DEVELOPMENT OF REGIONAL IMPACT
APPLICATION FOR DEVELOPMENT APPROVAL
UNDER SECTION 380.06, FLORIDA STATUTES

PART I. APPLICATION INFORMATION

1. Statement of Intent

I, **Jeffrey Bercow**, the undersigned authorized agent of Krome Groves Land Trust et. al, (collectively the "Applicant"), hereby propose to undertake a Development of Regional Impact as defined in Section 380.06, Florida Statutes (F.S.), and Chapter 28-24, Florida Administrative Code (F.A.C.). In support thereof we submit the following information concerning City Park, which information is true and correct to the best of our knowledge.

10/2/25 _____
(Date) Jeffrey Bercow

2. Owner/Developer (name, address, phone). State whether or not the owner or developer is authorized to do business in the State of Florida pursuant to the provisions of Chapter 407, F.S.

- ***Owners***

Edward Easton, Trustee
Krome Groves Land Trust
5505 Waterford District Drive, 5th Floor
Miami, Florida 33126
Contact: Edward Easton
Telephone: (305) 632-2839
Email: eweaston@theeastongroup.com

Guherqui International, S.A.
c/o Pablo S. Quesada
1615 S Federal Highway
Suite 103, Boca Raton, Florida 33434
Contact: Pablo Quesada
Telephone: (305) 497-8987
Email: pquesada@dqmlaw.com

Parkland West LLC
5505 Waterford District Drive, 5th Floor
Miami, FL 33126
Contact: Edward Easton
Telephone: (305) 632-2839
Email: eweaston@theeastongroup.com

Edward Easton, Trustee
Edward W. Easton Trust
10165 NW 19 Street

Miami, Florida 33172
Contact: Edward Easton
Telephone: (305) 632-2839
Email: eweaston@theeastongroup.com

The Owners are authorized to do business in the State of Florida pursuant to the provisions of Chapter 407, Florida Statutes.

3. Authorized Agent and Consultants (name, address, phone)

- ***Authorized Agent / Legal Counsel***
  Jeffrey Bercow, Esq.
  Bercow, Radell, Fernandez, Larkin & Tapanes, PLLC
  200 South Biscayne Blvd.
  Suite 300
  Miami, Florida 33131
  Telephone: (305) 374-5300
  Fax: (305) 377-6222
  Email: jbercow@brzoninglaw.com

  Graham Penn, Esq.
  Bercow, Radell, Fernandez, Larkin & Tapanes, PLLC
  200 South Biscayne Blvd.
  Suite 300
  Miami, Florida 33131
  Telephone: (305) 377-6229
  Fax: (305) 377-6222
  Email: gpenn@brzoninglaw.com

- ***Planning***
  The Curtis Group
  7520 Red Road
  Suite M
  South Miami, FL 33143
  Contact: Rob Curtis
  Telephone: (305) 807-6306
  Email: rob@curtisplanning.com

- ***Town Planning***
  SWA
  2200 Bridgeway Boulevard
  Sausalito, California 94966
  Contact: Gerdo Aquino
  Telephone: (415) 332-5100
  Fax: (415) 332-0719

- ***Transportation Planning***
  David Plummer & Associates
  1750 Ponce de Leon Boulevard
  Coral Gables, Florida 33134
  Contact: Tim Plummer
  Telephone: (305) 447-0900
  Email: tim.plummer@dplummer.com

- ***Environmental***
  EAS Engineering, Inc.
  55 Almeria Avenue
  Coral Gables, Florida 33134
  Contact: Ed Swakon
  Telephone: (305) 445-5553
  Fax: (305) 444-2112
  Email: eswakon@eas-eng.com

- ***Economic***
  Lambert Advisory.
  100 Biscayne Boulevard
  Suite 2510
  Miami, Florida 33132
  Contact: Paul Lambert
  Telephone: (305) 860-3716
  Email: plambert@lambertadvisory.com

- ***Archaeology***
  Archaeological & Historical Conservancy, Inc.
  4800 SW 64th Avenue, Suite 109
  Davie, Florida 33314
  Contact: Ryan Franklin, PhD
  Telephone: (954) 792-9776
  Fax: (954) 792-9954
  Email: archlgcl@bellsouth.net

- ***Surveying***
  Ford Armenteros Manucy Inc.
  1950 N.W. 94th Avenue
  2nd Floor
  Miami, Florida 33172
  Contact: Daniel Rodriguez
  Telephone: (305) 477-6472
  Fax: (305) 470-2805
  Email: danielr@fordco.com

- ***Civil Engineering***
  Langan
  15150 NW 79th Court
  Suite 200
  Miami Lakes, Florida 33016
  Contact: Michael Carr
  Telephone: (954) 320-2120
  Email: mcarr@langan.com

4. Attach a notarized authorization from all persons or corporations (or authorized agents of said persons or corporations) having fee simple or lessor estate in the site indicating that each of these parties is aware of, and concurs with, the development of this property as described in this Application for Development Approval. Include the names and addresses of all parties with an interest in the property. In addition, include descriptions of any other properties within one-half mile radius of the DRI site in which any of the parties with an interest in the DRI site hold a fee simple or lessor interest.

The authorization forms are attached as Exhibit 4-1. There are four (4) parcels within a one-half mile radius in which parties with an interest in the DRI hold an interest. These parcels are listed in Exhibit 4-2.

5. Attach a legal description of the development site. Include section, township and range.

The City Park DRI development site consists of approximately 969 gross acres bounded by SW 136 Street on the north, SW 162 Avenue on the east (generally), SW 152 Street on the south (generally) and SW 177 Avenue on the west. The site is located in Section 19, Township 55, Range 39 and Section 20, Township 55, Range 39.

A legal description of the property is included in **Exhibit 5-1**.

6. Have you requested a binding letter of interpretation of DRI status or vested rights, clearance letter, agreement or preliminary development agreement from the Department of Community Affairs? If so, what is the current status of this determination?

No. A binding letter of interpretation of DRI status or vested rights, clearance letter, agreement or preliminary development agreement from the Department of Community Affairs have not been requested**.**

7. List all local governments with jurisdiction over the proposed development.

Miami-Dade County has jurisdiction over the processing of changes to the Miami-Dade County Comprehensive Development Master Plan and approval of Development of Regional Impact application.

8. List all agencies (local, state and federal) from which approval and/or a permit must be obtained prior to initiation of development. Indicate the permit or approval for each agency and its status. Indicate whether the development is registered or whether registration will be required with the Division of Florida Land Sales, Condominiums and Mobile Homes under Chapter 478, Florida Statutes. Indicate whether the development will be registered with the H.U.D., Division of Interstate Land Sales Registration or with other states.

The project will obtain any and all necessary permits. Currently, the Applicant anticipates obtaining the following permits, which will be obtained prior to the initiation of the development, as required.

Agency	Permit/Approval	Status
Miami-Dade County	ADA/DRI Development Order	In Process
	Re-zoning	In Process
	CDMP Amendments	In Process
	Site Plan Approval	Future Action
	Plat Approval	Future Action
	Building Permit(s)	Future Action
	Wastewater Collection System Permit	Future Action
	Roadway Improvement Plans	Future Action
	Tree Removal Permit	If Required
	Water Distribution System Permit	Future Action
	Complex Source Permit	If Required
	Wetland Jurisdictional Determination	Jurisdictional Determination of No Wetlands Issued
	Class IV (Freshwater Wetland Dredge & Fill)	Not Required
	Surface Water Management Permit	Future Action (if not issued by SFWMD)
State of Florida		
South Florida Regional Planning Council	DRI Review	In Process
South Florida Water Management District	Wetland Jurisdictional Determination	Jurisdictional Determination of No Wetlands Issued
	Environmental Resource Permit (Stormwater and Water Quality Certification)	Future Action (if not issued by Miami-Dade County)
	Water Use Permit	If Required
Department of Commerce	DRI Review	In Process
Department of Environmental Protection	Wastewater Collection System Permit	Future Action
	Water Distribution System Permit	Future Action
	Air Quality	If Required
Department of Transportation	Roadway Improvement Plans	Future Action

Agency	Permit/Approval	Status
Federal		
U.S. Army Corps of Engineers	Wetland Jurisdictional Determination	Not Required
	Dredge and Fill Permit	Not Required

Source: The Curtis Group

At this time, registration of the development as currently proposed with the Division of Florida Land Sales, Condominiums, and Mobile Homes under Chapter 498, Florida Statutes, will not be required. The development will not be registered with H.U.D. Division of Interstate Land Sales registration or with other state agencies.

Exhibit 4-1
Notarized Authorization Forms

30-5920-000-0070

ACKNOWLEDGEMENT
EDWARD W. EASTON, TRUSTEE
EDWARD W. EASTON TRUST

I, Edward W. Easton, as Trustee of the Edward W. Easton Trust, hereby acknowledge that I am aware of, and concur with the proposed development of the property owned by the Trust as described in the "City Park" Applications for Development Approval.

Signed, witnessed, executed and acknowledged on this 14 day of August, 2025.

WITNESSES:

Signature

Larisa Matias
Print Name

Signature

Lenette Trivett
Print Name

Edward W. Easton Trust
Name of Trust
Address:
10165 NW 19th St
Miami, FL 33172

By:
Print Name: Edward W. Easton, Trustee

STATE OF Florida

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by Edward W. Easton, Trustee, to me personally known or produced _____, as identification and who acknowledged the foregoing instrument for the purposes herein contained, and acknowledged that they were authorized under the trust to execute said instrument on behalf of the beneficiaries of the trust.

Witness my signature and official seal this 14 day of Aug., 2025, in the County and State aforesaid.

☐ did take an oath
☒ did not take an oath

Notary Public

My Commission expires: 11-29-25

Lenette Trivett
Print Name

LENETTE TRIVETT
Notary Public - State of Florida
Commission # HH 167678
My Comm. Expires Nov 29, 2025
Bonded through National Notary Assn.

30-5920-000-0040; 30-5920-000-0080

ACKNOWLEDGEMENT FOR CORPORATION
PARKLAND WEST, LLC

I, Edward W. Easton, the Trustee of the Krome Groves Land Trust, the managing member of the Parkland West LLC, hereby acknowledge that I am aware of, and concur with the proposed development of the property owned by the Parkland West LLC as described in the "City Park" Applications for Development Approval.

Signed, witnessed, executed and acknowledged on this 14 day of August, 2025.

WITNESSES:

Signature

Larisa Matias

Print Name

Signature

Lenette Trivett

Print Name

Parkland West, LLC

Name of Corporation

Address:

5505 Waterford District Drive

Miami, Florida 33126

By

Edward W. Easton, Trustee of Krome Groves Land Trust, Managing Member of Parkland West LLC

STATE OF Florida

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by Edward W. Easton, the Trustee of Parkland West LLC, a Florida limited liability company, on behalf of the corporation. He/She is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 14 day of August, 2025, in the County and State aforesaid.

LENETTE TRIVETT
Notary Public - State of Florida
Commission # HH 167678
My Comm. Expires Nov 29, 2025
Bonded through National Notary Assn.

Notary Public, State of Fl

Lenette Trivett

Print Name

My Commission Expires: 11-29-25

ACKNOWLEDGEMENT
EDWARD W. EASTON, TRUSTEE
KROME GROVES LAND TRUST

I, Edward W. Easton, as Trustee of the Krome Groves Land Trust, hereby acknowledge that I am aware of, and concur with the proposed development of the property owned by the Trust as described in the "City Park" Applications for Development Approval.

Signed, witnessed, executed and acknowledged on this 14 day of August, 2025.

WITNESSES:

Signature

Lariga Matias
Print Name

Signature

Lenette Trivett
Print Name

Krome Grove Land Trust
Name of Trust
Address:
5505 Waterford District Drive
Miami, Florida 33126

By: _____
Print Name: Edward W. Easton, Trustee

STATE OF Florida

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by Edward W. Easton, Trustee, to me personally known or produced _____, as identification and who acknowledged the foregoing instrument for the purposes herein contained, and acknowledged that they were authorized under the trust to execute said instrument on behalf of the beneficiaries of the trust.

Witness my signature and official seal this 14 day of Aug, 2025, in the County and State aforesaid.

■ did take an oath
■ did not take an oath

Notary Public

My Commission expires: 11-29-25

Lenette Trivett
Print Name

LENETTE TRIVETT
Notary Public - State of Florida
Commission # HH 167678
My Comm. Expires Nov 29, 2025
Bonded through National Notary Assn.

30-5920-000-0030

ACKNOWLEDGEMENT
GUHERQUI INTERNATIONAL, S.A.

I, Pablo S. Quesada, as authorized signatory of the Guherqui International, S.A., hereby acknowledge that I am aware of, and concur with the proposed development of the property owned by the Trust as described in the "City Park" Applications for Development Approval.

Signed, witnessed, executed and acknowledged on this 12 day of August, 2025.

WITNESSES:

Signature
Lissett Rodriguez
Print Name

Signature
Karen Alvarado
Print Name

Guherqui International, S.A.
Name of Corporation
Address:
1615 S Federal Highway, Suite 103 Boca Raton, Florida 33434

By _____
Pablo S. Quesada,
Authorized Signatory

STATE OF Florida

COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by Pablo S. Quesada, the authorized signatory of Guherqui International, S.A., on behalf of the corporation. He/She is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 12 day of August, 2025, in the County and State aforesaid.

GLADYS L. ABRAHAM
Commission # HH 183990
Expires October 9, 2025
Bonded Thru Budget Notary Services

Notary Public-State of Florida
Gladys L. Abraham
Print Name

My Commission Expires:

GLADYS L. ABRAHAM
Commission # HH 183990
Expires October 9, 2025
Bonded Thru Budget Notary Services

Exhibit 4-2
Property Ownership within Property and Within ½ Mile Radius

Properties within 1/2 Mile of City Park Boundary in which Parties with an Interest in the DRI Hold an Interest		
Folio	**Owner of Parcel Within ½ Mile of City Park Boundary**	**Relationship to DRI Applicants**
30-5929-000-0012	Edward W. Easton Trust / Corsica West I Land Trust	Edward W. Easton, trustee, is an owner and applicant
30-5929-000-0190	South Florida State Corporation	South Florida State Corporation is a related entity to Guherqui International, S.A., which is an owner and applicant
30-5929-000-0170	South Florida State Corporation	South Florida State Corporation is a related entity to Guherqui International, S.A., which is an owner and applicant
30-5929-000-0230	South Florida State Corporation	South Florida State Corporation is a related entity to Guherqui International, S.A., which is an owner and applicant

Exhibit 5-1
Legal Description

Legal Description

PARCEL "A"

THE WEST 1/2 OF THE EAST 1/2, OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA. LESS A 100.00 FEET RIGHT-OF-WAY FOR THE SEABOARD AIRLINE RAILROAD, AS-BUILT AND IN PLACE LYING 50.00 FEET ON EITHER SIDE OF THE EXISTING RAILROAD TRACKS, AND LESS THE SOUTH 40.00 FEET FOR PUBLIC RIGHT-OF-WAY AND LESS THE FOLLOWING PARTICULARLY DESCRIBED PARCEL OF LAND FOR PUBLIC RIGHT-OF-WAY:

COMMENCE AT THE AGREED N.W. CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, THAT CERTAIN "AGREED FINAL JUDGEMENT" AS RECORDED IN OFFICIAL RECORDS BOOK 15074, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. DATED JUNE 19, 1991; THENCE, N02°39'22"W, FOR 40.00 FEET; THENCE, S86°20'38"W, FOR 74.36 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A 2,060.00 FEET; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°09'38" FOR AN ARC DISTANCE OF 401.26 FEET TO A POINT OF TANGENCY; THENCE, N82°29'44"W, FOR 3.62 FEET TO THE POINT OF BEGINNING; THENCE, S02°10'36"E, FOR 81.13 FEET; THENCE, N82°30'06"W, 216.54 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 2,062.72 FEET; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°24'03" FOR AN ARC DISTANCE OF 338.44 FEET; THENCE, S88°05'28"W, FOR 116.10 FEET; THENCE, N02°04'17"W, FOR 40.00 FEET; THENCE, N88°05'28"E, FOR 533.68 FEET; THENCE, S82°29'44"E, FOR 134.53 FEET TO THE POINT OF BEGINNING;

PARCEL "B"

THE WEST 1/2, OF THE EAST 1/2, OF THE EAST 1/2, OF THE S.W. 1/4 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 40 FEET FOR PUBLIC RIGHT-OF-WAY.

PARCEL "C"

THE EAST 1/2, OF THE EAST 1/2, OF THE EAST 1/2, OF THE S.W. 1/4 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 40.00 FEET AND THE EAST 35.00 FEET FOR PUBLIC RIGHT-OF-WAY, AND LESS AND EXCEPT THAT PARCEL TAKEN ON THE EAST SIDE AS PER CASE # 86-40255 RECORDED IN OFFICIAL RECORDS BOOK 15074 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PARCEL DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST 1/2, OF THE EAST 1/2, OF THE EAST 1/2, OF THE S.W. 1/4 OF SAID SECTION 20, LYING EAST OF THAT CERTAIN BOUNDARY AGREEMENT LINE IN CASE # 86-40255 RECORDED IN OFFICIAL RECORDS BOOK 15074, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LESS AND EXCEPT THE AREA BOUNDED BY LINES LYING 55.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, AND 35.00 FEET WEST OF AND PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 20, SAID AREA FORMING A QUADRANT OF A CIRCLE WITH A RADIUS OF 25.00 FEET, FOR CORNER RADIUS PUBLIC RIGHT-OF-WAY DEDICATION PURPOSES.

SUBJECT TO ANY DEDICATIONS, EASEMENTS, RESTRICTIONS, RESERVATION AND LIMITATIONS OF RECORDS.

PARCEL "D"

THE EAST 1/2, OF THE EAST 1/2, OF THE N.W. 1/4 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING SOUTH OF THE CENTERLINE OF A 100.00 FEET WIDE EASEMENT FOR THE SEABOARD COAST LINE RAILROAD COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 4331, AT PAGE 282, AND OFFICIAL RECORDS BOOK 4371, AT PAGE 323, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS THE EAST 35.00 FEET FOR PUBLIC RIGHT-OF-WAY, AND LESS AND EXCEPT THAT PARCEL TAKEN ON THE EAST SIDE AS PER CASE # 86-40255 RECORDED IN OFFICIAL RECORDS BOOK 15074, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PARCEL DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST 1/2, OF THE EAST 1/2, OF THE N.W. 1/4 OF SAID SECTION 20, LYING SOUTH OF THE CENTERLINE OF THE SAID 100.00 FEET WIDE EASEMENT FOR THE SEABOARD COAST LINE RAILROAD COMPANY AND LYING EAST OF THAT CERTAIN BOUNDARY AGREEMENT LINE IN CASE # 86-40255 RECORDED IN SAID OR BOOK 15074, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SUBJECT TO ANY DEDICATIONS, EASEMENTS, RESTRICTIONS, RESERVATION AND LIMITATIONS OF RECORDS.

