



MIAMI-DADE COUNTY FINAL OFFICIAL MINUTES

BCC - Comprehensive Development Master Plan Zoning

*Stephen P. Clark Government Center
Commission Chambers
111 N.W. 1st Street
Miami, FL 33128*

July 17, 2025

As Advertised

Juan Fernandez-Barquin
Clerk of the Court and Comptroller

Basia Pruna, Director
Clerk of the Board Division

Tomeka Law, Commission Reporter
305-375-3864



FINAL OFFICIAL

Members Present: Marleine Bastien; Juan Bermudez; Danielle Cohen Higgins; René García; Oliver Gilbert, III; Eileen Higgins; Kionne McGhee; Natalie Milian Orbis; Raquel Regalado; Anthony Rodriguez; Micky Steinberg

Members Absent: None.

Members Late: Roberto J. Gonzalez 9:52AM

Members Excused: Keon Hardemon

Members Absent County Business: None.

1 MINUTES PREPARED BY:

Report: *Tomeka Law, Commission Reporter*
305-375-3864

1A INVOCATION AS PROVIDED IN RULE 5.05(H)

Report: *The Invocation was led by Vice Chairman McGhee.*

1B PLEDGE OF ALLEGIANCE

Report: *The Pledge of Allegiance was led by Commissioner Steinberg.*

1C **ROLL CALL**

Report: *Prior to the attendance roll call, Deputy Clerk Tomeka Law announced that the Clerk of the Board (COB) had received notice that Commissioner Hardemon would be absent from today's Comprehensive Development Master Plan (CDMP) and Zoning meeting.*

*In addition to the Board Members, the following staff members were present:
~ Assistant County Attorneys (ACA) Christina Rabionet and James "Eddie" Kirtley, Jr.;*

~ Mr. Jerry Bell, Assistant Director, Planning Division, Department of Regulatory and Economic Resources (RER);

~ Mr. Eric Silva, Assistant Director, Development Services, Department of Regulatory and Economic Resources (RER),

~ Ms. Lisa Spadafino, Director of the Division of Environmental Resources Management, (RER); and

~ Deputy Clerks Kerry Khunjar Breakenridge and Tomeka Law, COB.

Chairman Rodriguez convened the CDMP and Zoning meeting at 9:41 am.

MOTION TO SET THE AGENDA

ACA James "Eddie" Kirtley, Jr. noted that there were no changes to today's CDMP and Zoning meeting.

Vice Chairman McGhee moved to approve today's meeting agenda, as presented. This motion was seconded by Commissioner Bastien, and upon being put to a vote, passed 11-0 (Commissioners Hardemon and Gonzalez were absent).

Mr. Eric Silva read the statutory statement into the record, announcing that, in accordance with Miami-Dade County's Code, all items to be heard today's meeting were legally advertised, notices mailed, with required postings at the properties. He announced the parliamentary procedures to be followed during today's hearing, noting additional copies of the agenda were available in the Commission Chambers.

ALL WITNESSES AND OFFICIAL INTERPRETERS WERE SWORN IN BY THE CLERK PRIOR TO PRESENTING TESTIMONIES BEFORE THE BOARD.

3 **SMALL-SCALE AMENDMENTS****MAY 2024 CYCLE SMALL-SCALE APPLICATION WITH CONCURRENT ZONING APPLICATION**

3A

251031 Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20240009, LOCATED APPROXIMATELY 661 FEET NORTH OF SW 320 STREET BETWEEN SW 197 AVENUE AND SW 192 AVENUE, FILED BY BLUENEST DEVELOPMENT, LLC. IN THE MAY 2024 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE [SEE AGENDA ITEM NO. 8C1] (Regulatory and Economic Resources)

*Adopted
Ordinance 25-75
Mover: Danielle Cohen Higgins
Seconder: Oliver G. Gilbert, III
Vote: 8-0
Absent: Bermudez, Steinberg,
García, Gonzalez
Excused: Hardemon*

Report: ACA Christina Rabionet read the titles of the foregoing proposed ordinance, its supplement, and the accompanying resolution (Agenda Item 3A1) into the record. She stated in the event the Board decided to take final action on the ordinance (Agenda Item 3A), the companion resolution, would be deemed withdrawn. ACA Rabionet further explained the foregoing application was being processed concurrently with Zoning Application Number Z2024000119 (Zoning Agenda Item 8C1). She noted a single public hearing would be conducted for both CDMP and Zoning applications and advised that the CDMP hearing would be conducted in accordance with the procedures applicable to quasi-judicial applications, with all public hearing testimony would be transcribed and all exhibits submitted as part of the CDMP hearing would be incorporated into the Zoning Record.

Chairman Rodriguez opened the public hearing and the following persons spoke in opposition to the application:

- ~ James Harris, 19425 SW 312th Street, Homestead, Florida;
- ~ Amanda Cruz, 21016 SW 121st Avenue, Miami, Florida;
- ~ Carol Harris, 19425 SW 312th Street, Homestead, Florida;
- ~ Ryan Korbecki, 20301 SW 316 Street, Homestead, Florida;
- ~ Steve Dimwiddie, 32212 SW 195th Avenue, Homestead, Florida;
- ~ Salvatore Devito, 18940 SW 353rd Street, Homestead, Florida;
- ~ Megan Puig-Garcia, 32275 SW 194th Court, Homestead, Florida;
- ~ Nancy Strano Cavallaro, 18475 SW 280th Street, Miami, Florida;
- ~ Frances Zocco, 18912 SW 308th Street, Homestead, Florida;
- ~ Marianela Salado, 15390 SW 271st Street, Homestead, Florida;
- ~ Miguel Garcia, 32275 SW 194th Court, Miami, Florida;
- ~ Ulysses Fernandez, 15390 SW 271st Street, Miami, Florida;
- ~ Mary Waters, 13600 SW 229th Street, Miami, Florida;
- ~ Cynthia George, 31445 SW 193rd Avenue, Homestead, Florida;
- ~ Heather Winslow, 28401 SW 167th Avenue, Homestead, Florida;
- ~ Elsa Devito, 31190 SW 194th Avenue, Homestead, Florida;
- ~ Sam Devito, 31190 SW 19th Avenue, Homestead, Florida;
- ~ Carmen Petrucci, 31400 SW 194th Avenue, Homestead, Florida;
- ~ Robert Petrucci, 31400 SW 194th Avenue, Homestead, Florida;
- ~ Richard Mullins, 31155 SW 197th Avenue, Miami, Florida;
- ~ Maria Gralia, 150 West Flagler Street, Miami, Florida;
- ~ Jack Miller, 2045 SE Saint Lucie Blvd., Stuart, FL;
- ~ Susan Sanchez, 30691 SW 195th Avenue, Homestead, Florida;
- ~ Christine Miller, 31701 SW 194th Street, Homestead, Florida;
- ~ Ulysses Fernandez, on behalf of the Cherokee Nation resident, 15390 SW 271st Street, Miami, Florida;
- ~ Simon Weil, 1430 Milan Avenue, Coral Gables, Florida;
- ~ Michael Tevelonis, 19780 SW 280th Street, Homestead, Florida;
- ~ Sidney Robinson, 23515 SW 162nd Avenue, Homestead, Florida;
- ~ Cesar Valdez, address unknown; and
- ~ John Nelson, 1434 Milan Avenue, Miami, Florida.

The following persons appeared before the Board in support of the application:

- ~ Clara Sturdivant, 26043 SW 133rd Place, Miami, Florida;
- ~ LaPortia Sturdivant, 26043 SW 133rd Place, Miami, Florida;
- ~ Bessie Brown, 28104 SW 143rd Court, Homestead, Florida;
- ~ Alexandry Douyon, 14925 SW 22nd Street, Miami, Florida;
- ~ Alfonso Young, 10491 SW 171st Street, Miami, Florida;
- ~ Ahyx Douyon, 2620 SW 123rd Court, Miami, Florida;
- ~ Francois Cham, 2620 SW 123rd Court, Miami, Florida;

- ~ Flemmisha Shropshire, 26043 SW 133rd Place, Miami, Florida;
- ~ Kendrick Jones, 1722 NW 47th Terrace, Miami, Florida;
- ~ Jean Paul Castellanos, 3761 SW 139th Place, Miami, Florida;
- ~ Michelle Pastrano, 3761 SW 139th Place, Miami, Florida;
- ~ Lewis Cloninger, 31000 SW 194th Avenue, Miami, Florida.

Seeing no one else come forward to speak, Chairman Rodriguez closed the public hearing.

Mr. Pedro Gassant, Holland & Knight, 701 Brickell Avenue, Miami, Florida; appeared on behalf of the applicant Bluenest Development LLC. and addressed concerns regarding agricultural land usage. He emphasized that 98% of Miami-Dade County's agricultural land existed outside the Urban Development Boundary (UDB), and clarified that the subject properties were not designated as agricultural but were zoned for residential development and situated within the UDB. Mr. Gassant indicated his reliance on presentation data regarding land usage questions and confirmed acceptance of staff recommendations from the zoning perspective.

ACA Schwaderer Raurell confirmed for Commissioner Cohen Higgins that the applicant's previous presentation could be incorporated into the record for the zoning application.

Commissioner Cohen Higgins acknowledged the residents in attendance and distinguished this application from others based on its geographic location. Despite favorable recommendations from the advisory board and staff's recommendation for adoption as presented, she expressed concerns about density and flooding issues. Commissioner Cohen Higgins requested a reduction in the number of units to better align with the aesthetic characteristics of the surrounding area.

Commissioner Gilbert III stressed the importance of balancing community input with property owner rights. He noted that the Board's consideration must focus on overall community impact rather than individual perspectives. He further explained that impact fees collected from new development construction funded the services residents desired, and that underdeveloped areas consequently had fewer available services.

Chairman Rodriguez reiterated that this Board's commitment to hearing resident concerns.

In response to Commissioner Cohen Higgins' request for unit reduction, Mr. Gassant agreed on behalf of the applicant to modify the development plan. He committed to placing single-family homes on the property's exterior within eight-foot landscape buffers and confirmed that no multi-family apartments would be included in the conceptualized master plan.

Commissioner Cohen Higgins expressed appreciation for the proffer and considered it a fair compromise that addressed her concerns.

Hearing no further comments or questions, the Board voted to approve the foregoing application per staff recommendations including the modified development plan; and the accompanying proposed resolution (Agenda Item 3A1) to transmit was deemed withdrawn.

6/3/2025

To be advertised in accordance with Section 2-116.1 of the Code of Miami-Dade County by the Board of County Commissioners to the BCC - Comprehensive Development Master Plan & Zoning

3A SUPPLEMENT

251486 Supplement

SUPPLEMENTAL INFORMATION ON MAY 2024 CYCLE APPLICATION NO. CDMP20240009 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT AND UPDATE AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20240009 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES NOT INCLUDED IN THE INITIAL RECOMMENDATION REPORT [SEE AGENDA ITEM NO. 8C1]

Presented

3A1

251487 Resolution

RESOLUTION PERTAINING TO MAY 2024 CYCLE APPLICATION NO. CDMP20240009, FILED BY BLUENEST DEVELOPMENT LLC., REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. CDMP20240009, LOCATED APPROXIMATELY 661 FEET NORTH OF SW 320 STREET BETWEEN SW 197 AVENUE AND SW 192 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20240009; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS [SEE AGENDA ITEM NO. 8C1] (Regulatory and Economic Resources)

Withdrawn

MAY 2024 CYCLE SMALL-SCALE APPLICATION

3B

251258 Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20240010, LOCATED ON THE SOUTHEAST CORNER OF SW 240 STREET AND SW 127 AVENUE, AND ±335 FEET WEST OF SW 124 AVENUE, FILED BY LENNAR HOMES, LLC., IN THE MAY 2024 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

*Adopted
Ordinance 25-76
Mover: Danielle Cohen Higgins
Seconder: Oliver G. Gilbert, III
Vote: 12- 0
Excused: Hardemon*

Report: *ACA Rabionet read the titles of the foregoing proposed ordinance, its supplement, and the accompanying resolution (Agenda Item 3B1) into the record. She stated in the event the Board decided to take final action on the ordinance (Agenda Item 3B), the companion resolution, would be deemed withdrawn.*

Chairman Rodriguez opened the public hearing, and the following individual appeared before the Board in support of the application:

Chris Korge, 230 Palermo Avenue, Coral Gables, Florida.

Seeing no one else come forward to speak, Chairman Rodriguez closed the public hearing.

Commissioner Cohen Higgins inquired about the type of housing proposed for construction.

Mr. Hugo Arza, Holland & Knight, 701 Brickell Avenue, Miami, Florida, representing the applicant, Lennar Homes LLC, confirmed that workforce housing was not included in the current housing project.

Hearing no further comments or questions, the Board voted to approve the foregoing application per staff's recommendations, subject to the applicant submitting a revised and re-executed legal sufficient CDMP and Zoning covenant, joinders and opinions of title within 10 days or the application would be deemed withdrawn. The accompanying proposed resolution (Agenda Item 3B1) to transmit was deemed withdrawn.

7/1/2025 To be advertised in accordance with Section 2-116.1 of the Code of Miami-Dade County by the Board of County Commissioners to the BCC - Comprehensive Development Master Plan & Zoning

7/1/2025 4G Adopted on first reading by the Board of County Commissioners

3B SUPPLEMENT

251488 Supplement

SUPPLEMENTAL INFORMATION ON MAY 2024 CYCLE APPLICATION NO. CDMP20240010 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTERPLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20240010 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES NOT INCLUDED IN THE INITIAL RECOMMENDATION REPORT

Presented

3B1

251489 Resolution

RESOLUTION PERTAINING TO MAY 2024 CYCLE APPLICATION NO. CDMP20240010, FILED BY LENNAR HOMES, LLC., REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. CDMP20240010, LOCATED ON THE SOUTHEAST CORNER OF SW 240 STREET AND SW 127 AVENUE, AND ±335 FEET WEST OF SW 124 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20240010; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS (Regulatory and Economic Resources)

Withdrawn

OCTOBER 2024 CYCLE SMALL-SCALE APPLICATIONS WITH CONCURRENT ZONING APPLICATIONS

3C

251033 Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20240017, LOCATED ON THE EAST SIDE OF SW 130 AVENUE BETWEEN SW 226 STREET AND SW 224 STREET, FILED BY BLUENEST DEVELOPMENT, LLC. IN THE OCTOBER 2024 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE [SEE AGENDA ITEM NO. 8C9] (Regulatory and Economic Resources)

*Adopted
Ordinance 25-77
Mover: Danielle Cohen Higgins
Seconder: Eileen Higgins
Vote: 7- 0
Absent: Gonzalez, Regalado,
Bermudez, Steinberg, Garcia
Excused: Hardemon*

Report: *ACA Rabionet read the titles of the foregoing proposed ordinance, its supplement, and the accompanying resolution (Agenda Item 3C1) into the record. She stated in the event the Board decided to take final action on the ordinance (Agenda Item 3C), the companion resolution, would be deemed withdrawn. ACA Rabionet further explained the foregoing application was being processed concurrently with Zoning Application Number Z2024000243 (Zoning Agenda Item 8C9). She noted a single public hearing would be conducted for both Comprehensive Development Master Plan (CDMP) and Zoning application, and advised that the CDMP hearing would be conducted in accordance with the procedures applicable to quasi-judicial applications, with all public hearing testimony would be transcribed and all exhibits submitted as part of the CDMP hearing would be incorporated into the Zoning Record.*

Chairman Rodriguez opened the public hearing, and seeing no one come forward to speak, closed the public hearing.

Commissioner Cohen Higgins requested to incorporate her comments from a previously discussed application from Bluenest Development, LLC.

Hearing no further comments or questions, the Board voted to approve the foregoing application per staff's recommendation, and to submit a revised and re-executed legally sufficient CDMP & Zoning covenant, joinders and opinions of title within 10 days or the application would be deemed withdrawn. The accompanying proposed resolution (Agenda Item 3C1) to transmit was deemed withdrawn.

6/3/2025 To be advertised in accordance with Section 2-116.1 of the Code of Miami-Dade County by the Board of County Commissioners to the BCC - Comprehensive Development Master Plan & Zoning

6/3/2025 4M Adopted on first reading by the Board of County Commissioners

3C SUPPLEMENT

251490 Supplement

SUPPLEMENTAL INFORMATION ON OCTOBER 2024 CYCLE APPLICATION NO. CDMP20240017 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTERPLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20240017 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES NOT INCLUDED IN THE INITIAL RECOMMENDATION REPORT [SEE AGENDA ITEM NO. 8C9]

Presented

3C1

251491 Resolution

RESOLUTION PERTAINING TO OCTOBER 2024 CYCLE APPLICATION NO. CDMP20240017, FILED BY BLUENEST DEVELOPMENT, LLC., REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. CDMP20240017, LOCATED ON THE EAST SIDE OF SW 130 AVENUE BETWEEN SW 226 STREET AND SW 224 STREET; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20240017; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS [SEE AGENDA ITEM NO. 8C9] (Regulatory and Economic Resources)

Withdrawn

3D

250787 Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20240019, LOCATED ON THE SOUTHWEST CORNER OF SW 240 STREET & SW 124 AVENUE, FILED BY BLUENEST DEVELOPMENT, LLC IN THE OCTOBER 2024 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE [SEE AGENDA ITEM NO. 8C5] (Regulatory and Economic Resources)

Adopted
Ordinance 25-78
Mover: Danielle Cohen Higgins
Seconder: Eileen Higgins
Vote: 7- 0
Absent: Bermudez, Regalado,
Steinberg, García, Gonzalez
Excused: Hardemon

Report: ACA Rabionet read the titles of the foregoing proposed ordinance, its supplement, and the accompanying resolution (Agenda Item 3D1) into the record. She stated in the event the Board decided to take final action on the ordinance (Agenda Item 3D), the companion resolution, would be deemed withdrawn. ACA Rabionet further explained the foregoing application was being processed concurrently with Zoning Application Number Z2024000202 (Zoning Agenda Item 8C5). She noted a single public hearing would be conducted for both Comprehensive Development Master Plan (CDMP) and Zoning application, and advised that the CDMP hearing would be conducted in accordance with the procedures applicable to quasi-judicial applications, with all public hearing testimony would be transcribed and all exhibits submitted as part of the CDMP hearing would be incorporated into the Zoning Record.

Chairman Rodriguez opened the public hearing, and seeing no one come forward to speak, closed the public hearing.

Cesar Valdes, address unknown, spoke in opposition to the application and suggested creating a new lane on 248th Street.

Mr. Pedro Gassant, appeared on behalf of the applicant, Bluenest Development LLC., agreed to dedicate a portion of the land to add an additional lane to the roadway where the new construction would be located.

Hearing no further comments or questions, the Board voted to approve the foregoing application per staff's recommendation, subject to the applicant submitting a revised and re-executed legally sufficient CDMP & Zoning covenant, joinders and opinions of title within 10 days or the application would be deemed withdrawn. The accompanying proposed resolution (Agenda Item 3D1) to transmit was deemed withdrawn.

5/6/2025 41 Adopted on first reading by the Board of County Commissioners
5/6/2025 To be advertised in accordance with Section 2-116.1 of the Code of Miami-Dade County by the Board of County Commissioners to the BCC - Comprehensive Development Master Plan & Zoning

3D SUPPLEMENT

251492 Supplement

SUPPLEMENTAL INFORMATION ON OCTOBER 2024 CYCLE APPLICATION NO. CDMP20240019 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTERPLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20240019 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES NOT INCLUDED IN THE INITIAL RECOMMENDATION REPORT [SEE AGENDA ITEM NO. 8C5]

Presented

3D1

251493 Resolution

RESOLUTION PERTAINING TO OCTOBER 2024 CYCLE APPLICATION NO. CDMP20240019, FILED BY BLUENEST DEVELOPMENT, LLC, REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE OCTOBEROR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. CDMP20240019, LOCATED ON THE SOUTHWEST CORNER OF SW 240 STREET & SW 124 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20240019; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS [SEE AGENDA ITEM NO. 8C5] (Regulatory and Economic Resources)

Withdrawn

3E

251032 Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20240016, LOCATED ON THE NORTH SIDE OF SW 268 STREET AND EAST OF SW 154 AVENUE, FILED BY BLUENEST DEVELOPMENT, LLC. IN THE OCTOBER 2024 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE [SEE AGENDA ITEM NO. 8C8] (Regulatory and Economic Resources)

Adopted
Ordinance 25-79
Mover: Danielle Cohen Higgins
Seconder: Eileen Higgins
Vote: 10- 2
No: Regalado, García
Excused: Hardemon

Report: *ACA Rabionet read the titles of the foregoing proposed ordinance, its supplement, and the accompanying resolution (Agenda Item 3E1) into the record. She stated in the event the Board decided to take final action on the ordinance (Agenda Item 3E), the companion resolution, would be deemed withdrawn. ACA Rabionet further explained the foregoing application was being processed concurrently with Zoning Application Number Z2024000242 (Zoning Agenda Item 8C8). She noted a single public hearing would be conducted for both Comprehensive Development Master Plan (CDMP) and Zoning application, and advised that the CDMP hearing would be conducted in accordance with the procedures applicable to quasi-judicial applications, with all public hearing testimony would be transcribed and all exhibits submitted as part of the CDMP hearing would be incorporated into the Zoning Record.*

Chairman Rodriguez opened the public hearing and the following individuals spoke in opposition to the application:

- ~ Jacqueline Debasa, 15350 SW 268th Street, Homestead, Florida;*
- ~ Jose DeBasa – 15350 SW 268th Street, Homestead, Florida;*
- ~ Jose DeBasa Jr, 15350 SW 268th Street, Homestead, Florida;*
- ~ Ivia Ramunas, 15250 SW 269th Terrace, Homestead, Florida;*
- ~ Pablo Urgelles, 27005 SW 152nd Court, Miami, Florida;*
- ~ Nora Cooper, 15231 SW 272nd Street, Miami, Florida;*
- ~ Robert Ball, 15231 SW 272nd street, Miami, Florida;*
- ~ Gabriel Garcia, 15278 SW 168th Street, Miami, Florida;*
- ~ Omar Martinez, 15251 SW 269th Terrace, Miami, Florida;*
- ~ Vytautas Ramunas, 15250 SW 269th Terrace, Homestead, Florida;*
- ~ Michael Oliver, 15251 SW 269th Terrace, Miami, Florida;*
- ~ Mary Waters, 13600 SW 229th Street, Miami, Florida;*
- ~ Lorie Mohammed, 27055 SW 155th Avenue, Miami, Florida;*
- ~ Susan Sanchez, 3096 SW 195th Avenue, Homestead, Florida;*
- ~ Robert Redding, 15191 SW 272nd Street, Homestead, Florida;*
- ~ Carmen Petruchi, 31400 SW 194th Avenue, Homestead, Florida;*
- ~ Robert Petruchi, 31400 SW 194th Avenue, Homestead, Florida;*
- ~ Jorge Milan, 27461 SW 154th Avenue, Miami, Florida;*
- ~ Aurora Gonzalez, 19100 SW 317th Terrace, Homestead, Florida;*
- ~ Isel Rodriguez, 9880 N. Kendall Drive, Miami, Florida;*
- ~ Mercy Perez, 9835 Sunset Drive, Miami, Florida;*
- ~ Sidney Robinson, 23515 SW 62nd Avenue, Miami, Florida;*
- ~ Stefan Cole, 15251 SW 271st Street, Homestead, Florida;*
- ~ Mayra McQueen, 30995 SW 197th Avenue, Homestead, Florida;*
- ~ Yunez Gonzalez, 19100 SW 317th Terrace, Homestead, Florida;*
- ~ Salvatore Devito, 18940 SW 363rd Street, Homestead, Florida;*
- ~ Amanda Cruz, 21016 SW 121st Avenue, Miami, Florida;*
- ~ Ryan Korbecki, 20301 SW 316th Street, Homestead, Florida;*
- ~ Jenevi Cabreriza, 15200 SW 268th Street, Homestead, Florida;*
- ~ James Harris, 19425 SW 312th Street, Homestead, Florida;*
- ~ Ibelsis Perez, 15200 SW 268th Street, Homestead, Florida;*
- ~ Carol Harris, 19425 SW 312th Street, Homestead, Florida;*
- ~ Efrén Nunez, 16062 SW 287th Street, Homestead, Florida;*
- ~ Elsa Devito, 31190 SW 194th Avenue, Homestead, Florida;*
- ~ Sal Davito, 31190 SW 194th Avenue, Homestead, Florida;*
- ~ Nancy Strano Cavallaro, 337 NW 1st Street, Homestead, Florida;*
- ~ Francis Zocco, 18912 SW 308th Street, Homestead, Florida;*
- ~ Matilde Armada, 9816 NS 126th Terrace, Hialeah Gardens, Florida;*
- ~ Raul Armada, 9816 NW 126th Terrace, Hialeah Gardens, Florida;*
- ~ Miguel Garcia, 32275 SW 194th Court, Miami, Florida;*

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- ~ Steve Dinwiddie, 32212 SW 195th Avenue, Homestead, Florida;
- ~ Meghan Puig-Garcia, 32275 SW 194th Court, Homestead, Florida;
- ~ Jose Debasas, Sr., 945 SW 151st Place, Miami, Florida;
- ~ Richard Campbell, 15330 SW 268th Street, Homestead, Florida;
- ~ Leonard Goldstein, 26615 SW 157th Avenue, Miami, Florida;
- ~ Carlos Rodriguez Pena, 15395 SW 271st Street, Miami, Florida;
- ~ Maraianela Salado, 15390 SW 271st Street, Redland, Florida;
- ~ Ulysses Fernandez, 15390 SW 271st Street, Miami, Florida;
- ~ Jessica Ghawi, 31050 SW 194th Avenue, Homestead, Florida;
- ~ Gary Bustamante, 3150 SW 184th Avenue, Homestead, Florida;
- ~ Richard Mulling, 31155 SW 197th Avenue, Homestead, Florida;
- ~ Phil Ehr, 8962 SW 142nd Avenue, #1219, West Kendall, Florida;
- ~ Katherine Amezola, 15345 SW 269th Terrace, Miami, Florida;
- ~ Will Hallstrom, 15345 SW 269th Terrace, Miami, Florida;
- ~ Mario Antonio Garcia, 31345 SW 194th Street, Miami, Florida;
- ~ Vanessa Brito, 9872 SW 164th Place, Miami, Florida;
- ~ Marjorie Jean McLaughlin, 19705 SW 322nd Street, Homestead, Florida;
- ~ Kenneth Brown, 12300 NW 17th Avenue, Miami, Florida; and
- ~ Kristin Miller, 31701 SW 194th Avenue, Homestead, Florida;

The following persons appeared before the Board in support of the application:

- ~ LaPortia Sturdivant, 26043 SW 133rd Place, Homestead, Florida;
- ~ Alex Douyon, 2620 SW 123rd Court, Miami, Florida;
- ~ Francois Cham, 2620 SW 123rd Court, Miami, Florida;
- ~ Luis Ramos, 1152 NW 2nd Street, Florida City, Florida;
- ~ Alexandry Douyon, 14925 SW 22nd Street, Miami, Florida;
- ~ Gretter Torrecilla, 17025 SW 172nd Avenue, Miami, Florida;
- ~ Juliet Castro, 2722 SW 153rd Avenue, Homestead, Florida;
- ~ Olga Orduz, 28375 SW 152nd Avenue, #3066, Miami, Florida;
- ~ Gladys Ramos, 1152 NW 2nd, Florida City, Florida;
- ~ Ken Forbes, 25101 SW 130th Avenue, Miami, Florida;
- ~ Felix Del Rosario, 2852 SW 68th Avenue, Miami, Florida;
- ~ Sirena Ortega, 16104 SW 303rd Terrace, Homestead, Florida;
- ~ Bessie Brown, 28114 SW 143rd Court, Homestead, Florida;
- ~ Maria Essenwanger, 13986 SW 278th Street, Homestead, Florida;
- ~ Joseph Robinson, 28102 SW 143rd Court, Miami, Florida;
- ~ Liliana Cristanto, 2409 SE 1st Street, Homestead, Florida;
- ~ Lowana Wilson, 1260 NW 95th Street, #112A, Miami, Florida;
- ~ Alfonso Young, 10491 SW 171st Street, Miami, Florida;
- ~ Gabriel Camps Lacayo, 11601 SW 98th Street, Miami, Florida;
- ~ Tomas Rodriguez, 7364 SW 135th Court, Miami, Florida;
- ~ Brandon Peyno, 15620 SW 148th Court, Miami, Florida;
- ~ Keddrick Darnell Jones, 1722 NW 47th Terrace, Miami, Florida;
- ~ David Jaheim, 13951 SW 158th Street, Miami, Florida;
- ~ Lucas Frederic, 740 SW 109th Avenue, Miami, Florida;
- ~ Nicholas Dukes, 535 SE 20th Lane, Homestead, Florida;
- ~ Debbie Cain, 9382 SW 184th Terrace, Cutler Bay, Florida;
- ~ Derrick Lester, 26725 SW 134th Avenue, Naranja, Florida;
- ~ Maria Ferrero, 176 NW 25th Street, Miami, Florida;
- ~ Brian Delgado, 12232 SW 102nd Terrace, Miami, Florida;
- ~ Carlos DeBasa, on behalf of Yolanda Gomez, 945 SW 151st Place, Miami, Florida;
- ~ Franco Martorella, 7760 SW 141st Street, Palmetto Bay, Florida;
- ~ Klaudia Podgorna, 900 Grand Central, Clearwater, Florida;
- ~ Jackie Olivas, 1100 Westward Drive, Miami, Springs, Florida;
- ~ Cici Brown, 4349 NW 36th Street, Miami Springs, Florida;

FINAL OFFICIAL

- ~ Robert Dawson, 13890 NE 3rd Court, Miami, Florida;
- ~ Magaly Fernandez, 15880 SW 301st Terrace, Homestead, Florida;
- ~ Flemmisha Shropshire, 26043 SW 133rd Place, Miami, Florida;
- ~ Mario Cerrato, 16788 NW 11th Street, Miami, Florida;
- ~ Reginald Joseph, 2480 SE 5th Court, Homestead, Florida;
- ~ Jeremy Young, address exempt;
- ~ Sandra Vasquez, 11875 SW 234th Street, Homestead, Florida;
- ~ Alexis Santos, 2650 NE 3rd Drive, Homestead, Florida;
- ~ Isaac Bello, 9113 NW 144th Terrace, Miami, Florida;
- ~ German Tinoco, 25332 SW 108th Avenue, Homestead;
- ~ Lavencia Alls, 22385 SW 107th Avenue, Miami, Florida; and
- ~ Daine Bajuelo, 30404 SW 150th Avenue, Homestead, Florida;

Mr. Pedro Gassant made a presentation on behalf of the applicant, Bluenest Development LLC.

Seeing no one else come forward to speak, Vice Chairman McGhee closed the public hearing.

