property to a maximum of 185 residential units, resulting in an effective density of approximately 4 units per acre. He stated that staff evaluated the request and determined that the application is consistent with the Comprehensive Development Master Plan (CDMP) policies encouraging infill residential development within the Urban Development

Boundary. Accordingly, staff recommended to Adopt with acceptance of the proffered Declaration of Restrictions.

Mr. Hugo Arza, representing the applicant, presented the application and expressed support for staff's recommendation. He stated that the proposal represents a modest increase in residential density while maintaining a single-family residential development pattern. Mr. Arza explained that the subject property is in an area experiencing ongoing residential growth, where densities generally increase closer to the South Dade Busway corridor (South Dade Transitway) and decrease farther away. Although a portion of the site lies within one-half mile of the Busway, the applicant is proposing a lower density development than what could potentially be supported in the area, with a Declaration of Restrictions limiting the project to 185 units.

Mr. Arza added that the project would consist of a single-family residential community, with a mix of estate-sized and smaller-lot homes designed to provide housing diversity while remaining compatible with surrounding neighborhoods. He also noted that the development plan incorporates transitional design elements, placing larger estate homes along the perimeter of the site adjacent to existing estate-density residences. Finally, Mr. Arza stated that the proposal promotes infill development within the Urban Development Boundary, contributes to increasing housing supply, and supports efficient use of existing infrastructure, and he urged approval of the application consistent with staff's recommendation.

Acting Chair Arellano opened the public hearing for comments. There were two members of the public who spoke in favor of the application. They stated that this project will create much needed new homes for families in the community.

After the public comments, Acting Chair Arellano opened the Board's discussion. The applicant was asked to verify how many estate density homes would be developed around the application site and Mr. Arza responded that 35 estate homes would be built in the perimeter of the property. The applicant was complemented on how well they worked with staff over the years on the applications.

A motion to Adopt with acceptance of the proffered Declaration of Restrictions was made by Board Member Lindor-Latortue and was seconded by Board Member Bell. The motion passed unanimously 4-0 as follows:

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

Adjournment

There being no further business before the Board, Acting Chair Arellano adjourned the hearing at 8:35 pm.

Respectfully submitted,

Rosa Davis, Secretary

RESOLUTION NO. 14-5-26

REDLAND COMMUNITY COUNCIL (14) ISSUING RECOMMENDATION ON OCTOBER 2025 CYCLE APPLICATION NO. CDMP20250020 FILED BY BLUENEST DEVELOPMENT LLC, REQUESTING AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

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

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, Florida 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 15, 2026, 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) moved to not issue a recommendation on the October 2025 Cycle CDMP Amendment Application No. CDMP20250020.

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

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

Board Chairman Stanley Thompkins, hereupon declared the resolution duly passed and adopted this 15th day of September 2026.

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

Rosa Davis, Executive Secretary

MINUTES
The Redland Community Council 14
Public Hearing on October 2025 CDMP Cycle Application No. CDMP20250020
To Amend the Comprehensive Development Master Plan
In Person Hearing

September 15, 2026, 7:36 PM

Department of Regulatory and Economic Resources (RER) Staff Present

Physical Attendance
Rosa Davis, Section Supervisor, Metropolitan Planning Section, Planning Division
Alex David, Planning Development Manager, Metropolitan Planning Section, Planning Division
John Lucas, RER Strategic Metro Planner, Long Range Planning Section, Planning Division

County Attorney's Office
Veronica Sanchez, Assistant County Attorney, County Attorney's Office

I. CALL TO ORDER AND OPENING REMARKS

Chair Thompkins opened the scheduled CDMP meeting at 7:36 p.m. He called the meeting to order and asked Staff to conduct the roll call.

Roll Call
Ms. Davis, Section Supervisor, conducted the roll call and determined that there was quorum as follows:

Curtis Lawrence	Present	Marie Flore Lindor-Latortue, Ph.D. MHSA	Present
Alicia Arellano, Vice Chair (Acting Chair)	Present	Ralph Troutman	Absent
Wilbur Bell	Present	Stanley Thompkins, Chair	Present

Chair Thompkins welcomed everyone to the public hearing on the October 2025 Cycle Application No. CDMP20250020.

II. AGENDA ITEMS

October 2025 Cycle Application No. CDMP20250020 - 288 St, LLC

Chair Thompkins opened the public hearing and explained that the purpose was to receive public comments and formulate a recommendation on CDMP Amendment CDMP20250020 before consideration by the Planning Advisory Board and the Board of County Commissioners.