PARCEL "E"

THE EAST 1/2, OF THE EAST 1/2, OF THE N.W. 1/4 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING NORTH OF THE CENTERLINE OF A 100.00 FEET WIDE EASEMENT FOR THE SEABOARD COAST LINE RAILROAD COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 4331, AT PAGE 282, AND OFFICIAL RECORDS BOOK 4371, AT PAGE 323, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS AND EXCEPT THAT PARCEL TAKEN ON THE EAST SIDE AS PER CASE # 86-40255 RECORDED IN OFFICIAL RECORDS BOOK 15074, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PARCEL DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST 1/2, OF THE EAST 1/2, OF THE N.W. 1/4 OF SAID SECTION 20, LYING NORTH OF THE CENTERLINE OF THE SAID 100.00 FEET WIDE EASEMENT FOR THE SEABOARD COAST LINE RAILROAD COMPANY AND LYING EAST OF THAT CERTAIN BOUNDARY AGREEMENT LINE IN CASE # 86-40255 RECORDED IN SAID OR BOOK 15074, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

LESS THE FOLLOWING PARTICULARLY DESCRIBED PARCEL OF LAND FOR PUBLIC RIGHT-OF-WAY:

BEGIN AT THE AGREED N.W. CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, THAT CERTAIN "AGREED FINAL JUDGEMENT" AS RECORDED IN OFFICIAL RECORDS BOOK 15074, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. DATED JUNE 19, 1991; THENCE, N86°20'38"E, FOR 187.96 FEET; THENCE, N02°16'54"W, FOR 40.01 FEET; THENCE, S86°20'38"W, FOR 263.28 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A 2,060.00 FEET; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°09'38" FOR AN ARC DISTANCE OF 401.26 FEET TO A POINT OF TANGENCY; THENCE, N82°29'44"W, FOR 3.62 FEET; THENCE, S02°10'36"E, FOR 81.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 2,140.00 FEET, TO WHICH A RADIAL LINE BEARS S07°14'10"W; THENCE, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°14'05" FOR AN ARC DISTANCE OF 419.62 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE SOUTHWESTERLY AND HAS A RADIUS OF 25.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°34'36" FOR AN ARC DISTANCE OF 39.96 FEET TO A POINT OF TANGENCY; THENCE, S02°25'20"E, FOR 454.01 FEET; THENCE, N88°08'59"E, FOR 35.00 FEET; THENCE, N02°25'20"W, FOR 520.62 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY DEDICATIONS, EASEMENTS, RESTRICTIONS, RESERVATION AND LIMITATIONS OF RECORDS.

PARCEL I

SECTION 19, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LESS THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) THEREOF AND ROAD RIGHT(S) OF WAY(S). MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 35.00 FEET AND THE SOUTH 55.00 FEET FOR PUBLIC RIGHT-OF-WAY.

AND

LESS AND EXCEPT THE AREA BOUNDED BY LINES LYING 55.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SECTION 19, TOWNSHIP 55 SOUTH, RANGE

39 EAST, AND BY THE EXISTING RIGHT-OF-WAY LINE FOR KROME AVENUE, SAID LINE BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL I, AS SHOWN IN OFFICIAL RECORDS BOOK 29646, PAGE 3592 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID AREA FORMING A QUADRANT OF A CIRCLE WITH A RADIUS OF 25.00 FEET, FOR CORNER RADIUS PUBLIC RIGHT-OF-WAY DEDICATION PURPOSES.

PARCEL II

THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LOCATED IN MIAMI-DADE COUNTY, FLORIDA, LESS THE NORTH 35.00 FEET FOR PUBLIC RIGHT-OF-WAY.

AND

LESS AND EXCEPT THE AREA BOUNDED BY THE EXISTING RIGHT-OF-WAY LINE FOR KROME AVENUE, SAID LINE BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL II, AS SHOWN IN OFFICIAL RECORDS BOOK 29646, PAGE 3592 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A LINE LYING 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 19, TOWNSHIP 55 SOUTH, RANGE 39 EAST, SAID AREA FORMING A QUADRANT OF A CIRCLE WITH A RADIUS OF 25.00 FEET, FOR CORNER RADIUS PUBLIC RIGHT-OF-WAY DEDICATION PURPOSES.

PARCEL III

THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 55 SOUTH, RANGE 39 EAST. MIAMI-DADE COUNTY.

LESS FROM ABOVE DESCRIBED PARCELS I, II AND III:

THAT PORTION OF S.W. 177TH AVENUE (KROME AVENUE/STATE ROAD NO. 997), LYING WEST OF THE EAST LINE OF THAT CERTAIN RIGHT-OF-WAY DEDICATION DESCRIBED IN OFFICIAL RECORDS BOOK 29646, PAGE 3592, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 18 (THE SAME BEING NORTH 1/4 CORNER OF SECTION 19), TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING A 1 1/2" DIAMETER IRON PIPE, THENCE S85°54'31'W, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18 FOR A DISTANCE OF 2,472.81 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED LINE; THENCE S02°05'46"E FOR 7.32 FEET; THENCE S02°03'00"E FOR 479.04 FEET; THENCE S04°19'23"W FOR 179.96 FEET; THENCE S02°03'27"E FOR 229.96 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 12,427.24 FEET AND A CENTRAL ANGLE OF 04°34'54", THENCE

SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 993.76 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 22,917.00 FEET AND A CENTRAL ANGLE OF 04°29'44", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 1,798.08 FEET; THENCE S01°58'17"E FOR 1,635.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 19, SAID POINT LYING 66.05 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 19.

PARCEL IV

THE WEST (W 1/2) OF THE WEST (W 1/2) OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA, LESS THE NORTH 35.00 FEET FOR PUBLIC RIGHT-OF-WAY.

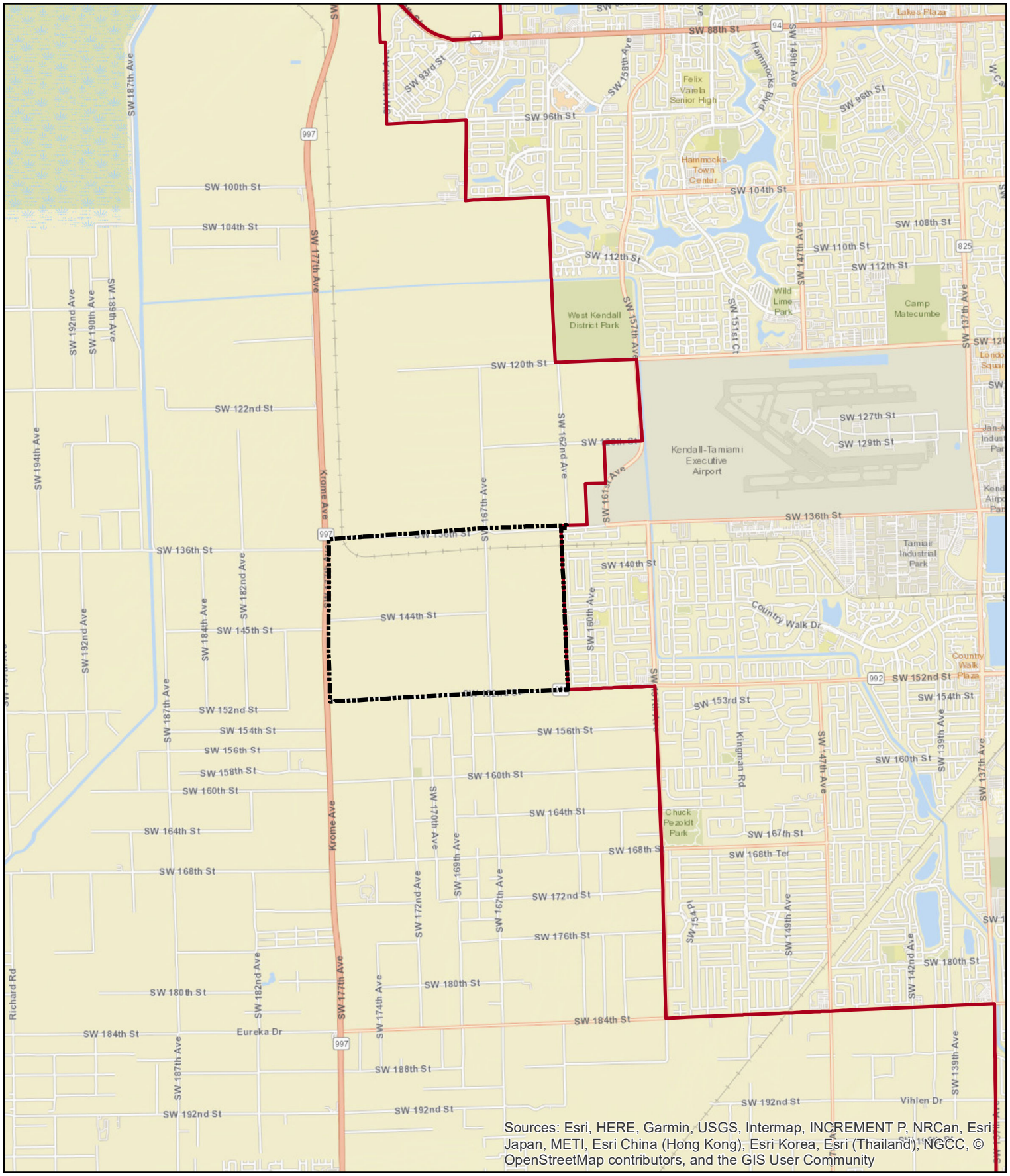
LESS AND EXCEPT:

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL V

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA., LESS THE NORTH 35.00 FEET AND LESS THE SOUTH 55.00 FEET FOR PUBLIC RIGHT-OF-WAY.

ALL TOGETHER WITH THE FULLY DEDICATED RIGHT-OF-WAY OF KROME AVENUE (S.W. 177th AVENUE) (STATE ROAD NO. 997) (SECTION 87150-2532), ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



Legend

DRI Boundary

Urban Development Boundary

0 0.25 0.5 1 Miles

Map A
Location

City Park
August 2025

Source: ESRI Streets Basemap

Legend

DRI Boundary

0 400 800 1,600 Feet

Map B
Aerial

City Park
August 2025

Source: Miami-Dade County 2023 Aerial

Legend

DRI Boundary

Contour

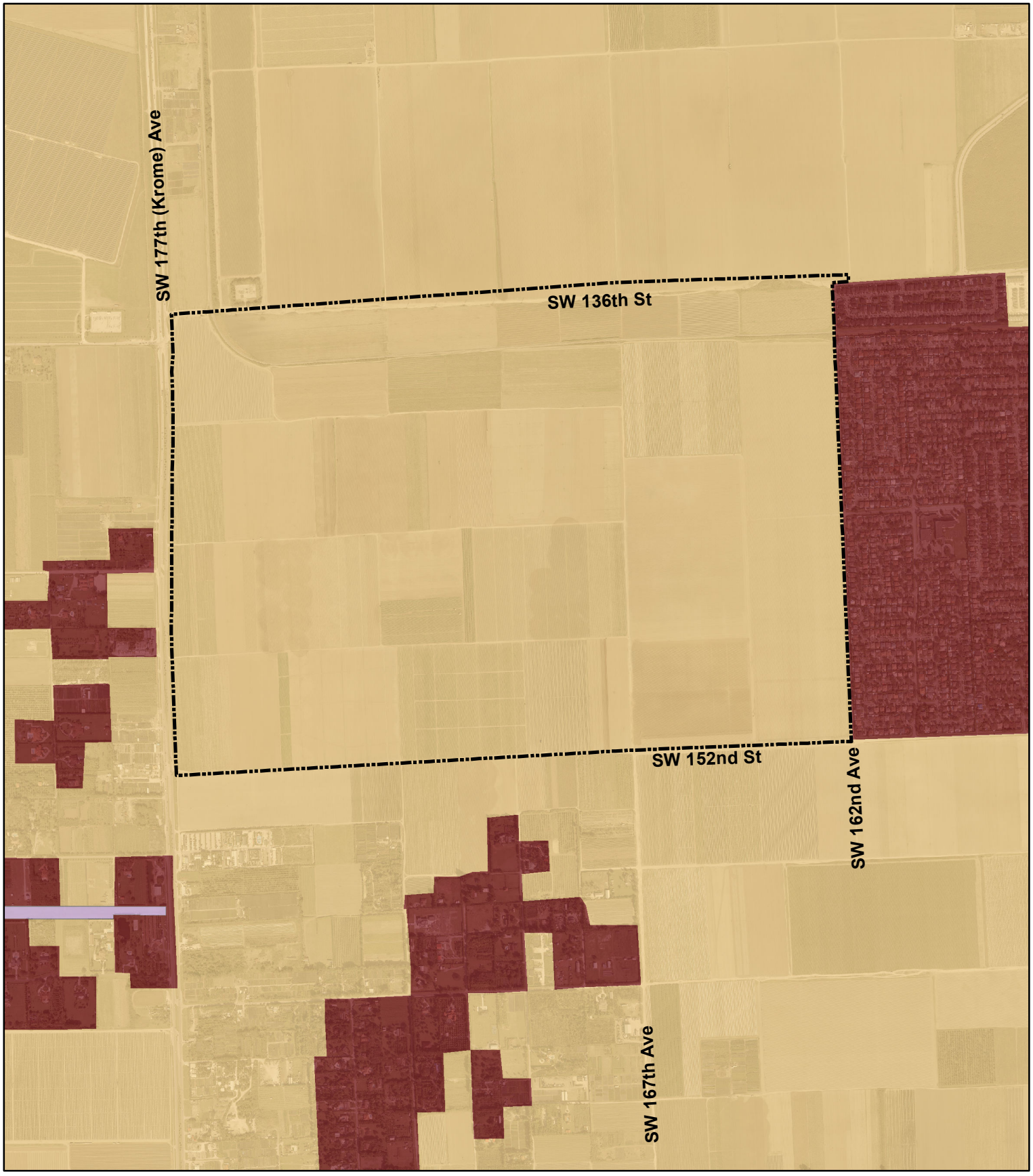
3 4 5 6 7 8 9 10

0 400 800 1,600 Feet

Map C
Topographic

City Park
August 2025

Source: Miami-Dade County Open Data Hub, LiDAR DEM 5FT (2018)



Legend

DRI Boundary

Land Use

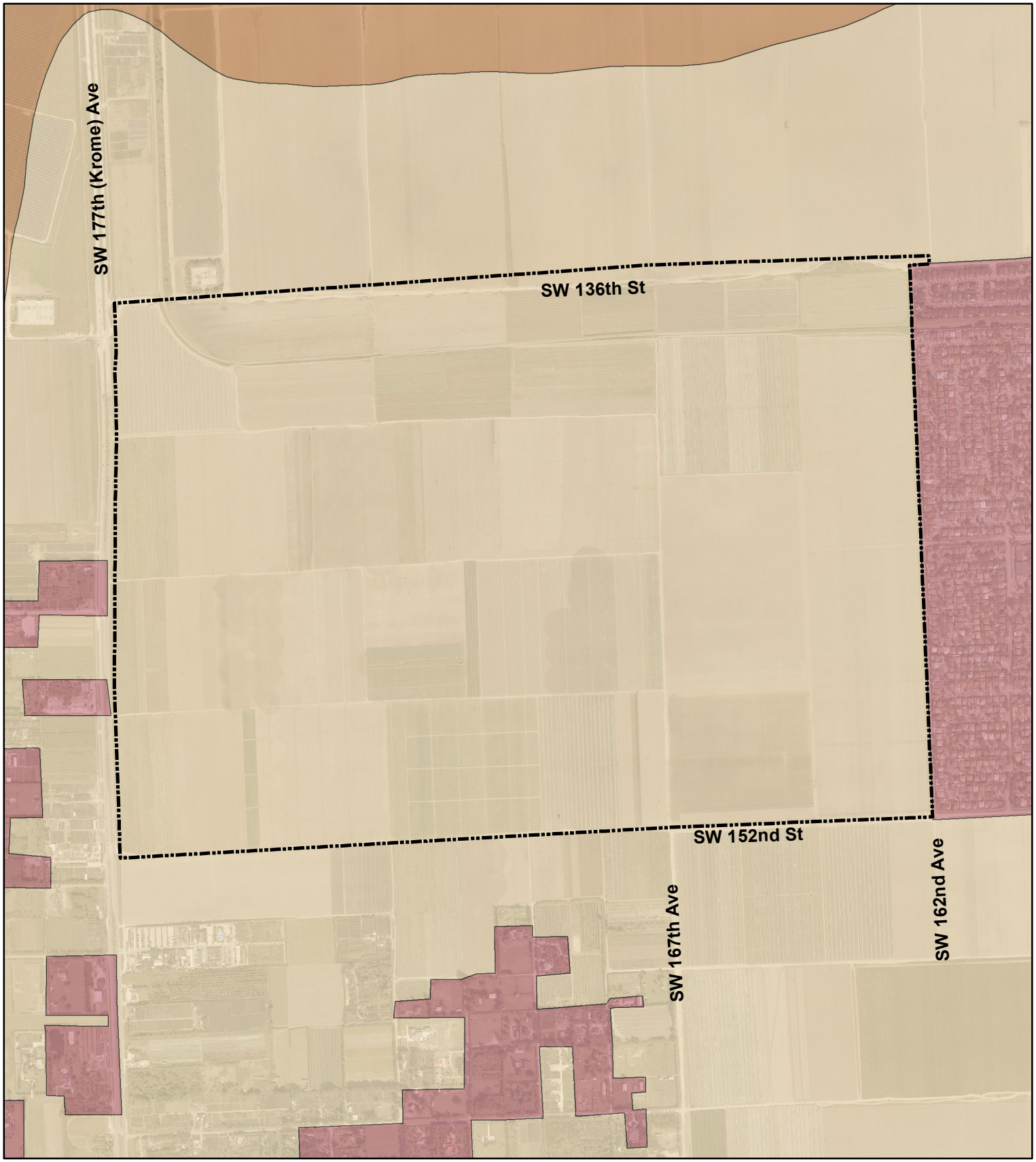
- Agriculture
- Transportation, Communication, and Utilities
- Urban and Built-Up

0 600 1,200 2,400 Feet

Map D
Land Use
(FLUCCS Level 1)

City Park
August 2025

Source: South Florida Water Management District



Legend

DRI Boundary

Soil Map Units

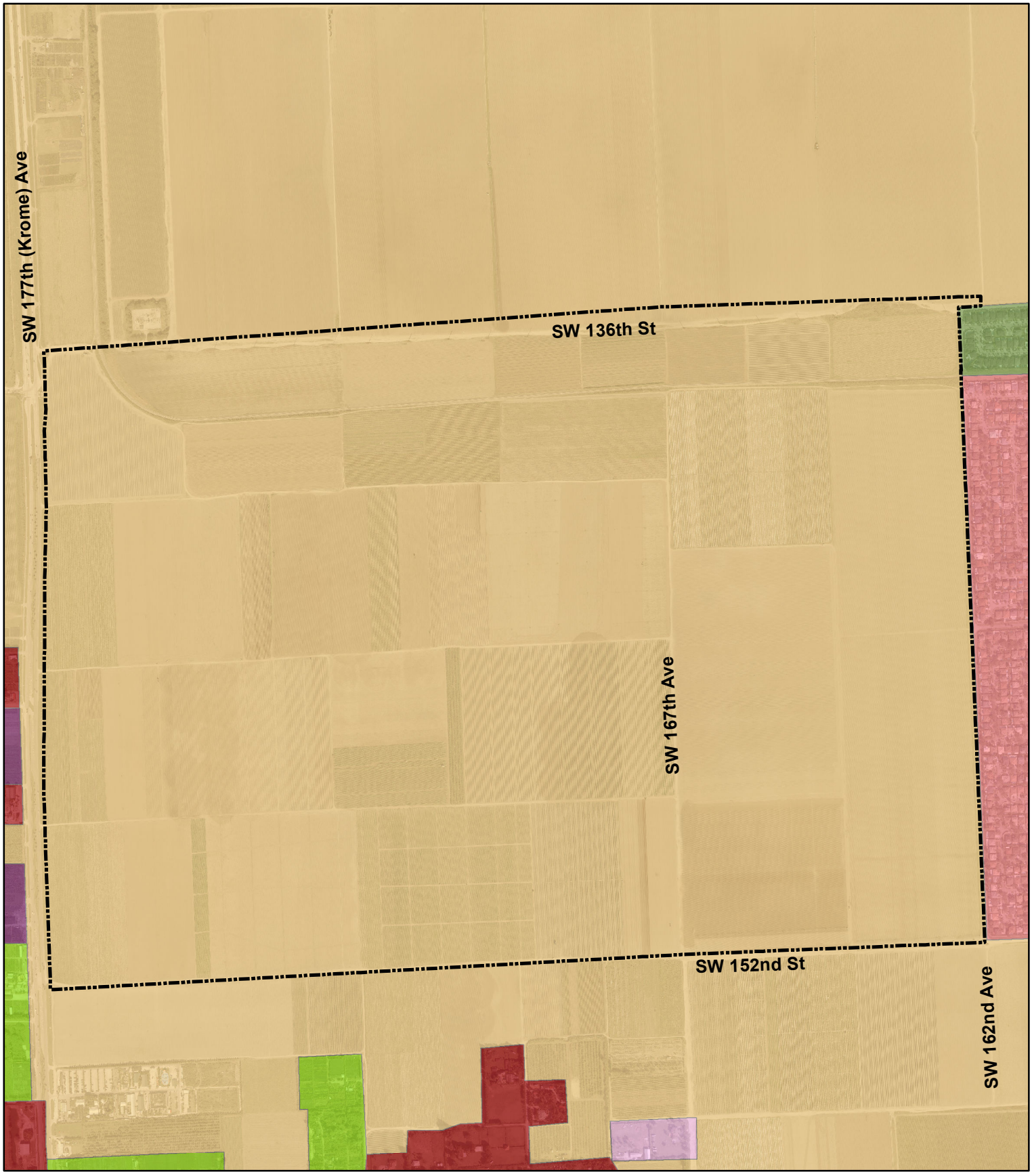
- Chekika Very Gravelly Marly Loam, 0-2% Slopes
- Krome Very Gravelly Marly Loam, 0-2% Slopes
- Krome Very Gravelly Marly Loam-Urban Land Complex, 0-2% Slopes