Commissioner Cohen Higgins expressed appreciation to the residents and union representatives for their participation in the process. She emphasized that the proposed development would create housing units for sale rather than 825 units for rent. Commissioner Cohen Higgins noted that Miami-Dade County had limited housing inventory at the targeted income levels, and this development would provide significant community benefits, including access to public transportation. However, she raised concerns about the affordability of the for-sale units within the proposal.

Mr. Gassant informed the Board that the developer was willing to dedicate 100% of the units to workforce housing, with 20% of those units being income restricted.

Commissioners McGhee and Gonzalez expressed hesitation in supporting the item due to the substantial community opposition evident from the large turnout.

Commissioner Gonzalez voiced concerns about potential traffic congestion from the development.

In response, a representative confirmed that the traffic study was based on the proposed 284 units and found the project would have minimal impact on area traffic.

Mr. Jerry Bell reiterated that based on the land mass, the developer could build 825 units, but proposed to build only 284 units.

Commissioner Gilbert noted that decisions made during CDMP and Zoning meetings had a cumulative effect on housing market supply and demand. He indicated that adjustments to the millage rate for the Unincorporated Municipal Service Areas (UMSA) were necessary to fund services that support growth while minimizing costs to area residents.

Commissioner Bermudez raised concerns about housing market developments in southern Miami-Dade County, particularly their impact on the Redlands. He stressed the importance of balancing development with the preservation of traditional neighborhoods by offering various housing options that minimized urbanization while maintaining access to county services.

Vice Chairman McGhee suggested that South Dade residents were reluctant to pay higher taxes because those funds historically had not been allocated to improve their quality of life. He maintained that an increased UMSA millage rate should generate revenue to improve infrastructure and overall living standards. Vice Chairman McGhee expressed support for discussions on increasing the millage rate for UMSA residents, ensuring that additional revenue would directly benefit the community.

Commissioner Bastien questioned Mr. Gassant about the proposed affordability of the workforce housing given the substantial resident opposition.

Mr. Gassant clarified that the monthly price would be approximately \$2,800, inclusive of taxes and insurance, making homeownership attainable for those earning around \$69,000 annually, which aligned with low to median income levels.

Hearing no further comments or questions, the Board voted to approve the foregoing application per staff's recommendations with the accepted modifications; and the accompanying proposed resolution (Agenda Item 3E1) to transmit was deemed withdrawn.

6/3/2025 4L Adopted on first reading by the Board of County Commissioners

6/3/2025 To be advertised in accordance with Section 2-116.1 of the Code of Miami-Dade County by the Board of County Commissioners to the BCC - Comprehensive Development Master Plan & Zoning

3E SUPPLEMENT

251494 Supplement

SUPPLEMENTAL INFORMATION ON OCTOBER CYCLE APPLICATION NO. CDMP20240016 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTERPLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20240016 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES NOT INCLUDED IN THE INITIAL RECOMMENDATION REPORT [SEE AGENDA ITEM NO. 8C8]

Presented

3E1

251495 Resolution

RESOLUTION PERTAINING TO OCTOBER 2024 CYCLE APPLICATION NO. CDMP20240016, FILED BY BLUENEST DEVELOPMENT, LLC., REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. CDMP20240016, LOCATED ON THE NORTH SIDE OF SW 268 STREET AND EAST SW 154 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20240016; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS [SEE AGENDA ITEM NO. 8C8] (Regulatory and Economic Resources)

Withdrawn

OUT-OF-CYCLE 2024 CYCLE SMALL-SCALE APPLICATION WITH CONCURRENT ZONING APPLICATIONS

3F

250784 Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20240021, LOCATED ON THE EAST SIDE OF SW 127 AVENUE AND ±950 FEET NORTH OF SW 248 STREET, FILED BY BLUENEST DEVELOPMENT, LLC AS A 2024 OUT-OF-CYCLE APPLICATION TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE [SEE AGENDA ITEM NO. 8C4] (Regulatory and Economic Resources)

*Adopted
Ordinance 25-80
Mover: Danielle Cohen Higgins
Seconder: Oliver G. Gilbert, III
Vote: 7- 0
Absent: Bermudez, Regalado,
Steinberg, García, Gonzalez
Excused: Hardemon*

Report: *ACA Rabionet read the titles of the foregoing proposed ordinance, its supplement, and the accompanying resolution (Agenda Item 3F1) into the record. She stated in the event the Board decided to take final action on the ordinance (Agenda Item 3F), the companion resolution, would be deemed withdrawn. ACA Rabionet further explained the foregoing application was being processed concurrently with Zoning Application Number Z2024000201 (Zoning Agenda Item 8C4). She noted a single public hearing would be conducted for both Comprehensive Development Master Plan (CDMP) and Zoning application, and advised that the CDMP hearing would be conducted in accordance with the procedures applicable to quasi-judicial applications, with all public hearing testimony would be transcribed and all exhibits submitted as part of the CDMP hearing would be incorporated into the Zoning Record.*

Chairman Rodriguez opened the public hearing and the following individual spoke in opposition to the application:

Cesar Valdes, address unknown, spoke in opposition to the application, citing the lack of infrastructure investments to improve roadways in the area.

Mr. Pedro Gassant, appearing on behalf of the applicant, accepted staff's recommendations and agreed to an additional condition requiring the widening of 248th Street.

Seeing no one else come forward to speak, Chairman Rodriguez closed the public hearing.

Hearing no further comments or questions, the Board voted to adopt the foregoing ordinance (Agenda Item 3F) and its supplement (Agenda Item 3F supplement) and approve the foregoing application per staff's recommendation, and the accompanying proposed resolution (Agenda Item 3F1) to transmit was deemed withdrawn.

5/6/2025 4G

Adopted on first reading by the Board of County Commissioners

5/6/2025

To be advertised in accordance with Section 2-116.1 of the Code of Miami-Dade County by the Board of County Commissioners to the BCC - Comprehensive Development Master Plan & Zoning

3F SUPPLEMENT

251496 Supplement

SUPPLEMENTAL INFORMATION ON OUT-OF-CYCLE APPLICATION NO. CDMP20240021 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTERPLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20240021 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES NOT INCLUDED IN THE INITIAL RECOMMENDATION REPORT [SEE AGENDA ITEM NO. 8C4]

Presented

3F1

251497 Resolution

RESOLUTION PERTAINING TO 2024 OUT-OF-CYCLE APPLICATION NO. CDMP20240021, FILED BY BLUENEST DEVELOPMENT, LLC (PRINCETON SW), REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. CDMP20240021, LOCATED ON THE EAST SIDE OF SW 127 AVENUE AND ±950 FEET NORTH OF SW 248 STREET; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20240021; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS [SEE AGENDA ITEM NO. 8C4] (Regulatory and Economic Resources)

Withdrawn

4 STANDARD AMENDMENTS AT TRANSMITTAL

MAY 2023 CYCLE STANDARD APPLICATION

4A

251498 Resolution

RESOLUTION PERTAINING TO MAY 2023 CYCLE APPLICATION NO. CDMP20230013, FILED BY KELLY TRACTOR COMPANY, REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. CDMP20230013, LOCATED WEST OF NW 137 AVENUE AND SR-836 INTERCHANGE, AND NORTH SIDE OF THEORETICAL NW 6 STREET; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20230013; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS (Regulatory and Economic Resources)

Adopted
Resolution R-802-25
Mover: Juan Carlos Bermudez
Seconder: Kionne L. McGhee
Vote: 10- 2
No: Higgins, Steinberg
Excused: Hardemon

Report: *ACA Rabionet read into the record the titles of the foregoing proposed resolution and ordinance, Agenda Items 4A and 4A1, respectively.*

Chairman Rodriguez opened the public hearing, and the following persons spoke against the foregoing application:

~ Laura Reynolds, 6620 SW 64th Court, South Miami, Florida, representing the Hold the Line Coalition, raised concerns regarding the application's presentation as a text amendment without a corresponding map amendment and the protection of wetlands on the property;

~ Daniel John Mlodozienec, Tropical Audubon Society, 5530 Sunset Drive, Miami, Florida, urged rejection of the application, stating it threatened 162 acres of regionally significant wetlands protected under CDMP policy CON 7A, which provide essential habitat for protected species including wood storks and Florida bonneted bats. and

~ Valeria Donets, 4600 SW 67th Avenue, Miami, Florida, on behalf of the Hold the Line Coalition, detailed permit violations dating from the applicant's 1984 acquisition of the property, including two county lawsuits for environmental violations. She noted that the 2008 lawsuit involved unlawful expansion of agricultural operations and wetland degradation, with a settlement requiring 63 acres of wetland protection on-site—protection not reflected in the current application's covenant or site plan.

Ms. Alessandria San Roman, Mr. Jose Gonzalez and Mr. Edward Swick gave a presentation on behalf of the applicant, Kelly Tractor Company.

Seeing no one else appear wishing to speak, Chairman Rodriguez closed the public hearing.

Commissioner Bermudez noted that Kelly Tractor is located within the Unincorporated Municipal Service Area (UMSA) between Doral and Medley and has provided long-term employment to South Florida residents. He emphasized that the application aligned with proposed uses and indicated no residential opposition had been presented.

In response to Commissioner Bermudez's inquiries, Ms. Lisa Spadafino confirmed that all outstanding permits had been closed and all violations remedied. She clarified that while the proposed site is adjacent to the Everglades system, it is not adjacent to the Everglades Restoration Project and falls outside the two-mile environmental protection buffer area.

Commissioner Bermudez expressed support for the application, citing the area's growth, and moved to adopt the resolution per staff's recommendation. There being no comments or objections, the Board voted to approve the foregoing application per staff's recommendation, as presented, and transmit to the State Planning Agency.

4A SUPPLEMENT

251499 Supplement

SUPPLEMENTAL INFORMATION ON MAY 2023 CYCLE APPLICATION NO. CDMP20230013 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20230013 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES NOT INCLUDED IN THE INITIAL RECOMMENDATION REPORT

Presented

4A1

251500 Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20230013, LOCATED WEST OF NW 137 AVENUE AND SR-836 INTERCHANGE, AND NORTH SIDE OF THEORETICAL NW 6 STREET, FILED BY KELLY TRACTOR COMPANY IN THE MAY 2023 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

*Adopted on first reading
Public Hearing: no date certain
Mover: Juan Carlos Bermudez
Seconder: Kionne L. McGhee
Vote: 10- 2
No: Steinberg, Higgins
Excused: Hardemon*

Report: *The foregoing proposed ordinance was adopted on first reading and will be scheduled for a public hearing before the Board at a future date.*

7 STANDARD AMENDMENTS AT ADOPTION

OCTOBER 2024 STANDARD APPLICATION WITH CONCURRENT ZONING APPLICATION

7A

250809 Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20240015, LOCATED SOUTH OF SW 272 STREET, BETWEEN SW 177/KROME AVENUE AND SW 172 AVENUE, FILED BY BLUENEST AT KROME I, LLC IN THE OCTOBER 2024 CYCLE TO AMEND THE COUNTY’S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE [SEE AGENDA ITEM NO. 8C7] (Regulatory and Economic Resources)

*Adopted
Ordinance 25-81
Mover: Danielle Cohen Higgins
Seconder: Oliver G. Gilbert, III
Vote: 7- 0
Absent: Bermudez, Regalado,
Steinberg, García, Gonzalez
Excused: Hardemon*

Report: *ACA Schwaderer Raurell read the titles of the foregoing proposed ordinance and its supplement into the record. ACA Schwaderer Raurell further explained the foregoing application was being processed concurrently with Zoning Application Number Z2024000241 (Zoning Agenda Item 8C7). She noted a single public hearing would be conducted for both Comprehensive Development Master Plan (CDMP) and Zoning application and advised that the CDMP hearing would be conducted in accordance with the procedures applicable to quasi-judicial applications, with all public hearing testimony would be transcribed and all exhibits submitted as part of the CDMP hearing would be incorporated into the Zoning Record.*

Commissioner Cohen Higgins requested that the comments made on previous applications from Bluenest Corporation be incorporated into the discussion for this item.

Mr. Pedro Gassant noted that the property identified in this application is located inside the Urban Development Boundary (UDB) and accepted the staff’s recommendations.

Hearing no further questions or comments, the Board voted to approve the foregoing application per staff’s recommendations, with the condition that the application shall submit a revised and re-executed legally sufficient CDMP& Zoning covenant, joinders and opinions of title within 10 days or the application would be deemed withdrawn.

4/29/2025 4A1

Adopted on first reading by the BCC - Comprehensive Development Master Plan & Zoning

7A SUPPLEMENT

251515 Supplement

SUPPLEMENTAL INFORMATION ON OCTOBER 2024 CYCLE APPLICATION NO. CDMP20240015 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) THE FINAL RECOMMENDATION REPORT AND ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20240015 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES AFTER THE TRANSMITTAL HEARING ON APRIL 29, 2025 [SEE AGENDA ITEM NO. 8C7]

Presented

8 ZONING ITEMS

8A DEFERRED ITEM(S)

8A1

250822 Zoning

PH NO: Z2024000125 -- DISTRICT(S): 03 -- APPLICANT: 14TH STREET MIAMI INVESTMENTS, LLC. -- LOCATION: 101 NE 14 STREET, 115 NE 14 STREET, 119 NE 14 STREET, 121 NE 14 STREET, 125 NE 14 STREET, LYING ON THE NORTHWEST CORNER OF NE 14 STREET AND NE 1 COURT, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

Deferred to the BCC following a public hearing to 9/3/2025
Mover: Kionne L. McGhee
Seconder: Oliver G. Gilbert, III
Vote: 7- 0
Absent: Steinberg, Garcia, Bermudez, Gonzalez, Regalado
Excused: Hardemon

Report: *Mr. Silva read into the record the title of the foregoing application noting there were no protests or waivers of support filed.*

Senator Garcia inquired about the public benefit aspect of the item, addressing concerns previously raised by District Commissioner Hardemon, who was not present at the meeting.

Mr. Silva confirmed he had not spoken with Commissioner Hardemon about the changes to the proffer.

Commissioner Higgins agreed with Commissioner Hardemon's sentiment as the public benefit for this area as a Rapid Transit Zone was not in accordance with the benefits compared to other areas.

Mr. Russell W. Galbut, president of the applicant company, explained that the public benefit had been increased significantly to \$600,000, equating to \$1.97 per square foot, which represented more than three times the average of every other application in 2024. He noted this was a substantial increase from the previous offering of \$150,000 and emphasized the project had been deferred since April, urging the Board to approve it given there would be no meetings the following month.

Vice Chairman McGee made a motion to defer the item, citing the District Commissioner's absence.

A discussion ensued regarding the appropriateness of deferring versus voting, considering the application had already been deferred three times and the time-sensitive nature of development projects and their economic impact.

Commissioner Higgins referenced precedent for the Board acting on applications in a District Commissioner's absence and asked about time sensitivities.

Mr. Galbut confirmed there were extreme time sensitivities related to financing, lending markets, and the project's importance to the arts and entertainment district.

ACA Eddie Kirtley clarified that while special deferral rules existed for certain CDMP applications related to the UDB, no third-deferral rule applied to legislative zoning items.

Commissioner Regalado suggested postponing the decision for approximately one hour to allow staff to contact Commissioner Hardemon for guidance. The Board agreed to this approach.

Later in the meeting, staff informed the Board that Commissioner Hardemon's office had communicated his desire to meet with the applicant in person and requested the item be deferred.

Mr. Galbut indicated willingness to wait but requested placement on the September 3, 2025 Board meeting if a decision could not be reached that day.

There being no further comments or objections, by motion duly made and seconded, the Board voted to defer the foregoing application to the September 3, 2025 Board meeting.

FINAL OFFICIAL

- 4/29/2025 8C3 Deferred by the BCC - Comprehensive Development Master Plan & Zoning
- 6/26/2025 8A2 Deferred by the BCC - Comprehensive Development Master Plan & Zoning

8B (No items were submitted for this section)

8C CURRENT ITEM(S)

8C1

251501 Zoning

PH NO: Z2024000119 -- DISTRICT(S): 08 -- APPLICANT: ALBERT LIVINGSTON, ET AL.. -- LOCATION: LYING GENERALLY LOCATED SOUTH OF SW 314 STREET, NORTH OF SW 318 STREET, WEST OF SW 192 AVENUE AND EAST OF SW 197 AVENUE, MIAMI-DADE COUNTY, FLORIDA [SEE AGENDA ITEM NOS. 3A, 3A SUPPL, 3A1] (Regulatory and Economic Resources)

**Approved with conditions
Zoning Z-26-25
Mover: Danielle Cohen Higgins
Seconder: Oliver G. Gilbert, III
Vote: 8-0
Absent: Steinberg, Garcia,
Bermudez, Gonzalez
Excused: Hardemon**

Report: *Mr. Silva read the title of the zoning application into the record and noted that 90 protests had been filed with no waivers of support.*

Earlier in the meeting, ACA Rabionet advised that the application was being processed concurrently with CDMP Application CDMP20240009 (Agenda Item 3A), and that a single public hearing was conducted for the Comprehensive Development Master Plan (CDMP) and the Zoning application. She also stated that the CDMP hearing would be conducted in accordance with the procedures applicable to quasi-judicial applications, with all speakers sworn in prior to addressing the Board of County Commissioners (Board) to satisfy all requirements.

Chairman Rodriguez announced that the public hearing was held previously. (Refer to Agenda Item 3A for discussion related to this Zoning application.)

There being no other comments or objections, the Board voted to approve the foregoing application per staff's recommendation, as presented with acceptance of the proffered covenant. The foregoing resolution was subsequently adopted by the Board and set forth in the Record of Resolutions and assigned Zoning Resolution Number Z-26-25.

8C2

251502 Zoning

PH NO: Z2024000147 -- DISTRICT(S): 07 -- APPLICANT: MERRICK PARC, LLC. -- LOCATION: 3191 SW 39 AVENUE; 3160 SW 38 COURT; 3898 SHIPPING AVENUE, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

*Approved staff recommendation
Zoning Z-27-25
Mover: Raquel A. Regalado
Seconder: Oliver G. Gilbert, III
Vote: 8- 0
Absent: Steinberg, García,
Gonzalez, Bermudez
Excused: Hardemon*

Report: *Mr. Silva read into the record the title of the foregoing application noting there were no protests or waivers of support filed.*

Chairman Rodriguez opened public hearing, and seeing no one come forward to speak, closed public hearing.

Hearing no questions or comments, the Board proceeded to approve the foregoing application per staff's recommendations. The foregoing resolution was subsequently adopted by the Board and set forth in the Record of Resolutions and assigned Zoning Resolution Number Z-27-25.

8C3

251503 Zoning

PH NO: Z2024000200 -- DISTRICT(S): 11 -- APPLICANT: PUBLIC STORAGE KENDALE LAKES, LLC. -- LOCATION: 13655 SW 42 STREET, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

*Approved staff recommendation
Zoning Z-28-25
Mover: Roberto J. Gonzalez
Seconder: Kionne L. McGhee
Vote: 12- 0
Excused: Hardemon*

Report: *Mr. Silva read into the record the title of the foregoing application noting there were no protests or waivers of support filed.*

Chairman Rodriguez opened the public hearing; and seeing no one come forward to speak, closed the public hearing.

Commissioner Cohen Higgins, the District Commissioner, indicated she had reviewed the application and the traffic report, had spoken with staff about traffic concerns, and was comfortable with the proposal. She requested that if the applicant wished to make a presentation, it be kept very short.

Mr. Brian Adler of Bilzin Sumberg, located at 1450 Brickell Avenue, appeared on behalf of the applicant and agreed with staff's recommendation. He indicated no further presentation was necessary.

Hearing no questions or comments, the Board proceeded to approve the foregoing application per staff's recommendations. The foregoing resolution was subsequently adopted by the Board and set forth in the Record of Resolutions and assigned Zoning Resolution Number Z-28-25.

8C4

251504 Zoning

PH NO: Z2024000201 -- DISTRICT(S): 08 -- APPLICANT: BLUENEST PRINCETON PARK, LLC. -- LOCATION: 24425 SW 127 AVENUE, MIAMI-DADE COUNTY, FLORIDA [SEE AGENDA ITEM NOS. 3F, 3F SUPPL, 3F1] (Regulatory and Economic Resources)

*Approved staff recommendation
Zoning Z-29-25*

Mover: Danielle Cohen Higgins

Seconder: Oliver G. Gilbert, III

Vote: 7- 0

Absent: Regalado, Steinberg,

García, Bermudez, Gonzalez

Excused: Hardemon

Report: *Mr. Silva read the title of the foregoing application into the record, noting there no protest or waivers of support filed.*

Earlier in the meeting, ACA Rabionet advised that the application was being processed concurrently with CDMP Application CDMP20240021 (Agenda Item 3F), and that a single public hearing was conducted for the Comprehensive Development Master Plan (CDMP) and the Zoning application. She also stated that the CDMP hearing would be conducted in accordance with the procedures applicable to quasi-judicial applications, with all speakers sworn in prior to addressing the Board of County Commissioners (Board) to satisfy all requirements.

Chairman Rodriguez announced public hearing was previously held. (Refer to Agenda Item 3F for discussion related to this Zoning application.)

Hearing no questions or comments, the Board voted to adopt the foregoing application per staff's recommendation, as amended, with the condition that the applicant dedicate land to widen 248th Street and submit a revised and re-executed legally sufficient CDMP and zoning covenant, joinders, and opinions of title within ten days, or the application would be deemed withdrawn.

The foregoing resolution was subsequently adopted by the Board and set forth in the Record of Resolutions and assigned Zoning Resolution Number Z-29-25.

8C5

251505 Zoning

PH NO: Z2024000202 -- DISTRICT(S): 08 -- APPLICANT:
 ALEXIS GONZALEZ AND ROSALINA IRRIZARRY --
 LOCATION: 24000 AND 24200 SW 124 AVENUE, MIAMI-
 DADE COUNTY, FLORIDA [SEE AGENDA ITEM NOS. 3D, 3D
 SUPPL, 3D1] (Regulatory and Economic Resources)

Approved staff recommendation
Zoning Z-30-25
Mover: Danielle Cohen Higgins
Seconder: Eileen Higgins
Vote: 7- 0
Absent: Regalado, Steinberg,
García, Bermudez, Gonzalez
Excused: Hardemon

Report: *Mr. Silva read into the record the title of the foregoing application noting there was one protest and no waivers of support filed.*

Earlier in the meeting, ACA Rabionet advised that the application was being processed concurrently with CDMP Application CDMP20240019 (Agenda Item 3D), and that a single public hearing was conducted for the Comprehensive Development Master Plan (CDMP) and the Zoning application. She also stated that the CDMP hearing would be conducted in accordance with the procedures applicable to quasi-judicial applications, with all speakers sworn in prior to addressing the Board to satisfy all requirements.

Chairman Rodriguez announced public hearing was previously held. (Refer to Agenda Item 3D for discussion related to this Zoning application.)

Hearing no questions or comments, the Board voted to approve the foregoing application per staff's recommendation, as presented. The Board voted to approve the foregoing application per staff's recommendation, with the condition to dedicate land to widen 248th street, and to submit a revised and re-executed legally sufficient CDMP & Zoning covenant, joinders and opinions of title within 10 days or the application is deemed withdrawn.

The foregoing resolution was subsequently adopted by the Board and set forth in the Record of Resolutions and assigned Zoning Resolution Number Z-30-25.

8C6

251506 Zoning

PH NO: Z2024000231 -- DISTRICT(S): 02 -- APPLICANT: VS
 ALEXANDRIA HOLDINGS, LLC. -- LOCATION: 13485
 ALEXANDRIA DRIVE, CITY OF OPA-LOCKA, MIAMI-DADE
 COUNTY, FLORIDA (Regulatory and Economic Resources)

*Approved with conditions
 Zoning Z-31-25
 Mover: Marleine Bastien
 Seconder: Danielle Cohen
 Higgins
 Vote: 7- 0
 Absent: Regalado, Steinberg,
 Garcia, Bermudez, Gonzalez
 Excused: Hardemon*

Report: *Mr. Silva read into the record the title of the foregoing application noting there was one (1) protest and five (5) waivers of support filed.*

Chairman Rodriguez opened the public hearing and called the names of registered speakers. The majority of registered speakers were not present in the chamber. Seeing no one come forward to speak, the public hearing remained open as the applicant approached.

Commissioner Bastien, the District Commissioner, stated she had reviewed the application and posed several conditions for approval. She requested the applicant increase workforce housing from 12.5 percent to 20 percent of units, with half designated as truly affordable at 60 to 80 percent of Area Median Income (AMI). She also asked the applicant to comply with Parks Department requirements for recreational amenities, replace palm trees with shade trees for improved aesthetics, and contribute to MetroConnect to facilitate resident access to the nearby train station. The applicant agreed to all conditions and confirmed they would be memorialized in a proffered covenant.

Commissioner Bastien asked if these commitments would be memorialized in a covenant. The applicant confirmed they would submit a proffered covenant with all the commitments mentioned on the record.

Mr. Gassant appeared on behalf of the applicant, VS Alexandria Holdings, LLC and agreed to all the terms requested by Commissioner Bastien.

Hearing no questions or comments, the Board voted to approve the foregoing application per staff's recommendations, with the condition to increase the number of proposed units, with 10% allocated to affordable units at the 60%-80% of the AMI raising the affordable housing share from 12.5% to 20%, enhance resident quality of life through the development of recreational activities, beautification with additional shady trees beyond palm trees, and investment in Metro Connect services and to submit a proffered covenant, joinders and opinions of title within 10 days or the application would be deemed withdrawn.

The foregoing resolution was subsequently adopted by the Board and set forth in the Record of Resolutions and assigned Zoning Resolution Number Z-31-25.

8C7

251507 Zoning

PH NO: Z2024000241 -- DISTRICT(S): 08 -- APPLICANT: BLUENEST AT KROME I, LLC. -- LOCATION: LYING EAST OF SW 177 (KROME) AVENUE, BETWEEN SW 272 STREET & SW 278 STREET, MIAMI-DADE COUNTY, FLORIDA [SEE AGENDA ITEM NOS. 7A, 7A SUPPL] (Regulatory and Economic Resources)

*Approved staff recommendation
Zoning Z-32-25
Mover: Danielle Cohen Higgins
Seconder: Oliver G. Gilbert, III
Vote: 7- 0
Absent: Regalado, Steinberg,
García, Bermudez, Gonzalez
Excused: Hardemon*

Report: *Mr. Silva read into the record the title of the foregoing application noting there were 39 protests and no waivers of support filed.*

Earlier in the meeting, ACA Schwaderer Raurell advised that the application was being processed concurrently with CDMP Application CDMP20240015 (Agenda Item 7A), and that a single public hearing was conducted for the Comprehensive Development Master Plan (CDMP) and the Zoning application. She also stated that the CDMP hearing would be conducted in accordance with the procedures applicable to quasi-judicial applications, with all speakers sworn in prior to addressing the Board of County Commissioners (Board) to satisfy all requirements.

Chairman Rodriguez announced public hearing was previously held. (Refer to Agenda Item 7A for discussion related to this Zoning application.)

Hearing no questions or comments, the Board proceeded to approve the foregoing application per staff's revised recommendations. The foregoing resolution was subsequently adopted by the Board and set forth in the Record of Resolutions and assigned Zoning Resolution Number Z-32-25.

8C8

251508 Zoning

PH NO: Z2024000242 -- DISTRICT(S): 08 -- APPLICANT: MARIA DEL PILAR VILA, ET AL. -- LOCATION: LYING GENERALLY LOCATED NORTH OF SW 268 STREET, EAST OF SW 154 AVENUE, AND ON BOTH SIDES OF SW 152 AVENUE, MIAMI-DADE COUNTY, FLORIDA [SEE AGENDA ITEM NOS. 3E, 3E SUPPL, 3E1] (Regulatory and Economic Resources)

*Approved staff recommendation
Zoning Z-33-25
Mover: Danielle Cohen Higgins
Seconder: Oliver G. Gilbert, III
Vote: 10- 2
No: Regalado, Garcia
Excused: Hardemon*

Report: *Mr. Silva read the title of the application into the record, noting that 2,510 protests and 63 waivers of support had been filed.*

Chairman Rodriguez questioned the authenticity of the 2,500 protests and inquired about the verification process.

Mr. Silva explained that the verification process involved random checks and revealed that some petitioners resided outside of the Country.

Chairman Rodriguez indicated his intent to disregard the 2,500 online protests, leaving only 10 valid protests remaining according to Mr. Silva.

Earlier in the meeting, ACA Rabionet advised that the application was being processed concurrently with CDMP Application CDMP20240016 (Agenda Item 3E), and that a single public hearing was conducted for the Comprehensive Development Master Plan (CDMP) and the Zoning application. She also stated that the CDMP hearing would be conducted in accordance with the procedures applicable to quasi-judicial applications, with all speakers sworn in prior to addressing the Board of County Commissioners (Board) to satisfy all requirements.

Chairman Rodriguez announced public hearing was previously held. (Refer to Agenda Item 3E for discussion related to this Zoning application.)

Hearing no other questions or comments, the Board voted to approve the foregoing application, per staff's recommendation, with the conditions to modify paragraph two of the proffered Covenant, under "For Sale Workforce Housing" to reflect 100% of the dwelling units shall be designated as for-sale units to households whose annual income is up to one-hundred forty percent (140%) of the Area Median Income ("AMI") of Miami-Dade County and 20% of the dwelling units shall be income restricted per Miami-Dade County's Workforce Housing Program. Additionally, the applicant would be required to submit a revised and re-executed legally sufficient CDMP & Zoning covenant, joinders and opinions of title within 10 days or the application would be deemed withdrawn.

The foregoing resolution was subsequently adopted by the Board and set forth in the Record of Ordinances and assigned Zoning Resolution Number Z-33-25.

8C9

251509 Zoning

PH NO: Z2024000243 -- DISTRICT(S): 08 -- APPLICANT: CLAUDE ROATTA, BARBARA COLONNA AND NAN IMBESI -- LOCATION: LYING GENERALLY LOCATED BETWEEN SW 129 AVENUE AND SW 130 AVENUE, AND BETWEEN SW 224 STREET AND SW 226 STREET, MIAMI-DADE COUNTY, FLORIDA [SEE AGENDA ITEM NOS. 3C, 3C SUPPL, 3C1] (Regulatory and Economic Resources)

*Approved staff recommendation
Zoning Z-34-25
Mover: Danielle Cohen Higgins
Seconder: Oliver G. Gilbert, III
Vote: 7- 0
Absent: Steinberg, Regalado,
Gonzalez, Bermudez, Garcia
Excused: Hardemon*

Report: *Mr. Eric Silva, Assistant Director, Department of Regulatory and Economic Resources (RER), read into the record the title of the foregoing application (Z2024000243), noting 2 protest and 0 waivers of support filed.*

Earlier in the meeting, ACA Rabionet advised that the application was being processed concurrently with CDMP Application CDMP20240017 (Agenda Item 3C), and that a single public hearing was conducted for the Comprehensive Development Master Plan (CDMP) and the Zoning application. She also stated that the CDMP hearing would be conducted in accordance with the procedures applicable to quasi-judicial applications, with all speakers sworn in prior to addressing the Board of County Commissioners (Board) to satisfy all requirements.