Mr. John Lucas, a planner with the Regulatory and Economic Resources Department, presented CDMP Amendment 20250020, also known as the SW 288 Street application, which is being processed concurrently with zoning application Z202500254.

Mr. Lucas stated that the request would redesignate approximately 10.15 gross acres, or 8.7 net acres, from Estate Density Residential to Business and Office and would include a Declaration of Restrictions.

Mr. Lucas described the site as a vacant parcel at the southwest corner of SW 288 Street and SW 177 Avenue, also known as Chrome Avenue. He noted nearby church, rural residential, agricultural, Urban Development Boundary, and residential construction contexts.

Mr. Lucas explained that the existing Estate Density Residential designation allows for 1 to 2.5 dwelling units per acre and could allow up to approximately 25 detached single-family homes.

Mr. Lucas stated that Business and Office permits a range of sales, service, office, medical, hotel, entertainment, cultural, and recreation uses, and that the theoretical maximum retail development would be 473,750 square feet.

Mr. Lucas stated that the applicant offered restrictions limiting commercial development to 122,000 square feet, with environmental monitoring and restoration, a trip limitation, no overnight parking, and public water and sewer provisions.

Mr. Lucas recommended denial because staff found no demonstrated deficiency or need for additional commercial land in the county or relevant Minor Statistical Area and found that the amendment was not supported by the applicable CDMP land use evaluation criteria and long term development goals.

Mr. Lucas cautioned that approval of the land use and zoning applications could make the site eligible for development under Florida's Live Local Act, potentially limiting local control over density, use, floor area ratio, parking, and height for qualifying mixed-use and affordable housing projects. Ms. Rosa Davis, a Supervisor within the Regulatory and Economic Resources Department, clarified that the applicant had submitted a revised needs analysis and had worked cooperatively with staff, but unresolved issues remained.

Mr. Hugo Arza, the applicant's representative, stated that the proposed change would place commercial services in an appropriate infill location at a major intersection and along section line and half section line roads, rather than in the middle of a residential area.

Mr. Arza stated that nearby residential growth, including more than 800 units approved or developed within approximately one mile, would create demand for local retail and grocery services.

Mr. Arza explained that residents currently drive significant distances to grocery stores and other daily services, and that a nearby shopping center could reduce those trips and serve existing and future residents.

Mr. Arza stated that the retail feasibility analysis submitted to the County reported approximately 3 percent retail vacancy in the broader South Dade area and argued that smaller available parcels would not accommodate a grocery anchored shopping center.

Mr. Arza explained that the proposed covenant would limit the project to 122,000 square feet, with no more than 60,000 square feet for a grocery store and would include a trip cap and prohibition on overnight parking.

Mr. Arza stated that no grocery tenant had signed a commitment, although brokers and grocery operators had shown interest, and that a tenant would likely wait for zoning and site plan certainty.

Mr. Arza explained that a detailed site plan was not being presented because the land-use change and rezoning had to be addressed first and the project would later return through the zoning process.

Mr. Arza stated that state law prevented the applicant from making an absolute prohibition on future residential use, but that the proposed trip cap and overnight parking restriction were intended to limit the intensity and discourage a future residential conversion.

Mr. Arza mentioned that in terms of Live Local, only three projects are being constructed currently in the county and that the projects that are being built are more in the urban core. At the same time, he believed that the text in the covenant would serve as a strong deterrent to developing under Live Local, calling the clauses poison pills.

Mr. Arza referenced the revised needs analysis, retail feasibility study, and a prior grocery related application along Chrome Avenue and requested that the Board consider the applicant's arguments while staff and the applicant continued working toward a revised recommendation.

Board Member Bell asked about the application's prior deferrals and the continued staff recommendation of denial. Ms. Davis explained that the application had been deferred, that the revised needs analysis was submitted during the summer, and that staff's recommendation had remained denial while outstanding issues were addressed.

A Board Member asked whether residents would have additional opportunities to speak if the application proceeded. County staff stated that the public could participate at the Planning Advisory Board and Board of County Commissioners meetings and that notices would be provided by mail, newspaper publication, and the County website.

Chair Tompkins opened the public comment period. No members of the public spoke.

A Board Member asked whether the proposed grocery anchor was specifically Publix. Mr. Arza answered that no specific grocer had been secured and that the request was for a grocery anchored shopping center generally.

Board Member Lawrence moved to transmit the application without a recommendation. Board Member Lindor seconded the motion. The motion passed unanimously 5-0 as follows:

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

Adjournment

There being no further business before the Board, Chair Thompkins adjourned the hearing at 8:15 pm.

Respectfully submitted,

Rosa Davis, Secretary