0 400 800 1,600 Feet

Map E
NRCS Soils

City Park
August 2025

Source: U.S. Dept. of Agriculture, Natural Resources Conservation Service



Legend

DRI Boundary

Land Use (FLUCCS Level 3)

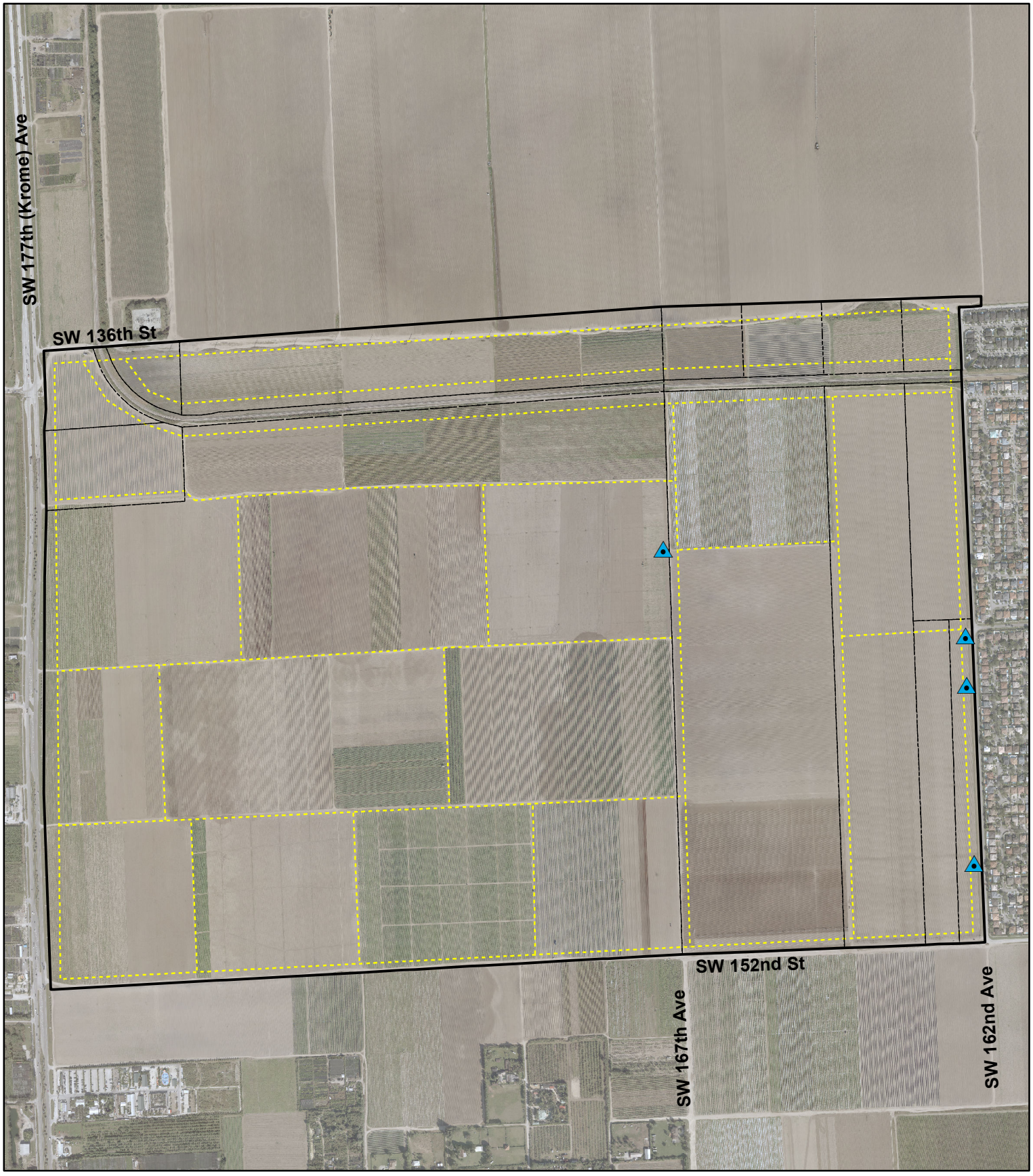
- Fixed Single Family Units
- Residential, Medium Density
- Horse Farms
- Ornamentals
- Row Crops
- Rural Residential
- Tree Nurseries

0 400 800 1,600 Feet

Map F
FLUCCS
(Level 3)

City Park
August 2025

Source: South Florida Water Management District



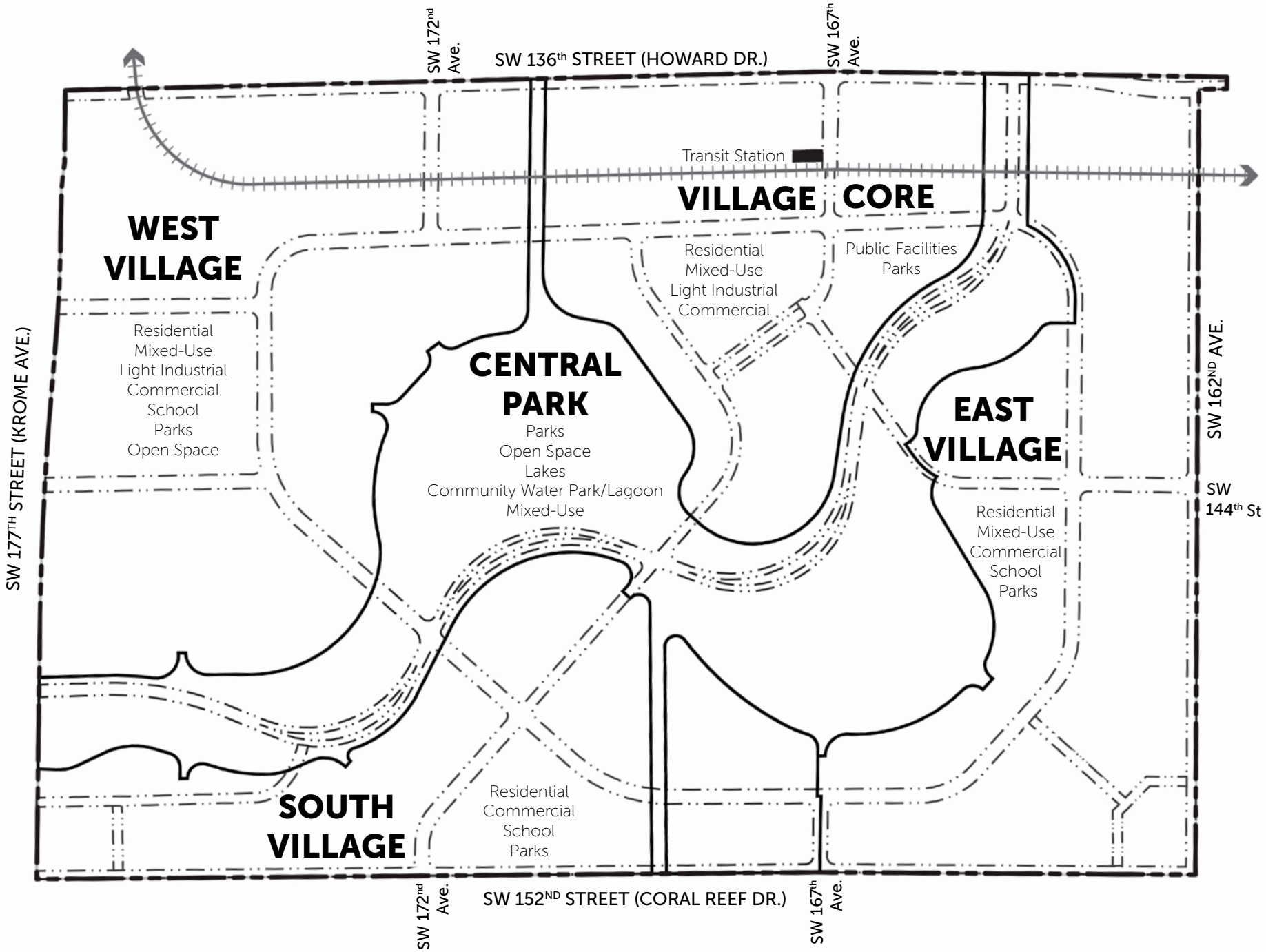
Legend

- DRI Boundary
- Parcel Boundary
- Irrigation Well Locations for DTW Measurements
- Approximate Traversed Path During Field Inspections

Map G
Sampling Locations

0 400 800 1,600 Feet

City Park
August 2025



City Park Map H - Master Development Plan

10. GENERAL PROJECT DESCRIPTION

PART 1 SPECIFIC PROJECT DESCRIPTION

A. Describe and discuss in general terms all major elements of the proposed development in its completed form. Include in this discussion the proposed phases (or stages) of development (not to exceed five years), magnitude in the appropriate units from Chapter 28-24, F.A.C., where applicable, and expected beginning and completion dates for construction.

City Park (alternatively the "Project") presents a transformative opportunity to establish a master-planned, resilient community that exemplifies sustainable growth and balanced urban development within Miami-Dade County. Envisioned as a forward-looking model for community-building, the Project integrates a rich mix of land uses that promote walkability, connectivity, accessibility, and long-term climate adaptability. With 954 acres of developable land, City Park is designed to support a full spectrum of residential densities, commercial services, educational institutions, civic infrastructure, and recreational amenities—creating a complete and inclusive "live, work, play, and learn" urban environment.

Project Overview

City Park is a proposed master-planned development encompassing approximately 954 acres located in unincorporated southwest Miami-Dade County, bounded by SW 136th Street (Howard Drive) to the north, SW 152nd Street (Coral Reef Drive) to the south, and Krome Avenue (SW 177th Avenue) to the west (the "Subject Property"). The project is strategically positioned to support the County's long-term objectives for growth management, economic development, infrastructure efficiency, and environmental resilience. The proposed development program for City Park is shown in **Table 10.A.1**, below.

TABLE 10.A.1
Proposed Development Program

Land Use	Units (2026 – 2036)
Residential **- Single Family Detached** **- Single Family Attached** **- Multi-Family***	 1,029 homes 4,532 townhomes 2,239 units
Retail	749,153 sf
Office	500,000 sf
Industrial	892,484 sf
Schools	Elementary – 1,011 students Middle – 1,222 students High School – 1,630 students
Community Uses **Open Space, Parks**	249.5 acres

* Multi-family uses will be included in both residential and mixed-use areas of City Park.

The proposal reflects best practices in comprehensive land use planning, urban design, multimodal connectivity, and integrated open space systems. City Park is intended to function as a complete community—providing a balanced mix of housing, employment, public facilities, and recreation—while advancing regional goals for sustainability, mobility, and livability.

Land Use Framework and Mix of Uses

City Park's land use program is organized around a hierarchy of sub-villages that structure density, intensity, and character across the site. Land uses are distributed as follows:

- **Residential (52% of site):** 7,800 units across Low-, Medium-, Medium-High-, and High-Density Residential categories, with target densities ranging from 6 to 30 units per acre.
- **Non-Residential (9% of the site):** Over 2,000,000 million square feet of commercial, office, and light industrial uses to support internal job creation and services.
- **Mixed-Use (9% of the site):** Transit-Oriented, Village, Park, Industrial, and Farm Mixed-Use designations to foster walkable neighborhoods with integrated services.
- **Community Services (4% of the site):** Schools, public facilities, and rail corridor improvements.
- **Open Space and Parks (25% of the site):** A robust network of public parks, lakes, plazas, agricultural land, and trail corridors.

This integrated framework reflects consistency with Miami-Dade County Comprehensive Development Master Plan ("CDMP") objectives, including policies promoting mixed-use centers, transit-oriented development ("TOD") near future transit, and development that balances housing and employment.

Urban Design Principles and Community Structure

The master plan is guided by a series of urban design principles aligned with contemporary planning frameworks, including:

- **A mixed-use Village Core** to function as the civic, cultural, and retail heart of the community.
- **A TOD Center** adjacent to a potential future CSX Portland Spur node, proposed regional mobility hub, and regional roadway improvements.
- **Compact blocks and a connected street network** promoting walkability and modal choice.
- **Distributed parks, plazas, and civic spaces** to support access to open space and public life.

Development intensities are scaled to context, with **higher-density and vertical mixed-use** concentrated around transit and activity centers, and **lower-density residential** providing a buffer toward the site's perimeter. This organizational

structure offers a **deliberate transition in intensity and scale**, reinforcing a legible community form and supporting multimodal connectivity.

The design aligns with the Strategic Regional Policy Plan (SRPP) for South Florida, particularly:

- **Goal 3: Land Use**, which calls for *"compact, well-designed communities that reduce sprawl and foster a sense of place."*
- **Objective 3.1**, which encourages land development patterns that promote *context-sensitive infill and intensification* within urban service areas.
- **Policy 3.1.3**, which emphasizes the integration of *residential, commercial, civic, and recreational uses* to reduce the need for vehicular travel.

Furthermore, the plan supports **Goal 4: Transportation**, by coordinating land use and mobility planning to increase access to transit and reduce reliance on single-occupancy vehicles—consistent with **Policy 4.1.1**, which advocates for mixed-use, transit-accessible, pedestrian-friendly development patterns.

This land use structure not only reflects sound urban design principles but also reinforces the region's long-term **resiliency**, **transportation efficiency**, and **growth management objectives**, in accordance with the SRPP's vision for a sustainable and connected South Florida.

Open Space, Parks, and Resiliency Infrastructure

A defining feature of the City Park plan is its integrated open space framework, which comprises 249.5 acres (25% of the site), including:

- **The Central Greenway and Lake System:** Dual-purpose passive recreation and stormwater management infrastructure.
- **Community and Pocket Parks:** Within walking distance of all neighborhoods, offering passive and active programming.
- **The Parkway and Green Connections**: Linear open space corridors that enhance mobility, identity, and ecological function.
- **The Farm:** A 10-acre agricultural amenity supporting education, food security, and cultural programming.

These systems address both regulatory requirements and resiliency goals by embedding stormwater management, shading, and heat mitigation throughout the public realm.

Mobility, Access, and Transit Readiness

City Park's transportation framework is designed to reduce vehicle dependency and expand multimodal access through:

- **A Complete Street Network:** Including boulevards, loop roads, and connectors structured around pedestrian safety and multimodal hierarchy.

- **Transit-Oriented Development Node:** Located near a potential future CSX line extension and programmed to accommodate a regional mobility/transit hub.
- **Bicycle and Pedestrian Infrastructure:** Class I trails, dedicated bike lanes, and esplanades connecting to regional assets such as the Black Creek Trail.

The plan supports internal trip capture by locating daily needs—grocery, health, schools, recreation—within short walking distances of residential areas.

Environmental and Climate Resiliency

City Park incorporates forward-looking resiliency measures that are consistent with Miami-Dade County policies on environmental design, sustainability, and long-term climate adaptation. The planning and site design intentionally integrate ecological function with human health, infrastructure efficiency, and public benefit. Key features include:

- **Stormwater Infrastructure Integrated with Open Space**: Lakes, greenways, and bioswales are designed as dual-purpose features, managing runoff while creating usable public open space and reinforcing site-wide green infrastructure networks.
- **Native and Climate-Adapted Landscaping**: Plant palettes emphasize native and drought-tolerant species to reduce irrigation demand, support biodiversity, and strengthen habitat connectivity within the built environment.
- **Food Resiliency through Urban Agriculture:** The project includes a designated **Farm District** that provides opportunities for community-supported agriculture, school partnerships, and demonstration gardens. This feature supports localized food production, enhances community nutrition, and aligns with the County's broader vision of resilient land use.
- **Urban Heat Island Mitigation:** Tree canopy coverage, shaded public spaces, and compact land use patterns reduce ambient temperatures and improve thermal comfort in the face of rising urban heat.

Collectively, these strategies advance key elements of the County's "Resilient305" and "GreenPrint" initiatives.

Conclusion

City Park offers a well-conceived, technically robust development program that meets Miami-Dade County's long-range planning goals. The plan demonstrates thoughtful integration of land uses, infrastructure, environmental systems, and community amenities.

B. Provide a breakdown of the existing and proposed land uses on the site for each phase of development through completion of the project. The developed land uses should be those identified in Section 380.0651, F.S. and Chapter 28-24, F.A.C. Use Level III of The Florida Land Use and Cover Classification System: A Technical Report (September 1985), available from each regional planning council. Refer to Maps D (Existing Land Use) and H (Master Plan). Use the format below and treat each land use category as mutually exclusive unless otherwise agreed to at the preapplication conference.

Table 10-2 - Existing and Proposed Land Uses presents a breakdown for both the existing and proposed land uses on the Project site.

TABLE 10-2
EXISTING AND PROPOSED LAND USES

Land Use	Non-Residential		Residential				Total Acreage
	Units	Acres	DU	Acres	Net Density	Gross Density	
Existing Vegetation Associations							
Row Crops (214, FLUCCS)		937					
Existing Railroad ROW		17					
Total Acreage		**954**					
Proposed Project (2026 - 2036)							
Total Residential (28-24.023, F.A.C.)	7,800 units	498	7,800		10.6 du/acre	8.2 du/acre	
Retail (28-24.031, F.A.C.)	749,153 gsf	29					
Office (28-24.020, F.A.C.)	500,000 gsf	15					
Industrial (28-24.018, F.A.C.)	892,484 gsf	40					
Mixed Use		85					
Schools & Public Facilities	(1) Elementary (1) Middle (1) High School	20					
Community Uses – Open Space, Parks, Farm, Water		250					
Railroad ROW		17					
Total Acreage							954

Source: The Curtis Group

C. Briefly describe previous and existing activities on site. Identify any constraints or special planning considerations that these previous activities have with respect to the proposed development.

The Subject-Parcel has been heavily impacted by past and present agricultural activities, as shown on **Map B - Aerial Photograph.**

D. If the development is proposed to contain a shopping center, describe the primary and secondary trade areas which the proposed shopping center will serve.