Chairman Rodriguez announced public hearing was previously held. (Refer to Agenda Item 3C for discussion related to this Zoning application.)

There being no other comments or objections, the Board voted to approve the foregoing application per staff's recommendation. The foregoing resolution was subsequently adopted by the Board and set forth in the Record of Resolutions and assigned Zoning Resolution Number Z-34-25.

8C10

251510 Zoning

PH NO: Z2025000022 -- DISTRICT(S): 02 -- APPLICANT: H
GREG MIAMI, INC. -- LOCATION: 8400 NW 7 AVENUE,
MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic
Resources)

*Approved staff recommendation
Zoning Z-35-25*

Mover: Marleine Bastien

Seconder: Danielle Cohen

Higgins

Vote: 7- 0

Absent: Steinberg, García,

Gonzalez, Regalado, Bermudez

Excused: Hardemon

Report: *Mr. Silva read into the record the title of the foregoing application noting there were no protests or waivers of support filed.*

Chairman Rodriguez opened the public hearing. Several registered speaker names were called, but none were present in the chamber. Seeing no one come forward to speak, Chairman Rodriguez closed the public hearing.

Commissioner Bastien, the District Commissioner, stated that this was an application the Board had denied a few months prior. She indicated she was now satisfied with the deadline requirements, specifically noting the applicant had agreed to a seven-year timeline, and moved approval per staff's recommendation.

Hearing no questions or comments, the Board voted to adopt the foregoing application per staff's recommendation. The foregoing resolution was subsequently adopted by the Board and set forth in the Record of Ordinances and assigned Zoning Resolution Number Z-35-25.

19**ADJOURNMENT**

Report: *All exhibits submitted for the record at today's meeting were transferred to the care, custody, and control of the Department of Regulatory and Economic Resources.*

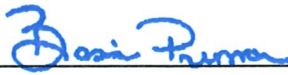
There being no further business to come before the Board, the CDMP and Zoning meeting was adjourned at 3:23 p.m.

FINAL OFFICIAL



Anthony Rodriguez, Chairman

ATTEST: JUAN FERNANDEZ-BARQUIN, CLERK OF THE COURT AND COMPTROLLER



By: _____
Basia Pruna, Deputy Clerk



BOARD OF COUNTY COMMISSIONERS

Comprehensive Development Master Plan and Zoning

July 17, 2025

Prepared by: Tomeka Law

EXHIBITS LIST

AGENDA ITEM NO.	DESCRIPTION
-	Commissioner Hardemon's Absence Memo dated July 15, 2025
3A	Update to Initial RER Staff Recommendations dated July 16, 2025 for Application No. CDMP20240009
3F	Presentation: RER Planning & Advisory Board dated July 17, 2025 for Application No. CDMP20240021
4A	Presentation: Kelly Tractor Company – RER dated July 14, 2025 for Application No. CDMP 20230013
8A1	Memo from Commissioner Hardemon requesting a deferral dated July 17, 2025
-	Zoning Agenda
-	Registered Speaker List
-	CDMP Exhibits List prepared by R. Perez (COB) submitted to RER on July 31, 2025
-	Zoning Exhibits List prepared by R. Perez (COB) submitted to RER on July 31, 2025



MEMORANDUM

**Miami-Dade Board of County Commissioner
Commissioner Keon Hardemon, District 3**

TO: Anthony Rodriguez
Chairman
Board of County Commissioners

DATE: July 15, 2025

RE: Memorandum of Absence for the July
17, 2025, CDMP/Zoning Meeting

FROM: Keon Hardemon
Commissioner – District 3

A handwritten signature in blue ink, consisting of a large 'K' followed by a horizontal line and two vertical lines.

Please be advised that I am unable to attend the July 17, 2025 Comprehensive Development Master Plan & Zoning Meeting.

Thank you.

cc:

Daniella Levine Cava, Mayor
Geri-Bonzon-Keenan, County Attorney
Basia Pruna, Director, Clerk of the Board

MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES
ADDRESS OF STAFF'S RECOMMENDED CHANGES TO
COMPREHENSIVE PLAN AMENDMENT APPLICATION NO. CDMP20240009

July 16, 2025

This provides an update to and revises Staff's recommendation on Application No. CDMP20240009, filed by Bluenest Development, LLC, to withdraw one of two changes included in the prior recommendation. The change being withdrawn recommended the addition of a ±9.62-acre property to the application site given it is surrounded on three sides by site. The ±9.62 acres, if added, would have increased the total acreage of the application site from ±40.79 acres to ±50.41 acres. With this revision, Staff's recommendation on the application is to "Adopt with Change and with Acceptance of the Proffered Declaration of Restrictions" with the only recommended change being to redesignate the application site to "Low Density Residential with One Density Increase (DI-1)" instead of the "Low-Medium Density Residential" previously requested by the applicant. It is noted that the applicant is in agreement with the staff recommended land use change.

Staff's initial analysis of the application, as published in the Initial Recommendation report dated April 2025, was based on the ±40.79 acres with acknowledgement that the application would be reanalyzed with the recommended ±9.62-acre property included (page 14 of the Initial Recommendation report). The subsequent analysis of the application site together with the ±9.62 acres identified projected traffic impacts to Krome Avenue (SW 177 Avenue) that require mitigation and should the ±9.62 acres be included as part of the application site then the impacts specific to this acreage would not be mitigated, given the applicant does not have ownership or other form of control over the ±9.62 acres (such as a contract for purchase) and thereby cannot make any commitments for this acreage. It is noted that the applicant has provided the appropriate commitment in the proffered Declaration of Restrictions (covenant) to provide the required proportionate share mitigation for the traffic impacts that would be generated by development on the ±40.79-acre application site.

The application site, under the recommended "Low Density Residential with DI-1" land use designation, could be developed with a maximum of 13 units per acre if urban design principles are incorporated in the development, for a maximum of 530 residential units. However, the applicant proffered covenant limits the proposed development to 451 residential units. The referenced ±9.62 acres would allow up to 101 additional residential units and would result in a combined maximum of 552 residential units. The ±9.62 acres were previously recommended for addition to the site in effort to promote more cohesive development of the application site and the adjacent area, particularly that the ±9.62 acres are surrounded on three sides by the application site.

It is important to note that approval of Application No. CDMP20240009 with addition of the ±9.62 acres would convert the small-scale application into a standard CDMP amendment application, which would require the Board of County Commissioners to consider transmittal of the application to the State Land Planning Agencies (SLPA) and other agencies for their review and comment prior to taking final action on the application.

Additionally, by letter dated July 11, 2025 the owner of the ±9.62-acre property requested not to be added to the application and has expressed opposition to the proposed land use designation (see attached).

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Maria A. Gralia
150 West Flagler Street, Suite 2200
Miami, FL 33130
Direct: (305) 789-3525
Fax: (305) 789-2628
Email: mgralia@stearnsweaver.com

July 11, 2025

Via Email and US Mail

Jerry Bell, AICP
Assistant Director for Planning
Department of Regulatory and
Economic Resources
Stephen P. Clark Center
111 NW First Street, 12th Floor
Miami, Florida 33128

Eric Silva, AICP
Assistant Director
Department of Regulatory and
Economic Resources
Stephen P. Clark Center
111 NW First Street, 12th Floor
Miami, Florida 33128

***Re: Objection to CDMP Application No. CDMP20240009 and Rezoning Hearing
Application No. Z2024-119 for property located at approximately 661 feet north
of SW 320 Street between 197 Avenue and SW 192 Avenue***

Dear Messrs. Bell and Silva:

This firm represents the Jack W. Miller Intervivos Declaratory Trust (the "Trust"), the owner of various parcels, (the "Miller Parcels"), located adjacent to the application site subject to Application for Comprehensive Development Master Plan Amendment, application No. CDMP20240009, and Rezoning Hearing Application No. Z2024-119 (hereinafter collectively referred as the "Application"). The Miller Parcels are identified below in green and the application site is identified below in red.

Jerry Bell, IACP and Eric Silva, AICP
Re: CDMP Application No. CDMP20240009 and
Rezoning Hearing Application No. Z2024-119
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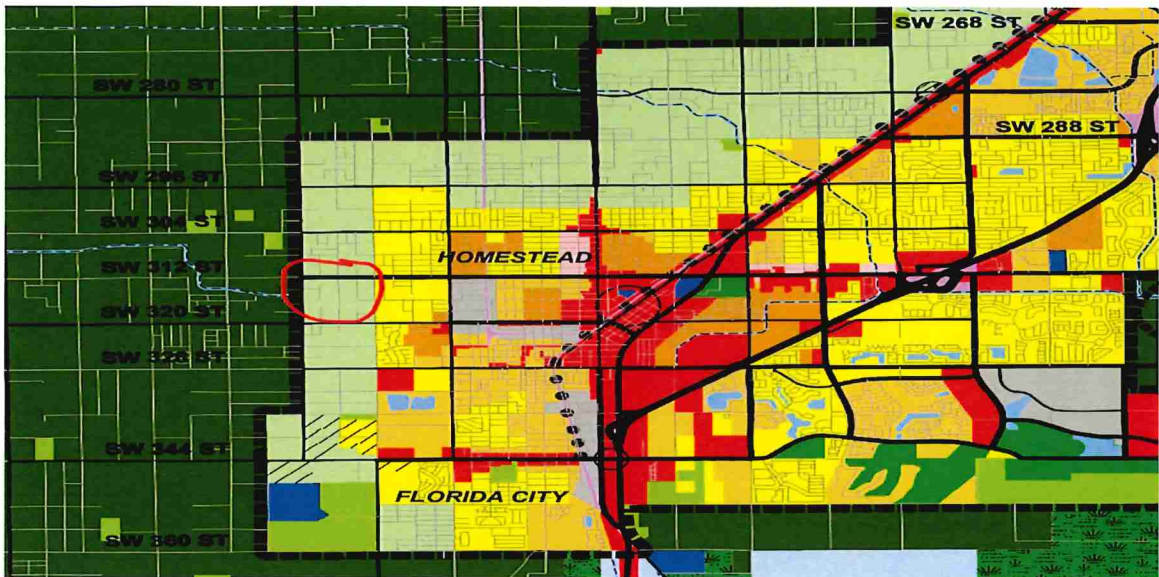


The County has included two out of the three Miller Parcels in the application area identified above with the red crosshatch with folio nos. 30-7814-000-0970 and 30-7814-000-0890. The Trust objects to the Application and the inclusion of these parcels in the CDMP application area for the reasons stated in this letter of opposition.

The proposal poses serious risks to the long-term sustainability of the existing and established agricultural uses on the Miller Parcels. Such intensive use is incompatible, posing significant risks to the viability of the existing agricultural use on the Miller Parcels and the industry as a whole. Since 1980, Botanics Wholesale has been growing and propagating hundreds of thousands of palms on the Miller Parcels and continues to do so today. Currently, Botanics Wholesale grows over 150 species of palms, cycads, flowering and native trees, as well as thousands of large container grown fruit trees for the benefit of all South Florida.

Over the span of nearly five decades, Botanics Wholesale has introduced a number of palms and trees that have now become industry standards and are now enhancing the tropical beauty South Florida is famous for. They have been awarded the prestigious F.N.G.L.A. Grower of the Year Award twice, the only nursery in existence to have done so, given in recognition of superior products and service. Botanics Wholesale intends to continue its nursery business at this location for another 40+ years as it is now in the hands of a second generation with the founder's son, daughter and nephew now being involved in the daily operations. This proposed development jeopardizes the continued operation of a successful, family-owned nursery business of 45 years on the Miller Parcels. Over nearly half a century, Botanics Wholesale has faced numerous weather challenges, including floods, freezes and hurricanes, such as Hurricane Andrew, the infamous category 5 hurricane in 1992. This proposed townhouse development has the potential to be more detrimental than any of the aforementioned natural disasters to the continuation of Botanics Wholesale.

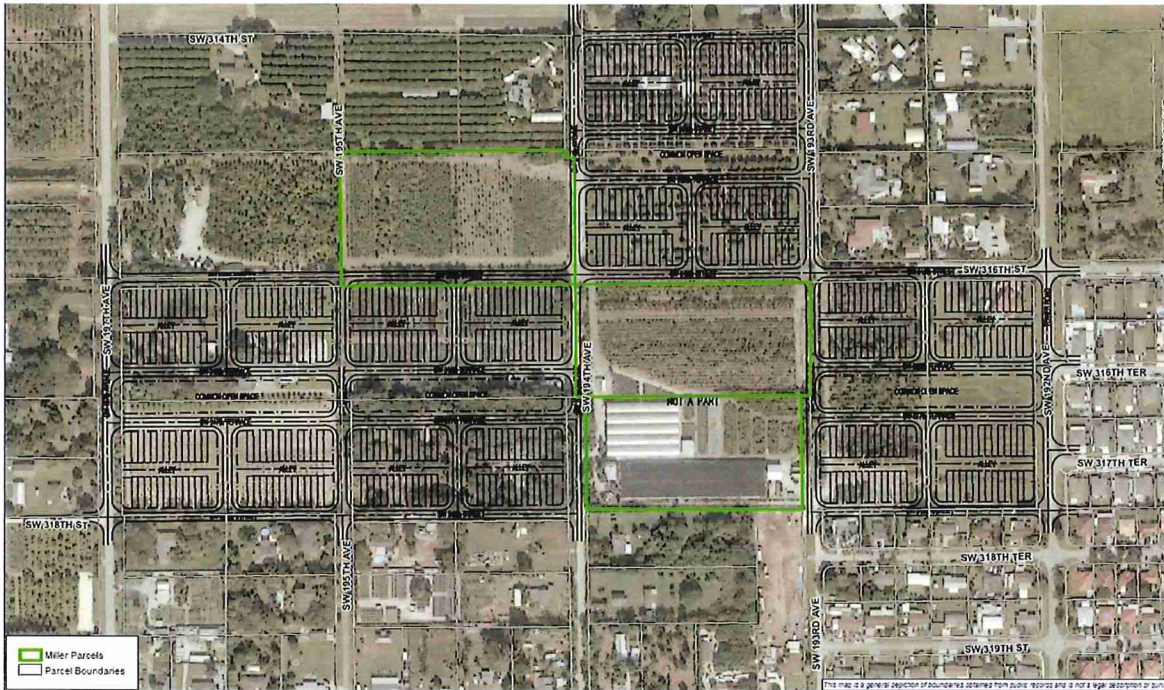
Miami-Dade County has long recognized the importance of preserving agricultural lands for economic reasons as well as to act as a buffer against unchecked urban sprawl. This particular project is the poster child of unchecked urban sprawl. In fact, the Estate Density Residential serves as a transitional buffer between higher density urban development and agricultural zones as clearly shown in the County's Future Land Use Map, which is illustrated in the following illustration.



The Estate Density is the light green area within the Urban Development Boundary (“UDB”) line. The darker green west of the UDB is designated Agriculture. East of Estate Density is Low Density Residential with Medium Density Residential. This hierarchical pattern is intentional; placing higher-density residential closer to transportation corridors and infrastructure, while buffering more sensitive or less intensive uses like agriculture, conservation land, or estate housing. This patterned approach helps prevent conflicts between incompatible uses, such as agricultural adjacent to multifamily uses, as the case here, and promotes sustainable, coordinated development that aligns with the County’s Objectives, Goals and Policies of its CDMP.

Applicant has a companion zoning application requesting to rezone the AU and EU-1 zoning districts to RU-3M and develop the property with townhomes under the RU-TH development standards through an ASPR application process to accommodate approximately 416 dwelling units. This higher density will introduce more intensive uses that will increase traffic volumes that is in direct conflict with the operational needs of the agricultural business. Applicant states that the “purpose of this townhouse project is to help alleviate the dire need for more affordable residential housing inventory in the County.” Applicant’s Letter of Intent for Zoning Hearing dated May 31, 2024. However, Applicant is merely setting aside 20% of the units as “for-sale workforce housing for households who make up to 140% of the Area Median Income in Miami-

Dade County”. Clearly, Applicant is not serious about alleviating the County’s workforce or affordable housing needs. Below is Applicant’s site plan illustrating the level of intensity proposed on the site surrounding the Miller Parcels.



It is known that higher-density developments adjacent to farm uses often lead to increased complaints from new residents due to standard operating practices such as pesticide use, early morning operations, heavy machinery noise and truck traffic. Such incompatible use is acknowledged in Applicant’s proffered Declaration of Restrictions, which provides as follows:

LAND INVOLVED IN THIS TRANSACTION LIES ADJACENT TO LAND THAT IS ZONED AU, OR IS DESIGNATED FOR AGRICULTURAL USE BY THE MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OR IS SUBJECT TO AU REGULATIONS. AGRICULTURAL ACTIVITIES WHICH MAY BE LAWFULLY CONDUCTED WITHIN THIS AREA INCLUDE BUT MAY NOT BE LIMITED TO CULTIVATION AND HARVESTING OF CROPS PROCESSING AND PACKING OF FRUITS AND VEGETABLES; BREEDING OF LIVESTOCK AND POULTRY; OPERATION OF IRRIGATION PUMPS AND OTHER MACHINERY; GROUND OR AERIAL SEEDING OR SPRAYING; APPLICATION OF CHEMICAL

FERTILIZERS, CONDITIONERS, PESTICIDES AND HERBICIDES; GENERATION OF TRACTOR AND TRUCK TRAFFIC AND OF NOISE, ODORS, DUST AND FUMES ASSOCIATED WITH THE CONDUCT OF THE FOREGOING ACTIVITIES; AND THE EMPLOYMENT AND USE OF AGRICULTURAL LABOR. SUCH AGRICULTURAL ACTIVITIES MAY BE PROTECTED FROM NUISANCE SUITS BY THE "FLORIDA RIGHT TO FARM ACT," SECTION 823.14, FLORIDA STATUTES.

This Board directed the County and the University of Florida-Institute for Food and Agriculture Sciences to conduct a comprehensive study assessing the economic trends related to agriculture in Miami-Dade County assessing the economic trends related thereto. The study was released in October 2023. One of the many recommendations was to protect and promote agricultural uses by maintaining "the current land use plan in the County with the Urban Development boundary to control urban development, *limit low density rural residential development*, maintain open space for agriculture and natural resources, *and avoid urban sprawl*." Evaluation of Agricultural Land Use Trends and Outlook in Miami Dade County, Florida. The study also recommended that the County "approve appropriate clustered residential development in agricultural areas only where at least 80 percent of the land is protected and maintained in bona fide agricultural use". This Application runs contrary to the recommendation of the Study.

In addition to the incompatibility of uses, the placement of an intensive residential development in this area that is substantially a transverse glade consisting of Pennsuco and Perrine Marl soils is inappropriate given the potential for impactful runoff during periods of high rainfall without adequate onsite storage and/or drainage which is likely as the developer deviated from the County's Water Control Plan as recorded in Plat Book 126, Page 39 (attachment 1) which called for the extension of C113 canal for drainage to this area (attachment 2). The developer's alternative initially called for a 3.5 Acre Lake (*attachments 3 and 4*) on the Western Parcels to serve as wet retention for water storage; however, this land is now designated as a Tot Lot, Dog Walk and Parks in the latest site plan (*attachment 5*), and as such, water storage calculations provided in the Conceptual Stormwater Management are likely inaccurate. Furthermore, there are no Coastal, Flat Woods, or Depressional soils as indicated in the Conceptual Stormwater Management Plan provided by the developer's engineer (*attachment 6*); they are drastically different in their permeability and water storage capacity than what exists onsite. Given the changed plans and skewed computations provided for water storage, coupled with the inaccuracy of referenced soil types, there is a genuine and disturbing concern surrounding the poor drainage and lack of soil permeability on the proposed development's parcels.

As shown on page 176 of the Miami-Dade County Soil Survey Map (Attachment 7) and enlarged (Attachment 8), Perrine and Penusco Marl soils make up the majority of the soils on the Miller Parcels as well as Parcels proposed for the townhouse development, including approximately

Jerry Bell, IACP and Eric Silva, AICP
Re: CDMP Application No. CDMP20240009 and
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80% of the soils of the Eastern Parcel, approximately 40% of the Northern Parcel, and a significant portion of the northeastern section of the Western Parcels. These soils are referenced in the Dade County Soil Survey soil index (*attachment 9*) and their physical and chemical properties are quantified in table 10 (*attachment 10*). These soils are described with relevant details such as their slow permeability and poor drainage, highlighted in the Dade County Soil Survey on pages 15, 17, and 18 (*Attachments 11, 12, and 13*). This is further shown by the Hydrologic Soils Group map and soils index by Miami-Dade County, which indicates “Very Poor Infiltration Rate” for the proposed development area (*attachment 14*) and more clearly shown in an enlarged version of the same map with the proposed development site indicated in red and the Miller Parcels in green (*attachment 15*). It is crucial to accurately identify soil types in a Conceptual Stormwater Management Plan, particularly for a development in an area known to have severe drainage issues. The developer’s engineers did not account for this information in the CDMP Zoning Application, despite the fact that accurate information on soil types is readily available online and/or through a site visit, which raises questions about the veracity of the entire Conceptual Stormwater Management Plan.

On behalf of the Trust, we respectfully urge the Board to reject Application No. CDMP20240009 and corresponding Rezoning Application No. Z2024-119 and uphold the principles of responsible, sustainable land use planning as illustrated by the Report commissioned by this Board and the Land Use Goal, Objectives and Policies of the Miami-Dade County Comprehensive Development Master Plan.

Sincerely,



Maria A. Gralia, Esq.

cc: Board of County Commissioners

STORMWATER REQUIREMENTS FOR THE DEVELOPMENT:

The proposed development shall not negatively impact flood protection level of service of the area. DERM notes that the CDMP Land Use Element, Policy LU-8E states *"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 ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.*

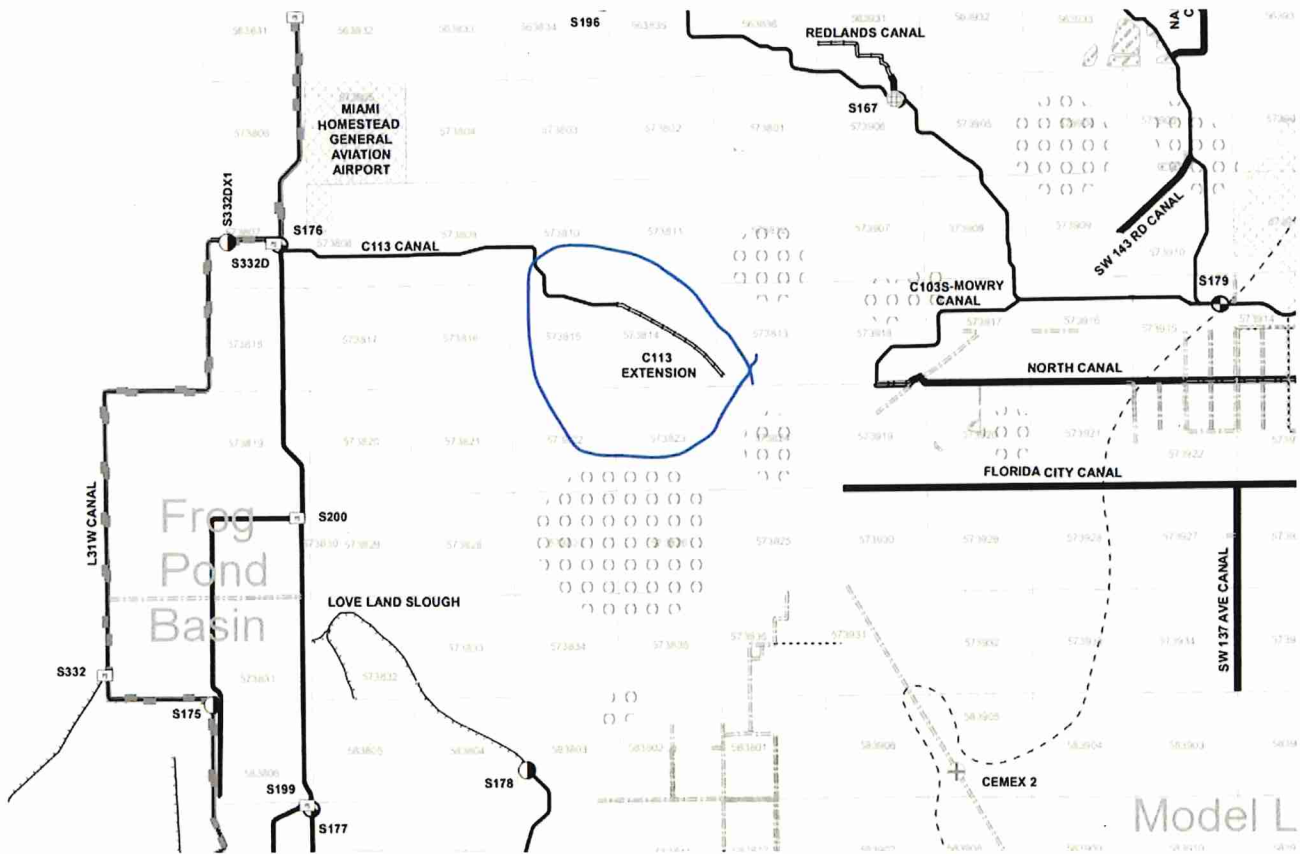
In order to demonstrate that the proposed application is consistent with Policy LU-8E and would not negatively impact the flood protection level of service for the adjacent properties, the owner with this plan will demonstrate that the impact on existing natural conveyance is adequately mitigated with no impact and loss of level of flood protection for the adjacent properties.

The County's Water Control Plan is the official Miami-Dade map adopted by the Board of County Commissioners that shows the locations of existing and planned water control facilities, including but not limited to the County's secondary canal system. The County's Water Control Plan is recorded in Plat Book 126, Page 39 of the Public Records of Miami-Dade County.

DERM notes that the Water Control Plan indicates that the subject area contains a planned canal and naturally occurring stormwater flow that historically provides stormwater conveyance to the primary canal and flood protection for the adjacent properties.

PROPOSED IMPROVEMENTS:

DERM Water Control Plan indicates that the subject area contains a planned canal and naturally occurring stormwater flow that historically provides stormwater conveyance to the primary canal and flood protection for the adjacent properties and that we should provide mitigation for the loss of storage and the impacted flood protection level of service of the adjacent properties, with Folio No.: 30-7814-000-0970, 30-7814-000-0510, and 30-7814-000-0460.



