



MEMORANDUM

AGENDA ITEM #II.B

DATE: APRIL 24, 2025

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: CITY PARK DRI 380.032 FS AGREEMENT EXTENSION

City Park / Krome Groves DRI – Background

The Applicant submitted its initial DRI Application for Development Approval (ADA) in 2005. While the Council found the ADA sufficient on October 31, 2008, the Applicant exercised its statutory right to waive the DRI timeline. The Council voted in July 2012 and advised the Applicant that a further review of the ADA should be based on updated data and analysis.

Project Area – Description

City Park encompasses 953.7 acres of agricultural land and is within the jurisdictional boundaries of Miami-Dade County. City Park is bounded on the north by SW 136th Street, on the east by SW 162 Avenue, on the south by Coral Reef Drive / SW 152nd Street, and on the west by Krome Avenue / SW 177th Avenue. City Park is proposed immediately adjacent to and west of the adopted CDMP 2030 Urban Development Boundary which serves as the County's urban service area boundary.

Multi-Party 380.032 FS Agreement

On May 4, 2022., the Council, Miami-Dade County, the Florida Department of Economic Opportunity, and the Applicant Krome Groves Land Trust entered into a multi-party agreement ("Agreement") that memorializes the legislation, rules, and other standards to be used by the Applicant and review agencies. The agreement created a mutual understanding among the parties, review agencies, and the public regarding how the application will be developed and standards for review regarding potential impacts to state and regional resources and facilities.

380.032 FS Agreement Extension

Without further action by the Parties, the original Agreement was set to terminate upon approval of the final Development Order that results from the ADA, or three (3) years following the effective date of this Agreement, whichever comes first. There has been no Development Order to date, and the



current Agreement is set to expire on May 10, 2025 absent an extension. The proposed Agreement extension has been reviewed and approved by the Council's Legal Counsel, the Florida Department of Commerce, and the Applicant.

This proposed extension of the Agreement shall terminate upon issuance of the final Development Order approving, approving with conditions, or denying the ADA, or May 4, 2030, whichever comes first, and would allow the DRI review process to continue in its current form. The Agreement to Delete, which will determine the issues to address and the methodology to analyze potential impacts to state and regional resources and facilities, is expected to be finalized in the next few weeks.

Recommendation

Authorize the Executive Director, in consultation with the General Counsel, to execute the City Park DRI 380.032 FS Agreement Extension.

AMENDMENT ONE
TO "PARKLAND" DEVELOPMENT OF REGIONAL IMPACT
SECTION 380.032 AGREEMENT RELATED TO APPLICATION PROCESSING

On May 4, 2022, the Florida Department of Commerce (hereinafter referred to as "Commerce"), formerly known as the Florida Department of Economic Opportunity, the South Florida Regional Planning Council (hereinafter referred to as "SFRPC"), and Parkland West, LLC, the Krome Groves Land Trust, Edward W. Easton, Trustee, and Guherqui International, S.A. (hereinafter referred to collectively as the "Developer"), entered into a Section 380.032 Agreement Related to Application Processing for the "Parkland" Development of Regional Impact (the "Agreement"). Commerce, SFRPC, and Developer may be referred to collectively as the "Parties."

RECITALS:

A. Whereas, on July 1, 2023, the Florida Department of Economic Opportunity was renamed to the Florida Department of Commerce. Effective July 1, 2023, all references throughout the Agreement to "Department of Economic Opportunity" or "DEO" are replaced with "Department of Commerce" or "Commerce" as appropriate;

B. Whereas, Paragraph 14 of the Agreement provides that the Agreement may be modified only by an instrument in writing signed by all Parties;

C. Whereas, the Parties have agreed to extend the term of the Agreement under Paragraph 13 of the Agreement; and

NOW, THEREFORE, in consideration of the mutual promises hereinafter set forth, Commerce, SFRPC, and the Developer agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference.

2. Paragraph 13 of the Agreement is hereby deleted and replaced as follows:

13. Without further action by the Parties, this Agreement shall terminate upon issuance of the final Development Order approving, approving with conditions, or denying the ADA, or May 4, 2030, whichever comes first.

3. All other terms and conditions of the Agreement remain in effect.

[Signature Pages to Follow]

DEVELOPER:

Parkland West, LLC; the Krome Groves
Land Trust, Edward W. Easton, Trustee;
and Guherqui International, S.A.

By: 

Jeffrey Bercow, Esq.

Title: Attorney for the Developer

16th day of April, 2025

SFRPC:

SOUTH FLORIDA REGIONAL PLANNING
COUNCIL

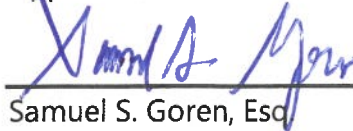
By: _____

Name: Isabel Cosio Carballo, MPA

Title: Executive Director

22^d day of April, 2025

Approved as to form and legality



Samuel S. Goren, Esq.

Legal Counsel

COMMERCE:

STATE OF FLORIDA, DEPARTMENT OF
COMMERCE

By: _____
Justin Domer, Deputy Secretary

_____ day of April, 2025

Approved as to form and legality

Karen Gates, Esq.
General Counsel