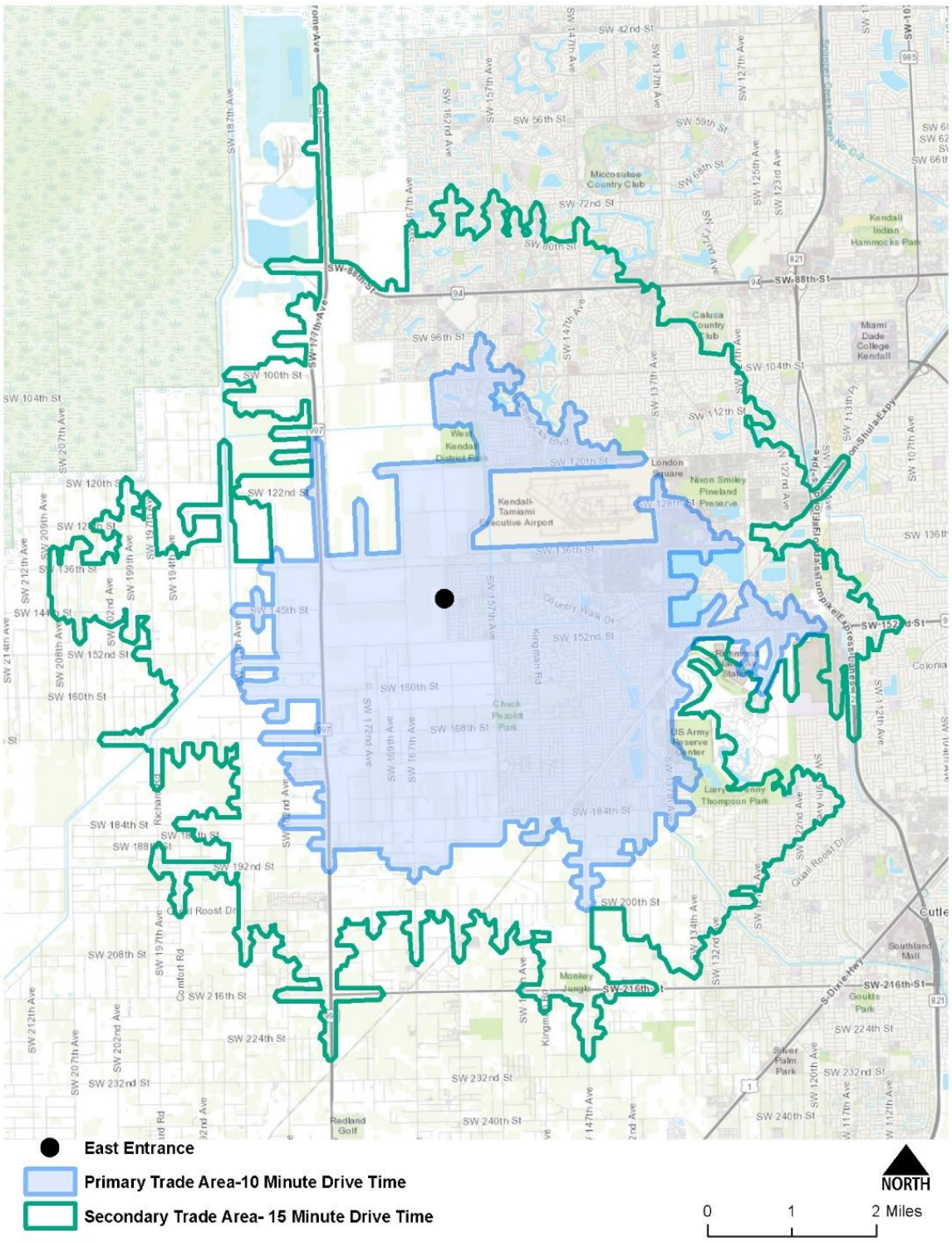
City Park's retail and commercial component plans for a total 749,153 square feet of space that will be spread among numerous locations and facilities including stand-alone shopping center, ground floor retail within mixed-use development and outparcel buildings. While the retail and commercial development will unquestionably serve not just the City Park community, but the broader surrounding south Miami-Dade County community, it is envisioned to represent neighborhood shopping primarily serving the City Park residents, workers and surrounding area visitors as opposed to a more regional/destination offering. The vast majority of City Park retail will be situated within facilities ranging from 30,000 to 125,000 square feet, which is the defined footprint of Neighborhood Centers according to the International Council of Shopping Centers (ICSC)[†] and categorized as convenience-oriented uses including supermarket. Accordingly, ICSC determines Neighborhood Centers to draw demand from within a 3±-mile distance radius. Considering this, the primary trade area for City Park is captured within a 10-minute drive time from the intersection of SW 144th Street and SW 162nd Avenue, while a secondary trade area extends to a 15-minute drivetime radius. A summary overview of each trade area follows, with a map of an overlay map of both areas on the following page.

Primary Trade Area: The primary trade area is largely defined within a 2- to 3-mile radius. According to ACS 2023, total population within the primary trade area is 65,783, with 20,042 total households. The median household income within this geography is $97,216, providing for $1.9 billion in aggregate income to secondarily support City Park retail. In terms of retail/commercial supply, Costar indicates 1.6± million square feet of retail space with 340,000± square feet having been delivered in the primary trade area in the past 10 years. The vacancy rate in the entire primary trade area is currently less than 1.0 percent and has remained below 3 percent for the past 10 years. NNN lease rates[‡] have increased an average 4.3 percent annually during the past 10 years, which is in line with the County's 4.5 percent average annual growth rate.

Secondary Trade Area: The secondary trade area generally extends to a 3- to 4-mile radius. According to ACS 2023, total population within the secondary trade area is 179,233, with 57,482 total households. The median household income within this geography is $85,105, providing for $4.9 billion in aggregate income to secondarily support City Park retail. In terms of retail/commercial supply, Costar indicates 5.9± million square feet of retail space with 615,000± square feet having been delivered in the past 10 years in the secondary trade area. The vacancy rate is currently 1.3 percent and has remained below 3 percent for all but one of the past 10 years.

[†] chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.icsc.com/uploads/t07-subpage/US-Shopping-Center-Definition-Standard.pdf

[‡] A lease structure whereby the tenant pays a base rent plus the costs of property taxes, insurance, and common area maintenance (CAM)



In all, the primary and secondary trade areas contain 57,482 households with an aggregate income of $4.9 billion. Approximately 35 percent of these households reside within the primary trade area which has a retail vacancy of a staggering <1.0 percent. As noted, a large amount of City Park's proposed retail demand is anticipated to be derived from its own resident, worker and visitor base.

Nonetheless, the surrounding trade area provides added support for City Park's new retail, dining, entertainment and services options, and notably, the level of retail planned for City Park will have almost no impact on the stability (occupancy) of the trade area retail sector.

E. Determine, in general terms, how demand for this project was determined.

The City Park DRI development program comprises a number of uses, including residential (homeownership and rental), retail, office, industrial, education, and entertainment uses. The following provides an overview of the methodology and analysis utilized to estimate demand for the primary development components during the development phase:

Residential Demand

At the outset, the opportunity for residential development at City Park is driven by a myriad of economic and demographic factors. As illuminated within a comprehensive Needs Assessment, the County is significantly challenged in the way of adequate land supply to service housing demand in cases where are large proportion of the market is not seeking or cannot afford the housing type for which land does exist. These conditions create considerable opportunity to provide attainable housing among a wide variety of housing typology among homeownership and rental product. Nonetheless, and as detailed in Question 24 - Housing, the established methodology for determining housing supply, demand and need for the City Park DRI establishes a geographic market area defined as a 20-minute drive time from the Subject Property and herein referred to as the Residential Market Area (RMA). This is the area from which demand for homeownership and multi-family rental housing is determined.

According to US Census data, the RMA's population increased from a broad perspective, the following table highlights the key population and household characteristics within the RMA:

TABLE 10 - E.1

Demographic Snapshot of RMA

Total Population ACS 2023	482,183
Total Population ACS 2013	447,078
Households ACS 2023	159,198
Avg. HH Size ACS 2023	3.05
Median Household Income ACS 2023	$81,348
% Above $75K ACS 2023	*53.6%*
% Above $100K ACS 2023	*39.6%*
Owner Occupied Households % ACS 2023	65.7%
Renter Occupied Households % ACS 2023	34.3%

Source: US Census (ACS 2023)

As summarized above, the RMA's population increased by 35,000 persons during the past decade (or, 3,500 per year on average), or an average annual growth rate of 0.9 percent per year. According to Miami-Dade County Transportation Planning Organization (TPO), the correlating Census Block Groups for the RMA indicate a population growth projection of an average 4,170 persons between 2015 and 2045 (0.8 percent growth rate) and an increase of an average 1,490 households during the period (0.88 percent average growth rate). These growth rates are moderately lower than the growth rates reported for the RMA between 2010 and 2020, which was an average 1.14 percent per annum.

However, one additional factor warrants consideration for the residential demand analysis. Land availability within the RMA capable of supporting large-scale residential development and, particularly, for lower and mid-density homeownership is fairly limited. City Park's homeownership development would unquestionably have a significant impact on the RMA's growth outlook and it is reasonable to assume that it would reach average annual growth rate in line with historical growth trends and even higher.

TABLE 10 - E.2
City Park RMA - Population And Household Forecast

Estimated Households (Year)	Est. 2026	2031	2036
TPO Growth (0.9%/yr.)	162,076	169,502	177,268
Net New HH's (TPO TAZ)		1,512	1,581
Cumulative HH's (TPO TAZ)		7,426	**15,192**
Modified Growth (1.25%/yr.)	162,076	172,462	183,514
Net HH's (Trendline)		2,129	2,266
Cumulative HH's (Trendline)		10,386	**21,438**

Sources: MDC TPO; Lambert Advisory

Based upon the household growth rates above, the RMA's potential housing demand ranges between 15,000 and 21,000 units. However, it is clearly recognized that not all of these household will be able to afford the homeownership and rental product in City Park. Therefore, the minimum affordability household income threshold is likely to be between $80,000 to $90,000 which is between 45 to 50 percent of RMA households as noted in Table 10 – E.1, above. This generates demand for roughly 7,500± to 11,000± housing units during the City Park development phase. Moreover, and generally in line with the RMA's housing tenure, two-thirds of the demand will be for homeownership, with one-third for rental.

Retail Demand

As discussed in **Section 10-D,** demand for City Park's proposed 749,200± square feet of retail will largely be driven from its own resident, worker, and visitor demand. Naturally, the commercial businesses and services within City Park will also attract residents, workers and visitors from outside of the area, including the primary and secondary trade areas defined within **Section 10-D**. Nonetheless, since a large share of City Park retail demand will be generated from within, the demand

analysis herein weighs much more heavily on demand generated from City Park residents, workers, and visitors with limited additional inflow demand from the surrounding market area.

As it pertains to residents and, specifically, the 7,800 new homeownership and rental households upon development completion, a comprehensive retail model (Lambert Advisory Retail Trade Model) has been utilized to determine demand from the prospective resident base with key inputs, including the 7,800 new residences will create a total population of 20,826 (at 2.67 persons per household); based upon preliminary homeownership and multi-family rental pricing; total household income that establishes a minimum average household income threshold of $155,000 (or, $59,200 per capita based upon the County's average household size); non-automobile retail expenditure for the of 20.5 percent of total personal income from the Department of Commerce Consumer Expenditure Survey (2023); non-auto expenditure by store type based upon the US Census of Retail Trade (2022); sales per square foot by type of goods based upon general market data; and outflow factors that account for retention and leakage among residents.

In addition to its residents, City Park's retail will generate demand from residents (and workers) from the surrounding market area utilizing the retail goods and services provided within City Park. It is challenging at this point to establish the level of visitors to City Park from the surrounding community in the absence of more detailed programming. Therefore, the retail trade model applies moderate inflow factors for this demand sector.

Table 10-E.3, below, provides a summary of the City Park resident retail demand upon build-out.

TABLE 10 - E.3 City Park - Resident Retail Demand Upon Build-Out	
Estimated Population	20,826
Est. Avg. Per Capita Income	$59,200
Total Retail Expenditure Potential	$255,840,000
Expenditure Potential by Category	
Food Services & Drinking Places	$47,206,257
Shoppers Goods	$75,201,296
Convenience Goods	$71,342,850
Building Materials	$10,521,667
Sales per Square Foot by Category	
Food Services & Drinking Places	$764
Shoppers Goods	$285
Convenience Goods	$638
Building Materials	$325
Supportable Square Footage by Category	
Food Services & Drinking Places	61,780
Shoppers Goods	263,864
Convenience Goods	111,823
Building Materials	32,374
Non-Retail Space	169,146
Total Supportable Retail Space	**638,995**
Source: US Census of Retail Trade (2022); Dept. of Commerce Consumer Expenditure Survey (2023); ICSC	

In addition to resident demand, additional demand will be driven from the significant number of City Park workers. The key factors driving this model include: 7,844 total workers in retail, office, industrial, household and other sectors. It is very difficult to ascertain the number of workers that will actually live in City Park in the effort to avoid "double" counting these workers as residents. As a topline metric, and based upon US Census On-the-Map (Resident and Worker Inflow/Outflow), the number of workers within the RMA (as discussed above) that both live and work within the area is 37 percent. Utilizing this inflow/outflow factor yields 4,942± net new workers generating retail demand within City Park upon stabilized operations; based upon an International Council of Shopping Center (ICSC Worker Expenditure report issued in 2012, the average worker spends a total of $6,900 on retail goods and services per year. On a conservative basis, the analysis herein considers a 10 percent increase factor; and, average sales per retail type is the same as for the resident model. These assumptions yield $37 million in total annual retail expenditure that, against an average retail sales per square foot of nearly $425, yields more than 88,000 square feet of additional retail demand above resident demand.

In aggregate, retail demand from City Park residents, workers and surrounding area visitors is estimated to total approximately 728,000 square feet of retail demand upon stabilized operations.

Office Demand

The demand for office space is in direct correlation with projected office employment growth. Based upon office market studies completed by the Miami DDA, nearly 80 percent of Miami-Dade County office employment is driven by Finance, Insurance and Real Estate (FIRE) sectors, and Professional, Technical and Business Services (i.e. attorneys, architects, etc.).

Based upon regional office employment projections, in tandem with development and leasing trends, Costar prepares estimates of office employment and office development (gross) over a 10-year period from 2025 to 2035.

TABLE 10 - E.4
Miami-Dade County
Office Space & Employment Projections
(2025-2035)

Total 10 yrs.	
Office Workers	*Bldg. Sq.Ft.*
19,532	6,957,000

Source: Costar

According to Costar, the County currently includes a total 117 million square feet of office space with a vacancy rate of 8.7 precent. City Park's comparable/competitive market (CMA), defined as the area south of SW 88th Street and North of SW 216th Street, includes 10.6 million square feet of office space with a vacancy rate of 5.6 percent. The market's share of County office space is 8.6 percent. During the past 10 years, the CMA has seen 520,000 square feet of office built, with 2 developments (one medical related and one municipal related) containing nearly 50 percent of the new supply.

With 7,800 new homes, combined with nearly 750,000 square feet of retail and 892,000 square feet of industrial space, City Park effectively becomes comparable to a municipality and generates significant internal demand for professional, technical, and financial activities; as well as creating a desirable professional business environment to attract considerable demand in the surrounding CMA. In turn, this master plan helps to cement the CMA's continued capture of the County's future office demand and, likely, increase its share from historical trends. To that, the 500,000 square feet proposed within City Park represents 24 square feet per capita (as referenced above), which is significantly lower than the average office-to-resident ratio of 36 square feet among 12 municipalities in Miami-Dade County with population sizes ranging from roughly 11,000 to 40,000 persons.[§] City Park's 500,000 square feet of office space delivered in the next 10 years is supported.

Industrial

[§] Lambert Advisory Ratio of Office Square Feet to Population – Select Miami-Dade County Municipalities (2022)

The methodology for establishing demand for City Parks 892,484 square feet of industrial space is also associated with industry employment including sectors such as construction, manufacturing, wholesale trade, transportation/warehousing and other related industry.

Based upon regional industrial sector employment projections, along with development and leasing trends, Costar prepares estimates of industrial employment and industrial development (gross) over a 10-year period from 2025 to 2035.

TABLE 10 – E.5
Miami-Dade County
Industrial Space & Employment Projections
(2025-2035)

Total 10 yrs.	
Industrial Workers	*Bldg. Sq.Ft.*
7,391	28,890,000

Source: Costar

According to Costar, the County currently includes a total 262 million square feet of industrial space with a vacancy rate of 6.5 precent. City Park's comparable/competitive market (CMA), defined as the area south of S.W. 88th Street and North of S.W. 216th Street, includes 10.6 million square feet of industrial space with a vacancy rate of 1.2 percent. The market's share of County industrial space is 4.7 percent. However, since 2018, the CMA has seen 2.9 million square feet of industrial development, or an average 446,000 square feet per year. This represents a notably greater 7.0 percent share of the County's demand during the period. To that, and in accordance with County's industrial land absorption analysis,[**] the South (County) Tier is forecast to absorb 10 percent of the overall County's industrial land, which would indicate industrial demand in excess of 2.8 million square feet for the CMA and surrounding market during the next 10 years, and from which City Park's industrial development will capture.

Residential Amenity

As noted in preceding sections, the 7,800 new City Park residences will comprise a mix of households including a measurable number of families. Accordingly, the master plan envisions a considerable amount of open space, and some areas that can be activated with recreation and attractions. Considering this, the City Park DRI contemplates a residential amenity (ie. lagoon water park) for its own residents, as well as the surrounding outside community.

F. Economic Disparity

Job creation has historically been a major challenge for Miami-Dade County as it tries to accommodate the needs of its immigrant population, many of members of which come here for political and familial reasons rather than with knowledge that

[**] Miami-Dade County Projected Absorption of Industrial Land (2025-2040)

employment opportunities exist for them. The City Park DRI will be a benefit to the community in this regard, providing significant numbers of construction jobs during the development period and in excess of 2,500 permanent jobs when completed. The permanent jobs that will exist at the project after it is fully developed will be diverse in terms of the educational and skill levels they will require.

The South Florida Regional Planning Council has established as a goal the elimination of extreme economic disparity among the segments of South Florida's diverse population. The Applicant recognizes that the City Park DRI provides an opportunity to make steps toward the achievement of the Council's goal and will use its best efforts to realize that opportunity.

Construction hiring will likely be the responsibility of many contractors and sub-contractors. The Applicant will encourage the general contractors to award work to minority-owned sub-contractors at significant levels to the extent that doing so does not compromise their ability to complete their segments of the project within budget and in accordance with specifications.

When construction is completed, the responsibility of hiring the on-site workforce will lie with the businesses and institutions that occupy the proposed commercial facilities and that operate its hospital. The Applicant will encourage these businesses to be inclusive in their hiring practices and will use its best efforts to make them aware of the small and minority business resource organizations active in the community.

G. Project Cost

The City Park development is estimated to cost a total of $2.02 billion (in 2025 $'s) inclusive of labor, materials, soft costs, financing, and contingency. It is estimated that approximately 87 percent of the total development expenditure will be spent within the Miami Dade County region.

TABLE 10 - G.1
City Park DRI - Estimate Project Costs[1]
(in Million's of 2025 $'s)

Item	Project Cost	% Spent in Region	Amount Spent in Region
Land	$0	0%	$0
Labor[1]	$779,305	100%	$779,305
Materials[1]	$779,305	80%	$623,444
Interest	$154,291	50%	$77,146
Planning[2]	$77,907	80%	$62,326
Other[3]	$232,198	95%	$220,588
Total	**$2,023,006**	**87%**	**$1,762,809**

Notes:

1.) Includes Furniture, Fixtures & Equipment

2.) Includes fees for architect, engineering, and other consultants

3.) Includes balance of soft costs, development management, TI allowances, pre-marketing expense, permit and impact fees, and contingency

Table 10-G.1, **Project Costs Table**, is presented above. The City Park DRI program will be developed in a single phase during the period between 2026 and 2036. Project costs are dependent on variables pertaining to the individual projects as they are developed. The most significant of these variables is the timing of development during the City Park development period, the scope and location of individual developments and the capital market factors that affect project financing. Therefore, the dollar amounts provided in **Table 10-G.2** are estimates, only, and could vary significantly from the final costs involved in the implementation of City Park.