**THE FOLLOWING CALCULATIONS WERE MADE ASSUMING THE
MAXIMUM DENSITY ALLOW AT THE TIME OF PLANNING AFTER
ZONING APPROVAL.**

SITE AREAS

Application Area: ± 40.79 gross acres (± 35.18 net acres)

Two Western parcels:

Total gross area: 20.42 acres
Total net area: 17.23 acres

Expected Impervious Area = 9.58 acres.....2.60 ac. Roofed
.....5.13 Asphalted Road & S/W
..... 1.85 Conc. D/W

Pervious Area = 10.84 acres (including 3.5 acres Lake)

Northern parcel:

Total gross area: 10.19 acres
Total net area: 8.70 acres

Expected Impervious Area = 5.89 acres.....1.67 ac. Roofed
.....3.03 Asphalted Road & S/W
..... 1.19 Conc. D/W

Pervious Area = 4.30 acres

Eastern parcel:

Total gross area: 10.19 acres
Total net area: 8.80 acres

Expected Impervious Area = 5.81 acres.....1.62 ac. Roofed
.....3.03 Asphalted Road & S/W
..... 1.16 Conc. D/W

Pervious Area = 4.38 acres

DESIGN FLOOD LIMITS:

Using FEMA Maps Elevations for this area..... 8.40
Average Crown + 8 inches..... 8.00 + 0.67 8.77
Flood Criteria + 8 inches..... 8.50+ 0.67 9.1
Use min. F.E. Elevation of 9.17

COMPUTATIONS:
WESTERN PARCELS:

Since this is proposed as a wet detention system, then whichever is the greater of the first inch of runoff

$$1.0 \text{ in} \times 20.42 \text{ acres} \times 1 \text{ ft}/12 \text{ in} = 1.70 \text{ ac-ft} \quad \text{or}$$

2.5 inches times the percent of impervious

$$\text{Percentage of impervious} = (\text{Impervious area water quality} / \text{Site area water quality}) \times 100\%$$

$$(9.58/20.42) \times 100 = 46\%$$

$$2.5 \times 0.46 = 1.17 \text{ in to be treated}$$

then $1.70 > 1.17$ **Use 1.70 AC-FT. to be treated.**

STORAGE

The average elevation of the site after development will be 8.70 feet (NGVD)

The site average October Ground Water elevation = 4.0

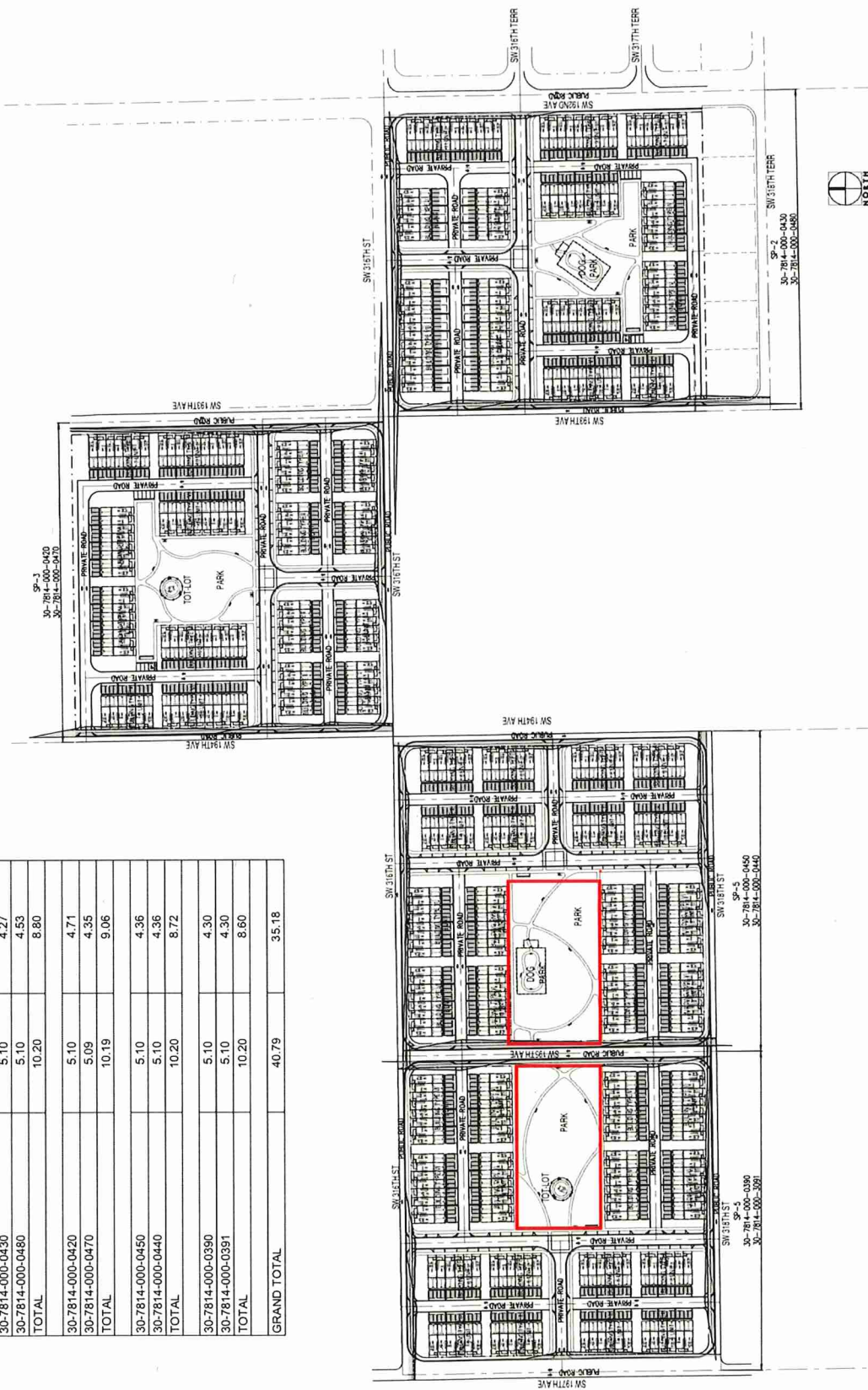
The average depth to water table will be $8.4 - 4.0 = 4.4$ feet

Building area: 2.09 ac

Storage Area of developed site = Total Area – Impervious = $20.42 - 9.58 = 10.84$ ac

Average Finished Grade	9.00
Average Ground Water level.....	4.0
Percent of Project in Lakes.....	20%
Percent of Project Impervious.....	47%

SITE DATA		
GROSS ACRES	NET ACRES	
30-7814-000-0430	5.10	4.27
30-7814-000-0480	5.10	4.53
TOTAL	10.20	8.80
30-7814-000-0420	5.10	4.71
30-7814-000-0470	5.09	4.35
TOTAL	10.19	9.06
30-7814-000-0450	5.10	4.36
30-7814-000-0440	5.10	4.36
TOTAL	10.20	8.72
30-7814-000-0390	5.10	4.30
30-7814-000-0391	5.10	4.30
TOTAL	10.20	8.60
GRAND TOTAL	40.79	35.18



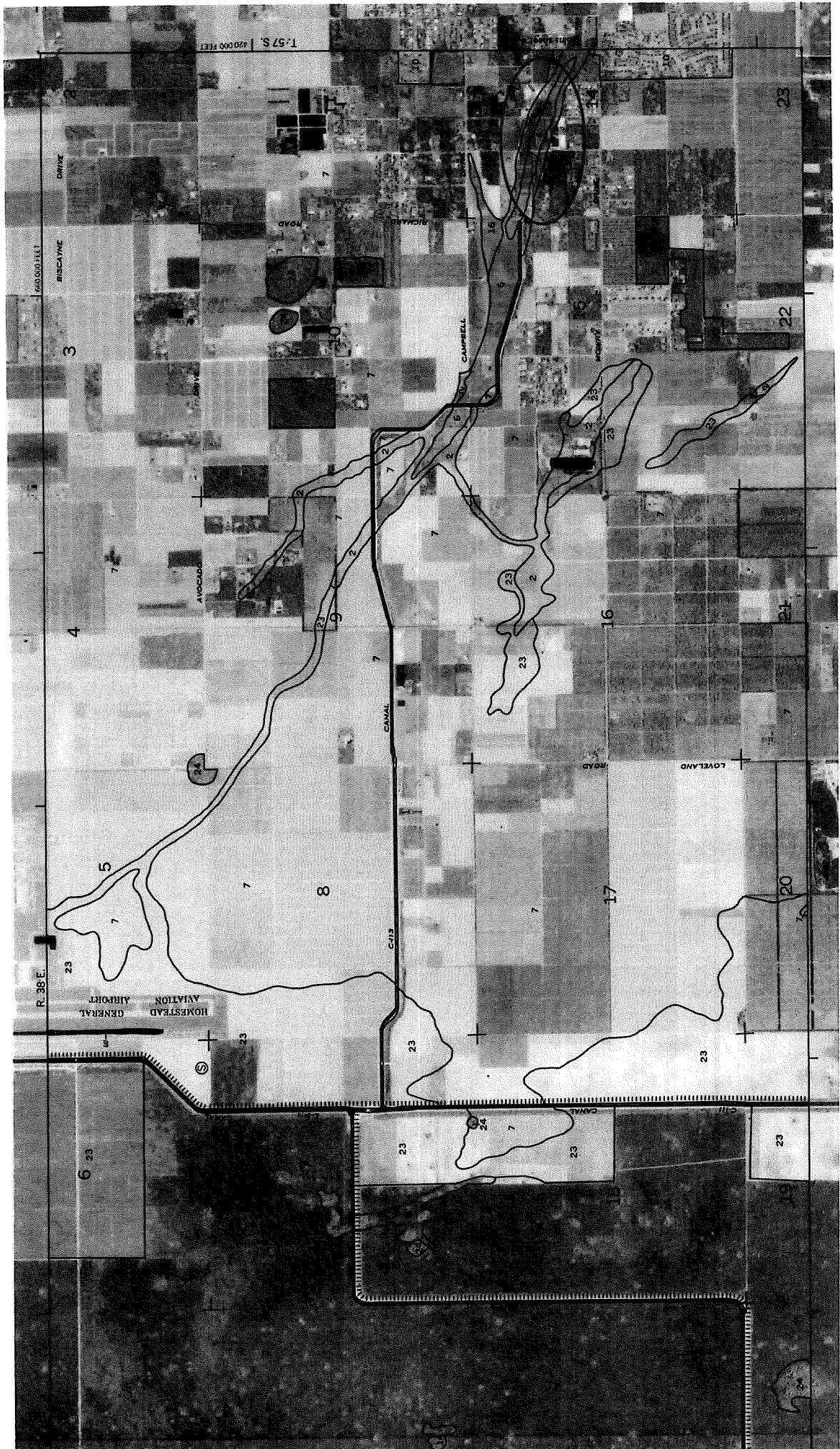
OVERALL SITE PLAN
 SCALE: 1" = 100'

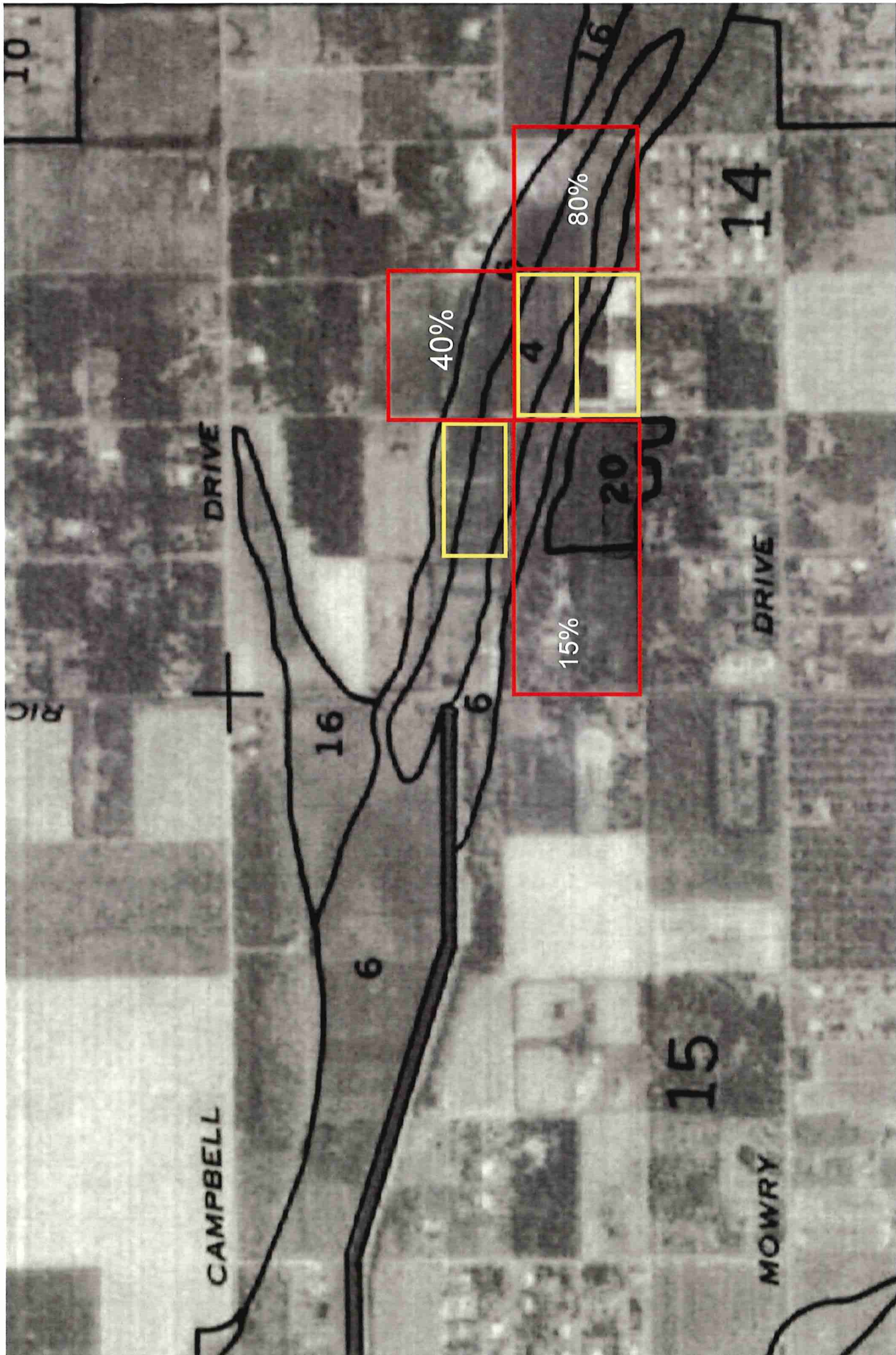
Conceptual Stormwater Management
 Master Plan for Bluenest 40 acres
 Miami-Dade County
 CDMP 20240009

Using table C-III-3 at a Depth to water table of 4.0 feet the compacted water storage will be 8.18 inch

<u>SOIL STORAGE</u>												
Depth to W.T. *	Coastal(1)				Flatwoods (2)				Depressional (3)			
	Uncomp. S (In.)	Uncomp. CN	Comp. S	Comp. CN	Uncomp. S (In.)	Uncomp. CN	Comp. S (In.)	Comp. CN	Uncomp. S (In.)	Uncomp. CN	Comp. S (In.)	Comp. CN
1	0.60	9	0.45	9	0.60	9	0.45	9	0.60	9	0.45	9
2	2.50	8	1.88	8	2.50	8	1.88	8	2.10	8	1.58	8
3	6.60	6	4.95	6	5.40	6	4.05	7	4.40	6	3.30	7
4	10.90	4	8.18	5	9.00	5	6.75	6	6.80	6	5.10	6

SOIL SURVEY OF DADE COUNTY AREA, FLORIDA - SHEET NUMBER 46





SOIL LEGEND

The publication symbols are numeric. Soil map unit names without a slope phase are nearly level, or they are miscellaneous areas.

SYMBOL	NAME	SYMBOL	NAME
2	Biscayne gravelly marl, drained	37	Basinger fine sand
3	Lauderhill muck, depressional	39	Beaches
4	Pennsuco marl, drained	2	Biscayne gravelly marl, drained
5	Pennsuco marl	13	Biscayne marl
6	Perrine marl, drained	16	Biscayne marl, drained
7	Krome very gravelly loam	25	Biscayne-Rock outcrop complex
9	Udorthents-water complex	45	Canaveral sand
10	Udorthents, limestone substratum-Urban land complex	20	Cardsound-Rock outcrop complex
11	Udorthents, marl substratum-Urban land complex	23	Chekika very gravelly loam
12	Perrine marl	41	Dade fine sand
13	Biscayne marl	14	Dania muck, depressional
14	Dania muck, depressional	28	Demory-Rock outcrop complex
15	Urban land	34	Hallandale fine sand
16	Biscayne marl, drained	48	Kesson muck, tidal
18	Tamiami muck, depressional	7	Krome very gravelly loam
20	Cardsound-Rock outcrop complex	3	Lauderhill muck, depressional
22	Opalocka-Rock outcrop complex	35	Margate fine sand
23	Chekika very gravelly loam	24	Matecumbe muck
24	Matecumbe muck	22	Opalocka-Rock outcrop complex
25	Biscayne-Rock outcrop complex	30	Pahokee muck, depressional
26	Perrine marl, tidal	5	Pennsuco marl
28	Demory-Rock outcrop complex	4	Pennsuco marl, drained
30	Pahokee muck, depressional	31	Pennsuco marl, tidal
31	Pennsuco marl, tidal	12	Perrine marl
32	Terra Ceia muck, tidal	6	Perrine marl, drained
33	Plantation muck	26	Perrine marl, tidal
34	Hallandale fine sand	33	Plantation muck
35	Margate fine sand	40	Pomello sand
37	Basinger fine sand	38	Rock outcrop-Vizcaya-Biscayne complex
38	Rock outcrop-Vizcaya-Biscayne complex	47	St. Augustine sand
39	Beaches	18	Tamiami muck, depressional
40	Pomello sand	32	Terra Ceia muck, tidal
41	Dade fine sand	42	Udorthents, limestone substratum, 0 to 5 percent slopes
42	Udorthents, limestone substratum, 0 to 5 percent slopes	10	Udorthents, limestone substratum-Urban land complex
45	Canaveral sand	11	Udorthents, marl substratum-Urban land complex
47	St. Augustine sand	9	Udorthents-water complex
48	Kesson muck, tidal	15	Urban land

TABLE 10.--PHYSICAL AND CHEMICAL PROPERTIES OF THE SOILS

(The symbol < means less than; > means more than. Entries under "Erosion factors--T" apply to the entire profile. Entries under "Wind erodibility group" and "Organic matter" apply only to the surface layer. Absence of an entry indicates that data were not available or were not estimated)

Soil name and map symbol	Depth		Clay	Moist bulk density	Permeability	Available water capacity	Soil reaction	Salinity	Shrink-swell potential	Erosion factors		Wind erodibility group	Organic matter
	In	Pct								In/hr	In/in		
2----- Biscayne	0-7 7	10-20 ---		1.00-1.20 ---	0.6-6.0 2.0-20	0.10-0.20 ---	7.4-8.4 ---	<4 ---	Low ---	0.32 ---	1 ---	8	3-6
3----- Lauderhill	0-30 30-34	--- ---		0.15-0.35 ---	6.0-20 2.0-20	0.30-0.50 ---	5.6-7.8 ---	<2 ---	Low ---	--- ---	--- ---	2	60-90
4----- Pennsuco	0-8 8-44 44-48	15-30 2-18 ---		1.00-1.20 0.95-1.05 ---	0.2-2.0 0.6-6.0 2.0-20	0.15-0.20 0.20-0.45 ---	7.9-8.4 7.9-8.4 ---	<4 <4 ---	Low Low ---	0.32 0.32 ---	3 3 ---	4L	3-6
5----- Pennsuco	0-4 4-46 46-50	15-30 2-18 ---		1.00-1.20 0.95-1.05 ---	0.2-2.0 0.6-6.0 2.0-20	0.15-0.20 0.20-0.45 ---	7.9-8.4 7.9-8.4 ---	<4 <4 ---	Low Low ---	0.32 0.32 ---	3 3 ---	4L	3-6
6----- Perrine	0-10 10-26 26	15-32 2-18 ---		1.00-1.20 0.95-1.05 ---	0.2-2.0 0.6-6.0 2.0-20	0.15-0.20 0.20-0.45 ---	7.9-8.4 7.9-8.4 ---	<4 <4 ---	Low Low ---	0.32 0.32 ---	2 2 ---	4L	2-6

consists of cattail and sawgrass. Areas that have been drained or disturbed, however, may be dominated by Brazilian pepper and melaleuca. Areas of this soil provide cover for deer and excellent habitat for wading birds and other kinds of wetland wildlife.

Under natural conditions, this soil generally is not suited to cultivation. If water is controlled through a system of dikes, ditches, and pumps, however, the soil is well suited to most winter vegetable crops. A well designed and maintained water-control system can remove excess water during periods when crops are growing on the soil and can keep the soil saturated at all other times. Keeping the soil saturated minimizes oxidation. Important management practices include good seedbed preparation and a suitable crop rotation. Cover crops and crop residue should be left on the surface or plowed under. Fertilizer should be applied according to the needs of the crop.

This soil is not suited to the production of citrus, avocados, or pine trees because of the wetness.

This soil is not used as rangeland. It is in the Freshwater Marsh ecological plant community.

This soil is severely limited as a site for buildings, sanitary facilities, and recreational development because of the ponding, excess humus, subsidence, low strength, and the depth to bedrock. Water-control measures are needed to prevent ponding. The organic material should be removed, and suitable backfill material should be provided. Sealing or lining sewage lagoons and trench sanitary landfills with impervious soil material helps to prevent seepage. The sides of shallow excavations should be shored. Mounding may be needed on sites for septic tank absorption fields.

The capability subclass is VIIw.

4—Pennsuco marl, drained. This deep, nearly level, poorly drained soil is on broad, low coastal flats and in transverse glades. Individual areas are broad and irregularly shaped and range from 10 to 350 acres in size. Slopes are smooth or concave and are less than 1 percent.

On 95 percent of the acreage mapped as Pennsuco marl, drained, Pennsuco and similar soils make up 87 to 99 percent of the mapped areas.

Typically, the surface layer is about 8 inches of dark grayish brown marl that has a texture of silt loam. The underlying material extends to a depth of about 44 inches. It is marl that has a texture of silt loam. It is grayish brown in the upper 19 inches and dark gray in the lower 17 inches. Common very pale brown, soft accumulations of calcium carbonate are between depths of 8 and 44 inches. Common very dark gray pockets and vertical streaks are below a depth of about 27

inches. Soft, porous limestone bedrock is at a depth of about 44 inches.

Included in mapping are soils that are similar to Pennsuco marl, drained, but have limestone bedrock at a depth of less than 40 or more than 80 inches or are ponded and in the upper 40 inches may have continuous layers of muck that are more than 8 inches thick.

Dissimilar soils that are included with this soil in mapping occur as small areas of Biscayne and Lauderhill soils and small areas of Udorthents. Dissimilar soils make up 1 to 13 percent of most mapped areas. Biscayne soils are in positions on the landscape similar to those of the Pennsuco soil. They are shallow or very shallow over limestone bedrock. Lauderhill soils are in the lower positions on the landscape. They have an organic surface layer. Udorthents are in the slightly higher areas of mineral fill material.

During most years the water table in the Pennsuco soil remains within a depth of 10 inches for 2 to 4 months and is at a depth of 10 to 40 inches for the rest of the year. Permeability is moderately slow.

All areas have been drained and cultivated at some time in the past. The native vegetation no longer remains. Abandoned fields quickly become overgrown with thick stands of Brazilian pepper, Australian pine, leatherleaf fern, and a variety of shrubs, broadleaf weeds, sedges, and grasses.

A water-control system has been installed in most areas. If the water-control system is properly maintained, this soil is well suited to a variety of cultivated vegetable and grain crops. Much of the cultivated acreage is used for corn, potatoes, snap beans, sorghum (fig. 4), malanga, or ornamental trees and shrubs. Land grading and smoothing fill in the small depressions that are common in areas of this soil and thus improve surface drainage and permit more efficient use of farm equipment and more uniform application of irrigation water. Bedding generally is necessary if ornamental plants or root crops are grown. Returning crop residue to the soil or regularly adding other organic material improves fertility and tilth and increases the rate of water intake. Prolonged cultivation with heavy equipment can result in the formation of a tillage pan. Subsoiling during dry periods helps to break up the pan and thus permits deeper root penetration. Disking during wet periods often results in cloddiness. Important management practices include preparing a good seedbed, applying fertilizer according to the results of soil tests and the needs of the crop, and controlling weeds and brush. Because of a high pH, some micronutrients may not be available to certain crops. Boron toxicity may affect some crops.

few black streaks. The soil has common whole snail shells and shell fragments that are sand sized to 1 inch in diameter. Soft, porous limestone bedrock is at a depth of about 46 inches.

Included in mapping are soils that are similar to Pennsuco marl but have limestone bedrock at a depth of less than 40 or more than 80 inches, in the upper 40 inches may have continuous layers of muck that are more than 8 inches thick, or have been drained.

Dissimilar soils that are included with this soil in mapping occur as small areas of Biscayne, Lauderhill, Pahokee, and Tamiami soils and small areas of Udorthents. Dissimilar soils make up about 1 percent of most mapped areas. Biscayne soils are in positions on the landscape similar to those of the Pennsuco soil. They are shallow or very shallow over limestone bedrock. Lauderhill, Pahokee, and Tamiami soils are in the lower positions on the landscape. They have an organic surface layer.

The water table in the Pennsuco soil remains within a depth of 6 inches for 2 to 4 months during most years and is at a depth of 10 to 30 inches for most of the rest of the year. Permeability is moderately slow.

All areas have been cleared, drained, and cultivated at some time in the past. The native vegetation no longer remains. Abandoned fields quickly become overgrown with thick stands of Brazilian pepper, Australian pine, leatherleaf fern, and a variety of shrubs, broadleaf weeds, ferns, and grasses.

A water-control system has been installed in most areas. If the water-control system is properly maintained, this soil is well suited to a variety of cultivated vegetable and grain crops. Much of the cultivated acreage is used for corn, potatoes, snap beans, sorghum, malanga, or ornamental trees and shrubs. Land grading and smoothing fill in the small depressions that are common in areas of this soil and thus improve surface drainage and permit more efficient use of farm equipment and more uniform application of irrigation water. Bedding generally is necessary if ornamental plants or root crops are grown. Returning crop residue to the soil or regularly adding other organic material improves fertility and tilth and increases the rate of water intake. Prolonged cultivation with heavy equipment can result in the formation of a tillage pan. Subsoiling during dry periods helps to break up the pan and thus permits deeper root penetration. Disking during wet periods often results in cloddiness. Important management practices include good seedbed preparation.

This soil generally is not used as rangeland or forest land. It is in the Freshwater Marsh and Sawgrass Marsh ecological plant communities.

This soil is severely limited as a site for buildings,

sanitary facilities, and recreational development because of the ponding. Extensive water-control measures and large amounts of suitable fill material are needed to overcome this limitation.

The capability subclass is Illw.

6—Perrine marl, drained. This moderately deep, nearly level, poorly drained soil is on broad, low coastal flats and in transverse glades. Individual areas are broad and irregularly shaped and range from 6 to 3,000 acres in size. Slopes are smooth or concave and are less than 1 percent.

On 95 percent of the acreage mapped as Perrine marl, drained, Perrine and similar soils make up 98 to 99 percent of the mapped areas.

Typically, the surface layer is about 10 inches of grayish brown marl that has a texture of silt loam. The underlying layer, to a depth of about 26 inches, is light brownish gray marl that has a texture of silt loam. Few to many light gray, soft accumulations of calcium carbonate and few grayish brown stains are in pockets or around pores and root channels between depths of 11 and 26 inches. Soft, porous limestone bedrock is at a depth of about 26 inches.

Included in mapping are soils that are similar to Perrine marl, drained, but have limestone bedrock at a depth of less than 20 or more than 40 inches or are ponded and may have continuous layers of muck more than 8 inches thick.

Dissimilar soils that are included with this soil in mapping occur as small areas of Lauderhill soils and small areas of Udorthents. Dissimilar soils make up about 1 percent of most mapped areas. Lauderhill soils are in the lower positions on the landscape. They have an organic surface layer. Udorthents are in the slightly higher areas of mineral fill material.

Under natural conditions, the Perrine soil has water above the surface for 1 to 3 months during most years. During most years the water table remains within 10 inches of the surface for 2 to 4 months and is at a depth of 10 to 30 inches for most of the rest of the year. Permeability is moderately slow.

All areas have been cleared, drained, and cultivated at some time in the past. The native vegetation no longer remains. Abandoned fields quickly become overgrown with thick stands of Brazilian pepper, Australian pine, leatherleaf fern, and a variety of shrubs, broadleaf weeds, ferns, and grasses.

A water-control system has been installed in most areas. If the water-control system is properly maintained, this soil is well suited to a variety of cultivated vegetable and grain crops. Much of the cultivated acreage is used for corn, potatoes, snap beans, sorghum, malanga, or ornamental trees and

shrubs. Land grading and smoothing fill in the small depressions that are common in areas of this soil and thus improve surface drainage and permit more efficient use of farm equipment and more uniform application of irrigation water. Bedding generally is necessary if ornamental plants or root crops are grown. Returning crop residue to the soil or regularly adding other organic material improves fertility and tilth and increases the rate of water intake. Prolonged cultivation with heavy equipment can result in the formation of a tillage pan. Subsoiling during dry periods helps to break up the pan and thus permits deeper root penetration. Disking during wet periods often results in cloddiness. Important management practices include preparing a good seedbed, applying fertilizer according to the results of soil tests and the needs of the crop, and controlling weeds and brush. Because of a high pH, some micronutrients may not be available to certain crops. Boron toxicity may affect some crops.

This soil is suited to pasture. Common bermudagrass and improved bahiagrass grow well if the pasture is properly managed. Regular applications of fertilizer are needed. Irrigation is needed during dry periods. Controlled grazing helps to prevent overgrazing and maintains plant vigor. Deferred grazing during wet periods helps to prevent compaction of the soil.

This soil is poorly suited to the production of citrus and mangos because of the wetness. It is unsuited to the production of avocados.

This soil generally is not used as rangeland or forest land. Under natural conditions, it is in the Sawgrass Marsh and Freshwater Marsh ecological plant communities.

This soil is severely limited as a site for buildings, sanitary facilities, and recreational development because of the wetness and the depth to bedrock. Additional drainage measures and large amounts of suitable fill material generally are needed to overcome these limitations.

The capability subclass is IIIw.

7—Krome very gravelly loam. This very shallow, nearly level, moderately well drained soil is on broad, very low hills on the Miami Ridge. Individual areas are broad and irregularly shaped and range from 6 to 100 acres in size. Slopes are smooth and range from 0 to 2 percent.

On 95 percent of the acreage mapped as Krome very gravelly loam, Krome and similar soils make up 98 to 99 percent of the mapped areas.

Typically, the soil is dark brown very gravelly loam about 7 inches thick. Hard, porous limestone bedrock is at a depth of about 7 inches. Solution holes in the limestone extend to a depth of about 10 inches. They

contain silty clay loam or silty clay.

Included in mapping are soils that are similar to the Krome soil but contain more than 60 percent or less than 35 percent gravel or have slopes of as much as 5 percent. Also included are some areas in groves where as much as 2 inches of accumulated leaf litter is on the surface.

Dissimilar soils that are included with this soil in mapping occur as small areas of Biscayne, Chekika, Cardsound, and Matecumbe soils. Also included are areas of rock outcrop. Dissimilar inclusions make up 2 percent or less of most mapped areas. Biscayne soils are in the lower positions on the landscape. They have a surface layer of marl. Chekika, Cardsound, and Matecumbe soils are in positions on the landscape similar to those of the Krome soil. They do not have a gravelly surface layer.

The water table in areas of the Krome soil is within the limestone bedrock. It is at a depth of 40 to 60 inches in most years. Permeability is moderate.

All areas have been rock-plowed or mechanically scarified and cultivated at some time in the past. The natural vegetation no longer remains. This soil is suitable for a wide variety of fruit and vegetable crops, but special management is needed. This management includes yearly rock-plowing, bedding, regularly adding fertilizer, and irrigating during the winter growing season. Because of a favorable climate, the water available for irrigation, and the demand by northern markets, this high level of management is practical.

This soil is suitable for the production of fruit and citrus, but this production requires trenching, drilling, or blasting into the limestone. Regular applications of fertilizer and irrigation water also are needed.

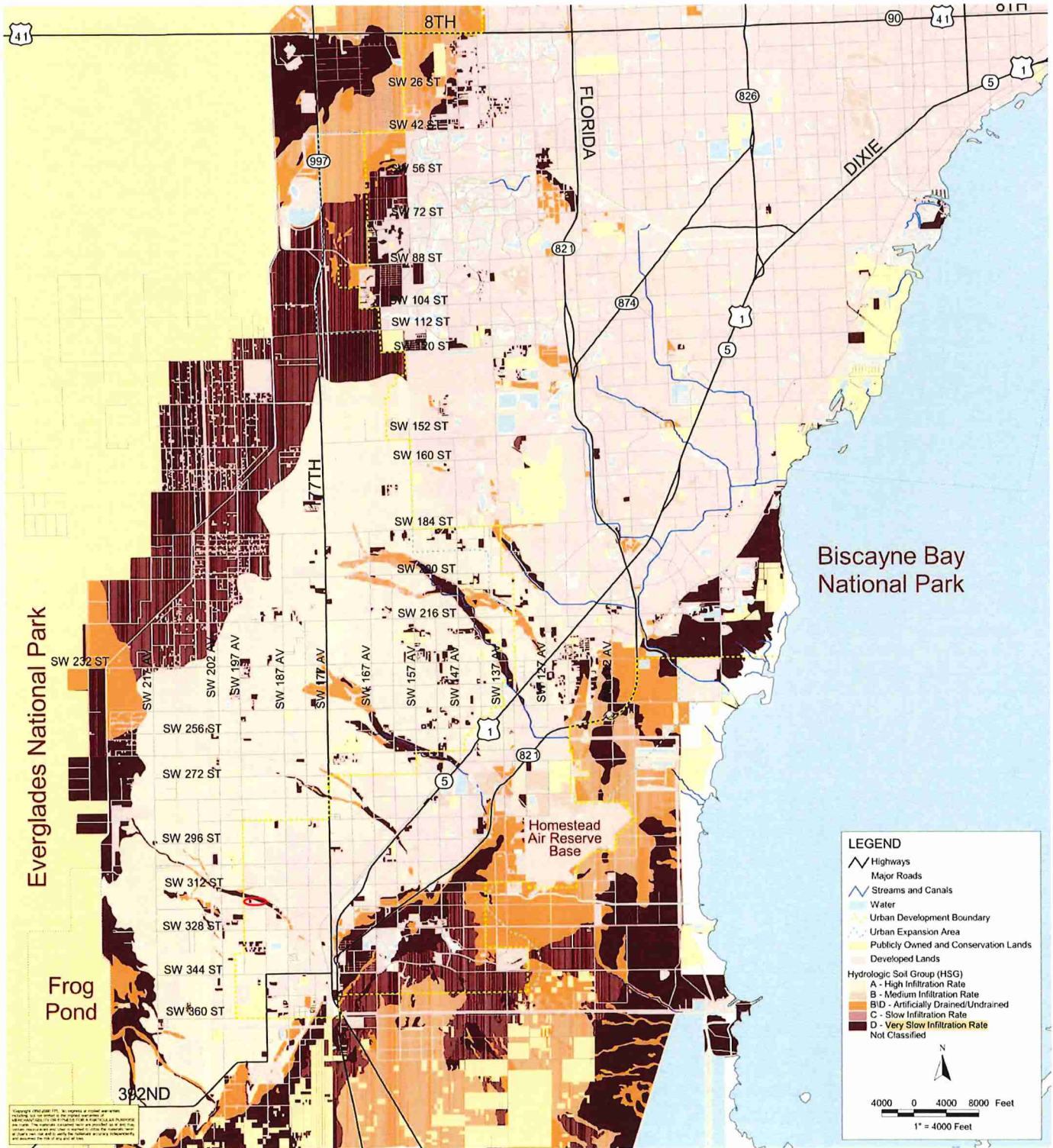
This soil is suited to pasture. Common bermudagrass and improved bahiagrass grow well if the pasture is properly managed. Regular applications of fertilizer are needed. Irrigation is needed during dry periods. Controlled grazing helps to prevent overgrazing and maintains plant vigor.