Table 10.G.2
Project Cost Table
City Park DRI
(in Millions, 2025 Constant $'s)

Single Family	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Total**
Land	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Labor	$7,625,537	$15,251,074	$15,251,074	$22,876,612	$15,251,074	$22,876,612	$7,625,537	$22,876,612	$15,251,074	$7,625,537	$152,510,745
Materials	$7,625,537	$15,251,074	$15,251,074	$22,876,612	$15,251,074	$22,876,612	$7,625,537	$22,876,612	$15,251,074	$7,625,537	$152,510,745
Interest	$1,509,746	$3,019,493	$3,019,493	$4,529,239	$3,019,493	$4,529,239	$1,509,746	$4,529,239	$3,019,493	$1,509,746	$30,194,926
Planning	$762,324	$1,524,649	$1,524,649	$2,286,973	$1,524,649	$2,286,973	$762,324	$2,286,973	$1,524,649	$762,324	$15,246,489
Other	$2,272,071	$4,544,142	$4,544,142	$6,816,212	$4,544,142	$6,816,212	$2,272,071	$6,816,212	$4,544,142	$2,272,071	$45,441,415
Total	**$19,795,216**	**$39,590,432**	**$39,590,432**	**$59,385,648**	**$39,590,432**	**$59,385,648**	**$19,795,216**	**$59,385,648**	**$39,590,432**	**$19,795,216**	**$395,904,320**

Townhome	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	
Land	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0
Labor	14,897,499	29,794,999	29,794,999	14,897,499	44,692,498	44,692,498	44,692,498	29,794,999	29,794,999	14,897,499	297,949,985
Materials	14,897,499	29,794,999	29,794,999	14,897,499	44,692,498	44,692,498	44,692,498	29,794,999	29,794,999	14,897,499	297,949,985
Interest	2,949,490	5,898,980	5,898,980	2,949,490	8,848,470	8,848,470	8,848,470	5,898,980	5,898,980	2,949,490	58,989,797
Planning	1,489,302	2,978,604	2,978,604	1,489,302	4,467,906	4,467,906	4,467,906	2,978,604	2,978,604	1,489,302	29,786,040
Other	4,438,792	8,877,584	8,877,584	4,438,792	13,316,376	13,316,376	13,316,376	8,877,584	8,877,584	4,438,792	88,775,837
Total	**$38,672,582**	**$77,345,164**	**$77,345,164**	**$38,672,582**	**$116,017,747**	**$116,017,747**	**$116,017,747**	**$77,345,164**	**$77,345,164**	**$38,672,582**	**$773,451,645**

Multifamily	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	
Land	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	0
Labor	$7,313,369	$14,626,737	$21,940,106	$7,313,369	$14,626,737	$21,940,106	$21,940,106	$14,626,737	$14,626,737	$7,313,369	$146,267,373
Materials	$7,313,369	$14,626,737	$21,940,106	$7,313,369	$14,626,737	$21,940,106	$21,940,106	$14,626,737	$14,626,737	$7,313,369	$146,267,373
Interest	$1,447,941	$2,895,883	$4,343,824	$1,447,941	$2,895,883	$4,343,824	$4,343,824	$2,895,883	$2,895,883	$1,447,941	$28,958,829
Planning	$731,117	$1,462,234	$2,193,351	$731,117	$1,462,234	$2,193,351	$2,193,351	$1,462,234	$1,462,234	$731,117	$14,622,340
Other	$2,179,058	$4,358,117	$6,537,175	$2,179,058	$4,358,117	$6,537,175	$6,537,175	$4,358,117	$4,358,117	$2,179,058	$43,581,169
Total	**$18,984,854**	**$37,969,708**	**$56,954,563**	**$18,984,854**	**$37,969,708**	**$56,954,563**	**$56,954,563**	**$37,969,708**	**$37,969,708**	**$18,984,854**	**$379,697,083**

Retail/Commercial	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	
Land	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Labor	$2,904,901	$2,904,901	$5,809,802	$2,904,901	$8,714,702	$8,714,702	$8,714,702	$8,714,702	$5,809,802	$2,904,901	$58,098,016
Materials	$2,904,901	$2,904,901	$5,809,802	$2,904,901	$8,714,702	$8,714,702	$8,714,702	$8,714,702	$5,809,802	$2,904,901	$58,098,016
Interest	$575,128	$431,346	$862,693	$431,346	$1,294,039	$1,294,039	$1,294,039	$1,294,039	$862,693	$431,346	$8,770,709
Planning	$290,403	$290,403	$580,805	$290,403	$871,208	$871,208	$871,208	$871,208	$580,805	$290,403	$5,808,055
Other	$865,531	$865,531	$1,731,062	$865,531	$2,596,594	$2,596,594	$2,596,594	$2,596,594	$1,731,062	$865,531	$17,310,624
Total	**$7,540,864**	**$7,397,082**	**$14,794,164**	**$7,397,082**	**$22,191,246**	**$22,191,246**	**$22,191,246**	**$22,191,246**	**$14,794,164**	**$7,397,082**	**$148,085,419**

Office	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	
Land	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Labor	$0	$2,689,606	$5,379,213	$5,379,213	$5,379,213	$8,068,819	$8,068,819	$8,068,819	$5,379,213	$5,379,213	$53,792,128
Materials	$0	$2,689,606	$5,379,213	$5,379,213	$5,379,213	$8,068,819	$8,068,819	$8,068,819	$5,379,213	$5,379,213	$53,792,128
Interest	$575,128	$532,503	$1,065,007	$1,065,007	$1,065,007	$1,597,510	$1,597,510	$1,597,510	$1,065,007	$1,065,007	$11,225,194
Planning	$0	$268,880	$537,760	$537,760	$537,760	$806,639	$806,639	$806,639	$537,760	$537,760	$5,377,596
Other	$0	$801,383	$1,602,766	$1,602,766	$1,602,766	$2,404,149	$2,404,149	$2,404,149	$1,602,766	$1,602,766	$16,027,661
Total	**$575,128**	**$6,981,979**	**$13,963,958**	**$13,963,958**	**$13,963,958**	**$20,945,937**	**$20,945,937**	**$20,945,937**	**$13,963,958**	**$13,963,958**	**$140,214,706**

Industrial	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	
Land	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Labor	$2,896,822	$5,793,643	$5,793,643	$2,896,822	$8,690,465	$8,690,465	$8,690,465	$5,793,643	$5,793,643	$2,896,822	$57,936,431
Materials	$2,896,822	$5,793,643	$5,793,643	$2,896,822	$8,690,465	$8,690,465	$8,690,465	$5,793,643	$5,793,643	$2,896,822	$57,936,431
Interest	$430,147	$1,147,058	$1,147,058	$573,529	$1,720,587	$1,720,587	$1,720,587	$1,147,058	$1,147,058	$573,529	$11,327,195
Planning	$289,595	$579,190	$579,190	$289,595	$868,785	$868,785	$868,785	$579,190	$579,190	$289,595	$5,791,901
Other	$863,124	$1,726,248	$1,726,248	$863,124	$2,589,372	$2,589,372	$2,589,372	$1,726,248	$1,726,248	$863,124	$17,262,478
Total	**$7,376,509**	**$15,039,782**	**$15,039,782**	**$7,519,891**	**$22,559,673**	**$22,559,673**	**$22,559,673**	**$15,039,782**	**$15,039,782**	**$7,519,891**	**$150,254,436**

Farm/Mixed-use	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	
Land	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Labor	$0	$0	$1,674,246	$0	$1,674,246	$0	$1,674,246	$0	$1,674,246	$0	$6,696,985
Materials	$0	$0	$1,674,246	$0	$1,674,246	$0	$1,674,246	$0	$1,674,246	$0	$6,696,985
Interest	$0	$0	$331,477	$0	$331,477	$0	$331,477	$0	$331,477	$0	$1,325,906
Planning	$0	$0	$167,374	$0	$167,374	$0	$167,374	$0	$167,374	$0	$669,497
Other	$0	$0	$498,851	$0	$498,851	$0	$498,851	$0	$498,851	$0	$1,995,404
Total	**$0**	**$0**	**$4,346,195**	**$0**	**$4,346,195**	**$0**	**$4,346,195**	**$0**	**$4,346,195**	**$0**	**$17,384,778**

Amenity/Other	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	
Land	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Labor	$0	$0	$0	$3,771,350	$0	$0	$2,514,233	$0	$0	$0	$6,285,583
Materials	$0	$0	$0	$3,771,350	$0	$0	$2,514,233	$0	$0	$0	$6,285,583
Interest	$0	$0	$0	$719,086	$0	$0	$479,390	$0	$0	$0	$1,198,476
Planning	$0	$0	$0	$471,419	$0	$0	$314,279	$0	$0	$0	$785,698
Other	$0	$0	$0	$848,554	$0	$0	$565,702	$0	$0	$0	$1,414,256
Total	**$0**	**$0**	**$0**	**$9,581,758**	**$0**	**$0**	**$6,387,838**	**$0**	**$0**	**$0**	**$15,969,596**

PART 2 CONSISTENCY WITH COMPREHENSIVE PLANS

A. Demonstrate how the proposed project is consistent with the local comprehensive plan and land development regulations. Indicate whether the proposed project will require an amendment to the adopted local comprehensive plan, including the capital improvements element. If so, please describe the necessary changes.

The development proposed in the **Master Development Plan, Map H,** will require a Future Land Use Map amendment to the CDMP to modify the Urban Development Boundary and change the land use designation from Agriculture to Special District. In addition, a district boundary change is proposed from Agriculture (AU) to Urban Development Boundary Planned Area Development District (UDBPAD). Applications for such a CDMP amendment and district boundary change have been submitted to the County concurrently with this ADA.

Consistency with County Policy Goals

The proposed **City Park** development is fully aligned with the intent and direction of the CDMP. The project supports a wide range of adopted goals, objectives, and policies related to land use, urban expansion, mobility, housing, economic development, and environmental sustainability. The following narrative outlines how City Park demonstrates consistency with key elements of the CDMP:

Land Use Element
The Land Use Element of the CDMP aims to guide the location, intensity, and character of development to support compact urban form, efficient infrastructure investment, and long-term sustainability. City Park directly supports these goals through its integrated, master-planned design that balances urban development with open space and multimodal transportation

- **Objective LU-1:** *Promote well-designed and efficient land use patterns that support sustainable growth.*

  City Park advances a compact, mixed-use land use pattern that clusters higher intensities around a proposed transit-oriented development (TOD) center and village core. The integration of residential, commercial, civic, educational, and open space uses reduces the need for long vehicle trips and enhances internal trip captured

- **Policy LU-7F:** *Encourage development at transit-supportive densities around existing and planned rapid transit stations.*

  The TOD core planned within City Park is directly adjacent to the CSX Portland Spur, identified as a SMART Plan potential corridor for future transit infrastructure, and is designed to accommodate vertical mixed-use development, multimodal access, and walkability in accordance with the County's transit-oriented development strategies.

- **Policy LU-8F:** *Urban Development Boundary (UDB) should contain land sufficient to accommodate projected residential demand for at least 10 years.*

City Park supports the CDMP's direction to evaluate expansions to the UDB only when necessary to accommodate demonstrated need. The proposal will be accompanied by a Needs Analysis demonstrating that existing capacity is insufficient to meet forecasted residential demand, particularly for workforce and attainable housing within MSA 7.2. The site offers a logical and compact expansion area adjacent to existing infrastructure and development.

- **Policy LU-8G** of the Miami-Dade County Comprehensive Development Master Plan (CDMP) establishes a framework for evaluating proposed expansions of the Urban Development Boundary (UDB). It outlines areas that must be excluded, areas that should be avoided, and priority criteria that should guide the location of future urban development. As demonstrated below, the **City Park** project satisfies all applicable provisions of Policy LU-8G.

  i) Prohibited Areas – Shall Not Be Considered
  Policy LU-8G prohibits consideration of lands within specific environmentally sensitive or infrastructure-protected zones. These include:
  a) The Northwest Wellfield Protection Area and West Wellfield Protection Area
  b) Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas
  c) The Redland area south of Eureka Drive (SW 184th Street)

  Response: City Park is not located within any of the areas specified in subsections (a), (b), or (c). The site lies well outside the Northwest and West Wellfield Protection Areas, does not intersect with any designated aquifer recharge, buffer, or water conservation areas, and is located north of Eureka Drive, beyond the boundaries of the protected Redland area. Therefore, the **City Park site is eligible for consideration** under LU-8G.

  ii) Areas to Be Avoided
  Policy LU-8G advises that the following areas should generally be avoided for UDB expansions:
  a) Future Wetlands delineated in the Conservation and Land Use Elements
  b) Lands designated Agriculture on the Land Use Plan map
  c) Category 1 Hurricane Evacuation Zones east of the Atlantic Coastal Ridge
  d) Comprehensive Everglades Restoration Plan (CERP) project footprints

  Response:
  - City Park does **not encroach upon Future Wetlands** identified in the CDMP.
  - The site is currently designated **Agriculture** on the Land Use Plan. .
  - City Park is located **west of the Atlantic Coastal Ridge** and **outside of Category 1 Hurricane Evacuation Areas**.
  - The site is **not located within the footprint** of any CERP project as defined in Tentatively Selected Plans or Project Implementation Reports.

  iii) Priority Areas for Inclusion
  Policy LU-8G establishes specific priority criteria for areas considered most appropriate for UDB expansion:
  a) Lands within Planning Analysis Tiers with the earliest projected supply depletion year

b) Lands contiguous to the UDB
c) Locations within one mile of a planned Urban Center or extraordinary transit service
d) Locations with projected surplus service capacity or where public facilities can be readily extended

Response:

- **Planning Analysis Tier:** City Park is located within Miami-Dade County's South-Central Planning Analysis Tier, a tier historically identified as having among the earliest projected urban land-supply depletion and where current County and independent analyses show constrained remaining supply for key land uses. The Applicant's Needs Assessment documents that (a) County projections indicate single-family land capacity is projected to be depleted countywide by 2029 (creating a shortfall for single-family/townhome product), and (b) the South-Central Tier has very limited remaining industrial and commercial land and is projected by County staff to face industrial depletion in the Tier by the early 2030s. These findings demonstrate that City Park sits within a Planning Analysis Tier with demonstrated early depletion of key land supplies and therefore meets LU-8G(iii)(a)'s priority criterion for UDB consideration.

- **Contiguity with the UDB:** The eastern boundary of City Park is **directly contiguous to the current UDB**, making it a logical extension and minimizing sprawl.

- **Transit Access:** City Park is located within one mile of the potential SMART Plan CSX Portland Spur corridor, identified as a potential candidate for future transit infrastructure. The project includes a **Transit-Oriented Development (TOD) Center**, further enhancing alignment with County mobility goals.

- **Infrastructure Extension Feasibility:** The area **immediately east of City** Park is already served by public water, sewer, and transportation infrastructure. The Applicant is actively coordinating with utility and public service providers to extend facilities in a phased, efficient manner, ensuring consistency with concurrency and infrastructure planning standards.

In summary, based on the criteria outlined in **CDMP Land Use Policy LU-8G**, City Park is a **strong candidate for inclusion** within the Urban Development Boundary. The project:

- **Avoids prohibited and environmentally sensitive areas**
- **Responds to long-acknowledged growth pressure in a transitional agricultural zone**
- **Meets multiple priority criteria**, including contiguity, transit proximity, and tier designation
- **Advances compact, resilient, and integrated land use consistent with the CDMP's goals for urban form**

As such, City Park demonstrates clear consistency with LU-8G and represents a strategically located and appropriately planned expansion of the urban footprint in Miami-Dade County.

- **Urban Form Guidelines:** The CDMP outlines that new development should reinforce community identity, reduce sprawl, support multimodal transportation, and optimize the use of public infrastructure. City Park embodies these principles through its integrated land use plan, hierarchical street network, and strategic allocation of densities and intensities.

  1. **Compact, Mixed-Use Development Pattern -** City Park is designed around a **compact urban structure** that clusters **higher-intensity, mixed-use development** within a central Village Core and transit-oriented development (TOD) node. This core accommodates vertical mixed-use buildings, civic spaces, and commercial amenities within walking distance of residential neighborhoods. The plan supports internal trip capture and reduces reliance on external roadways, consistent with CDMP policies encouraging efficient land use patterns (e.g., Policy LU-1G).

  2. **Hierarchical and Connected Street Network -** The project features a **fine-grained, interconnected street grid** with clearly defined block sizes, promoting walkability and efficient access to transit, parks, and civic uses. The road network is structured to prioritize **multimodal transportation**, including transit routes, bikeways, and pedestrian paths. This aligns with the CDMP's urban design guidance, which calls for development forms that promote accessibility, reduce vehicle miles traveled (VMT), and encourage active transportation.

  3. **Transitions in Scale and Intensity -** City Park provides a calibrated **transition in density and intensity** from the TOD and Village Core outward to medium- and low-density residential neighborhoods near the project's perimeter. This structure ensures compatibility with adjacent uses and provides a diverse housing mix while maintaining the urban design principle of focusing intensity around nodes and corridors. The plan adheres to the CDMP guideline to establish legible and functionally coherent urban form that reinforces local context.

  4. **Integration of Open Space and Civic Uses -** The City Park plan distributes approximately **250 acres of lakes, parks, greenways, and civic spaces** throughout the site. These spaces are not isolated but are integrated into the community's layout to serve both ecological and social functions. Civic uses—including schools, plazas, and government facilities—are embedded within the walkable core and neighborhood units, in line with CDMP recommendations for integrating public uses into urban form.

  5. **Urban Form Supports Resiliency and Sustainability -** The compact form, coupled with climate-adapted landscaping, stormwater-integrated green infrastructure, and neighborhood-scaled agriculture, reflects an urban structure that is resilient to climate change and environmental stressors. The integration

of these features is consistent with the County's **Resilient305** goals as referenced in the CDMP and supports urban form that is future-ready.

The City Park development is consistent with the Land Use Element's guidance on urban form in the CDMP. It advances the County's goals by creating a complete, integrated, and walkable community that strategically allocates intensity, promotes multimodal accessibility, and reinforces sustainable development patterns. As such, City Park exemplifies the type of form-based, context-sensitive growth envisioned in Miami-Dade County's long-range planning framework

Housing Element
The Housing Element promotes the availability of safe, affordable, and accessible housing for all income levels. City Park addresses workforce housing needs by committing to a mix of housing types and long-term affordability near jobs and transit.

- **Goal H-1:** *Provide a sufficient supply of affordable and workforce housing.*

  City Park includes a commitment to develop a minimum of 12.5% of residential units as attainable housing serving workforce income households. These units will be dispersed throughout the development, ensuring access to transit, jobs, schools, and amenities, and will remain affordable for a minimum of 30 years.

- **Policy H-2A:** *Promote housing opportunities in proximity to employment centers and transportation corridors.*

  The location of City Park near regional roadways, planned transit infrastructure, and designated employment zones makes it well suited to deliver housing aligned with job access and regional mobility goals.

Transportation Element
The CDMP Transportation Element emphasizes the development of a multimodal network that reduces car dependency and supports land use efficiency. City Park integrates transit-ready development and a walkable street network to advance these mobility objectives.

- **Objective TE-1:** *Develop an integrated, multimodal transportation system.*

  City Park includes a multimodal transportation network with complete streets, shared-use paths, and connectivity to existing and future regional corridors. The development framework is consistent with the County's Mobility Element and supports internal circulation while enhancing external regional access.

- **Policy TE-1F:** *Encourage developments that reduce automobile dependency and increase transit ridership.*

  The project's TOD node, walkable design, and mix of uses reduce the need for external vehicle trips, support transit ridership, and enable mode shift. A planned mobility hub will accommodate buses, shuttles, micromobility, and potential rail connections.

Recreation and Open Space Element

This element seeks to ensure equitable access to parks and recreational amenities. City Park exceeds minimum open space requirements and distributes parks and greenways throughout the community.

- **Objective ROS-2:** *Ensure sufficient access to parks and recreational facilities for all residents.*

  City Park advances ROS-2 by delivering a parks and open-space network sized and placed to serve the projected population and to provide equitable access:
  - **Projected population & LOS requirement.** At buildout City Park is projected to house **20,826 persons** (7,800 units × 2.67 persons/unit). At the County LOS of **2.75 acres / 1,000 residents**, the LOS requirement equals **57.27 acres**.
  - **Credited open space (conservative treatment).** The master plan provides **249.5 acres** of total open space. Per County practice, **66.0 acres** of stormwater lakes are excluded from private LOS credit unless formally dedicated and accepted as public parkland; excluding those lakes yields **183.5 acres** of credited open space.
    - **Surplus (conservative):** 183.5 − 57.27 = **126.23 acres** above LOS (**≈ 3.20×** the County minimum).
    - **Per-person provision (conservative): ≈ 384 sq ft / person**.
  - **Equitable access & distribution.** The open-space framework places parks, pocket parks, neighborhood greens and the Central Greenway so that all residential neighborhoods are within a short walk of an accessible public space. A graded hierarchy (village parks, neighborhood parks, pocket parks, greenway corridors and school/playfield sites) ensures active facilities (fields, courts, playgrounds) and passive spaces (plazas, trails, habitat buffers) are geographically distributed to meet diverse user needs.

  These results demonstrate that, on a conservative basis consistent with County policy, City Park exceeds ROS-2 requirements by a substantial margin and provides geographically equitable access.

- **Policy ROS-2B:** *Design neighborhoods to integrate parks and public spaces.*

  City Park follows ROS-2B through urban-design measures that make public space an organizing principle:
  - **Parks as neighborhood anchors.** Each neighborhood unit is centered on or framed by a neighborhood park, civic green or plaza that provides play space, social gathering areas and active programming opportunities.
  - **Village Core integration.** The Village Core places civic greens, a market plaza and higher-intensity parks within walking distance of mixed-use and higher-density housing, supporting daily uses and community events.
  - **Greenway & trail connectivity.** The Central Greenway links parks, schools, the Farm and the Village Core with continuous Class I trails, providing safe, non-motorized access and enabling routine recreation without auto dependence.
  - **Multi-functional design.** Open spaces are sized and designed to perform multiple roles—recreation, stormwater management, heat-island mitigation and habitat connectivity—consistent with integrated ROS policy objectives.

  .

Capital Improvements Element

The Capital Improvements Element focuses on ensuring that development is adequately supported by infrastructure without reducing Level of Service (LOS) standards. City Park is phased and planned to coordinate with infrastructure investment and capacity.

- **Objective CIE-1:** *Coordinate land development with the provision of infrastructure.*

  City Park will be developed in coordination with available infrastructure capacity and phased improvements. Water, sewer, and roadway capacity assessments are being conducted to ensure concurrency and avoid adverse impacts on Level of Service (LOS) standards.

Conservation, Aquifer Recharge, and Coastal Management

These CDMP elements promote environmental protection and adaptation to climate change. City Park is designed to incorporate environmental best practices, including green infrastructure and heat mitigation.

- **Objective CON-5:** *Protect and enhance environmentally sensitive areas and recharge zones.*

  The site design avoids sensitive natural areas and enhances stormwater management through interconnected lakes, bioswales, and greenways. The development includes substantial green infrastructure and applies low-impact development techniques to reduce runoff and improve aquifer recharge.

- **Policy CM-8B:** *Reduce urban heat island effects through planning and design.*

  The site incorporates shade trees, green roofs, and compact development to mitigate heat effects. Landscape design prioritizes climate-adapted species and high-albedo materials in accordance with the County's **Resilient305** principles.

Conclusion
The City Park development represents a model for compact, resilient, and mixed-use growth aligned with the long-term vision and regulatory framework of the CDMP. The project satisfies applicable Goals, Objectives and Policies across multiple CDMP elements and demonstrates a strong commitment to housing affordability, transportation integration, climate adaptation, and efficient urban form. It supports the County's overarching goal to manage growth responsibly, expand access to opportunity, and improve quality of life for future residents

B. Describe how the proposed development will meet goals and policies contained in the appropriate Regional Comprehensive Policy Plan.

The proposed **City Park Development of Regional Impact (DRI)** is fully consistent with the Goals, Strategies, and Policies of the **Strategic Regional Policy Plan (SRPP) for South Florida**, as adopted by the **South Florida Regional Planning Council (SFRPC)**. The SRPP provides a regional framework to guide land development,

infrastructure investment, environmental protection, and economic growth in Miami-Dade, Broward, and Monroe Counties. City Park directly supports the Plan's overarching goals of sustainable, compact, and coordinated regional development.

The following narrative outlines how City Park demonstrates consistency with major elements of the SRPP:

1. Livable Communities and Regional Planning

SRPP Goal: Promote compact, livable, and well-connected communities through coordinated regional planning.

City Park exemplifies livable community design through its integration of **residential, commercial, civic, educational, and open space uses** into a walkable, transit-ready framework. The project clusters higher-intensity development around a potential SMART Plan transit node (CSX Portland Spur) and features a street network that supports **multimodal access**, neighborhood connectivity, and public space integration.

By applying principles of **urban form, placemaking, and mixed-use development**, City Park supports the SRPP's regional vision for well-planned, self-contained growth that minimizes sprawl and strengthens the structure of the urban region.

2. Transportation and Mobility

SRPP Goal: Develop a safe, efficient, and interconnected multimodal transportation system.

City Park is planned in coordination with the **SMART Plan** and includes a **transit-oriented development (TOD) center** adjacent to the CSX corridor, which is recognized as a future strategic rail corridor in Miami-Dade County. The site incorporates a **mobility hub** designed to accommodate transit vehicles, micromobility, and pedestrian connections. A complete street network and trail system further promote reduced automobile dependency and alignment with **regional mode shift** strategies.

These mobility features directly support the SRPP's objectives to reduce vehicle miles traveled (VMT), increase transit ridership, and provide access to alternative transportation modes within a compact urban form.

3. Affordable and Workforce Housing

SRPP Goal: Ensure an adequate supply of housing for all income levels, with emphasis on workforce housing near employment and transit.

City Park addresses the region's pressing housing needs by committing to provide **a minimum of 12.5% of residential units as workforce or attainable housing**. These units will be integrated throughout the development and located near transit, schools, parks, and employment uses—consistent with SRPP priorities to enhance

housing access and reduce commuting burdens for low- and moderate-income households.

This housing strategy helps mitigate the affordability crisis in South Florida while contributing to **equitable regional growth** and housing-job-transit alignment.

4. Economic Development

SRPP Goal: Promote a diverse, competitive, and sustainable regional economy.

City Park supports long-term regional economic development by incorporating **over 2 million square feet of commercial and employment-generating space**, including retail, office, and educational. The project is expected to generate significant construction and permanent jobs, while supporting business creation and entrepreneurship in a planned village environment.

Additionally, the inclusion of a **Farm District** and local food production supports innovation in food systems and emerging agricultural models, contributing to the regional economy's diversification and resilience.

5. Natural Resources and Environmental Resilience

SRPP Goal: Protect and enhance natural systems, improve regional resilience, and adapt to climate change.

City Park integrates environmental resiliency throughout its master plan, including:

- **250 acres of interconnected greenways, parks, and lakes**
- **Stormwater systems** that support aquifer recharge and flood protection
- **Urban agriculture** that promotes food resiliency
- **Heat island mitigation** via compact form, tree canopy, and shaded streetscapes

The project aligns with the County's **Resilient305** strategy, which is supported by the SRPP, and demonstrates consistency with regional adaptation goals related to climate risk, ecosystem connectivity, and green infrastructure.

6. Regional Coordination and Efficient Growth Management

SRPP Goal: Encourage coordinated growth that optimizes existing infrastructure and limits urban sprawl.

City Park represents an opportunity for **planned expansion** adjacent to the current Urban Development Boundary (UDB), leveraging proximity to existing roads, utility corridors, and transit planning initiatives. The project is supported by **infrastructure analysis** to ensure concurrency with public services and regional systems.

This approach supports the SRPP's guidance for compact, infrastructure-efficient development and enhances the logical structure of the regional urban form.

Conclusion

The City Park DRI is consistent with the Strategic Regional Policy Plan for South Florida in both intent and execution. By integrating land use, transportation, housing, environmental design, and economic development within a coordinated framework, City Park fulfills the SRPP's vision for sustainable, equitable, and resilient regional growth. It represents a model for master-planned development that advances long-range planning goals across jurisdictional and policy boundaries in South Florida.

C. Describe how the proposed development will meet goals and policies contained in the State Comprehensive Plan (Chapter 187, F.S.), including, but not limited to, the goals addressing the following issues: housing, water resources, natural systems and recreational lands, land use, public facilities, transportation, and agriculture.

The **City Park Development of Regional Impact (DRI)** is consistent with the goals and policies of the **State Comprehensive Plan (SCP), Chapter 187, Florida Statutes**, which establishes long-range goals and policies to guide the development of Florida's economy, infrastructure, environment, and communities. The project furthers the State's objectives by promoting orderly, sustainable, and resilient growth across a full range of planning categories. The following narrative summarizes how City Park aligns with key goals of the SCP:

1. Housing (§ 187.201(7), F.S.)

State Goal: Provide adequate and affordable housing for all Floridians.

City Park directly advances the state's housing goal by providing a **diverse mix of housing types**, including a formal commitment that **at least 12.5% of residential units will be designated as attainable/workforce housing**. These units will be integrated within walkable neighborhoods and located near employment centers, schools, transit facilities, and civic spaces. The project supports regional housing equity and affordability, especially for households traditionally underserved by the private market.

2. Water Resources (§ 187.201(8), F.S.)

State Goal: Assure the availability of an adequate supply of water for all competing uses.

City Park is planned to support efficient use of water resources by incorporating **climate-adapted landscaping**, **low-impact development (LID) techniques**, and **integrated stormwater management systems** that improve infiltration, aquifer recharge, and water quality. Stormwater lakes and greenways serve dual purposes for flood control and open space, consistent with State guidance on sustainable water infrastructure.

3. Natural Systems and Recreational Lands (§ 187.201(9), F.S.)

State Goal: Ensure the preservation and protection of natural systems and the public's access to natural and recreational lands.

City Park preserves and enhances ecological function through the inclusion of **250 acres of parks, greenways, and lakes**. These lands are designed to support habitat connectivity, public access, and passive and active recreation. Additionally, the project employs **native plantings**, bioswales, and open space corridors to maintain ecosystem services and mitigate development impacts.

4. **Land Use (§ 187.201(15), F.S.)**

   State Goal: Promote orderly and balanced land use patterns that reduce sprawl and protect natural resources

   .

   The project embodies the State's land use goals through a **compact, mixed-use urban form** that clusters development around a planned transit hub and concentrates density in a walkable Village Core. City Park supports a **logical expansion of the Urban Development Boundary (UDB)** by efficiently utilizing infrastructure and avoiding leapfrog development. It advances a well-planned community structure with transitions in scale, multimodal connectivity, and integration of jobs, housing, and services.

5. **Public Facilities (§ 187.201(17), F.S.)**

   State Goal: Plan, finance, and develop public facilities in a timely, orderly, and efficient manner.

   City Park is being planned in coordination with **available and expandable infrastructure**, including water, wastewater, roads, and stormwater systems. The development will comply with concurrency and capacity requirements, and its phasing strategy ensures that facilities are available to serve each stage of growth. The project's integrated infrastructure approach supports efficient service delivery and cost-effective public investment.

6. **Transportation (§ 187.201(18), F.S.**

   State Goal: Ensure that the State has a safe, interconnected transportation system that supports economic growth and mobility.

   City Park is designed around a **multimodal transportation framework**, including a **transit-oriented development (TOD) node** aligned with the CSX Portland Spur and SMART Plan. A **mobility hub**, walkable street grid, bikeways, and pedestrian paths reduce automobile dependency, increase transit readiness, and contribute to state goals for VMT reduction, air quality, and connectivity. These transportation strategies improve access to jobs, schools, and services while supporting compact growth.

7. **Agriculture (§ 187.201(23), F.S.)**

   State Goal: Protect agricultural lands and promote a sustainable agricultural economy.

   City Park is proposed on land historically used for low-yield row crop production, a sector of agriculture that has seen **diminishing economic viability** in Miami-Dade

County. As documented in recent County and State analyses—including those prepared by the University of Florida—the long-term outlook for farmland demand reflects a **continuing downward trend**.

Indeed, the **University of Florida report indicates that demand for farmland overall is expected to decrease** from **68,837 acres in 2022 to 56,284 acres in 2050**, representing a **reduction of more than 12,000 acres**. Compared to the 68,837 acres reported in the 2022 Census of Agriculture, **projected demand for farmland by 2030 will decline by over 4,000 acres**, with another **4,000-acre decline expected by 2040**. In this context, a **1,000-acre development—even one located outside the Urban Development Boundary (UDB)**—can proceed **without materially impacting the County's agricultural economy**.

Furthermore, Miami-Dade County's agricultural sector is increasingly centered on **nursery and floriculture production**, which now accounts for the **majority of agricultural sales despite using only a fraction of total farmland**. These high-value agricultural activities are typically conducted on **smaller parcels with more intensive production**, often closer to infrastructure and logistics networks. As such, the long-term agricultural sustainability of the County is not dependent on preserving all existing row crop acreage but rather on encouraging a shift toward **consolidated and intensified high-value agriculture** in appropriate areas.

The inclusion of a **Farm District** within the City Park development further supports this evolution by promoting **community-scale agriculture, food education, and local resiliency**, consistent with State goals to protect agricultural integrity while fostering innovative practices.

In summary, the County's agricultural future lies in embracing **nursery and floriculture as its dominant agricultural engine**. A **carefully sited, mixed-use project** of the size and structure proposed at City Park will not erode Miami-Dade's agricultural capacity. On the contrary, by **facilitating strategic land-use shifts** toward more viable agricultural uses and freeing up less productive land for urban development, the project can help preserve both **economic vitality** and **farmland integrity** across the County—fully in alignment with the State Comprehensive Plan's goals

Conclusion

The City Park project demonstrates strong consistency with the goals of the **SCP** Through compact urban design, infrastructure efficiency, housing affordability, environmental resilience, and regional mobility integration, the project addresses the State's highest priorities for responsible growth and community development. It represents a forward-looking model for urban expansion that supports long-term sustainability, equity, and economic prosperity across South Florida.

Chapter 9J-5 of the Florida Administrative Code defines how development programs should be judged to determine whether they are proliferating sprawl in regard to comprehensive plan amendments. City Park has been designed as a compact, mixed-use, and transit-supportive development that aligns with the State's goals for managing growth. The following analysis responds to each of the 13

indicators of urban sprawl defined in the Florida Administrative Code, demonstrating how **City Park avoids the proliferation of sprawl**:

1. **Leapfrog Development Patterns**

   Indicator: Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development in a pattern that fails to maximize the use of existing public facilities or infrastructure.

   Response: City Park does **not represent leapfrog development**. It is a **contiguous expansion** adjacent to the Urban Development Boundary (UDB) and leverages proximity to existing or planned infrastructure, including regional roadways and the SMART Plan corridor. The development is **phased and designed for infrastructure efficiency**, avoiding scattered, premature expansion.

2. **Strip Commercial Development**

   Indicator: Promotes, allows, or designates development in a strip commercial pattern.

   Response: City Park avoids strip commercial patterns by concentrating commercial uses within a **central Village Core** and **TOD center**, with a hierarchy of **complete streets and pedestrian-oriented blocks**. Retail and services are **integrated into mixed-use buildings**, consistent with form-based principles, rather than isolated along linear corridors.

3. **Isolated, Low-Density Residential**

   Indicator: Results in isolated, disconnected, and low-density development patterns.

   Response: The master plan promotes **connectivity and integration**. Residential neighborhoods are **linked by a multimodal street network**, civic uses, schools, parks, and shared open space. Higher densities are focused near transit, with **gradual transitions** to lower-intensity housing, avoiding disconnected pockets of development.

4. **Discourages Infill or Redevelopment**

   Indicator: Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

   Response: City Park complements—rather than competes with—urban infill. The project addresses the regional need for additional residential and mixed-use capacity and supports County goals for urban redevelopment and strategically planned growth at the edge of the UDB. It also aligns with long-term transit-oriented development (TOD) planning that can catalyze reinvestment in adjacent areas.

City Park will not discourage infill or neighborhood revitalization. The site is contiguous to urbanized areas and planned as a compact, mixed-use community organized around a TOD node, with internal retail and services and a connected street–trail–open-space network that supports internal trip capture. The project delivers **5,561** attached and detached single-family homes within a transit-ready, walkable framework.

Within the UDB, current land supply has capacity for **~20,000** single-family dwellings, while annual demand exceeds **5,000** single-family units—exhausting single-family capacity in **fewer than four years**. By meeting a significant share of this near-term need adjacent to existing infrastructure, City Park complements—instead of diverting from—infill and redevelopment efforts

5. **Promotes Auto-Dependency**

   Indicator: Promotes, allows, or designates development that fails to adequately protect natural resources and environmental systems.

   Response: City Park's design **reduces auto-dependency** through a **multimodal transportation framework**. The street grid supports **transit access, bike lanes, sidewalks**, and a **mobility hub** at the TOD center. Land uses are clustered to promote **internal trip capture**, enabling residents to meet daily needs without relying on personal vehicles.

6. **Fails to Protect Environmentally Sensitive Areas**

   Indicator: Results in the loss or degradation of natural resources or valuable ecosystems.

   Response: The development area does **not include listed environmental conservation lands**, wetlands, or core habitat. The project includes approximately **250 acres of lakes, greenways, and parks**, integrated with **stormwater management** and native plantings to enhance environmental function and improve water quality.

7. **Incompatible Land Uses**

   Indicator: Results in development that is not functionally related to surrounding uses.

   Response: City Park is **functionally integrated with surrounding uses**. Adjacent land includes utility corridors, transportation infrastructure, and transitioning urban edge conditions. The development provides **graduated densities and buffer areas** along its perimeter to ensure compatibility with existing uses and planned regional infrastructure.

8. **Disproportionate Infrastructure Cost**

   Indicator: Requires the public to bear disproportionately high costs to provide services.

Response: City Park will be supported by **existing and programmed infrastructure** and includes a **phased development approach** to ensure concurrency. All improvements (e.g., water, sewer, stormwater, roads) will be **privately funded or coordinated with programmed capital improvements**, preventing public cost burdens.

9. Fails to Support Regional Objectives

Indicator: Fails to encourage a functional mix of uses and compact, energy-efficient development patterns.

Response: City Park is **designed around energy-efficient and compact development patterns**, supporting the objectives of the **State Comprehensive Plan**, **Resilient305**, and the **South Florida Strategic Regional Policy Plan**. The land use plan integrates housing, jobs, schools, transit, and open space in a **cohesive urban framework**.

10. Inefficient Land Use Patterns

Indicator: Fails to maximize the use of existing public facilities or leads to inefficient land consumption.