This soil generally is not used as rangeland or forest land. It is in the Everglades Flatwoods ecological plant community.

This soil is severely limited as a site for buildings, sanitary facilities, and recreational development because of the depth to bedrock and small stones. Local construction methods generally can overcome these limitations. The soil commonly is used for urban development.

The capability subclass is Vs.

9—Udorthents-water complex. This map unit consists of Udorthents and open bodies of water. The Udorthents are very shallow to deep over limestone

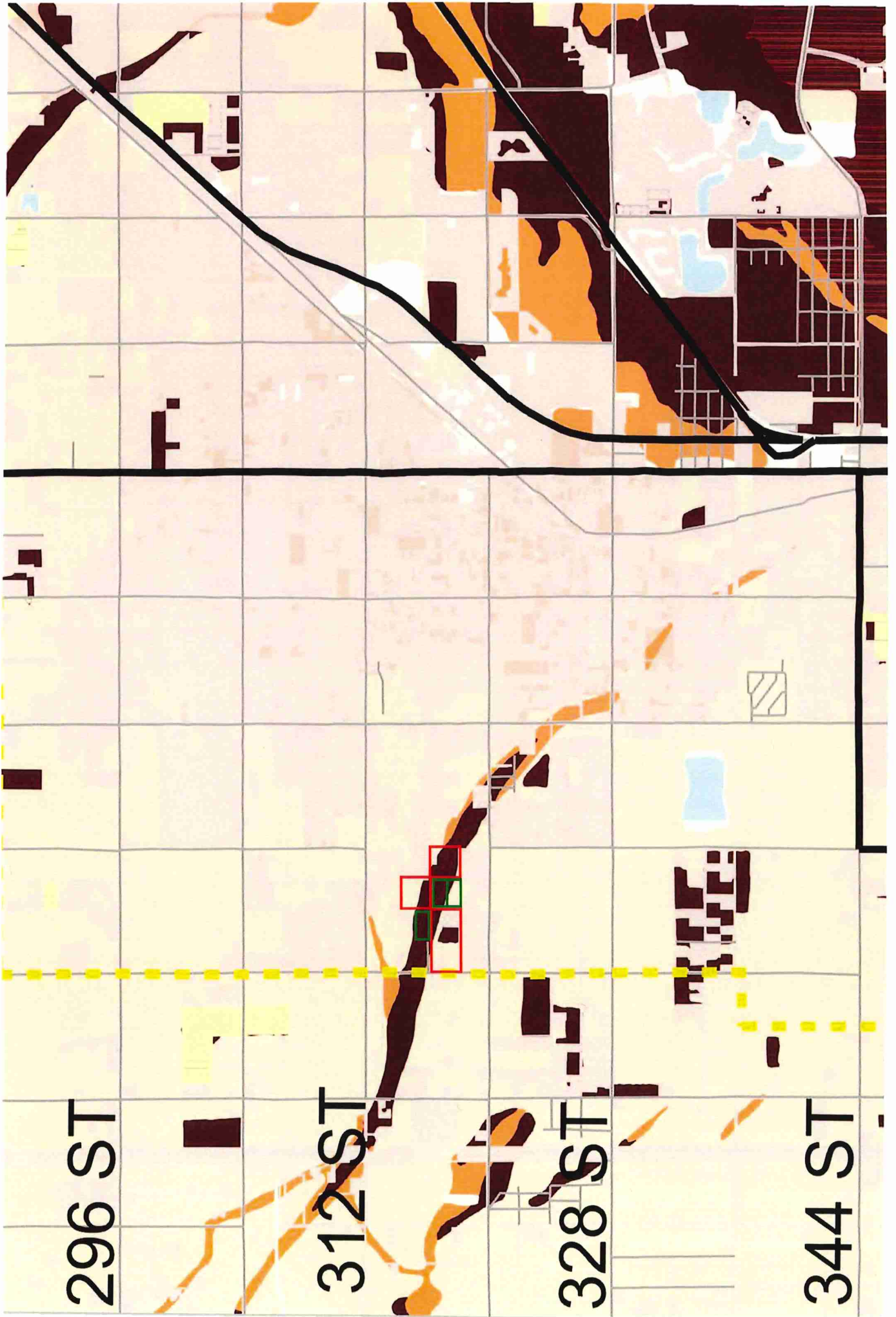


Hydrologic Soil Group (HSG)

Miami-Dade County
Agriculture & Rural Study Area

November, 2002





296 ST

312 ST

328 ST

344 ST

July 2nd, 2025

jungles

Jack Miller
Botanics Wholesale, Inc.
31701 SW 194 Ave
Homestead, Florida 33030

Re: Testimonial Letter

To Whom It May Concern,

My name is Raymond Jungles. I am the founding principal of Raymond Jungles, Inc., a landscape architecture firm based in Coconut Grove, Florida. Since 1981, we have been designing gardens of many scales, including residential, hospitality, and public projects throughout Florida, the Caribbean, and beyond. Our firm is known for creating ecologically sensitive landscapes that reflect their natural and cultural context, and our work depends heavily on the availability of high-quality plant material.

Over the course of our practice, Raymond Jungles, Inc. has had the opportunity to work with nurseries across the United States and internationally. I can say with complete confidence that the nursery industry in South Florida, particularly in Homestead and the Redlands, stands out as among the best. This strength is a result of both ideal growing conditions and the lasting influence of visionaries such as David Fairchild and Colonel Robert H. Montgomery, whose legacies continue to inspire today's growers and plant enthusiasts.

One of the individuals inspired by that legacy is Jack Miller, founder of Botanics Wholesale. Jack has been a close friend of mine for more than 45 years, and I have never met anyone more knowledgeable or passionate about plants. Botanics Wholesale is recognized throughout the industry for its exceptional product quality, reliable supply, and commitment to excellence. It is the only nursery in Florida to have received the Grower of the Year award twice.

Botanics Wholesale is recognized throughout the industry for its expertise in growing specimen palms and trees and has played a critical role in introducing new species to the market that were previously available only to collectors. Many of our gardens would not have been possible without the plant material that Jack and his team have made available over the years.

Now under the leadership of the second generation of the Miller family, Botanics Wholesale continues to plan and grow for the future, offering a plant palette that few other nurseries can match. Their ability to anticipate the needs of designers and develop long-lead crops ensures the availability of rare and desirable tropical species that help define the character of South Florida landscapes.

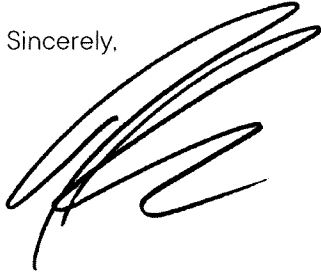
I am increasingly concerned that the continued pressure for housing and development is changing the character of South Florida's agricultural lands. The fertile fields of Homestead and the Redlands are being replaced by high-density construction, which threatens the future of the nursery industry and the availability of the plant material we rely on.

July 2nd, 2025

jungles

Nurseries such as Botanics Wholesale are invaluable community assets. Their plants have helped improve the landscape of many communities and have contributed to making our environments more livable, beautiful, and ecologically functional. I believe it is important to protect and support these growers, so that future generations may continue to benefit from their contributions.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping, fluid strokes that form a stylized, cursive representation of the name Raymond Jungles.

Raymond Jungles, FASLA, PLA

Founding Principal, Raymond Jungles, Inc.

raymond@raymondjungles.com

**2024 OUT OF CYCLE
APPLICATION NO. CDMP20240021
BLUENEST DEVELOPMENT, LLC.**

Board of County Commissioners

July 17, 2025

3F

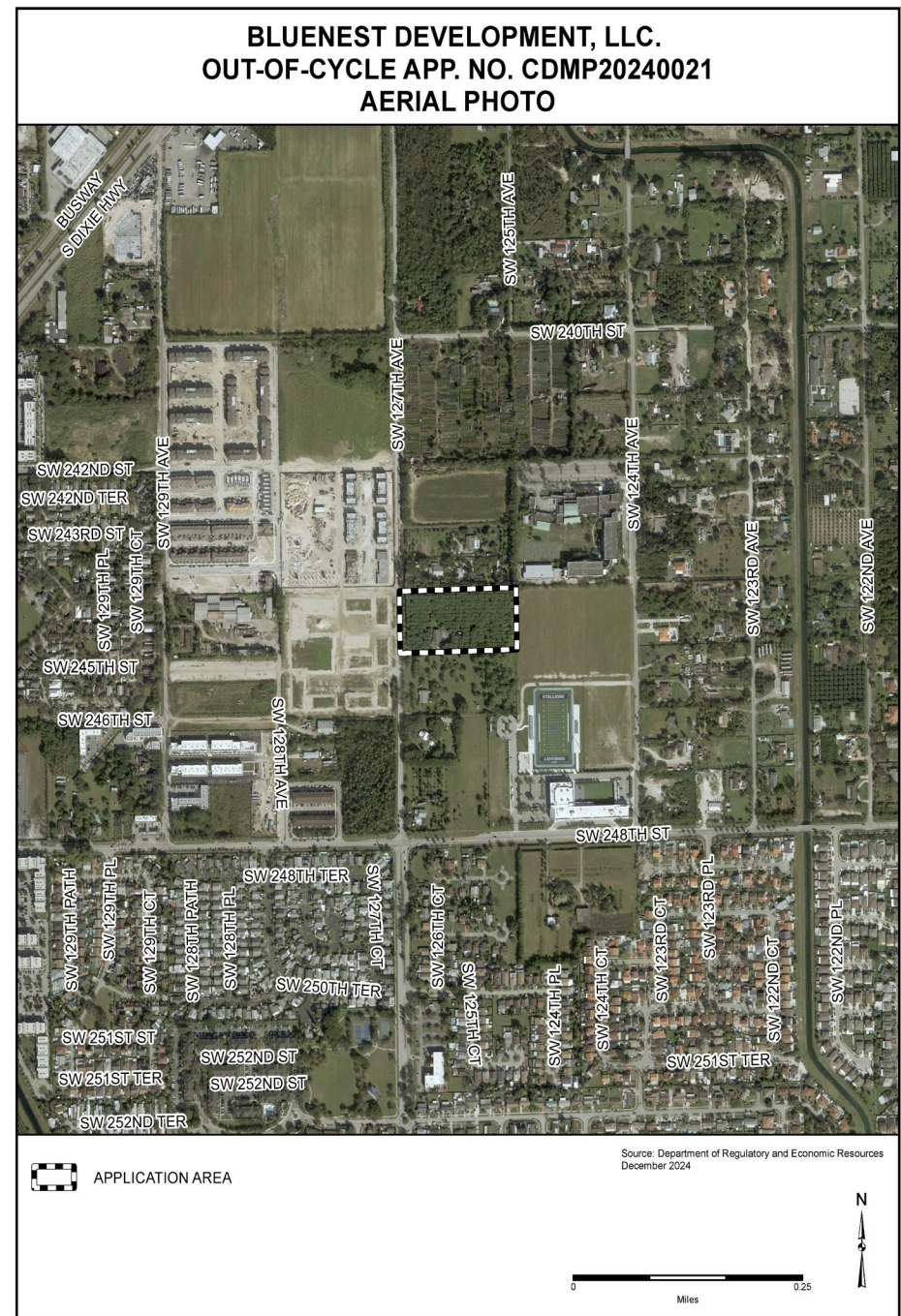


Department of
**REGULATORY and
ECONOMIC RESOURCES**

Background

Application Site

- The application site is located south of SW 244 Street and East of SW 127 Avenue.
- The property is ± 4.46 gross acres.
- Currently Zoned Agricultural (AU) and used for farming.

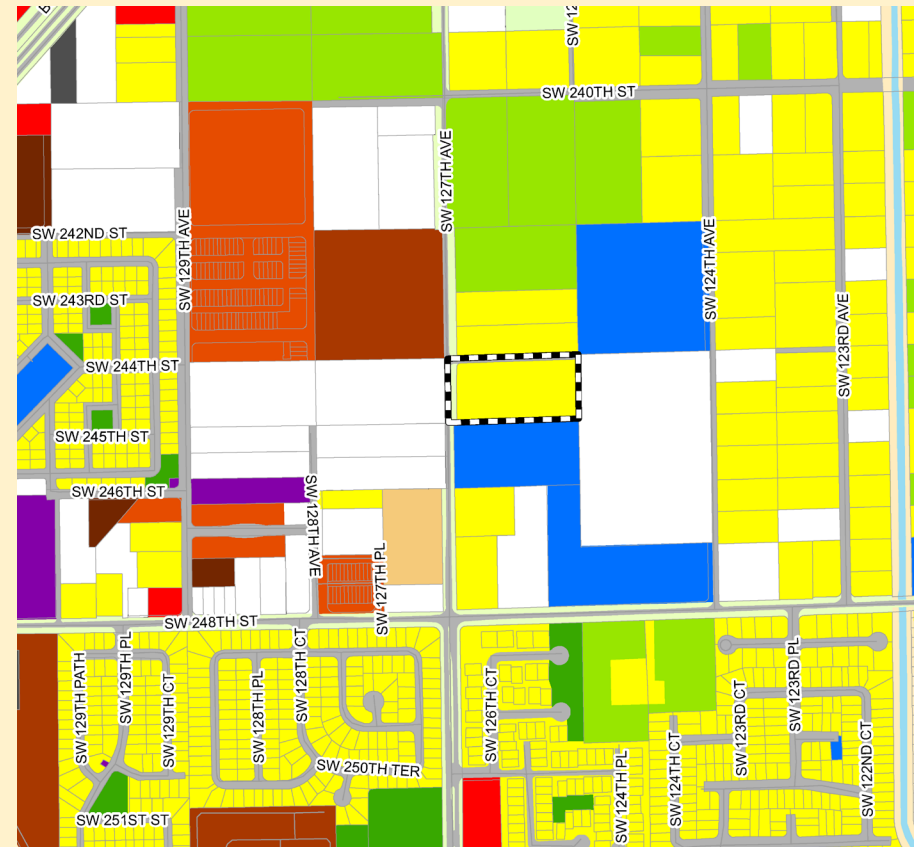


PHOTOS OF SITE AND SURROUNDINGS



















Aerial

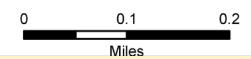


Existing Land Uses



Source: Department of Regulatory and Economic Affairs, December 2024

	Application Area		Streets, Roads, Expressways, Ramps
	Single-Family		Streets, Expressway R/W
	Townhouses		Agriculture
	Low-Density Multi-Family		Parks, Preserves, Conservation Areas
	High-Density Multi-Family		Vacant, Protected, Privately Owned
	Commercial, Shopping Centers, Stadiums		Vacant, Protected, Government Owned
	Institutional		Vacant Privately Owned, Unprotected
	Industrial		Canal right-of-way
	Communications, Utilities, Terminals		Inland Waters



PHOTOS OF SITE AND SURROUNDINGS



Western boundary viewed from across 127th Avenue.



Western boundary Viewed from across SW 127th Avenue



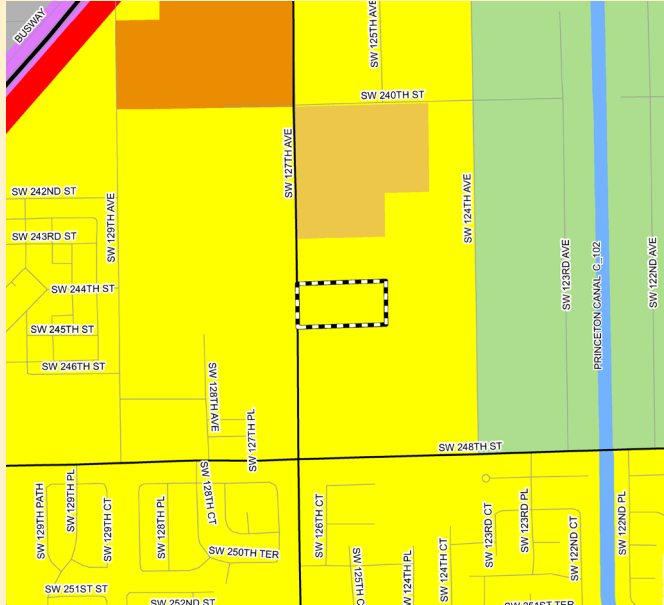
Western boundary viewed from across 127th Avenue, showing groves



Princeton Landings development adjacent to application site, viewed from 127th Avenue.

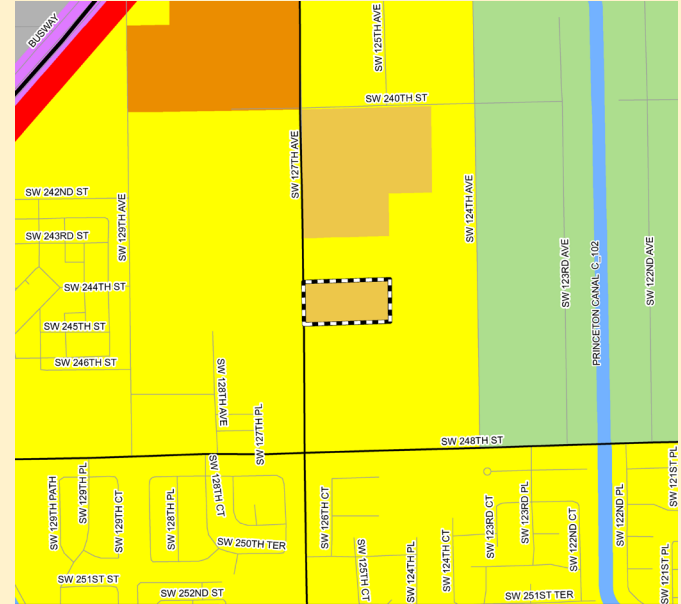
CDMP AND EXISTING LAND USES

Current CDMP Land Use



The property is designated “Low Density Residential” (2.5 to 6 DU/Ac.)

Requested CDMP Land Use



Requested designation : “Low Medium Density Residential)” (6 to 13DU/Ac.)

Staff Recommendation : “Low Density with DI-1” (6 to 13DU/Ac.)



Department of
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Proposed Covenant

Proffered Declaration of Restrictions

- Limiting the entire site to **60 dwelling units**.
- For-Sale Workforce Housing, whose annual income is up to one-hundred forty percent (140%) of the Area Median Income (“AMI”).
- **Connection to public water and sanitary sewer** infrastructure.



Department of
**REGULATORY and
ECONOMIC RESOURCES**

STAFF'S RECOMMENDATION AND REASONS

- The application is generally consistent with CDMP Land Use Element Objective LU-1 and Policies LU-1C and LU-10A, which prioritize infill development.
- **Staff recommends changing the requested land use designation to “Low Density Residential with 1 Density Increase”.** This designation permits a maximum of 13 units per acre or up to 57 residential units if urban design principles, such as landscape buffers, appropriate building transitions and other design elements, are incorporated in the design of the development.
- **Approval of the application would not degrade any countywide system.** All countywide systems have sufficient capacity to absorb the impacts that would be generated by development of the site with the proposed use.



Department of
REGULATORY and
ECONOMIC RESOURCES

Thank you, Board of County Commissioners.



Department of
**REGULATORY and
ECONOMIC RESOURCES**

Application No. CDMP20230013
KELLY TRACTOR COMPANY
JULY 14, 2025



4A



Department of
REGULATORY and
ECONOMIC RESOURCES

- **Applicant:**

Kelly Tractor Company

- **Location:**

West of NW 137 Avenue and SR-836 Interchange, and north side of theoretical NW 6 Street

- **Amendment Type:** Standard

Currently Requested Amendments:

1. Amend the “Open Land Subarea 3” land use text to create the “MIA Equipment and Supportive Services Area”
2. Amend the CDMP Capital Improvements Element, Table 10A Projects with Developer Responsibility to Construct or Cause to Construct to include developer funded roadway project
3. Add the proffered Declaration of Restrictions in the Restrictions Table, if accepted by the Board of County Commissioners

Withdrawn Requested Amendments:

1. Redesignate the application site on the Land Use Plan map from “Open Land” and “Industrial and Office” to “Terminals” and “Industrial and Office”
2. Expand the Urban Expansion Area (UEA) to include the application site

- **Land Area:**

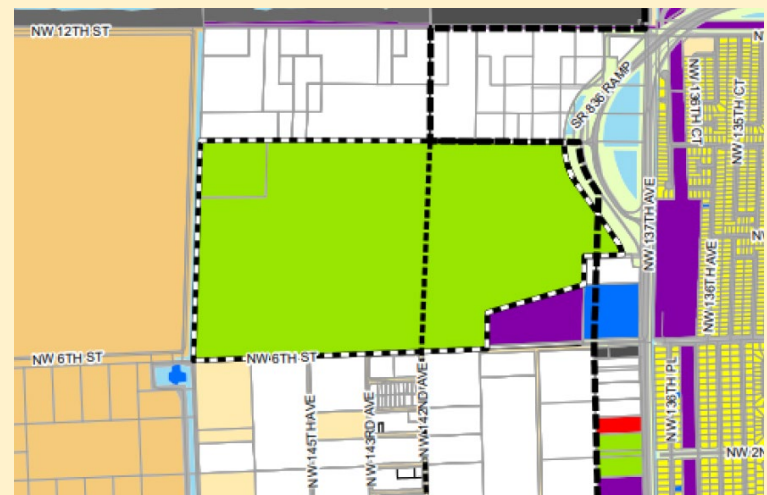
Total: 246.07 acres (approximately 1% inside UDB)

- **Staff Recommendation:**

Transmit

- **Community Council Dist. 5 Recommendation:**

Deny and Do Not Transmit



Department of
REGULATORY and
ECONOMIC RESOURCES

Current Kelly Tractor Site

- 41.25 acres in use
- 9.43 additional acres not in use
- Entire property designated “Industrial and Office”
- Urban, industrial area
- Other Kelly Tractor Operations in Florida average 17.4 acres (5.9 acres unused)
- Competitor sites in Florida average 8 acres (2 acres unused)



Department of
REGULATORY and
ECONOMIC RESOURCES

MIA Equipment and Supportive Services Area

Add special area to Open Land Subarea 3

- May be developed with indoor and outdoor heavy equipment and cargo storage, repair and support services, infrastructure and facilities
- Additional uses: on-site fuel station; helicopter landing pad; truck washing; transloading facilities; training areas; commercial vehicle parking; and freight rail terminals
- Water and Sewer connections despite being outside UDB
- Conform to wetland basin plans
- Maximum floor area ratio (FAR) of 0.50
- Ten percent of property as landscaped open space

<u>Proposed Uses</u>	<u>Building Area (Square Feet)</u>
<u>Indoor Storage of Equipment, Machinery, Parts and Components</u>	<u>2,240,000</u>
<u>Fabrication and Repair</u>	<u>300,000</u>
<u>Equipment Operations Training Facility</u>	<u>18,000</u>
<u>Administrative Offices and Classrooms</u>	<u>80,000</u>
<u>Equipment Display</u>	<u>10,000</u>
<u>Parts Area</u>	<u>5,000</u>
<u>Equipment Rental and Sales Office</u>	<u>20,000</u>
<u>Limited Commercial Uses (i.e. banks or convenience store) to serve the firms and workers in the MIA Transportation and Infrastructure Support Area¹</u>	<u>30,000</u>



Department of
REGULATORY and
ECONOMIC RESOURCES

Amend the Capital Improvements Element as outlined below:

Project Number	Project Name and Location	Purpose/ Estimated Year of Completion	Expenditures/Revenues					Six Years Totals	Future Years	Project Totals	Funding Source
			2019/20	2020/21	2021/22	2022/23	2023/24				
<u>(In Thousands of Dollars)</u>											
32	Construction of northern 2-lanes of NW 6 Street from NW 137 Avenue to NW 139 Avenue	2030	=	=	=	=	=	=	=	830,000	507.6

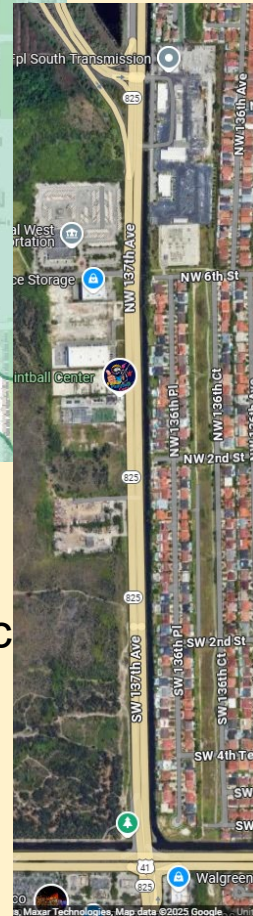
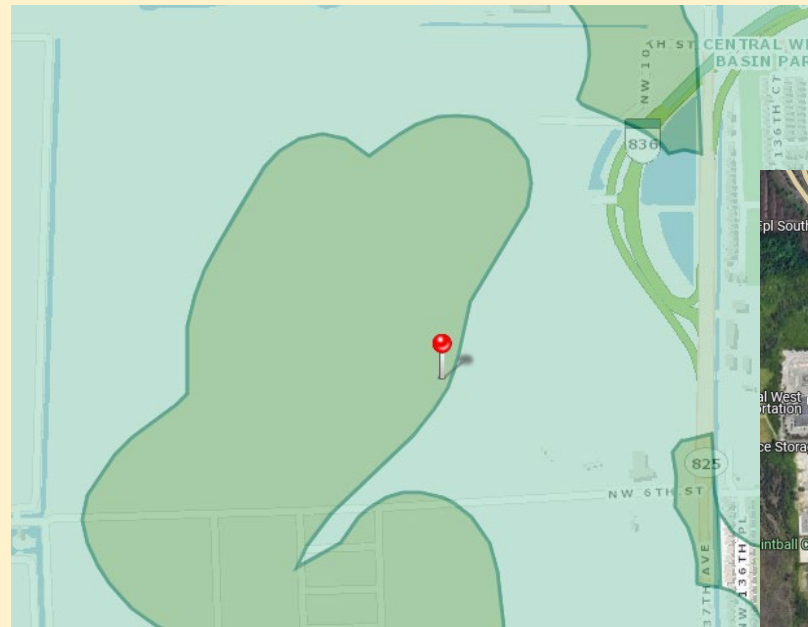
a) Revise the “List of Funding Sources” text in the Capital Improvement Element on page X-76, as follows:

Impact Fees/Exactions

- 500 Road Impact Fees
- 501 Park Impact Fees
- 507 Developer Fees/Donation
- 507.1 Developer Fees/Donation Responsibility/Construct or Cause to Construct – American Dream Miami (May 2016 CDMP Amendment Application No. 5)
- 507.2 Developer Fees/Donation Responsibility / Construct or Cause to Construct – May 2016 CDMP Amendment Application No. 6 Property Owners
- 507.6 Developer Fees/Donation/Construct or Cause to Construct – MIA Equipment and Supportive Services Area (May 2023 Application No. CDMP20230013) subject to credit as a contribution-in-lieu of road impact fees
- 520 Water Connection Charges
- 521 Wastewater Connection Charges



- The Application would impact Wetlands of Regional Significance, located in the North Trail Wetland Basin
- Application area contains approximately 162.19 acres of wetlands of which approximately 63 acres are preservation areas protected under covenants
- Potential impact to high quality wetlands that provide important water storage and recharge and that meet the criteria for habitat critical to threatened and endangered species.
- Staff finds the application fails to demonstrate compliance with criterion #4 of CON-7A

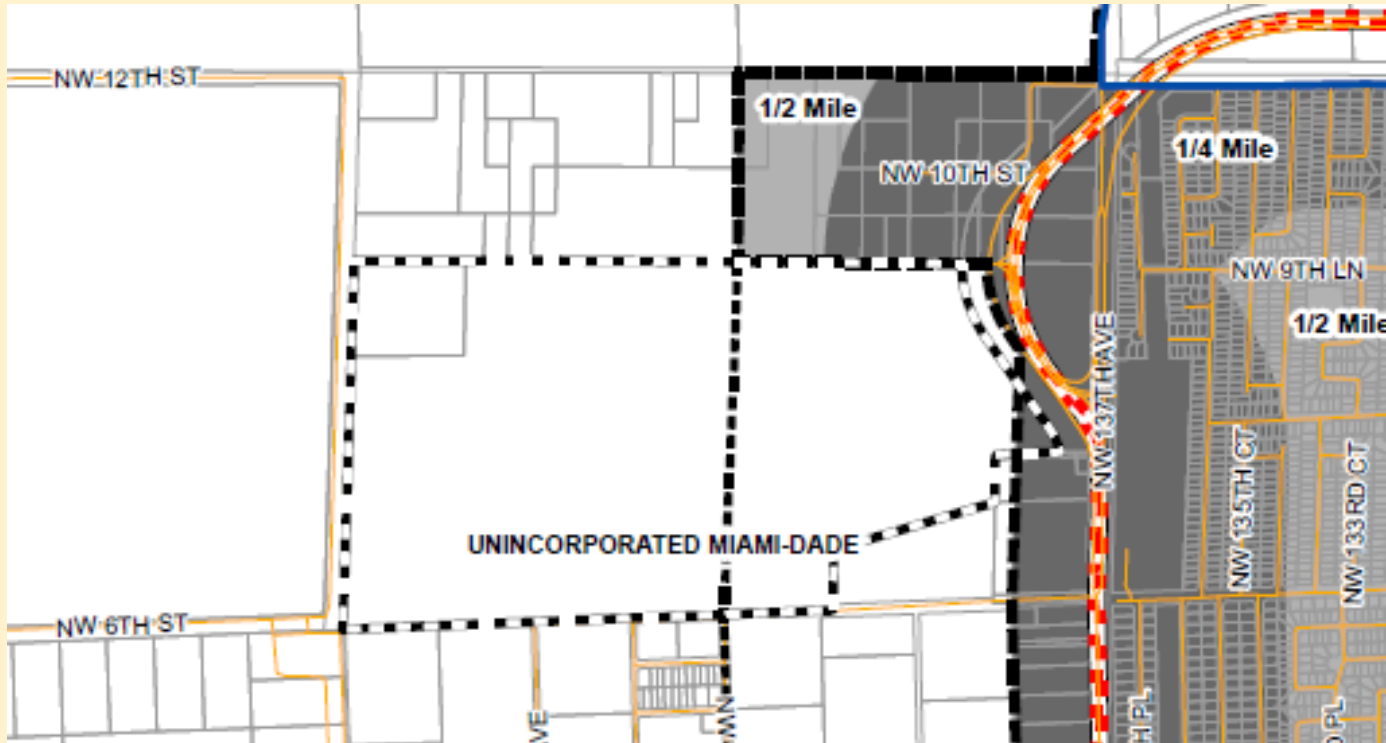


- SW 137 Avenue does not have the capacity to accommodate the traffic impacts
- Impacts are not mitigated for in the application
- Project site is not served by transit



Department of
REGULATORY and
ECONOMIC RESOURCES

Site within 1 mile of the East-West SMART Corridor



Transportation Infrastructure Improvement District (TIID)

- Applies to development within 1 mile of the East-West Corridor
- Future ad valorem tax revenue increases help fund the SMART Plan rapid transit projects



Department of
REGULATORY and
ECONOMIC RESOURCES

Reasons for Recommendation

- Would bring an urban use (industrial) to “Open Land” Subarea 3
- Would bring use intended for inside UDB to outside UDB
- Need for amount of land requested to accommodate project not justified
- Additional industrial land inside UDB available for business expansion
- Impacts to wetlands and to roadways
- Support for expansion of a 90-year-old local business
- Small portion of site (less than 1 percent) inside UDB
- Would generate revenue for the Transportation Infrastructure Improvement District (TIID) to provide transit service for the County



Recommendations

- **Staff Recommendation:**

Transmit

- **Community Council Dist. 5 Recommendation:**

Deny and Do Not Transmit





MEMORANDUM

**Miami-Dade Board of County Commissioner
Commissioner Keon Hardemon, District 3**

TO: Anthony Rodriguez
Chairman
Board of County Commissioners

DATE: July 17, 2025

RE: Deferral Request- July 17, 2025,
CDMP/Zoning Meeting

FROM: Keon Hardemon
Commissioner – District 3

A handwritten signature in blue ink, consisting of a large 'K' and a stylized 'H', with an arrow pointing from the 'H' towards the 'K'.