Response: The project's **compact form and vertical mixed-use development** maximize the use of land and minimize urban footprint. Infrastructure is **clustered, shared, and connected**, and the site utilizes land previously in marginal agricultural use, reducing pressure on higher-value conservation or rural lands.

11. Loss of Rural or Agricultural Character Without Justification

Indicator: Converts significant rural or agricultural land uses to urban without demonstrated need.

Response: Rather than indiscriminately urbanizing rural land, City Park is a **contiguous, compact, mixed-use** expansion that meets housing and employment needs, **preserves a quarter of the site as open space**, limits impacts to the County's strategic agricultural base, and is designed around **transit and resilience**. This is the opposite of converting rural land "without demonstrated need.

12. Premature Development

Indicator: Allows premature conversion of rural land to urban without phasing or infrastructure planning.

Response: City Park includes a **development program**, aligned with infrastructure capacity, concurrency requirements, and long-range planning. It is **not premature**, but instead strategically timed to meet documented growth needs.

13. Lack of Intergovernmental Coordination

Indicator: Fails to coordinate with regional or local government agencies.

Response: The project has involved **early and ongoing coordination** with Miami-Dade County agencies, the South Florida Regional Planning Council, FDOT, and utility providers. The planning process incorporates feedback from regional reviews and aligns with broader **SMART Plan**, **CDMP**, and **resiliency strategies**.

In conclusion, City Park meets all requirements for consistency with Florida's anti-sprawl policies under **Chapter 9J-5 / Rule 73C-40.025, F.A.C.** Its **location, design, infrastructure planning, and land use integration** demonstrate a clear commitment to smart growth, sustainability, and long-term regional benefit. The project serves as a model for managed, efficient urban expansion in South Florida

PART 3 DEMOGRAPHIC AND EMPLOYMENT INFORMATION

A. Complete the following demographic and employment information tables.

Project Demographics

The proposed City Park development program provides for a maximum development of 7,800 residential units and generally comprising: *Low Density* housing representing 1,029 single family homes with an average density of 6 units per acre; *Moderate Density* housing representing 4,532 townhome units with an average 18 units per acre; and, *High Density* housing 2,239 multi-family units at an average 30 units per acre. The majority of the *low and moderate density* housing will be homeownership (for-sale) product and the high-density properties will be rental.

The prospective City Park housing is anticipated to attract a mix of residents. It is expected that the single-family homes will be dominated by families, while the townhome will potentially be a more balanced mix of families and single or couple occupants. The rental product will be geared more to single and double occupancy, with family in the larger units. City Park's housing will support workers within the City Park community, as well as attract a significant number of new residents from outside of the community and south Dade County region at large. **Table 10-Part III.1, Population and Demographic Information**, provides a breakdown of population and demographic components for the prospective housing development.

Table 10-Part III.1
Project Demographics

	Total Units / Dwelling						*Total School*		
Phase	*LDR (SF)*	*MDR (TH)*	*HDR (MF)*	*Persons/HH*[1]	*Total Population*	*Children/HH*[2]	*Aged Children*[3]	*Elderly/HH*[4]	*Total Elderly*
City Park	1,029	4,532	2,239	2.67	20,826	0.39	3,041	0.45	3,499

Notes/Sources:

1.) ACS 2023

2.) ACS 2023 - MDC Population age under 18 (20.1% of total population)

3.) ACS 2023 - MDC Population age cohort between 5 and 17 years (14.6% of total population)

4.) ACS 2023 - MDC Population age cohort 65 years and older (16.8% of total population)

Project Employment

Direct Construction jobs (also referred to as short-term, non-recurring) created from the development of City Park will total roughly 12,674 FTE's during the City Park development phase 2036. This is based upon development costs (construction) of roughly $2.0 billion and enumerated through the IMPLAN model. Development of the City Park master plan will create more than 7,844 Direct Long-term Recurring FTE's related to industrial/office/retail employment, property and building management, maintenance, security, administrative, executive, among other occupations – and the

detail of which is discussed in Question 24 (Housing). The following table provides a summary of Direct Construction and Direct Recurring jobs by income category.

TABLE 10 – Part III.2
City Park - Direct Construction and Direct Recurring (Non-Construction) FTE Jobs by Income Cohort

Phase	< $27,600*	$27, 601 - $43,600	$43,601 - $69,760	$69,761 $104,640	> $104,640	Total
Construction**		1,014	2,788	7,731	1,141	12,674
Non-Construction		2,179	1,460	3,395	809	7,844

Source: USHUD; Lambert Advisory; IMPLAN

Notes:
* Minimum Wage

** Employment distribution by Income Cohort based upon "Industrial" sector control method detailed in Q24 (Housing)

Table 10-Part III.3, Estimated Employment by Income Range and Land Use, provides a distribution of these workers by income. The income categories shown are those used in the Housing (Question 24) Methodology utilized in the affordable housing analysis.

TABLE 10 – Part III.3
City Park - Employment by Land Use and Income Cohort

Phase	$27, 601 - $43,600	$43,601 - $69,760	$69,761 `$104,640	> $104,640	Total
Retail	1,716	690	240	79	2,724
Office	44	342	2,317	917	3,621
Industrial	91	251	690	109	1,141
Education	30	30	147	150	358
Total	**1,881**	**1,313**	**3,395**	**1,255**	**7,844**

Source: USHUD; Lambert Advisory

The employment identified in the table above (both construction and non-construction related) represents direct project-based employment; as such, it does not account for indirect employment that will create significant job opportunities throughout Miami-Dade County.

PART 4 IMPACT SUMMARY

A. Summarize the impacts this project will have on natural resources.

Vegetation and Wildlife

The Project Site contains no significant vegetation or wildlife features. Further, the Project Site provides no significant habitat for any listed wildlife or plant species.

Wetlands

There are no wetlands currently on the site.

Project Development

The proposed Project will result in extensive landscaping along road rights-of-way, in public plazas and adjacent to structures. Therefore, the impact on any adjacent resources will be significantly improved.

B. Summarize public facilities capital costs associated with project impacts using the following table:

TABLE 10.6
PUBLIC FACILITIES CAPITAL COSTS

Facility	Total Capital Costs	Responsible Entity
Transportation (External)	Fair Share cost to be determined	State of Florida, Miami-Dade County
Wastewater	Equal to connection charges collected.	Miami-Dade Water & Sewer
Potable Water		
Recreation/Open Space	None anticipated, facilities to be provided by developer	Miami-Dade County
Education	None anticipated, facilities to be provided by developer	Miami-Dade County Public Schools

Source: The Curtis Group

11. REVENUE GENERATION SUMMARY

A. Project the funds anticipated to be generated by the project. This projection should include any source or use of funds which could have any reasonable connection to the proposed development.

1. Make the following projections by year, including the first and last year in which any construction and/or development takes place:

(a) Yearly ad valorem tax receipts
(b) Yearly impact fees collected
(c) Yearly sales tax received by local government
(d) Yearly gasoline tax received by local government
(e) Yearly projections of any other funds by any other sources generated as a result of development of the proposed project within the region.

Revenues generated for Miami-Dade County from the City Park DRI provides substantial income for the County, the primary governmental body that will be impacted by the development. The revenue generation from the City Park program includes revenue from recurring and non-recurring activities during the proposed period (2026 through 2036). The revenue projections are based upon the City Park DRI development program set forth herein with estimated costs and values deemed conservative and are presented in 2025 constant dollars. The total development costs include complete build out of the utilized space for each use (ie. tenant build out).

The **Table 11-1** provides a summary of recurring and non-recurring revenue to the Miami-Dade County on an annual basis during the development Period, followed by an overview of key assumptions and methodology in **Section 11.A.2** below.

TABLE 11-1
Revenue Generation

Table 11-1
Revenue Generation
Miami Dade County

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total
Miami-Dade County											
Non-Recurring											
Est. Building Permit	$2,089,054	$4,146,608	$5,017,245	$3,506,166	$5,806,589	$6,738,445	$6,086,876	$5,283,378	$4,590,086	$2,403,243	**$45,667,690**
Impact Fees (Mobility)	$3,522,998	$7,038,573	$8,446,052	$5,423,659	$10,347,080	$11,846,078	$10,796,806	$9,280,833	$7,897,385	$4,374,388	**$78,973,851**
Impact Fees (Fire)	$287,900	$572,362	$659,473	$382,623	$792,377	$899,527	$828,688	$662,426	$599,685	$311,785	**$5,996,846**
Impact Fees (Police)	$286,912	$566,138	$640,598	$362,152	$808,732	$892,170	$837,885	$650,564	$594,780	$307,867	**$5,947,799**
Water &Sewer Connection Fees	$232,117	$460,734	$557,472	$389,574	$645,177	$748,716	$676,320	$587,042	$510,010	$267,027	**$5,074,188**
Sales/Other (IMPLAN)	$346,492	$687,760	$832,165	$581,536	$963,086	$1,117,644	$1,009,575	$876,306	$761,316	$398,604	**$7,574,483**
Recurring											
Ad valorem											
General Fund/Operating	$ 659,559	$ 1,974,950	$ 3,565,080	$ 4,686,056	$ 6,485,173	$ 8,603,512	$ 10,487,299	$ 12,149,081	$ 13,590,286	$ 14,342,953	**$76,543,949**
Debt Service	$ 43,452	$ 130,110	$ 234,867	$ 308,717	$ 427,243	$ 566,799	$ 690,903	$ 800,381	$ 895,328	$ 944,914	**$5,042,715**
Fire Rescue	$ 243,812	$ 730,058	$ 1,317,864	$ 1,732,243	$ 2,397,303	$ 3,180,367	$ 3,876,725	$ 4,491,018	$ 5,023,773	$ 5,302,003	**$28,295,168**
Library	$ 28,608	$ 85,663	$ 154,635	$ 203,258	$ 281,294	$ 373,177	$ 454,886	$ 526,966	$ 589,478	$ 622,125	**$3,320,092**
Sales & Other Tax (IMPLAN)	$ 50,453	$ 100,906	$ 201,811	$ 252,264	$ 403,622	$ 554,980	$ 706,339	$ 857,697	$ 958,602	$ 1,009,055	**$5,095,728**
Occupational Licenses											
Hotel and Restaurant Taxes											
Gasoline Tax											
Water and Sewer Charges											
Miami-Dade County Public Schools											
Non-Recurring											
School Impact Fee	$ 768,488	$ 1,536,977	$ 1,705,691	$ 1,042,492	$ 1,999,749	$ 2,305,465	$ 2,031,462	$ 1,673,979	$ 1,536,977	$ 768,488	**$15,369,768**
Recurring											
School (State, Local, Operating, Debt)	$ 671,665	$ 2,011,201	$ 3,630,520	$ 4,772,072	$ 6,604,213	$ 8,761,436	$ 10,679,800	$ 12,372,086	$ 13,839,745	$ 14,606,228	**$77,948,967**
Miami-Dade County Parks											
Non-Recurring											
Parks	$ 1,202,842	$ 2,405,684	$ 2,750,961	$ 1,520,207	$ 3,104,566	$ 3,608,526	$ 3,291,160	$ 2,564,366	$ 2,405,684	$ 1,202,842	**$24,056,838**
State and Other (Recurring)											
Children's Trust											
Ad Valorem	$ 50,868	$ 152,318	$ 274,956	$ 361,411	$ 500,168	$ 663,544	$ 808,831	$ 936,995	$ 1,048,148	$ 1,106,197	**$5,903,436**
South Florida Water Management											
Ad valorem	$ 9,645	$ 28,879	$ 52,132	$ 68,524	$ 94,832	$ 125,808	$ 153,354	$ 177,654	$ 198,729	$ 209,735	**$1,119,291**
Everglades Restoration Project											
Ad Valorem	$ 3,327	$ 9,962	$ 17,982	$ 23,636	$ 32,711	$ 43,396	$ 52,898	$ 61,279	$ 68,549	$ 72,345	**$386,085**
FIND											
Ad Valorem	$ 2,930	$ 8,773	$ 15,837	$ 20,817	$ 28,810	$ 38,220	$ 46,589	$ 53,971	$ 60,373	$ 63,717	**$340,038**
Okeechobee Basin											
Ad Valorem	$ 10,438	$ 31,256	$ 56,421	$ 74,162	$ 102,634	$ 136,159	$ 165,972	$ 192,271	$ 215,080	$ 226,992	**$1,211,385**

Source: Miami Dade County; Miami Dade County Property Appraiser; City Park; Lambert Advisory; IMPLAN

2. List all assumptions used to derive the above projections and estimates, show the methodologies used and describe the generally accepted accounting principles used in all assumptions, estimates and projections.

As detailed in **Question 10 Part 1.A.**, the City Park DRI will comprise a mix of residential, retail/entertainment, office, industrial and institutional. The following table summarizes the anticipated schedule of when construction will begin by use and, upon completion, will be placed on the tax roll.

TABLE 11-2
Development Timeline by Use
City Park DRI

Year	LDR (SF) DU	MDR (TH) DU	HDR (MF) DU	Retail/ Commercial SF	Office SF	Industrial SF	Farm/ Mixed Use Retail SF
2027	51	227	112	32,195	0	44,624	0
2028	103	453	224	32,195	25,000	89,248	0
2029	103	453	336	64,390	50,000	89,248	26,313
2030	154	227	112	32,195	50,000	44,624	0
2031	103	680	224	96,585	75,000	133,873	26,313
2032	154	680	336	96,585	50,000	133,873	0
2033	51	680	336	96,585	75,000	133,873	26,313
2034	154	453	224	96,585	75,000	89,248	0
2035	103	453	224	64,390	50,000	89,248	26,313
2036	51	227	112	32,195	50,000	44,624	0
Total	**1,029**	**4,532**	**2,239**	**643,902**	**500,000**	**892,484**	**105,251**

Source: City Park; Lambert Advisory

The estimates of recurring and non-recurring revenue depend upon varying assumptions for development cost and taxable value for each specific use. For instance, impact fee revenue (non-recurring) relies upon construction costs, while ad valorem tax revenues (recurring) rely upon taxable value which is based upon the Miami-Dade County Property Appraiser's (MDCPA) estimate of Fair Market Value determined in January of each year. Accordingly, there are other considerations for estimating taxable value, including: a 10 percent profit on construction costs; an allocation of 10 percent of total construction cost for land value; a $50,000 Homestead exemption on the homeownership units, except for the School District which is $25,000; and, a 15 percent discount to FMV on commercial properties based upon a common industry observation that MDCPA taxable values are often below FMV and generally ranging from 10 to 30 percent. The analysis

herein assumes a 15 percent discount to total value. The following is a summary of estimated development cost and taxable value by use:

- Residential development comprises 7,800 units, containing both for-sale (single family, villas and townhomes) and multifamily rental units. Development costs are estimated to average approximately $135± per square foot among all unit types. For residential, the taxable value is based upon a 10 percent profit margin on total development cost, plus 20 percent allocation for land, and an applicable reduction for Homestead exemption. The taxable value for residential units is estimated to average $165± per square foot among all uses.

- For the Commercial, TOD, Village and Park mixed use retail (totaling 580,000 square feet), the cost estimates are based upon an average $260 per square foot, which includes TI allowance. The taxable value is approximately $270 per square foot.

- Total office development program is 500,000 square feet, the vast majority of which is private business. Total development costs are estimated at $279 per square foot (with TI allowance), and a taxable value of $287 per square foot.

- Light industrial comprises 892,400 square feet, with an additional 64,600 square feet of industrial mixed use commercial space. The combined development area estimates a total development cost of $157 per square foot and taxable value of $162 per square foot.

- The farm mixed-use (105,000 square feet) component assumes total development costs in the range of $160 per square foot and taxable value of $165 per square foot.

- Additional costs have been applied for the recreational amenity component, though marginal in the context of the overall development budget.

Table 11-3 provides a summary of estimated total development costs (by use) upon build out (2025 $'s). This serves as the basis for the non-recurring and recurring fiscal impacts outlined in **Table 11-1** and is calculated on an annual basis in conjunction with the annual build-out provided in the table above.

TABLE 11-3 Total Development Cost & Taxable Value (by Use) – 2025 $'s		
Use	**TDC**	**Taxable Value**
LDR (SF)	$395,904,320	$471,143,702
MDR (TH)	$773,451,645	$794,356,171
HDR (MF)	$379,697,083	$459,433,471
Retail/Commercial	$150,817,279	$155,115,572
Office	$139,639,578	$143,619,306
Industrial	$150,397,818	$154,684,156
Farm/Mixed-Use Retail	$17,384,778	$17,880,245
Residential Amenity	$15,713,958	$16,161,806
		Source: City Park; Lambert Advisory

Non-Recurring Revenues – Building Permit Fees, Impact Fees and Other Non-Impact Fees

During the build out period for City Park, there will be various fees paid on a one-time basis, and discussed as follows.

Building Permit & Other Fees

The County will collect building permit and other fees comprising numerous components among several departments including but not limited to: Miami Department of Transportation and Public Works (DTPW); Miami-Dade Development Division; Miami-Dade Division of Environmental Resources and Management (DERM); Miami-Dade Fire Rescue Department; Miami-Dade Water and Sewer Department (WASD); and, State of Florida (septic tanks) DOH-HRS. Additionally, fees are charged specifically for mechanical, electrical and plumbing. At this point and absent more defined programming for multifamily (unit mix by type) and commercial space (retail and dining), it is difficult to accurately calculate building permit and associated fees. Namely, this is because several costs are directly associated with specific items such as plugged outlets, amperage, commercial kitchen hoods, etc. Nonetheless, there is one primary fee associated with building permits which is equal to 2.0 percent of hard cost value of the development. While the summation of all other fees is significant, Lambert's experience completing economic impact studies within Miami-Dade County and numerous municipalities within, all other fees (including water and sewer connection fee) combined generally add 0.5 to 1.0 percent of total construction value to the total permit costs. For this analysis, the water and sewer connection fees are estimated at 0.25 percent of TDC and broken out separately in **Table 11-1**.

Impact Fees

Miami-Dade County provides a schedule of fees for both residential and non-residential development imposed to offset the cost of County provided services. The schedule of fees is summarized in the table below and serves as the basis for calculating impact fee revenue summarized in **Table 11-1**.

TABLE 11-4
Miami Dade County - Impact Fee Rates

Use	Mobility	Police	Fire	School	Parks
Residential					
Single Family (Detached)	$10,197.00	$688.42	$527.55	$612/un;$0.918/SF	3,084.21
Single Family (Attached)	$7,772.00	$688.42	$527.55	$612/un;$0.918/SF	2,834.46
Mid-Rise *(per dwelling unit)*	$4,901.00	$534.06	$409.27	$612/un;$0.918/SF	1,910.87
Office					
Up to 50,000 SF	$18.61	$0.48	$0.42		N/A
50,001 - 100,00 SF	$16.13	$0.48	$0.42		N/A
100,001-200,000 SF	$15.09	$0.48	$0.42		N/A
Retail					
Strip Plaza (< 40K SF)	7.103	$0.48	$0.56		N/A
Shopping Plaza (40K-150K)	17.719	$0.48	$0.56		N/A
Industrial					
General Light Industrial	$5.23	$0.48	$1.71		N/A
Warehouse	$1.85	$0.48	$1.71		N/A
Institution	$1,056.00	$0.48	$0.56		N/A

Source: Miami Dade County

Miami-Dade County Public Schools assesses impact fees for residential development earmarked for public schools and summarized in the table above.

Lastly, the County will generate sales and other taxes and assessments annually (not including property tax), during the City Parks' development phase. These taxes and fees are based upon the total development costs associated with single-family residential, multifamily residential, and non-residential (commercial) and calculated from IMPLAN.