Due to my absence at today's Comprehensive Development Master Plan & Zoning Meeting, I am requesting that item 8A1 be deferred.

Thank you.

cc:

Daniella Levine Cava, Mayor
Geri-Bonzon-Keenan, County Attorney
Eric Silva, Assistant Director, Department of Regulatory and Economic Resources
Basia Pruna, Director, Clerk of the Board



MIAMI-DADE COUNTY COMMISSIONERS ZONING HEARING

PLACE OF MEETING: COUNTY COMMISSIONERS CHAMBERS
 OF THE STEPHEN P. CLARK CENTER – 2ND FLOOR
 111 NW 1 STREET, MIAMI, FL

DATE: July 17, 2025
TIME OF MEETING: 9:30 AM

DEFERRED ITEM	8A1 (The public hearing was held. The public hearing is subject to the rules of procedure.)
PH:	Z2024000125
Applicant	14TH STREET MIAMI INVESTMENTS, LLC.
District	03
Summary of Requests	This application is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located in close proximity to the School Board and the Adrienne Arsht Metromover Stations, and assign to it the permitted uses and development regulations applicable under Section 33C-15 of the County Code for the "Metromover Station Subzone".
Location	101 NE 14 Street, 115 NE 14 Street, 119 NE 14 Street, 121 NE 14 Street, 125 NE 14 Street, lying on the northwest corner of NE 14 Street and NE 1 Court, City of Miami, Miami-Dade County, Florida

CURRENT ITEM	8C1 (The public hearing has not been held. The public hearing is subject to the rules of procedure.)
PH:	Z2024000119
Applicant	ALBERT LIVINGSTON, ET AL.
District	08
Summary of Requests	The applicants seek to permit a rezoning of the subject property from AU (minimum 5-gross acre lot) and EU-1 (minimum 1-gross acre lot) to RU-3M (maximum 12.9-units per net acre) which would allow the property to be developed with more residential units than currently permitted.
Location	Lying generally located south of SW 314 Street, north of SW 318 Street, west of SW 192 Avenue and east of SW 197 Avenue, Miami-Dade County, Florida

CURRENT ITEM	8C2 (The public hearing has not been held. The public hearing is subject to the rules of procedure.)
PH:	Z2024000147
Applicant	MERRICK PARC, LLC.
District	07
Summary of Requests	This application is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located in close proximity to the Douglas Road Metrorail Station, and assign to it the permitted uses and development regulations applicable under Section 33C-3.3 and Section 33C-8 of the County Code for the "SMART Corridor Subzone of the Rapid Transit Zone (RTZ)", and for non-Metrorail development around certain stations within the City of Miami.
Location	3191 SW 39 Avenue; 3160 SW 38 Court; 3898 Shipping Avenue, City of Miami, Miami-Dade County, Florida

CURRENT ITEM	8C3 (The public hearing has not been held. The public hearing is subject to the rules of procedure.)
PH:	Z2024000200
Applicant	PUBLIC STORAGE KENDALE LAKES, LLC.
District	11
Summary of Requests	The applicant seeks to modify a prior approved resolution, in order to submit a revised site plan showing the addition of a new 4-story detached self-service storage building to the existing self-storage facility located on the subject property. Additionally, the applicant seeks to allow the proposed expanded facility to have more Floor Area Ratio (FAR) than permitted by Code.
Location	13655 SW 42 Street, Miami-Dade County, Florida

CURRENT ITEM	8C4 (The public hearing has not been held. The public hearing is subject to the rules of procedure.)
PH:	Z2024000201
Applicant	BLUENEST PRINCETON PARK, LLC.
District	08
Summary of Requests	The applicant seeks to permit rezoning of the subject property from AU (minimum 5-gross acre lot) to RU-3M (maximum 12.9-units per net acre) which would allow the parcel to be developed with more residential units than currently permitted.
Location	24425 SW 127 Avenue, Miami-Dade County, Florida

CURRENT ITEM	8C5 (The public hearing has not been held. The public hearing is subject to the rules of procedure.)
PH:	Z2024000202
Applicant	ALEXIS GONZALEZ AND ROSALINA IRRIZARRY
District	08
Summary of Requests	The applicants seek to permit a rezoning of the subject property from AU (minimum 5-gross acre lot) to RU-3M (maximum 12.9-units per net acre) which would allow the property to be developed with more residential units than currently permitted.
Location	24000 and 24200 SW 124 Avenue, Miami-Dade County, Florida

CURRENT ITEM	8C6 (The public hearing has not been held. The public hearing is subject to the rules of procedure.)
PH:	Z2024000231
Applicant	VS ALEXANDRIA HOLDINGS, LLC.
District	02
Summary of Requests	This application is requesting a special exception to permit approval of an initial review of the general development plans for a subject property located in close proximity to the Opa Locka Tri- Rail Station, and assign to it the permitted uses and development regulations applicable under Section 33C-3.3 of the County Code for the "SMART Corridor Subzone of the Rapid Transit Zone (RTZ)". Additionally, the application seeks to allow the residential uses of the proposed mixed-use development to be located further than required from the property line, waive the required 5' clear width within the building frontage zone and provide landscaping instead, and to permit a taller fence for the residential area than permitted by Code.
Location	13485 Alexandria Drive, City of Opa-locka, Miami-Dade County, Florida

CURRENT ITEM	8C7 (The public hearing has not been held. The public hearing is subject to the rules of procedure.)
PH:	Z2024000241
Applicant	BLUENEST AT KROME I, LLC., ET AL
District	08
Summary of Requests	The applicants seek to permit a rezoning of the subject property that is currently zoned AU (minimum 5-gross acre lot), EU-S (minimum 25,000 square foot lot), and EU-1 (minimum 1-gross acre lot), to the zoning districts BU-1A (business uses), EU-M (minimum 15,000 square foot lot), RU-3M (maximum 12.9-units per net acre), which would allow the property to be developed with commercial uses and with more residential units than currently permitted.
Location	Lying east of SW 177 (Krome) Avenue, between SW 272 Street & SW 278 Street, Miami-Dade County, Florida

CURRENT ITEM	8C8 (The public hearing has not been held. The public hearing is subject to the rules of procedure.)
PH:	Z2024000242
Applicant	MARIA DEL PILAR VILA, ET AL.
District	08
Summary of Requests	The applicants seek to permit a rezoning of the subject property from AU (minimum 5-gross acre lot) to RU-3M (maximum 12.9-units per acre) which would allow the property to be developed with more residential units than currently permitted.
Location	Lying generally located north of SW 268 Street, east of SW 154 Avenue, and on both sides of SW 152 Avenue, Miami-Dade County, Florida

CURRENT ITEM	8C9 (The public hearing has not been held. The public hearing is subject to the rules of procedure.)
PH:	Z2024000243
Applicant	CLAUDE ROATTA, BARBARA COLONNA AND NAN IMBESI
District	08
Summary of Requests	The applicants seek to permit a rezoning of the subject property from AU (minimum 5-gross acre lot) to RU-3M (maximum 12.9-units per acre) which would allow the property to be developed with more residential units than currently permitted.
Location	Lying generally located between SW 129 Avenue and SW 130 Avenue, and between SW 224 Street and SW 226 Street, Miami-Dade County, Florida

CURRENT ITEM	8C10 (The public hearing has not been held. The public hearing is subject to the rules of procedure.)
PH:	Z2025000022
Applicant	H GREG MIAMI, INC.
District	02
Summary of Requests	The applicant is seeking an amendment of the North Central Urban Area District (NCUAD) regulating plan to re-designate the subject property from Mixed-Use Main Street (MM) and Mixed-Use Corridor (MC) to Mixed Use Corridor Special (MCS).
Location	8400 NW 7 Avenue, Miami-Dade County, Florida

3A CDMP20240009 -BLUENEST DEVELOPMENT, LLC – 40 Acres / 8C1 Z2024000119 - ALBERT LIVINGSTON, ET AL.

The public hearing has not been held. The public hearing is subject to the rules of procedure.

July 17, 2025 MEETING SPEAKER LOG

#	First Name	Last Name	Address	City	State	Zip	Lobbyist	Position (For, Against, Info)
1	Jackie	Debasa	15350 SW 268 St	Homestead	Fl	33032	No	Speaking - Against
2	Jose	Debasa	15350 SW 268 St	Homestead	fl	33032	No	Speaking - Against
3	GRETTER	TORRECILLA	6976 W 4 WAY	HIALEAH	FLORIDA	33014	No	Speaking - In Favor
4	Jose	Debasa, III	15350 SW 268 St	Homestead	Fl	33032	No	Listening Only - Against
5	Laporsha	Sturdivant	26043 SW 133 Pl	Homestead	Fl	33032	No	Speaking - In Favor
6	Nora	Cooper	15231 SW 272 St	Homestead	Fl	33032	No	Speaking - Against
7	Robert	Ball	15231 SW 272 St	Homestead	Fl	33032	No	Speaking - Against
8	ALYX	DOUYOM	2620 SW 123 CT	MIAMI	FL	33175	No	Speaking - In Favor
9	Ken	Forbes	25101 SW 13 Ave	Princeton	Fl	33032	No	Speaking - In Favor
10	Patricia	Forbes	25101 SW 130 Ave	Miami	Fl	33032	No	Speaking - In Favor
11	FRANCOIS	CHAM	2620 SW 123 CT	MIAMI	FL	33175	No	Speaking - In Favor
12	ALEXIS	SANTOS	9551 FONTAINBLEAU BLD	MIAMI	FL	33172	No	Speaking - In Favor
13	Omara	Martinez	15251 SW 269 Ter	Homestead	FL	33032	No	Speaking - Against
14	Alexandry	Douyon	14925 SW 22 Street	Miami	Florida	33185	No	Speaking - In Favor
15	Lucas	Frederic	740 SW 109 AVE	Miami	FL	33174	No	Speaking - In Favor
16	Ethan	Henderson	740 SW 109 AVE	Miami	fl	33174	No	Listening Only - In Favor
17	Maykel	Oliver-Cartaya	15251 SW 269 Ter	Homestead	Fl	33032	No	Speaking - Against
18	BESSIE	BROWN	28104 SW 143 CT	HOMESTEAD	FL	33033	No	Speaking - In Favor
19	Joseph	Robinson	1140 NW 79 St #106	Miami	Fl	33150	No	Speaking - In Favor
20	Pablo Gilberto	Urgelles	27005 SW 152 Ct	Hiomestead	Fl	33032	No	Speaking - Against
21	REAMONIA	MOORE	5240 NW 25 AVE #4	MIAMI	FL	33142	No	Listening Only - In Favor
22	Earnestine	Coleman	10450 SW 176 St	Miami	Fl	33157	No	Listening Only - In Favor
23	LOUISE	JACKSON	10491 SW 171 ST	MIAMI	FLORIDA	33157	No	Listening Only - In Favor
24	Lowana	Wilson	1260 NW 95 St #112A	Miami	Fl	33147	No	Speaking - In Favor
25	ERNESTO	CERRATO	16786 NW 11 ST	PEMBROKE PINES	FL	33028	No	Speaking - In Favor
26	Mary Kathleen	Waters	13600 SW 229 ST	Miami	FL	33170	No	Speaking - In Favor
27	Claudia	Banega	11600 SW 243 St #104	Homestead	Fl	33032	No	Speaking - In Favor
28	ALFONSO	YOUNG	10491 SW 117 ST	MIAMI	FL	33157	No	Speaking - In Favor
29	William	Assee	10950 sw 171 Terrace	Miami	Florida	33157	No	Speaking - In Favor
30	Kevin	Araujo	11600 SW 243 St	Homestead	Fl	33032	No	Speaking - In Favor
31	ANDRES	ARCILLA	998 NW 27 ST OCEAN	MARATON FL	FL	33050	No	Speaking - In Favor
32	Tomas	Rodriguez	7364 SW 135 Ct	Miami	Fl	33183	No	Speaking - In Favor

3A CDMP20240009 -BLUENEST DEVELOPMENT, LLC – 40 Acres / 8C1 Z2024000119 - ALBERT LIVINGSTON, ET AL.

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July 17, 2025 MEETING SPEAKER LOG

33	Lorie	Mohammed	27055 SW 155 AVE	Homestead	Fl	33032	No	Speaking - Against
34	Gabriel	Camps Lacayo	11601 SW 98 Street	Miami	Florida	33176	No	Speaking - In Favor
35	DAVID	JAHEIM	13951 SW 158 ST	MIAMI	FL	33177	No	Speaking - In Favor
36	ROBERT	REDDING	15191 SW 272 ST	MIAMI	F	33032	No	Speaking - Against
37	Inez	Green	11120 SW 196 St #B112	Miami	Fl	33157	No	Listening Only - In Favor
38	Keddrick Darnell	Jones	1722 NW 47 TER	Miami	Fl	33142	No	Speaking - In Favor
39	Susan	Sanchez	30961 SW 195 Avenue	Homestead	Florida	33030	No	Speaking - Against
40	Brandon	Peyno	15620 SW 148 Ct	Miami	Fl	33187	No	Speaking - In Favor
41	Robert	Petrucci	31400 SW 194 Ave	Homestead	FL	33030	No	Speaking - Against
42	Nicolash	Dukes	535 SE 20 Ln	Miami	FL	33033	No	Speaking - In Favor
43	Jorge	Millan	27461 SW 154 Ave	Homestead	Fl	33132	No	Speaking - Against
44	Cynthia	George	31445 SW 193 Ave	Homestead	Fl	33030	No	Speaking - Against
45	Carmen	Petrucci	31400 SW 194 Ave	Homestead	fl	33030	No	Speaking - Against
46	Maryannette	Robinson	23515 SW 162 Ave	Homestead	Fl	33031	No	Speaking - Against
47	Akando	Osceola	big cypress Seminole Indian Reservation	Hollywood	Fl	33024		Speaking - In Favor
48	Sidney	Robinson	23515 SW 162 Ave	Homestead	Fl	33031	No	Speaking - Against
49	MAYRA	MCSWEEN	30995 SW 197 AVE	HOMESTEAD	FL	33030	No	Speaking - Against
50	Isel	Rodriguez	9880 N. Kendall D #H127	Miami	Fl	33176	No	Listening Only - Against
51	MERCY	PEREZ	5725 SW 132 CT UNIT 21 APT 7	MIAMI	FL	33186	No	Listening Only - In Favor
52	AURORA	GONZALEZ	19100 SW 317 TER	HOMESTEAD	FL	33030	No	Speaking - Against
53	Johanne	Zephir	31501 SW 193 Ave	Homestead	Fl	33030	No	Speaking - Against
54	Yuniesky	Gonzalez	19100 SW 317 Terr	Homestead	Fl	33030	No	Speaking - Against
55	Maria	Forero	176 NW 25 Street, Apt. 446	Miami	Florida	33127	No	Speaking - In Favor
56	SALVATORE	DEVITO	18940 SW 363 ST	HOMESTEAD	FL	33034	No	Speaking - Against
57	Clara	Sturdivant	26043 SW 133 Pl	Homestead	Fl	33032	No	Speaking - In Favor
58	Francois Christopher	Zephir	31501 SW 193 Ave	Homestead	fl	33030	No	Speaking - Against
59	Santiago	Bravo	1950 NW 182 Terrace	Pembroke Pines	Florida	33029	No	Speaking - In Favor
60	MICHAEL	TEVELONIS	19780 SW 280 ST	HOMESTEAD	FL	33031	No	Speaking - Against
61	Edward	Shvartsberg	3029 NE 188th St APT 603	Aventura	FL	33180	Yes	Listening Only - In Favor
62	Michael	Steel	11105 SW 95 St	Miami	Fl	33176	No	Speaking - In Favor
63	Flemmisha Janee	Shropshire	26043 SW 133 PL	Homestead	FL	33032	No	Speaking - In Favor
64	RYAN	KORBECKI	20301 SW 316 ST	HOMESTEAD	FL	33030	No	Speaking - Against
65	Ajai	Sturdivant	26043 Sw 133 pl	Homestead	FL	33032	No	Listening Only - In Favor
66	Amanda	Cruz	21016 SW 121 Ave	Miami	FL	33177	No	Speaking - Against

3A CDMP20240009 -BLUENEST DEVELOPMENT, LLC – 40 Acres / 8C1 Z2024000119 - ALBERT LIVINGSTON, ET AL.

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July 17, 2025 MEETING SPEAKER LOG

67	Efren	Nuñez	16062 SW 287 St	Homestead	FL	33033	No	Speaking - Against
68	JAMES	HARRIS	19425 SW 312 ST	HOMESTEAD	FL	33030	No	Speaking - Against
69	Carol	Harris	19425 SW 312 Street	Homestead	Florida	33030	No	Speaking - Against
70	ROBERT	PETRUCCI	31400 sw 194th Ave	Homestead	Florida	33030	No	Speaking - Against
71	Salvatore	De Vito	31190 SW 194 Ave	Homestead	FL	33030	No	Speaking - Against
72	Richard Lee	Mullina	31155 SW 197 Ave	Homestead	FL	33030	No	Speaking - Against
73	Nuncia	Cavallaro Strano	337 nw 1 st	Florida City	Florida	33034	No	Speaking - Against
74	ELSA	DEVITO	31190 SW 194 AVE	HOMESTEAD	FL	33030	No	Speaking - Against
75	Felix	Del Rosario	2852 Sw 68 Ave	Miami	FL	33155	No	Speaking - In Favor
76	Cesilia	Lobo-Bermudez	400 NW 2 Ave	Miami	FL	33128	No	Speaking - In Favor
77	Frances Mary	Zocco	18912 SW 308 ST	Homestead	FL	33030	No	Speaking - Against
78	MIGUEL	GARCIA	32275 SW 154 TH CT	HOMESTEAD	FL	33030	No	Speaking - Against
79	Pedro	Nava	400 NW 2 Ave	Miami	FL	33128	No	Speaking - In Favor
80	Lewis	Cloninger	31000 SW 194 Avenue	Homestead	Florida	33030		Speaking - Against
81	STEVE	DINWIDDIE	32212 SW 195 AVE	HOMESTEAD	FL	33030	No	Speaking - Against
82	Megan Elizabeth	Puig- Garcia	32275 SW 194 CT	Homestead	FL	33030	No	Speaking - Against
83	Kenneth	Brown	12300 NW 17TH	Miami	FL	33168	Yes	Speaking - Against
84	Enrique	Herrera	400 NW 2 Ave	Miami	FL	33128	No	Speaking - In Favor
85	Andrew	George	31445 SW 193rd Ave	Homestead	Florida	33030	No	Speaking - Against
86	Lulfy	Pagan	4335 NW 3rd St	Miami	FL	33126	No	Speaking - In Favor
87	Christopher	Gonzalez	14330 Sw 49th Ln	Miami	FL	33175	No	Speaking - In Favor
88	Leonard Howard	Goldstein	26615 SW 157 Avenue	Redland	Florida	33031	No	Speaking - Against
89	Franco	Martorella	7760 SW 141st St	Palmetto Bay	Florida	33158	No	Speaking - In Favor
90	alejandro	lopez	7360 114th ave apt 102	doral	florida	33178		Listening Only - In Favor
91	Pablo	Olivero	10914 NW 70th ST	Doral	Florida	33178		Listening Only - In Favor
92	Andrew	Ginestra	11404 Nw 75 Terrace	Doral	FLORIDA	33178	No	Speaking - In Favor
93	Carlos	Rodriguez- Pena	15395, SW 271 Street	Homestead	FLORIDA	33032	No	Speaking - Against
94	Klaudia	Podgorna	900 grand central st	Clearwater	FL	33756	No	Speaking - In Favor
95	JACK	MILLER	2045 SE SAINT LUCIE BLVD	STUART	FL	34995	No	Speaking - Against
96	Flemmie	Shropshire	26043 Sw 133 pl	Honestead	FL	33032	No	Listening Only - In Favor
97	Ignacio	Ruiz	10861 NW 84th St	Doral	FL	33178	No	Speaking - In Favor
98	Philip	Ehr	8962 sw 142 Avenue, Apartment 1219	Miami	Florida	33186	No	Speaking - Against
99	MARIANELA	SALADO	15390 SW 271 ST	MIAMI	FL	33032	No	Speaking - Against
100	Ulysses	Fernandez	15390 SW 271 St	Homestead	FL	33022	No	Speaking - Against

3A CDMP20240009 -BLUENEST DEVELOPMENT, LLC – 40 Acres / 8C1 Z2024000119 - ALBERT LIVINGSTON, ET AL.

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July 17, 2025 MEETING SPEAKER LOG

101	ULISES	FERNANDEZ	15390 SW 271 ST	MIAMI	FL	33032	No	Speaking - Against
102	Richard	Weil	1430 Milan Ave	Coral Gables	FL	33134	No	Speaking - Against
103	GUILLERMO	BUSTAMANTE	337 SE 20 AVE	HOMESTAED	FL	33035	No	Speaking - Against
104	Jessica	Ghawi	31050 SW 194 Avenue	Homestead	Florida	33030	No	Speaking - Against
105	Vanessa	Brito	67 Hickory Ct SW	Labelle	FL	33935	No	Speaking - Against
106	Jeremy	Young	22385 SW 107th Ave , #301	Miami	FL	33170	No	Speaking - In Favor

3C CDMP20240017 - BLUENEST DEVELOPMENT, LLC - Roatta / 8C9 Z2024000243 - CLAUDE ROATTA, BARBARA COLONNA AND NAN IMBESI

The public hearing has not been held. The public hearing is subject to the rules of procedure.

July 17, 2025 MEETING SPEAKER LOG

#	First Name	Last Name	Address	City	State	Zip	Lobbyist	Position (For, Against, Info)
1	GRETTER	TORRECILLA	6976 W 4 WAY	HIALEAH	FLORIDA	33014	No	Speaking - In Favor
2	Susan	Sanchez	30961 SW 195 Avenue	Homestead	Florida	33030	No	Speaking - Against
3	Cynthia	George	31445 SW 193 Ave	Homestead	FL	33030	No	Speaking - Against
4	MAYRA	MCSWEEN	30995 SW 197 AVE	HOMESTEAD	FL	33030	No	Speaking - Against
5	Isel	Rodriguez	9880 N. Kendall D #H127	Miami	FL	33176	No	Listening Only - Against
6	MERCY	PEREZ	5725 SW 132 CT UNIT 21 APT 7	MIAMI	FL	33186	No	Listening Only - In Favor
7	AURORA	GONZALEZ	19100 SW 317 TER	HOMESTEAD	FL	33030	No	Speaking - Against
8	Johanne	Zephir	31501 SW 193 Ave	Homestead	FL	33030	No	Speaking - Against
9	Yuniesky	Gonzalez	19100 SW 317 Terr	Homestead	FL	33030	No	Speaking - Against
10	SALVATORE	DEVITO	18940 SW 363 ST	HOMESTEAD	FL	33034	No	Speaking - Against
11	Francois Christopher	Zephir	31501 SW 193 Ave	Homestead	fl	33030	No	Speaking - Against
12	MICHAEL	TEVELONIS	19780 SW 280 ST	HOMESTEAD	FL	33031	No	Speaking - Against
13	Edward	Shvartsberg	3029 NE 188th St APT 603	Aventura	FL	33180	Yes	Listening Only - In Favor
14	RYAN	KORBECKI	20301 SW 316 ST	HOMESTEAD	FL	33030	No	Speaking - Against
15	Amanda	Cruz	21016 SW 121 Ave	Miami	FL	33177	No	Speaking - Against
16	Efren	Nuñez	16062 SW 287 St	Homestead	FL	33033	No	Speaking - Against
17	JAMES	HARRIS	19425 SW 312 ST	HOMESTEAD	FL	33030	No	Speaking - Against
18	Carol	Harris	19425 SW 312 Street	Homestead	Florida	33030	No	Speaking - Against
19	Salvatore	De Vito	31190 SW 194 Ave	Homestead	FL	33030	No	Speaking - Against
20	Richard Lee	Mullina	31155 SW 197 Ave	Homestead	FL	33030	No	Speaking - Against
21	Nuncia	Cavallaro Strano	337 nw 1 st	Florida City	Florida	33034	No	Speaking - Against
22	ELSA	DEVITO	31190 SW 194 AVE	HOMESTEAD	FL	33030	No	Speaking - Against
23	Frances Mary	Zocco	18912 SW 308 ST	Homestead	FL	33030	No	Speaking - Against
24	MIGUEL	GARCIA	32275 SW 154 TH CT	HOMESTEAD	FL	33030	No	Speaking - Against
25	Lewis	Cloninger	31000 SW 194 Avenue	Homestead	Florida	33030		Speaking - Against
26	STEVE	DINWIDDIE	32212 SW 195 AVE	HOMESTEAD	FL	33030	No	Speaking - Against
27	Megan Elizabeth	Puig- Garcia	32275 SW 194 CT	Homestead	FL	33030	No	Speaking - Against
28	Andrew	George	31445 SW 193rd Ave	Homestead	Florida	33030	No	Speaking - Against
29	Franco	Martorella	7760 SW 141st St	Palmetto Bay	Florida	33158	No	Speaking - In Favor
30	Klaudia	Podgorna	900 grand central st	Clearwater	FL	33756	No	Speaking - In Favor
31	JACK	MILLER	2045 SE SAINT LUCIE BLVD	STUART	FL	34995	No	Speaking - Against

3C CDMP20240017 - BLUENEST DEVELOPMENT, LLC - Roatta / 8C9 Z2024000243 - CLAUDE ROATTA, BARBARA COLONNA AND NAN IMBESI

The public hearing has not been held. The public hearing is subject to the rules of procedure.

July 17, 2025 MEETING SPEAKER LOG

32	Philip	Ehr	8962 sw 142 Avenue, Apartment 1219	Miami	Florida	33186	No	Speaking - Against
33	MARIANELA	SALADO	15390 SW 271 ST	MIAMI	FL	33032	No	Speaking - Against
34	Ulysses	Fernandez	15390 SW 271 St	Homestead	Fl	33022	No	Speaking - Against
35	ULISES	FERNANDEZ	15390 SW 271 ST	MIAMI	FL	33032	No	Speaking - Against
36	GUILLERMO	BUSTAMANTE	337 SE 20 AVE	HOMESTAED	FL	33035	No	Speaking - Against
37	Jessica	Ghawi	31050 SW 194 Avenue	Homestead	Florida	33030	No	Speaking - Against
38	Vanessa	Brito	67 Hickory Ct SW	Labelle	Fl	33935	No	Speaking - Against

3D CDMP20240019 - BLUENEST DEVELOPMENT, LLC – Princeton NE / 8C5 Z2024000202 - ALEXIS GONZALEZ AND ROSALINA IRRIZARRY

The public hearing has not been held. The public hearing is subject to the rules of procedure.

July 17, 2025 MEETING SPEAKER LOG

#	First Name	Last Name	Address	City	State	Zip	Lobbyist	Position (For, Against, Info)
1	Jackie	Debasa	15350 SW 268 St	Homestead	Fl	33032	No	Speaking - Against
2	Jose	Debasa	15350 SW 268 St	Homestead	fl	33032	No	Speaking - Against
3	GRETTER	TORRECILLA	6976 W 4 WAY	HIALEAH	FLORIDA	33014	No	Speaking - In Favor
4	Jose	Debasa, III	15350 SW 268 St	Homestead	Fl	33032	No	Listening Only - Against
5	Laporsha	Sturdivant	26043 SW 133 Pl	Homestead	Fl	33032	No	Speaking - In Favor
6	Pablo	Urgelles	27005 SW 152 CT	Miami	fl	33032	No	Speaking - Against
7	Nora	Cooper	15231 SW 272 St	Homestead	Fl	33032	No	Speaking - Against
8	VYTAUTAS	RAMUNAS	15250 SW 269 TERR	HOMESTEAD	FL	33032	No	Speaking - Against
9	Ivia	Ramunas	15250 SW 269 Tr	Homestead	Fl	33032	No	Speaking - Against
10	Robert	Ball	15231 SW 272 St	Homestead	Fl	33032	No	Speaking - Against
11	ALYX	DOUYOM	2620 SW 123 CT	MIAMI	FL	33175	No	Speaking - In Favor
12	Ken	Forbes	25101 SW 13 Ave	Princeton	Fl	33032	No	Speaking - In Favor
13	Yulery	Castro	27277 SW 143 CT AVE	Homestead	FL	33032	No	Speaking - In Favor
14	Luis	Ramos Reyes	1152 NW 2 st	Florida City	Fl	33034	No	Speaking - In Favor
15	Patricia	Forbes	25101 SW 130 Ave	Miami	Fl	33032	No	Speaking - In Favor
16	FRANCOIS	CHAM	2620 SW 123 CT	MIAMI	FL	33175	No	Speaking - In Favor
17	Ruth	Sanchez	27277 SW 143 Ct Ave	Homestead	FL	33032	No	Speaking - In Favor
18	Gladys	Ramos	1152 NW 2 St	Florida City	Fl	33034	No	Speaking - In Favor
19	Gabriel	Garcia	15278 SW 268 St	Homestead	Fl	33032	No	Speaking - Against
20	ALEXIS	SANTOS	9551 FONTAINBLEAU BLD	MIAMI	FL	33172	No	Speaking - In Favor
21	Omara	Martinez	15251 SW 269 Ter	Homestead	FL	33032	No	Speaking - Against
22	Olga	Orduz	28375 SW 152 Ave #306	Homestead	Fl	33033	No	Speaking - In Favor
23	Celia	Suarez	7291 W 13 Ter	Miami	Fl	33144	No	Speaking - Against
24	Alexandry	Douyon	14925 SW 22 Street	Miami	Florida	33185	No	Speaking - In Favor
25	Lucas	Frederic	740 SW 109 AVE	Miami	FL	33174	No	Speaking - In Favor
26	Gabriel	Garcia, Sr	13000 SW 14 St	Miami	Fl	33184	No	Speaking - Against
27	DAVID	KARCHER	16320 SW 279 ST	HOMESTEAD	FL	33031	No	Speaking - Against
28	Lizette	Arango	9551 Fontainebleau Blvd #405	Miami	Fl	33172	No	Speaking - In Favor
29	Ethan	Henderson	740 SW 109 AVE	Miami	fl	33174	No	Listening Only - In Favor
30	Maykel	Oliver-Cartaya	15251 SW 269 Ter	Homestead	Fl	33032	No	Speaking - Against
31	Maria	Essenwanger	601 NE 23 Street, Unit TH3	miami	florida	33137	No	Speaking - In Favor

3D CDMP20240019 - BLUENEST DEVELOPMENT, LLC – Princeton NE / 8C5 Z2024000202 - ALEXIS GONZALEZ AND ROSALINA IRRIZARRY**The public hearing has not been held. The public hearing is subject to the rules of procedure.****July 17, 2025 MEETING SPEAKER LOG**

32	KEVIN	KALLIS	17079 SW 92 CT	MIAMI	FL	33196	No	Speaking - In Favor
33	Rogelio	Valdes	3238 SW 87 Pl	Miami	Fl	33165	No	Speaking - Against
34	German	Tinoco Castillo	25332 SW 108 Ave	Homestead	fl	33032	No	Speaking - In Favor
35	Franco	Lorenzo	29 Antilla Ave Apt. 4	Coral Gables	Fl	33134	No	Speaking - Against
36	Daniel John	Mlodozienec	80 Chateau Ct	Depew	NY	14043		Speaking - Against
37	BESSIE	BROWN	28104 SW 143 CT	HOMESTEAD	FL	33033	No	Speaking - In Favor
38	Liliana	Crisanto	2409 SE 1st Street	Homestead	Florida	33033	No	Speaking - In Favor
39	Joseph	Robinson	1140 NW 79 St #106	Miami	Fl	33150	No	Speaking - In Favor
40	Pablo Gilberto	Urgelles	27005 SW 152 Ct	Hiomestead	Fl	33032	No	Speaking - Against
41	REAMONIA	MOORE	5240 NW 25 AVE #4	MIAMI	FL	33142	No	Listening Only - In Favor
42	Jose	Lopez	2409 SE 1st Street	Homestead	Florida	33033	No	Speaking - In Favor
43	Gustavo	Canete	735 SE 37 Pl	Homestead	Fl	33033	No	Speaking - In Favor
44	Robert	Dawson	13890 NE 3 CT	Miami	FL	33161	No	Speaking - In Favor
45	Earnestine	Coleman	10450 SW 176 St	Miami	Fl	33157	No	Listening Only - In Favor
46	Miguel	Gonzalez Canadilla	602 NE 4 Street	Florida City	Florida	33034	No	Speaking - In Favor
47	LOUISE	JACKSON	10491 SW 171 ST	MIAMI	FLORIDA	33157	No	Listening Only - In Favor
48	Rose Marie	Canete	18001 SW 148 Ave RD	Miami	Fl	33187	No	Speaking - In Favor
49	Lowana	Wilson	1260 NW 95 St #112A	Miami	Fl	33147	No	Speaking - In Favor
50	ERNESTO	CERRATO	16786 NW 11 ST	PEMBROKE PINES	FL	33028	No	Speaking - In Favor
51	Mary Katheleen	Waters	13600 SW 229 ST	Miami	FL	33170	No	Speaking - In Favor
52	Claudia	Banega	11600 SW 243 St #104	Homestead	Fl	33032	No	Speaking - In Favor
53	ALFONSO	YOUNG	10491 SW 117 ST	MIAMI	FL	33157	No	Speaking - In Favor
54	Ashley Marie	Canete	18001 SW 148 Ave RD	Miami	FL	33187	No	Speaking - In Favor
55	William	Assee	10950 sw 171 Terrace	Miami	Florida	33157	No	Speaking - In Favor
56	Kevin	Araujo	11600 SW 243 St	Homestead	Fl	33032	No	Speaking - In Favor
57	ANDRES	ARCILLA	998 NW 27 ST OCEAN	MARATON FL	FL	33050	No	Speaking - In Favor
58	Tomas	Rodriguez	7364 SW 135 Ct	Miami	Fl	33183	No	Speaking - In Favor
59	Laura	Renolds	6620 SW 64 Ct	S.Miami	Fl	33143		Speaking - Against
60	SCOTT	POLLOWITZ	21190 MAINSAIL CIRCLE	AVENTURA	FL	33180		Speaking - Against
61	Lorie	Mohammed	27055 SW 155 AVE	Homestead	Fl	33032	No	Speaking - Against
62	Gabriel	Camps Lacayo	11601 SW 98 Street	Miami	Florida	33176	No	Speaking - In Favor
63	William Antonio	Morales Icaza	14122 SW 178 ST	Miami	FL	33177	No	Listening Only - In Favor
64	DAVID	JAHEIM	13951 SW 158 ST	MIAMI	FL	33177	No	Speaking - In Favor
65	ROBERT	REDDING	15191 SW 272 ST	MIAMI	F	33032	No	Speaking - Against

3D CDMP20240019 - BLUENEST DEVELOPMENT, LLC – Princeton NE / 8C5 Z2024000202 - ALEXIS GONZALEZ AND ROSALINA IRRIZARRY

The public hearing has not been held. The public hearing is subject to the rules of procedure.

July 17, 2025 MEETING SPEAKER LOG

66	Inez	Green	11120 SW 196 St #B112	Miami	FL	33157	No	Listening Only - In Favor
67	Yonesy	Arias	9021 SW 34 St	Miami	FL	33165	No	Speaking - Against
68	Keddrick Darnell	Jones	1722 NW 47 TER	Miami	FL	33142	No	Speaking - In Favor
69	Susan	Sanchez	30961 SW 195 Avenue	Homestead	Florida	33030	No	Speaking - Against
70	Brandon	Peyno	15620 SW 148 Ct	Miami	FL	33187	No	Speaking - In Favor
71	Ariel	Trujillo	2783 SW 31 St Pl	Miami	FL	33133	No	Speaking - Against
72	Robert	Petrucci	31400 SW 194 Ave	Homestead	FL	33030	No	Speaking - Against
73	DEBRA	BEARD CAIN	9382 SW 184 TERR	MIAMI	FL	33157	No	Speaking - In Favor
74	TRAVIS	JOHNSON	14830 NARANJA LAKES BLVD 1E	HOMESTEAD	FL	33032	No	Speaking - In Favor
75	Nicolash	Dukes	535 SE 20 Ln	Miami	FL	33033	No	Speaking - In Favor
76	Jorge	Millan	27461 SW 154 Ave	Homestead	FL	33132	No	Speaking - Against
77	Cynthia	George	31445 SW 193 Ave	Homestead	FL	33030	No	Speaking - Against
78	Michelle	Trinidad	P O Box 349213	Homestead	Florida	33034	No	Speaking - In Favor
79	XAVIER	AVANT	2222 SE 23 RD AVE	HOMESTEAD	FL	33035	No	Speaking - In Favor
80	SOFIA	BEROES	15225 SW 119 TERR	MIAMI	FL	33196	No	Speaking - In Favor
81	Carmen	Petrucci	31400 SW 194 Ave	Homestead	fl	33030	No	Speaking - Against
82	Maryannette	Robinson	23515 SW 162 Ave	Homestead	FL	33031	No	Speaking - Against
83	DERRICK	LESTER	26725 SW 134 AVE	MIAMI	FL	33032	No	Speaking - In Favor
84	Magaly	Fernandez Cabrera	15880 SW 301 ST TER	Homestead	FL	33033	No	Speaking - In Favor
85	Akando	Osceola	big cypress Seminole Indian Reservation	Hollywood	FL	33024		Speaking - In Favor
86	Yaimary	Ross	1251 se 31 ct	Homestead	Florida	33035	No	Speaking - In Favor
87	Sidney	Robinson	23515 SW 162 Ave	Homestead	FL	33031	No	Speaking - Against
88	MAYRA	MCSWEEN	30995 SW 197 AVE	HOMESTEAD	FL	33030	No	Speaking - Against
89	Isel	Rodriguez	9880 N. Kendall D #H127	Miami	FL	33176	No	Listening Only - Against
90	Stefan	Cole	15251 SW 271 St	Homestead	FL	33032	No	Speaking - Against
91	MERCY	PEREZ	5725 SW 132 CT UNIT 21 APT 7	MIAMI	FL	33186	No	Listening Only - In Favor
92	AURORA	GONZALEZ	19100 SW 317 TER	HOMESTEAD	FL	33030	No	Speaking - Against
93	Johanne	Zephir	31501 SW 193 Ave	Homestead	FL	33030	No	Speaking - Against
94	Yuniesky	Gonzalez	19100 SW 317 Terr	Homestead	FL	33030	No	Speaking - Against
95	Maria	Forero	176 NW 25 Street, Apt. 446	Miami	Florida	33127	No	Speaking - In Favor
96	SALVATORE	DEVITO	18940 SW 363 ST	HOMESTEAD	FL	33034	No	Speaking - Against
97	Clara	Sturdivant	26043 SW 133 Pl	Homestead	FL	33032	No	Speaking - In Favor
98	Jason	Bass	17895 Avocado Dr	Homestead	FL	33030	No	Speaking - In Favor
99	Francois Christopher	Zephir	31501 SW 193 Ave	Homestead	fl	33030	No	Speaking - Against

3D CDMP20240019 - BLUENEST DEVELOPMENT, LLC – Princeton NE / 8C5 Z2024000202 - ALEXIS GONZALEZ AND ROSALINA IRRIZARRY

The public hearing has not been held. The public hearing is subject to the rules of procedure.

July 17, 2025 MEETING SPEAKER LOG

100	Santiago	Bravo	1950 NW 182 Terrace	Pembroke Pines	Florida	33029	No	Speaking - In Favor
101	MICHAEL	TEVELONIS	19780 SW 280 ST	HOMESTEAD	FL	33031	No	Speaking - Against
102	Edward	Shvartsberg	3029 NE 188th St APT 603	Aventura	FL	33180	Yes	Listening Only - In Favor
103	Michael	Steel	11105 SW 95 St	Miami	FL	33176	No	Speaking - In Favor
104	Brian	Delgado	12232sw , 102ter	Miami	FL	33186	No	Speaking - In Favor
105	Flemmisha Janee	Shropshire	26043 SW 133 PL	Homestead	FL	33032	No	Speaking - In Favor
106	RYAN	KORBECKI	20301 SW 316 ST	HOMESTEAD	FL	33030	No	Speaking - Against
107	Ajai	Sturdivant	26043 Sw 133 pl	Homestead	FL	33032	No	Listening Only - In Favor
108	Amanda	Cruz	21016 SW 121 Ave	Miami	FL	33177	No	Speaking - Against
109	Jenevi	Cabreriza	15200 SW 268th St	Homestead	FL	33032	No	Speaking - Against
110	Efren	Nuñez	16062 SW 287 St	Homestead	FL	33033	No	Speaking - Against
111	JAMES	HARRIS	19425 SW 312 ST	HOMESTEAD	FL	33030	No	Speaking - Against
112	Carol	Harris	19425 SW 312 Street	Homestead	Florida	33030	No	Speaking - Against
113	Ibelsis	Perez	15200 SW 268th St	Homestead	FL	33032	No	Speaking - Against
114	Sandra	Vazquez Santos	11875 SW 234 ST	Homestead	FL	33032	No	Speaking - In Favor
115	ROBERT	PETRUCCI	31400 sw 194th Ave	Homestead	Florida	33030	No	Speaking - Against
116	Salvatore	De Vito	31190 SW 194 Ave	Homestead	FL	33030	No	Speaking - Against
117	Richard Lee	Mullina	31155 SW 197 Ave	Homestead	FL	33030	No	Speaking - Against
118	Nuncia	Cavallaro Strano	337 nw 1 st	Florida City	Florida	33034	No	Speaking - Against
119	MATILDE	ARMADA	9816 NW 126 TERR	HIALEAH GDNS	33018	33018	No	Speaking - Against
120	ELSA	DEVITO	31190 SW 194 AVE	HOMESTEAD	FL	33030	No	Speaking - Against
121	Felix	Del Rosario	2852 Sw 68 Ave	Miami	FL	33155	No	Speaking - In Favor
122	Cesilia	Lobo-Bermudez	400 NW 2 Ave	Miami	FL	33128	No	Speaking - In Favor
123	Frances Mary	Zocco	18912 SW 308 ST	Homestead	FL	33030	No	Speaking - Against
124	Raul	Armada	9816 NW 126 Tr	Hialeah	FL	33018	No	Listening Only - Against
125	MIGUEL	GARCIA	32275 SW 154 TH CT	HOMESTEAD	FL	33030	No	Speaking - Against
126	Pedro	Nava	400 NW 2 Ave	Miami	FL	33128	No	Speaking - In Favor
127	Lewis	Cloninger	31000 SW 194 Avenue	Homestead	Florida	33030		Speaking - Against
128	STEVE	DINWIDDIE	32212 SW 195 AVE	HOMESTEAD	FL	33030	No	Speaking - Against
129	Megan Elizabeth	Puig- Garcia	32275 SW 194 CT	Homestead	FL	33030	No	Speaking - Against
130	Kenneth	Brown	12300 NW 17TH	Miami	FL	33168	Yes	Speaking - Against
131	Enrique	Herrera	400 NW 2 Ave	Miami	FL	33128	No	Speaking - In Favor
132	YOLANDA	GOMEZ	945 SW 151 PL	MIAMI	FL	331954	No	Speaking - Against
133	Reginald	Joseph	2480 SE 5 CT	Homestead	Florida	33033	No	Speaking - In Favor

3D CDMP20240019 - BLUENEST DEVELOPMENT, LLC – Princeton NE / 8C5 Z2024000202 - ALEXIS GONZALEZ AND ROSALINA IRRIZARRY

The public hearing has not been held. The public hearing is subject to the rules of procedure.

July 17, 2025 MEETING SPEAKER LOG

134	JOSE	DEBASA	945 SW 151 PL	MIAMI	FL	33194	No	Speaking - Against
135	Sirena	Ortega	16104 sw 303 terrace	Homestead	FL	33033	Yes	Speaking - In Favor
136	JAQUELINE	OLIVAS	1100 WESRWARD DR	MIAMI SPRINGS	FL	33166	No	Speaking - In Favor
137	Andrew	George	31445 SW 193rd Ave	Homestead	Florida	33030	No	Speaking - Against
138	Cesar	Valdes Alaez	cesaralaez@gmail.com	Miami	Fl	33032	No	Speaking - Against
139	Valeria	Donets	4600 SW 67th ave	Miami	Florida	33155		Speaking - Against
140	Richard John	Campbell	15300 SW 268 ST	Homestead	Fl	33032	No	Speaking - Against
141	Lulfy	Pagan	4335 NW 3rd St	Miami	FL	33126	No	Speaking - In Favor
142	Christopher	Gonzalez	14330 Sw 49th Ln	Miami	FL	33175	No	Speaking - In Favor
143	Lea	Izzy	5200southwest38way	FortLauderdale	FL	33312	Yes	Speaking - In Favor
144	Leonard Howard	Goldstein	26615 SW 157 Avenue	Redland	Florida	33031	No	Speaking - Against
145	Ibelsis	Perez	12401 W Okeechobee Rd #309	Hialeah	Fl	33018	No	Speaking - Against
146	JENEVI	PEREZ	12401 W OKEECHOBEE RD #309	MIAMI	FL	33032	No	Speaking - Against
147	Franco	Martorella	7760 SW 141st St	Palmetto Bay	Florida	33158	No	Speaking - In Favor
148	Ibelsis	Perez	12401 W. Okeechobee Rd #309	Hialeah	Fl	33018	No	Listening Only - Against
149	JENEVI	PEREZ	OKEECHOBEE	MIAMI	FL	330323	No	Speaking - Against
150	Slavencia Shonkia	Halls	25931 S Dixie Hwy	Homestead	FL	33032	No	Speaking - In Favor
151	Michael	Wanek	20520 SW 190th St.	Miami	FL	33187		Speaking - Against
152	alejandro	lopez	7360 114th ave apt 102	doral	florida	33178		Listening Only - In Favor
153	Pablo	Olivero	10914 NW 70th ST	Doral	Florida	33178		Listening Only - In Favor
154	Andrew	Ginestra	11404 Nw 75 Terrace	Doral	FLORIDA	33178	No	Speaking - In Favor
155	Carlos	Rodriguez- Pena	15395, SW 271 Street	Homestead	FLORIDA	33032	No	Speaking - Against
156	Leslie	Lee	17420 SW 267 Ln	Homestead	Fl	33031	No	Speaking - Against
157	Klaudia	Podgorna	900 grand central st	Clearwater	FL	33756	No	Speaking - In Favor
158	JACK	MILLER	2045 SE SAINT LUCIE BLVD	STUART	FL	34995	No	Speaking - Against
159	Flemmie	Shropshire	26043 Sw 133 pl	Honestead	FL	33032	No	Listening Only - In Favor
160	Ignacio	Ruiz	10861 NW 84th St	Doral	FL	33178	No	Speaking - In Favor
161	Philip	Ehr	8962 sw 142 Avenue, Apartment 1219	Miami	Florida	33186	No	Speaking - Against
162	MARIANELA	SALADO	15390 SW 271 ST	MIAMI	FL	33032	No	Speaking - Against
163	Ulysses	Fernandez	15390 SW 271 St	Homestead	Fl	33022	No	Speaking - Against
164	ULISES	FERNANDEZ	15390 SW 271 ST	MIAMI	FL	33032	No	Speaking - Against
165	Richard	Weil	1430 Milan Ave	Coral Gables	Fl	33134	No	Speaking - Against
166	GUILLERMO	BUSTAMANTE	337 SE 20 AVE	HOMESTAED	FL	33035	No	Speaking - Against
167	Jessica	Ghawi	31050 SW 194 Avenue	Homestead	Florida	33030	No	Speaking - Against

3D CDMP20240019 - BLUENEST DEVELOPMENT, LLC – Princeton NE / 8C5 Z2024000202 - ALEXIS GONZALEZ AND ROSALINA IRRIZARRY

The public hearing has not been held. The public hearing is subject to the rules of procedure.

July 17, 2025 MEETING SPEAKER LOG

168	Vanessa	Brito	67 Hickory Ct SW	Labelle	Fl	33935	No	Speaking - Against
169	Jeremy	Young	22385 SW 107th Ave , #301	Miami	FL	33170	No	Speaking - In Favor

3E CDMP20240016 - BLUENEST DEVELOPMENT, LLC - Naranja / 8C8 Z2024000242 - MARIA DEL PILAR VILA, ET AL.

The public hearing has not been held. The public hearing is subject to the rules of procedure.

July 17, 2025 MEETING SPEAKER LOG

#	First Name	Last Name	Address	City	State	Zip	Lobbyist	Position (For, Against, Info)
1	Jackie	Debasa	15350 SW 268 St	Homestead	FL	33032	No	Speaking - Against
2	Jose	Debasa	15350 SW 268 St	Homestead	fl	33032	No	Speaking - Against
3	GRETTER	TORRECILLA	6976 W 4 WAY	HIALEAH	FLORIDA	33014	No	Speaking - In Favor
4	Jose	Debasa, III	15350 SW 268 St	Homestead	FL	33032	No	Listening Only - Against
5	Laporsha	Sturdivant	26043 SW 133 Pl	Homestead	FL	33032	No	Speaking - In Favor
6	Pablo	Urgelles	27005 SW 152 CT	Miami	fl	33032	No	Speaking - Against
7	Nora	Cooper	15231 SW 272 St	Homestead	FL	33032	No	Speaking - Against
8	VYTAUTAS	RAMUNAS	15250 SW 269 TERR	HOMESTEAD	FL	33032	No	Speaking - Against
9	Ivia	Ramunas	15250 SW 269 Tr	Homestead	FL	33032	No	Speaking - Against
10	Robert	Ball	15231 SW 272 St	Homestead	FL	33032	No	Speaking - Against
11	ALYX	DOUYOM	2620 SW 123 CT	MIAMI	FL	33175	No	Speaking - In Favor
12	Ken	Forbes	25101 SW 13 Ave	Princeton	FL	33032	No	Speaking - In Favor
13	Yulery	Castro	27277 SW 143 CT AVE	Homestead	FL	33032	No	Speaking - In Favor
14	Luis	Ramos Reyes	1152 NW 2 st	Florida City	FL	33034	No	Speaking - In Favor
15	Patricia	Forbes	25101 SW 130 Ave	Miami	FL	33032	No	Speaking - In Favor
16	FRANCOIS	CHAM	2620 SW 123 CT	MIAMI	FL	33175	No	Speaking - In Favor
17	Ruth	Sanchez	27277 SW 143 Ct Ave	Homestead	FL	33032	No	Speaking - In Favor
18	Gladys	Ramos	1152 NW 2 St	Florida City	FL	33034	No	Speaking - In Favor
19	Gabriel	Garcia	15278 SW 268 St	Homestead	FL	33032	No	Speaking - Against
20	ALEXIS	SANTOS	9551 FONTAINEBLEAU BLD	MIAMI	FL	33172	No	Speaking - In Favor
21	Omara	Martinez	15251 SW 269 Ter	Homestead	FL	33032	No	Speaking - Against
22	Olga	Orduz	28375 SW 152 Ave #306	Homestead	FL	33033	No	Speaking - In Favor
23	Celia	Suarez	7291 W 13 Ter	Miami	FL	33144	No	Speaking - Against
24	Alexandry	Douyon	14925 SW 22 Street	Miami	Florida	33185	No	Speaking - In Favor
25	Gabriel	Garcia, Sr	13000 SW 14 St	Miami	FL	33184	No	Speaking - Against
26	Lizette	Arango	9551 Fontainebleau Blvd #405	Miami	FL	33172	No	Speaking - In Favor
27	Maykel	Oliver-Cartaya	15251 SW 269 Ter	Homestead	FL	33032	No	Speaking - Against

3E CDMP20240016 - BLUENEST DEVELOPMENT, LLC - Naranja / 8C8 Z2024000242 - MARIA DEL PILAR VILA, ET AL.

The public hearing has not been held. The public hearing is subject to the rules of procedure.

July 17, 2025 MEETING SPEAKER LOG

28	Maria	Essenwanger	601 NE 23 Street, Unit TH3	miami	florida	33137	No	Speaking - In Favor
29	KEVIN	KALLIS	17079 SW 92 CT	MIAMI	FL	33196	No	Speaking - In Favor
30	Rogelio	Valdes	3238 SW 87 Pl	Miami	Fl	33165	No	Speaking - Against
31	German	Tinoco Castillo	25332 SW 108 Ave	Homestead	fl	33032	No	Speaking - In Favor
32	Franco	Lorenzo	29 Antilla Ave Apt. 4	Coral Gables	Fl	33134	No	Speaking - Against
33	BESSIE	BROWN	28104 SW 143 CT	HOMESTEAD	FL	33033	No	Speaking - In Favor
34	Liliana	Crisanto	2409 SE 1st Street	Homestead	Florida	33033	No	Speaking - In Favor
35	Joseph	Robinson	1140 NW 79 St #106	Miami	Fl	33150	No	Speaking - In Favor
36	Pablo Gilberto	Urgelles	27005 SW 152 Ct	Hiomestead	Fl	33032	No	Speaking - Against
37	REAMONIA	MOORE	5240 NW 25 AVE #4	MIAMI	FL	33142	No	Listening Only - In Favor
38	Jose	Lopez	2409 SE 1st Street	Homestead	Florida	33033	No	Speaking - In Favor
39	Gustavo	Canete	735 SE 37 Pl	Homestead	Fl	33033	No	Speaking - In Favor
40	Earnestine	Coleman	10450 SW 176 St	Miami	Fl	33157	No	Listening Only - In Favor
41	Miguel	Gonzalez Canadilla	602 NE 4 Street	Florida City	Florida	33034	No	Speaking - In Favor
42	LOUISE	JACKSON	10491 SW 171 ST	MIAMI	FLORIDA	33157	No	Listening Only - In Favor
43	Rose Marie	Canete	18001 SW 148 Ave RD	Miami	Fl	33187	No	Speaking - In Favor
44	Lowana	Wilson	1260 NW 95 St #112A	Miami	Fl	33147	No	Speaking - In Favor
45	Mary Kathleen	Waters	13600 SW 229 ST	Miami	FL	33170	No	Speaking - In Favor
46	Claudia	Banega	11600 SW 243 St #104	Homestead	Fl	33032	No	Speaking - In Favor
47	ALFONSO	YOUNG	10491 SW 117 ST	MIAMI	FL	33157	No	Speaking - In Favor
48	Ashley Marie	Canete	18001 SW 148 Ave RD	Miami	FL	33187	No	Speaking - In Favor
49	William	Assee	10950 sw 171 Terrace	Miami	Florida	33157	No	Speaking - In Favor
50	Kevin	Araujo	11600 SW 243 St	Homestead	Fl	33032	No	Speaking - In Favor
51	ANDRES	ARCILLA	998 NW 27 ST OCEAN	MARATON FL	FL	33050	No	Speaking - In Favor
52	Tomas	Rodriguez	7364 SW 135 Ct	Miami	Fl	33183	No	Speaking - In Favor
53	Lorie	Mohammed	27055 SW 155 AVE	Homestead	Fl	33032	No	Speaking - Against
54	Gabriel	Camps Lacayo	11601 SW 98 Street	Miami	Florida	33176	No	Speaking - In Favor
55	William Antonio	Morales Icaza	14122 SW 178 ST	Miami	FL	33177	No	Listening Only - In Favor
56	DAVID	JAHEIM	13951 SW 158 ST	MIAMI	FL	33177	No	Speaking - In Favor
57	ROBERT	REDDING	15191 SW 272 ST	MIAMI	F	33032	No	Speaking - Against

3E CDMP20240016 - BLUENEST DEVELOPMENT, LLC - Naranja / 8C8 Z2024000242 - MARIA DEL PILAR VILA, ET AL.

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July 17, 2025 MEETING SPEAKER LOG

58	Inez	Green	11120 SW 196 St #B112	Miami	Fl	33157	No	Listening Only - In Favor
59	Yonesy	Arias	9021 SW 34 St	Miami	Fl	33165	No	Speaking - Against
60	Keddrick Darnell	Jones	1722 NW 47 TER	Miami	Fl	33142	No	Speaking - In Favor
61	Susan	Sanchez	30961 SW 195 Avenue	Homestead	Florida	33030	No	Speaking - Against
62	Brandon	Peyno	15620 SW 148 Ct	Miami	Fl	33187	No	Speaking - In Favor
63	Ariel	Trujillo	2783 SW 31 St Pl	Miami	Fl	33133	No	Speaking - Against
64	Robert	Petrucci	31400 SW 194 Ave	Homestead	FL	33030	No	Speaking - Against
65	DEBRA	BEARD CAIN	9382 SW 184 TERR	MIAMI	FL	33157	No	Speaking - In Favor
66	Nicolash	Dukes	535 SE 20 Ln	Miami	FL	33033	No	Speaking - In Favor
67	Jorge	Millan	27461 SW 154 Ave	Homestead	Fl	33132	No	Speaking - Against
68	Cynthia	George	31445 SW 193 Ave	Homestead	Fl	33030	No	Speaking - Against
69	Michelle	Trinidad	P O Box 349213	Homestead	Florida	33034	No	Speaking - In Favor
70	SOFIA	BEROES	15225 SW 119 TERR	MIAMI	FL	33196	No	Speaking - In Favor
71	Carmen	Petrucci	31400 SW 194 Ave	Homestead	fl	33030	No	Speaking - Against
72	Maryannette	Robinson	23515 SW 162 Ave	Homestead	Fl	33031	No	Speaking - Against
73	DERRICK	LESTER	26725 SW 134 AVE	MIAMI	FL	33032	No	Speaking - In Favor
74	Sidney	Robinson	23515 SW 162 Ave	Homestead	Fl	33031	No	Speaking - Against
75	MAYRA	MCSWEEN	30995 SW 197 AVE	HOMESTEAD	FL	33030	No	Speaking - Against
76	Isel	Rodriguez	9880 N. Kendall D #H127	Miami	Fl	33176	No	Listening Only - Against
77	Stefan	Cole	15251 SW 271 St	Homestead	Fl	33032	No	Speaking - Against
78	MERCY	PEREZ	5725 SW 132 CT UNIT 21 APT 7	MIAMI	FL	33186	No	Listening Only - In Favor
79	AURORA	GONZALEZ	19100 SW 317 TER	HOMESTEAD	FL	33030	No	Speaking - Against
80	Johanne	Zephir	31501 SW 193 Ave	Homestead	Fl	33030	No	Speaking - Against
81	Yuniesky	Gonzalez	19100 SW 317 Terr	Homestead	Fl	33030	No	Speaking - Against
82	Maria	Forero	176 NW 25 Street, Apt. 446	Miami	Florida	33127	No	Speaking - In Favor
83	SALVATORE	DEVITO	18940 SW 363 ST	HOMESTEAD	FL	33034	No	Speaking - Against
84	Clara	Sturdivant	26043 SW 133 Pl	Homestead	Fl	33032	No	Speaking - In Favor
85	Jason	Bass	17895 Avocado Dr	Homestead	FL	33030	No	Speaking - In Favor
86	Francois Christopher	Zephir	31501 SW 193 Ave	Homestead	fl	33030	No	Speaking - Against
87	Santiago	Bravo	1950 NW 182 Terrace	Pembroke Pines	Florida	33029	No	Speaking - In Favor

3E CDMP20240016 - BLUENEST DEVELOPMENT, LLC - Naranja / 8C8 Z2024000242 - MARIA DEL PILAR VILA, ET AL.

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July 17, 2025 MEETING SPEAKER LOG

88	MICHAEL	TEVELONIS	19780 SW 280 ST	HOMESTEAD	FL	33031	No	Speaking - Against
89	Edward	Shvartsberg	3029 NE 188th St APT 603	Aventura	FL	33180	Yes	Listening Only - In Favor
90	Brian	Delgado	12232sw , 102ter	Miami	FL	33186	No	Speaking - In Favor
91	Flemmisha Janee	Shropshire	26043 SW 133 PL	Homestead	FL	33032	No	Speaking - In Favor
92	RYAN	KORBECKI	20301 SW 316 ST	HOMESTEAD	FL	33030	No	Speaking - Against
93	Ajai	Sturdivant	26043 Sw 133 pl	Homestead	FL	33032	No	Listening Only - In Favor
94	Amanda	Cruz	21016 SW 121 Ave	Miami	FL	33177	No	Speaking - Against
95	Jenevi	Cabreriza	15200 SW 268th St	Homestead	FL	33032	No	Speaking - Against
96	Efren	Nuñez	16062 SW 287 St	Homestead	FL	33033	No	Speaking - Against
97	JAMES	HARRIS	19425 SW 312 ST	HOMESTEAD	FL	33030	No	Speaking - Against
98	Carol	Harris	19425 SW 312 Street	Homestead	Florida	33030	No	Speaking - Against
99	Ibelsis	Perez	15200 SW 268th St	Homestead	FL	33032	No	Speaking - Against
100	Salvatore	De Vito	31190 SW 194 Ave	Homestead	FL	33030	No	Speaking - Against
101	Richard Lee	Mullina	31155 SW 197 Ave	Homestead	FL	33030	No	Speaking - Against
102	Nuncia	Cavallaro Strano	337 nw 1 st	Florida City	Florida	33034	No	Speaking - Against
103	MATILDE	ARMADA	9816 NW 126 TERR	HIALEAH GDNS	33018	33018	No	Speaking - Against
104	ELSA	DEVITO	31190 SW 194 AVE	HOMESTEAD	FL	33030	No	Speaking - Against
105	Felix	Del Rosario	2852 Sw 68 Ave	Miami	FL	33155	No	Speaking - In Favor
106	Cesilia	Lobo-Bermudez	400 NW 2 Ave	Miami	FL	33128	No	Speaking - In Favor
107	Frances Mary	Zocco	18912 SW 308 ST	Homestead	FL	33030	No	Speaking - Against
108	Raul	Armada	9816 NW 126 Tr	Hialeah	FL	33018	No	Listening Only - Against
109	MIGUEL	GARCIA	32275 SW 154 TH CT	HOMESTEAD	FL	33030	No	Speaking - Against
110	Pedro	Nava	400 NW 2 Ave	Miami	FL	33128	No	Speaking - In Favor
111	Lewis	Cloninger	31000 SW 194 Avenue	Homestead	Florida	33030		Speaking - Against
112	STEVE	DINWIDDIE	32212 SW 195 AVE	HOMESTEAD	FL	33030	No	Speaking - Against
113	Megan Elizabeth	Puig- Garcia	32275 SW 194 CT	Homestead	FL	33030	No	Speaking - Against
114	Enrique	Herrera	400 NW 2 Ave	Miami	FL	33128	No	Speaking - In Favor
115	YOLANDA	GOMEZ	945 SW 151 PL	MIAMI	FL	331954	No	Speaking - Against
116	JOSE	DEBASA	945 SW 151 PL	MIAMI	FL	33194	No	Speaking - Against
117	Sirena	Ortega	16104 sw 303 terrace	Homestead	FL	33033	Yes	Speaking - In Favor

3E CDMP20240016 - BLUENEST DEVELOPMENT, LLC - Naranja / 8C8 Z2024000242 - MARIA DEL PILAR VILA, ET AL.

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July 17, 2025 MEETING SPEAKER LOG

118	JAQUELINE	OLIVAS	1100 WESRWARD DR	MIAMI SPRINGS	FL	33166	No	Speaking - In Favor
119	Andrew	George	31445 SW 193rd Ave	Homestead	Florida	33030	No	Speaking - Against
120	Richard John	Campbell	15300 SW 268 ST	Homestead	FL	33032	No	Speaking - Against
121	Lulfy	Pagan	4335 NW 3rd St	Miami	FL	33126	No	Speaking - In Favor
122	Christopher	Gonzalez	14330 Sw 49th Ln	Miami	FL	33175	No	Speaking - In Favor
123	Lea	Izzy	5200southwest38way	FortLauderdale	FL	33312	Yes	Speaking - In Favor
124	Leonard Howard	Goldstein	26615 SW 157 Avenue	Redland	Florida	33031	No	Speaking - Against
125	Ibelsis	Perez	12401 W Okeechobee Rd #309	Hialeah	FL	33018	No	Speaking - Against
126	JENEVI	PEREZ	12401 W OKEECHOBEE RD #309	MIAMI	FL	33032	No	Speaking - Against
127	Franco	Martorella	7760 SW 141st St	Palmetto Bay	Florida	33158	No	Speaking - In Favor
128	Slavencia Shonkia	Halls	25931 S Dixie Hwy	Homestead	FL	33032	No	Speaking - In Favor
129	Michael	Wanek	20520 SW 190th St.	Miami	FL	33187		Speaking - Against
130	alejandro	lopez	7360 114th ave apt 102	doral	florida	33178		Listening Only - In Favor
131	Pablo	Olivero	10914 NW 70th ST	Doral	Florida	33178		Listening Only - In Favor
132	Carlos	Rodriguez- Pena	15395, SW 271 Street	Homestead	FLORIDA	33032	No	Speaking - Against
133	Klaudia	Podgorna	900 grand central st	Clearwater	FL	33756	No	Speaking - In Favor
134	JACK	MILLER	2045 SE SAINT LUCIE BLVD	STUART	FL	34995	No	Speaking - Against
135	Flemmie	Shropshire	26043 Sw 133 pl	Honestead	FL	33032	No	Listening Only - In Favor
136	Ignacio	Ruiz	10861 NW 84th St	Doral	FL	33178	No	Speaking - In Favor
137	Philip	Ehr	62 sw 142 Avenue, Apartment 12	Miami	Florida	33186	No	Speaking - Against
138	MARIANELA	SALADO	15390 SW 271 ST	MIAMI	FL	33032	No	Speaking - Against
139	Ulysses	Fernandez	15390 SW 271 St	Homestead	FL	33022	No	Speaking - Against
140	ULISES	FERNANDEZ	15390 SW 271 ST	MIAMI	FL	33032	No	Speaking - Against
141	GUILLERMO	BUSTAMANTE	337 SE 20 AVE	HOMESTAED	FL	33035	No	Speaking - Against
142	Jessica	Ghawi	31050 SW 194 Avenue	Homestead	Florida	33030	No	Speaking - Against
143	Vanessa	Brito	67 Hickory Ct SW	Labelle	FL	33935	No	Speaking - Against
144	Jeremy	Young	22385 SW 107th Ave , #301	Miami	FL	33170	No	Speaking - In Favor

3F CDMP20240021 - BLUENEST DEVELOPMENT, LLC – Princeton SW / 8C4 Z2024000201 - BLUENEST PRINCETON PARK, LLC.

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July 17, 2025 MEETING SPEAKER LOG

#	First Name	Last Name	Address	City	State	Zip	Lobbyist	Position (For, Against, Info)
1	GRETTER	TORRECILLA	6976 W 4 WAY	HIALEAH	FLORIDA	33014	No	Speaking - In Favor
2	Susan	Sanchez	30961 SW 195 Avenue	Homestead	Florida	33030	No	Speaking - Against
3	Cynthia	George	31445 SW 193 Ave	Homestead	FL	33030	No	Speaking - Against
4	MAYRA	MCSWEEN	30995 SW 197 AVE	HOMESTEAD	FL	33030	No	Speaking - Against
5	Isel	Rodriguez	9880 N. Kendall D #H127	Miami	FL	33176	No	Listening Only - Against
6	MERCY	PEREZ	5725 SW 132 CT UNIT 21 APT 7	MIAMI	FL	33186	No	Listening Only - In Favor
7	AURORA	GONZALEZ	19100 SW 317 TER	HOMESTEAD	FL	33030	No	Speaking - Against
8	Johanne	Zephir	31501 SW 193 Ave	Homestead	FL	33030	No	Speaking - Against
9	Yuniesky	Gonzalez	19100 SW 317 Terr	Homestead	FL	33030	No	Speaking - Against
10	SALVATORE	DEVITO	18940 SW 363 ST	HOMESTEAD	FL	33034	No	Speaking - Against
11	Francois Christopher	Zephir	31501 SW 193 Ave	Homestead	fl	33030	No	Speaking - Against
12	MICHAEL	TEVELONIS	19780 SW 280 ST	HOMESTEAD	FL	33031	No	Speaking - Against
13	Edward	Shvartsberg	3029 NE 188th St APT 603	Aventura	FL	33180	Yes	Listening Only - In Favor
14	RYAN	KORBECKI	20301 SW 316 ST	HOMESTEAD	FL	33030	No	Speaking - Against
15	Amanda	Cruz	21016 SW 121 Ave	Miami	FL	33177	No	Speaking - Against
16	Efren	Nuñez	16062 SW 287 St	Homestead	FL	33033	No	Speaking - Against
17	JAMES	HARRIS	19425 SW 312 ST	HOMESTEAD	FL	33030	No	Speaking - Against
18	Carol	Harris	19425 SW 312 Street	Homestead	Florida	33030	No	Speaking - Against
19	Salvatore	De Vito	31190 SW 194 Ave	Homestead	FL	33030	No	Speaking - Against
20	Richard Lee	Mullina	31155 SW 197 Ave	Homestead	FL	33030	No	Speaking - Against
21	Nuncia	Cavallaro Strano	337 nw 1 st	Florida City	Florida	33034	No	Speaking - Against
22	ELSA	DEVITO	31190 SW 194 AVE	HOMESTEAD	FL	33030	No	Speaking - Against
23	Frances Mary	Zocco	18912 SW 308 ST	Homestead	FL	33030	No	Speaking - Against
24	MIGUEL	GARCIA	32275 SW 154 TH CT	HOMESTEAD	FL	33030	No	Speaking - Against
25	Lewis	Cloninger	31000 SW 194 Avenue	Homestead	Florida	33030		Speaking - Against
26	STEVE	DINWIDDIE	32212 SW 195 AVE	HOMESTEAD	FL	33030	No	Speaking - Against
27	Megan Elizabeth	Puig- Garcia	32275 SW 194 CT	Homestead	FL	33030	No	Speaking - Against
28	Andrew	George	31445 SW 193rd Ave	Homestead	Florida	33030	No	Speaking - Against

3F CDMP20240021 - BLUENEST DEVELOPMENT, LLC – Princeton SW / 8C4 Z2024000201 - BLUENEST PRINCETON PARK, LLC.

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July 17, 2025 MEETING SPEAKER LOG

29	Cesar	Valdes Alaez	cesaralaez@gmail.com	Miami	FL	33032	No	Speaking - Against
30	Franco	Martorella	7760 SW 141st St	Palmetto Bay	Florida	33158	No	Speaking - In Favor
31	Klaudia	Podgorna	900 grand central st	Clearwater	FL	33756	No	Speaking - In Favor
32	JACK	MILLER	2045 SE SAINT LUCIE BLVD	STUART	FL	34995	No	Speaking - Against
33	Philip	Ehr	8962 sw 142 Avenue, Apartment 1219	Miami	Florida	33186	No	Speaking - Against
34	MARIANELA	SALADO	15390 SW 271 ST	MIAMI	FL	33032	No	Speaking - Against
35	Ulysses	Fernandez	15390 SW 271 St	Homestead	FL	33022	No	Speaking - Against
36	ULISES	FERNANDEZ	15390 SW 271 ST	MIAMI	FL	33032	No	Speaking - Against
37	GUILLERMO	BUSTAMANTE	337 SE 20 AVE	HOMESTAED	FL	33035	No	Speaking - Against
38	Jessica	Ghawi	31050 SW 194 Avenue	Homestead	Florida	33030	No	Speaking - Against
39	Vanessa	Brito	67 Hickory Ct SW	Labelle	FL	33935	No	Speaking - Against

7A CDMP20240015 – BLUENEST AT KROME I, LLC / 8C7 Z2024000241 BLUENEST AT KROME I, LLC., ET AL

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July 17, 2025 MEETING SPEAKER LOG

#	First Name	Last Name	Address	City	State	Zip	Lobbyist	Position (For, Against, Info)
1	Jackie	Debasa	15350 SW 268 St	Homestead	Fl	33032	No	Speaking - Against
2	Jose	Debasa	15350 SW 268 St	Homestead	fl	33032	No	Speaking - Against
3	GRETTER	TORRECILLA	6976 W 4 WAY	HIALEAH	FLORIDA	33014	No	Speaking - In Favor
4	Jose	Debasa, III	15350 SW 268 St	Homestead	Fl	33032	No	Listening Only - Against
5	Laporsha	Sturdivant	26043 SW 133 Pl	Homestead	Fl	33032	No	Speaking - In Favor
6	Nora	Cooper	15231 SW 272 St	Homestead	Fl	33032	No	Speaking - Against
7	VYTAUTAS	RAMUNAS	15250 SW 269 TERR	HOMESTEAD	FL	33032	No	Speaking - Against
8	Ivia	Ramunas	15250 SW 269 Tr	Homestead	Fl	33032	No	Speaking - Against
9	Robert	Ball	15231 SW 272 St	Homestead	Fl	33032	No	Speaking - Against
10	ALYX	DOUYOM	2620 SW 123 CT	MIAMI	FL	33175	No	Speaking - In Favor
11	Ken	Forbes	25101 SW 13 Ave	Princeton	Fl	33032	No	Speaking - In Favor
12	Luis	Ramos Reyes	1152 NW 2 st	Florida City	Fl	33034	No	Speaking - In Favor
13	Patricia	Forbes	25101 SW 130 Ave	Miami	Fl	33032	No	Speaking - In Favor
14	FRANCOIS	CHAM	2620 SW 123 CT	MIAMI	FL	33175	No	Speaking - In Favor
15	Gladys	Ramos	1152 NW 2 St	Florida City	Fl	33034	No	Speaking - In Favor
16	ALEXIS	SANTOS	9551 FONTAINBLEAU BLD	MIAMI	FL	33172	No	Speaking - In Favor
17	Omara	Martinez	15251 SW 269 Ter	Homestead	FL	33032	No	Speaking - Against
18	Olga	Orduz	28375 SW 152 Ave #306	Homestead	Fl	33033	No	Speaking - In Favor
19	Alexandry	Douyon	14925 SW 22 Street	Miami	Florida	33185	No	Speaking - In Favor
20	DAVID	KARCHER	16320 SW 279 ST	HOMSTEAD	FL	33031	No	Speaking - Against
21	Lizette	Arango	9551 Fontainebleau Blvd #405	Miami	Fl	33172	No	Speaking - In Favor
22	Maykel	Oliver-Cartaya	15251 SW 269 Ter	Homestead	Fl	33032	No	Speaking - Against
23	Maria	Essenwanger	601 NE 23 Street, Unit TH3	miami	florida	33137	No	Speaking - In Favor
24	KEVIN	KALLIS	17079 SW 92 CT	MIAMI	FL	33196	No	Speaking - In Favor
25	German	Tinoco Castillo	25332 SW 108 Ave	Homestead	fl	33032	No	Speaking - In Favor
26	BESSIE	BROWN	28104 SW 143 CT	HOMESTEAD	FL	33033	No	Speaking - In Favor
27	Liliana	Crisanto	2409 SE 1st Street	Homestead	Florida	33033	No	Speaking - In Favor
28	Joseph	Robinson	1140 NW 79 St #106	Miami	Fl	33150	No	Speaking - In Favor
29	Pablo Gilberto	Urgelles	27005 SW 152 Ct	Homestead	Fl	33032	No	Speaking - Against
30	REAMONIA	MOORE	5240 NW 25 AVE #4	MIAMI	FL	33142	No	Listening Only - In Favor
31	Jose	Lopez	2409 SE 1st Street	Homestead	Florida	33033	No	Speaking - In Favor

7A CDMP20240015 – BLUENEST AT KROME I, LLC / 8C7 Z2024000241 BLUENEST AT KROME I, LLC., ET AL

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July 17, 2025 MEETING SPEAKER LOG

32	Gustavo	Canete	735 SE 37 PI	Homestead	Fl	33033	No	Speaking - In Favor
33	Earnestine	Coleman	10450 SW 176 St	Miami	Fl	33157	No	Listening Only - In Favor
34	Miguel	Gonzalez Canadilla	602 NE 4 Street	Florida City	Florida	33034	No	Speaking - In Favor
35	LOUISE	JACKSON	10491 SW 171 ST	MIAMI	FLORIDA	33157	No	Listening Only - In Favor
36	Rose Marie	Canete	18001 SW 148 Ave RD	Miami	Fl	33187	No	Speaking - In Favor
37	Lowana	Wilson	1260 NW 95 St #112A	Miami	Fl	33147	No	Speaking - In Favor
38	Mary Katheleen	Waters	13600 SW 229 ST	Miami	FL	33170	No	Speaking - In Favor
39	Claudia	Banega	11600 SW 243 St #104	Homestead	Fl	33032	No	Speaking - In Favor
40	ALFONSO	YOUNG	10491 SW 117 ST	MIAMI	FL	33157	No	Speaking - In Favor
41	Ashley Marie	Canete	18001 SW 148 Ave RD	Miami	FL	33187	No	Speaking - In Favor
42	Kevin	Araujo	11600 SW 243 St	Homestead	Fl	33032	No	Speaking - In Favor
43	Lorie	Mohammed	27055 SW 155 AVE	Homestead	Fl	33032	No	Speaking - Against
44	William Antonio	Morales Icaza	14122 SW 178 ST	Miami	FL	33177	No	Listening Only - In Favor
45	ROBERT	REDDING	15191 SW 272 ST	MIAMI	F	33032	No	Speaking - Against
46	Inez	Green	11120 SW 196 St #B112	Miami	Fl	33157	No	Listening Only - In Favor
47	Keddrick Darnell	Jones	1722 NW 47 TER	Miami	Fl	33142	No	Speaking - In Favor
48	Susan	Sanchez	30961 SW 195 Avenue	Homestead	Florida	33030	No	Speaking - Against
49	Robert	Petrucci	31400 SW 194 Ave	Homestead	FL	33030	No	Speaking - Against
50	TRAVIS	JOHNSON	14830 NARANJA LAKES BLVD 1E	HOMESTEAD	FL	33032	No	Speaking - In Favor
51	Jorge	Millan	27461 SW 154 Ave	Homestead	Fl	33132	No	Speaking - Against
52	Cynthia	George	31445 SW 193 Ave	Homestead	Fl	33030	No	Speaking - Against
53	XAVIER	AVANT	2222 SE 23 RD AVE	HOMESTEAD	FL	33035	No	Speaking - In Favor
54	Carmen	Petrucci	31400 SW 194 Ave	Homestead	fl	33030	No	Speaking - Against
55	Maryannette	Robinson	23515 SW 162 Ave	Homestead	Fl	33031	No	Speaking - Against
56	DERRICK	LESTER	26725 SW 134 AVE	MIAMI	FL	33032	No	Speaking - In Favor
57	Magaly	Fernandez Cabrera	15880 SW 301 ST TER	Homestead	FL	33033	No	Speaking - In Favor
58	Yaimary	Ross	1251 se 31 ct	Homestead	Florida	33035	No	Speaking - In Favor
59	Sidney	Robinson	23515 SW 162 Ave	Homestead	Fl	33031	No	Speaking - Against
60	MAYRA	MCSWEEN	30995 SW 197 AVE	HOMESTEAD	FL	33030	No	Speaking - Against
61	Isel	Rodriguez	9880 N. Kendall D #H127	Miami	Fl	33176	No	Listening Only - Against
62	MERCY	PEREZ	5725 SW 132 CT UNIT 21 APT 7	MIAMI	FL	33186	No	Listening Only - In Favor
63	AURORA	GONZALEZ	19100 SW 317 TER	HOMESTEAD	FL	33030	No	Speaking - Against
64	Johanne	Zephir	31501 SW 193 Ave	Homestead	Fl	33030	No	Speaking - Against

7A CDMP20240015 – BLUENEST AT KROME I, LLC / 8C7 Z2024000241 BLUENEST AT KROME I, LLC., ET AL

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July 17, 2025 MEETING SPEAKER LOG

65	Yuniesky	Gonzalez	19100 SW 317 Terr	Homestead	FL	33030	No	Speaking - Against
66	SALVATORE	DEVITO	18940 SW 363 ST	HOMESTEAD	FL	33034	No	Speaking - Against
67	Clara	Sturdivant	26043 SW 133 Pl	Homestead	FL	33032	No	Speaking - In Favor
68	Jason	Bass	17895 Avocado Dr	Homestead	FL	33030	No	Speaking - In Favor
69	Francois Christopher	Zephir	31501 SW 193 Ave	Homestead	fl	33030	No	Speaking - Against
70	MICHAEL	TEVELONIS	19780 SW 280 ST	HOMESTEAD	FL	33031	No	Speaking - Against
71	Edward	Shvartsberg	3029 NE 188th St APT 603	Aventura	FL	33180	Yes	Listening Only - In Favor
72	Flemmisha Janee	Shropshire	26043 SW 133 PL	Homestead	FL	33032	No	Speaking - In Favor
73	RYAN	KORBECKI	20301 SW 316 ST	HOMESTEAD	FL	33030	No	Speaking - Against
74	Ajai	Sturdivant	26043 Sw 133 pl	Homestead	FL	33032	No	Listening Only - In Favor
75	Amanda	Cruz	21016 SW 121 Ave	Miami	FL	33177	No	Speaking - Against
76	Efren	Nuñez	16062 SW 287 St	Homestead	FL	33033	No	Speaking - Against
77	JAMES	HARRIS	19425 SW 312 ST	HOMESTEAD	FL	33030	No	Speaking - Against
78	Carol	Harris	19425 SW 312 Street	Homestead	Florida	33030	No	Speaking - Against
79	Sandra	Vazquez Santos	11875 SW 234 ST	Homestead	FL	33032	No	Speaking - In Favor
80	Salvatore	De Vito	31190 SW 194 Ave	Homestead	FL	33030	No	Speaking - Against
81	Richard Lee	Mullina	31155 SW 197 Ave	Homestead	FL	33030	No	Speaking - Against
82	Nuncia	Cavallaro Strano	337 nw 1 st	Florida City	Florida	33034	No	Speaking - Against
83	ELSA	DEVITO	31190 SW 194 AVE	HOMESTEAD	FL	33030	No	Speaking - Against
84	Felix	Del Rosario	2852 Sw 68 Ave	Miami	FL	33155	No	Speaking - In Favor
85	Cesilia	Lobo-Bermudez	400 NW 2 Ave	Miami	FL	33128	No	Speaking - In Favor
86	Frances Mary	Zocco	18912 SW 308 ST	Homestead	FL	33030	No	Speaking - Against
87	MIGUEL	GARCIA	32275 SW 154 TH CT	HOMESTEAD	FL	33030	No	Speaking - Against
88	Pedro	Nava	400 NW 2 Ave	Miami	FL	33128	No	Speaking - In Favor
89	Lewis	Cloninger	31000 SW 194 Avenue	Homestead	Florida	33030		Speaking - Against
90	STEVE	DINWIDDIE	32212 SW 195 AVE	HOMESTEAD	FL	33030	No	Speaking - Against
91	Megan Elizabeth	Puig- Garcia	32275 SW 194 CT	Homestead	FL	33030	No	Speaking - Against
92	Enrique	Herrera	400 NW 2 Ave	Miami	FL	33128	No	Speaking - In Favor
93	Reginald	Joseph	2480 SE 5 CT	Homestead	Florida	33033	No	Speaking - In Favor
94	Andrew	George	31445 SW 193rd Ave	Homestead	Florida	33030	No	Speaking - Against
95	Franco	Martorella	7760 SW 141st St	Palmetto Bay	Florida	33158	No	Speaking - In Favor
96	Ibelsis	Perez	12401 W. Okeechobee Rd #309	Hialeah	FL	33018	No	Listening Only - Against
97	JENEVI	PEREZ	OKEECHOBEE	MIAMI	FL	330323	No	Speaking - Against

7A CDMP20240015 – BLUENEST AT KROME I, LLC / 8C7 Z2024000241 BLUENEST AT KROME I, LLC., ET AL
The public hearing has not been held. The public hearing is subject to the rules of procedure.

July 17, 2025 MEETING SPEAKER LOG

98	Slavencia Shonkia	Halls	25931 S Dixie Hwy	Homestead	FL	33032	No	Speaking - In Favor
99	Carlos	Rodriguez- Pena	15395, SW 271 Street	Homestead	FLORIDA	33032	No	Speaking - Against
100	Leslie	Lee	17420 SW 267 Ln	Homestead	FL	33031	No	Speaking - Against
101	Klaudia	Podgorna	900 grand central st	Clearwater	FL	33756	No	Speaking - In Favor
102	JACK	MILLER	2045 SE SAINT LUCIE BLVD	STUART	FL	34995	No	Speaking - Against
103	Flemmie	Shropshire	26043 Sw 133 pl	Honestead	FL	33032	No	Listening Only - In Favor
104	Philip	Ehr	8962 sw 142 Avenue, Apartment 1219	Miami	Florida	33186	No	Speaking - Against
105	MARIANELA	SALADO	15390 SW 271 ST	MIAMI	FL	33032	No	Speaking - Against
106	Ulysses	Fernandez	15390 SW 271 St	Homestead	FL	33022	No	Speaking - Against
107	ULISES	FERNANDEZ	15390 SW 271 ST	MIAMI	FL	33032	No	Speaking - Against
108	GUILLERMO	BUSTAMANTE	337 SE 20 AVE	HOMESTAED	FL	33035	No	Speaking - Against
109	Jessica	Ghawi	31050 SW 194 Avenue	Homestead	Florida	33030	No	Speaking - Against
110	Vanessa	Brito	67 Hickory Ct SW	Labelle	FL	33935	No	Speaking - Against
111	Jeremy	Young	22385 SW 107th Ave , #301	Miami	FL	33170	No	Speaking - In Favor



BOARD OF COUNTY COMMISSIONERS

CDMP

July 17, 2025

Prepared by: Rolando Perez

EXHIBITS LIST

AGENDA ITEM NO.	EXHIBIT NO.	DESCRIPTION
3A	3A - 1	APPLICATION NO. CDMP 20240009 LOCATED APPROX 661 FEET NORTH OF SW 320 STREET BETWEEN SW 197 AVENUE AND SW 192 AVENUE, FILED BY BLUENEST DEV. LLC.
	3A-2	EXECUTIVE SUMMARY EVALUATION OF AGRICULTURAL LAND USE TRENDS AND OUTLOOK IN MIAMI-DADE COUNTY, FLORIDA" REPORT, RESOLUTION R-423-2022
	3A-3	EXHIBIT LAND USE ELEMENT INTRODUCTION
	3A-4	INDUSTRY EXPERTS CDMP20240009 / REZONING Z2024-119 OPPOSITIONS AND TESTIMONIAL LETTERS RAYMOND JUNGLES, LISA HAMMER, LYNN GRIFFITH SOILS, FNGLA, PALM SOCIETY, MONTGOMERY BOTANICAL CENTER, BRIAN BAHDER.
3E	3E-1	EXHIBIT BLUENEST AT NARANJA CDMP20240016 & Z2024000242
	3E-2	FIRST SECTION: SAVE THE REDLAND PETITION COVER LETTER SECOND SECTION: 2,548 VERIFIED PETITION SIGNATURES THIRD SECTION: PETITION COMMENTS FOURTH SECTION: COUNTER SIGNATURES AND STATEMENTS FROM LOCAL BUSINESS OWNERS FIFTH SECTION: OPPOSITION LETTERS SIGNED BY NEIGHBORS
4A	4A-1	STATEMENT OF FORMAL OBJECTION TO REZONING APPLICATION OPPOSITION TO REZONING REQUEST SUBMITTED BY BLUENEST AT KROME I LLC, ET AL
	4A-2	HOLLAND & KNIGHT RE: KELLY TRACTOR CO. / CDMP20230013/RESPONSE TO COUNTY PLANNING STAFF RECOMMENDATION
	4A-3	KELLY TRACTOR PERMITTING AND ENVIRONMENTAL VIOLATION HISTORY
	A4-4	CDMP20230013 KELLY TRACTOR

The foregoing exhibits were submitted for the record on (JULY 17, 2025) and transferred to the care, custody, and control of the Department of Regulatory & Economic Resources on (JULY 31, 2025, **submitted and received by RER/DPZ**).

ATTEST:



JUAN FERNANDEZ-BARQUIN,
Clerk of the Court and Comptroller
Miami-Dade County, Florida

A handwritten signature in blue ink, appearing to read "Rolando Perez", is written over a horizontal line.

Rolando Perez - e219230

Deputy Clerk

Rolando Perez - e219230

RECEIVED BY:

A handwritten signature in black ink is written over a horizontal line.

(SIGN)

ROSA DAVIS

(PRINT)

7/31/25

(DATE)



BOARD OF COUNTY COMMISSIONERS

ZONING Meeting

JULY 17, 2025

Prepared by: Rolando Perez

EXHIBITS LIST

AGENDA ITEM NO.	EXHIBIT NO.	DESCRIPTION
8C	8C-1	APPLICATION NO. CDMP 20240009 LOCATED APPROX 661 FEET NORTH OF SW 320 STREET BETWEEN SW 197 AVENUE AND SW 192 AVENUE, FILED BY BLUENEST DEV. LLC.
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3E	8C-8	EXHIBIT BLUENEST AT NARANJA CDMP20240016 & 22024000242
	3E-2	FIRST SECTION: SAVE THE REDLAND PETITION COVER LETTER SECOND SECTION: 2,548 VERIFIED PETITION SIGNATURES THIRD SECTION: PETITION COMMENTS FOURTH SECTION: COUNTER SIGNATURES AND STATEMENTS FROM LOCAL BUSINESS OWNERS FIFTH SECTION: OPPOSITION LETTERS SIGNED BY NEIGHBORS
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	4A-4	CDMP20230013 KELLY TRACTOR