Recurring Revenues

Development of the City Park DRI program will result in certain revenues being generated on a recurring basis, including:

Ad Valorem Taxes

Ad Valorem Taxes will be paid to Miami-Dade County on all private development, as well as personal property contained within non-residential facilities. Ad Valorem taxes will also be paid to the State of Florida for regional activities such as Everglades preservation

and regional entities including the South Florida Water Management District and the Florida Inland Navigation District.

Table 11-1 above provides a summary of the estimated taxable value of the City Park DRI development program upon build-out per annum during the development phase, including the taxable value upon completion.

The following table highlights the applicable millage rates by taxing entity (2024), and serves as the basis for calculating the revenue detailed in Table 11-1:

TABLE 11-5
Applicable Millage Rates by Jurisdiction

Jurisdiction	*Millage Rate/$1,000 Taxable Value*
Unincorporated	
General Fund	1.9090
Operating	4.5740
Debt Service Fund	0.4271
Fire Rescue	2.3965
Library Fund	0.2812
Miami-Dade Public Schools	
General Fund (State and Local)	5.4680
Debt Service Fund	0.1340
Voted School Operating	1.0000
State and Other	
Florida Inland Navigation (FIND)	0.0288
S. Florida Water Management District	0.0948
Okeechobee Basin	0.1026
Everglades Construction	0.0327
Children's Trust Authority	0.5000

Source: Miami-Dade County Property Appraiser (MDCPA)

Sales Tax

The State of Florida applies a 6.0 percent sales tax on all retail expenditures for non-exempt goods, with an additional 1.0 percent discretionary sales tax to Miami-Dade County. Accordingly, sales tax on lease payments on commercial space is 2.0 percent, plus the discretionary County tax. Hotel room charges will be subject to sales tax. In addition to the sales tax, Miami-Dade County has imposed an additional one-percent tax on the aforementioned retail expenditures which is allocated to the Miami-Dade Health Trust and Transit. This amount is fully retained by the County. The County will generate annual on-going sales and other taxes from operations of City Park's retail commercial space and assumes average retail sales of $350 per square foot (2025 $s). The analysis herein utilizes IMPLAN to estimate sales and other taxes.

Franchise Fees/Utility Taxes

Miami-Dade County charges franchise fees and/or utility taxes on electricity, telephone, natural gas, cable television and solid waste. The amounts paid by the occupants of residential units and businesses are dependent upon usage at the rate structures obtained from the service providers. It is not possible at this time to estimate the amounts that Miami-Dade County will derive from these revenue sources.

Water and Sewer Charges

The Miami-Dade County Water and Sewer Authority will provide water and sewer services to the development proposed in City Park. The amount will be dependent upon engineering parameters regarding the number and size of meters that cannot be defined as of yet; therefore, it is not possible to estimate the amount of the fees that will be paid at this time.

Occupational License

Businesses and professionals operating in Miami-Dade County are required to pay occupational license fees in accordance with the County's fee schedule. The specific amounts vary by type of business or profession in which they are engaged.

Sales Tax

Considering that there is not enough information related to retail sales volume and effective lease rates on commercial properties, it is very difficult to estimate revenue generated from sales tax.

Gasoline Tax

Each gallon of gasoline sold and used by the people occupying/utilizing the prospective residential and commercial development is taxed at the Federal, State and County level. The State of Florida collects $0.215 for each gallon sold. The County collects $0.197 per gallon in local option and SCETS tax, and of which a portion is distributed to municipalities. Fuel consumption can vary greatly depending upon the types of vehicles and fuel prices are volatile as well; therefore, the estimate of gasoline tax revenue is not calculated for this analysis.

12. VEGETATION & WILDLIFE

A. Identify the dominant species and other unusual or unique features of the plant communities on Map F. Identify and describe the amount of all plant communities that will be preserved in a natural state following development as shown on Map H.

The entirety of the subject property consists of agricultural row crops with no natural plant communities present onsite. The dominant vegetative coverage was observed to be various planted row crops with opportunistic species that are not characteristic of typical native habitat. No indications of relative abundance or dominance of a specific habitat type were observed, and therefore no onsite coverages were found to constitute suitable habitat types with appropriate native plant communities. Given the lack of natural vegetative communities, the project site plan does not include any preservation component.

B. Discuss the survey methods that were used to determine the absence or presence of state or federally listed wildlife and plants. (Sampling methodology should be agreed to by the regional planning council and other reviewing agencies at pre-application conference stage.) State actual sampling times and dates and discuss any factors that may have influenced the results of the sampling effort. Show on Map G the location of all transects, trap grids, or other sampling stations used to determine the on-site status of state or federally listed wildlife and plant resources.

<u>Wetland Habitat Assessment</u>

Several field evaluations have been conducted of the subject property, including two joint site inspections with representatives from Miami-Dade County DERM and the SFWMD on February 28, and May 12, 2023, respectively. Field inspections resulted in determinations of no jurisdictional wetlands at the site; therefore, both regulatory agencies confirmed that no remnant wetland areas occur at the site. The presence of listed species and overall potential for wildlife utilization is precluded by the absence of appropriate natural habitat. The additional field evaluations were extensive as observations were documented throughout each of the subject parcels to ensure that the entirety of the site was devoid of wetland areas. No observations of listed species were documented during any of the site inspections, and the potential for foraging habitat was found to be negligible considering existing site conditions. The dominant vegetative coverage was observed to be various planted row crops with opportunistic species that are not characteristic of native habitat. Given the results of the agency inspections, the site does not provide much, if any, potential for wildlife utilization. Nonetheless, further evaluation of potential impacts to listed plant and wildlife species and habitats was conducted in accordance with the habitat assessment methodologies established by pertinent agencies including the United States Fish and Wildlife Service (USFWS) and the Florida Fish and Wildlife Conservation Commission (FWC). The evaluation included review of available literature on listed plant and animal taxa within the site, which incorporated the review of available sources for datasets using Geographic Information Systems (GIS) software to determine the species and habitats that may potentially occur within the limits, or adjacent to, the proposed development.

Site reconnaissance using available GIS data allowed for the initial determination of site-specific taxa and habitats to be considered during the conducted site assessments.

Preliminary GIS Data Analysis

The initial analysis included review of GIS datasets prepared by the USFWS for the delineations and coverages of critical habitat and consultation areas, the latter of which establishes the limits for areas of potential concern for a given species that require additional study and assessment of potential impacts. The typical species considered for evaluation of habitat and consultation included the Florida leafwing butterfly (*Anaea troglodyta floridalis*), Florida brickell-bush (*Brickellia mosieri*), Florida bonneted bat (*Eumops floridanus*), Carter's small-flowered flax (*Linum carteri carteri*), Cape Sable seaside sparrow (*Ammospiza maritima mirabilis*), Bartram's hairstreak butterfly (*Strymon acis bartrami*), wood stork (*Mycteria americana*), Everglades snail kite (*Rostrhamus sociabilis*) and the Florida panther (*Puma concolor coryi*). The GIS data for critical habitat areas is available for direct download from the Miami-Dade County Open Data Hub and the most recent version of the dataset was last updated June 2, 2025.

Additional data sources were reviewed for further analysis of relevant spatial information, which include wood stork nesting colonies and core foraging areas, and the spatial extent of the Florida Panther Focus Area, both of which are available for download from the Florida Geographic Data Library Metadata Explorer (FGDL), and were last updated on April 10, 2020, and December 12, 2015, respectively. The additional data review revealed that the subject property does not occur within the limits of the Florida Panther Focus Area; however, the project site is included within the designated wood stork core foraging area and consultation areas for the snail kite and Florida bonneted bat (FBB). It must be noted that the wood stork core foraging area and FBB consultation area both include a significant portion of the greater Miami-Dade County area; therefore, specific site conditions must be considered to better assess the potential for either of these species to occur onsite.

Evaluation of Wildlife Utilization

During the field evaluations to determine existence of jurisdictional wetlands within the subject property, observations of the potential presence of both state and federally listed wildlife species and habitats were also noted, which included indirect indicators of wildlife utilization such as tracks, scat, calls or vocalizations, burrows, nests, and roosting sites. Specific attention was given to the documentation of potential nesting and roosting sites within the project area. Given the uniformity of observed site conditions, the agricultural row crops devoid of wetland habitat did not provide much opportunity for occurrences of listed species or other indirect wildlife indicators. In addition to the federally listed species under the jurisdiction of the USFWS, the field studies also considered the potential presence of species managed by the FWC. Considering the lack of wetland resources onsite, particular attention was given to the Gopher tortoise (*Gopherus polyphemus*) and Florida burrowing owl (*Athene cunicularia floridana*), which are known to utilize upland areas. Neither species was observed during any of the field inspections nor the presence of potential burrowing sites for either species. It should be noted that site substrate contains fill material with significant limerock whereas sandy substrate is preferred by

these burrowing species. Therefore, the lack of appropriate substrate deters utilization of the property by the gopher tortoise or burrowing owls.

Additional Assessment Methodologies

Considering the results of the field reconnaissance effort to evaluate overall wildlife utilization, more in-depth analysis to assess potential impacts specifically to foraging habitat for wetland-dependent species (i.e., snail kite and wood stork) was not found to be warranted. Potential impacts to wood stork foraging habitat are assessed in accordance with the *Wood Stork Foraging Habitat Assessment Methodology*, a functional assessment developed by USFWS for estimation of available biomass of wood stork forage per unit quantity of wetland habitat. The parameters considered for determination include vegetation density, wetland hydroperiod, prey size suitability, and competition with other wading birds. The differentiation of hydroperiod classes established by the USFWS methodology allows for quantification of biomass forage that may be available to the wood stork per unit area of wetland habitat. However, as aforementioned, the confirmed lack of wetland resources within the subject property indicates that the site does not contain sufficient hydroperiod to allow for any wood stork foraging habitat. Therefore, further analysis of hydroperiod via groundwater and elevation data would not be warranted given the upland conditions characteristic of the site.

Analysis of potential impacts to snail kite habitat are assessed in accordance with the *Snail Kite Survey Protocol*. The adequacy of snail kite habitat is determined by the presence of appropriate foraging habitat as evidenced by coverage of hydrophilic vegetation (*Panicum* spp., *Eleocharis* spp., *Rhynchospora* spp.), nesting or perching substrate (*Salix caroliniana*, *Melaleuca quinquenervia*, *Cladium jamaicense*), appropriate water depth (0.2-1.3m) under nesting substrate, and adequate distance (>150m) between nesting substrate and upland areas. No such hydrophilic vegetation occurs within the subject property. Like the above detailed hydroperiod component of the wood stork assessment, the analysis of adequate water depth allows for the determination of potential foraging habitat for the snail kite. However, given that the subject property is devoid of wetland conditions, the potential for snail kite habitat is nonexistent. The presence of upland conditions throughout the site precludes establishment of appropriate hydrology to sustain foraging habitat for the snail kite.

C. List all state or federally listed wildlife and plant resources that were observed on the site and show location on Map G. Given the plant communities on-site, list any additional state or federally listed wildlife and plant resources expected to occur on the site and show the location of suitable habitat on Map G. Additionally, address any unique wildlife and plant resources, such as colonial bird nesting sites and migrating bird concentration areas. For species that are either observed or expected to utilize the site, discuss the known or expected location and population size on-site, existence (and extent, if known) of adjacent, contiguous habitat off-site, and any special habitat requirements of the species.

No state or federally listed plant and wildlife resources were documented within the subject property nor any natural habitat areas that would encourage wildlife utilization. Given the upland and agricultural character of the site, the presence of

native wetland plant or wildlife species is precluded by existing site conditions. As part of several agency field inspections in support of the wetland determinations, site conditions were assessed within each of the individual parcels that comprise the subject property. The overall layout of the traversed path is shown on Map G.

D. Indicate what impact development of the site will pose to affected state or federally listed wildlife and plant resources.

The proposed development is not anticipated to pose any significant impact to state or federally listed wildlife or plant species. Nonetheless, despite the lack of appropriate habitat within the property, consultation with the USFWS has been conducted to confirm the preliminary determinations. The USFWS has assigned the City Park project with Project Code 2024-0064109 and the applicant has recently obtained concurrence for the effect determinations of each pertinent species, as further summarized in the table below. The USFWS has provided programmatic concurrence via Technical Assistance (TA) letter (copy enclosed) to verify the site findings and potential for impact to listed species.

Listed Species	Determination	Rationale
Florida Panther (*Puma concolor coryi*)	No Effect	Not within Panther Focus Area
Wood Stork (*Mycteria americana*)	No Effect	No wetlands or suitable foraging habitat
Florida Bonneted Bat (*Eumops floridanus*)	MANLAA-P	No suitable roosting habitat, implementation of BMPs
Everglade Snail Kite (*Rostrhamus sociabilis*)	No Effect	No wetlands or suitable foraging habitat
Eastern Indigo Snake (*Drymarchon couperi*)	May Affect	Implementation of Standard Protection Measures

E. Discuss what measures are proposed to be taken to mitigate impacts to state and federally listed wildlife and plant resources. If protection is proposed to occur on-site, describe what legal instrument will be used to protect the site, and what management actions will be taken to maintain habitat value. If protection is proposed to occur off-site, identify the proposed amount and type of lands to be mitigated as well as whether mitigation would be through a regional mitigation land bank, by acquisition of lands that adjoin existing public holdings, or by other means.

As further detailed in the USFWS TA letter, Best Management Practices (BMPs) will be incorporated into the project design to minimize impacts to the FBB, which include the planting of at least 40% native tree species as part of the landscaping plan, establishing buffers around lake edges, the utilization of wildlife-friendly lighting and an Integrated Pest Management approach. The Standard Protection Measures for the Eastern Indigo Snake will also be adhered to throughout the construction phase of the project.

F**. Responses to Review Agency Requirements Detailed in the Agreement to Delete Questions, Appendix A**

1. Applicant shall coordinate and consult with the Florida Fish and Wildlife Conservation Commission (FWC) regarding methodology and related assumptions and data sources to assess which, if any, listed species will be utilized for analysis. In addition, environmental studies regarding the presence of endangered species shall be required. Furthermore, the

Applicant shall coordinate and consult with the Miami-Dade County Division of Environmental Resource Management (DERM) regarding methodology and related assumptions and data sources to assess which CDMP-listed species shall be utilized for analysis. In addition, environmental studies regarding the presence of CDMP-listed endangered species shall be required.

As part of the formal consultation for the listed species determinations, the USFWS has incorporated additional FWC coordination into the resulting TA letter. Several environmental studies have been conducted to date, and the results have been documented in support of the USFWS formal consultation. The data sources used in the analysis are recognized by DERM as part of the methodology for assessing potential impacts to listed species and habitat.

2. **The GIS data for critical habitat areas is available for direct download from the Miami-Dade County Open Data Hub and the most recent version of the dataset was last updated August 28, 2019. Examples of additional data sources that shall be reviewed for further analysis of relevant spatial information include wood stork nesting colonies and core foraging areas and the spatial extent of the Florida Panther Focus Area, both of which are available for download from the Florida Geographic Data Library Metadata Explorer (FGDL), and were last updated on April 10, 2020, and December 12, 2015, respectively.**

   As detailed in the Preliminary GIS Data Analysis section of the above Item B, several datasets were utilized in support of the potential impact determination for pertinent listed species. The data is made available by the USFWS and is intended to provide guidance during the formal consultation process, which has recently been completed for the City Park project.

3. **The proposed additional field evaluation of the study area shall be conducted to specifically evaluate the potential presence of both state and federally listed wildlife species and their habitats within the site. Wildlife observations shall include indirect indicators of wildlife utilization such as tracks, scat, calls or vocalizations, burrows, nests, and roosting sites. Specific attention shall be given to all nesting and roosting sites documented during the study period. All the locations of documented field occurrences of listed species, or their nests, burrows or roosts, and other indirect wildlife indicators shall be GPS recorded and documented on scaled aerial photographs and maps of the site. No trapping shall be proposed to be included as part of the field evaluation as site review and field observation are deemed suitable for the habitat areas and potentially include wildlife taxa anticipated to occur within the proposed project limits.**

   As stated in the response to Item C above, no listed species nor habitat areas were documented during any of the field evaluations. No indirect indicators of wildlife utilization were observed; therefore, no locations of documented field occurrences are included on Map G.

4. **In addition to the field reconnaissance effort to evaluate overall wildlife utilization, more in-depth analyses will also be conducted to assess the potential impacts specifically to foraging habitat for the snail kite, wood stork, and the Florida bonneted bat (FBB). Potential impacts to wood stork foraging habitat shall be assessed in accordance with the Wood Stork Foraging Habitat Assessment Methodology, a functional assessment developed by USFWS for estimation of available biomass of wood stork forage per unit quantity of wetland habitat. The parameters considered for determination include vegetation density, wetland hydroperiod, prey size suitability, and competition with other wading birds. The differentiation of hydroperiod classes established by the USFWS methodology shall also be assessed via analysis of available hydrology and LiDAR data. Data sources include the DBHYDRO Data Portal (SFWMD), and the GIS LiDAR elevation dataset obtained from the Miami-Dade County Open Data Hub.**

   As outlined in Item D above, preliminary effect determinations for pertinent listed species were provided to the USFWS for review and comment. Given the results of the jurisdictional determinations conducted by DERM and the SFWMD, the lack of wetland conditions onsite precludes site utilization for the wetland-dependent species (wood stork and snail kite). The USFWS provided programmatic concurrence with the effect determinations via TA letter as part of the formal consultation, which required BMPs for the FBB. As detailed in the Additional Assessment Methodologies section of Item B above, analysis of hydroperiod is not warranted given the confirmed lack of wetlands onsite.

5. **Potential impacts to snail kite habitat shall be assessed in accordance with the Snail Kite Survey Protocol. In accordance with the survey protocol, the adequacy of snail kite habitat shall be determined by the presence of appropriate foraging habitat as evidenced by coverage of hydrophilic vegetation (*Panicum* spp., *Eleocharis* spp., *Rhynchospora* spp.), nesting or perching substrate (*Salix caroliniana, Melaleuca quinquenervia, Cladium jamaicense*), appropriate water depth (0.2-1.3m) under nesting substrate, and adequate distance (>150m) between nesting substrate and upland areas. The analysis of water depth adequacy to utilize a similar methodology as the hydroperiod class assessment detailed above (i.e., DBHYDRO and LiDAR data).**

   As outlined in Item D above, preliminary effect determinations for pertinent listed species were provided to the USFWS for review and comment. Given the results of the jurisdictional determinations conducted by DERM and the SFWMD, the lack of wetland conditions onsite precludes site utilization for the wetland-dependent species, including the snail kite. USFWS has provided programmatic concurrence via TA letter as part of the formal consultation. As further detailed in the Additional Assessment Methodologies section of Item B above, analysis of appropriate foraging habitat is not warranted given the confirmed lack of wetlands onsite.

6. **The potential for impacts to roosting and foraging habitat for the FBB shall also be assessed during the field inspection. Being that portions of the onsite agricultural lands are comprised of tree farming activity,**

any trees documented to be of sufficient size and diameter shall be recorded and depicted on site maps as having the potential to provide roosting opportunities. An acoustic survey shall be conducted in accordance with USFWS guidelines for the adequate number of acoustic recordings in terms of calendar nights and locations throughout the site. The subsequent analysis of recorded calls shall allow for accurate determination of roosting or feeding activity within the site or the immediate vicinity to assess the presence or overall utilization of the site by FBB.

As stated in Item D above, the preliminary effect determination for the FBB was provided to the USFWS for review and comment. The site consists of row crops with no tree farms or structures; therefore, the potential for roosting habitat is not present onsite. However, given the recent changes to the FBB consultation protocol, the USFWS has established much of the greater Miami-Dade County area as the Assumed Presence Polygon for the FBB. The formal consultation was initiated based on this assumed presence of the FBB and implementation of BMPs. The USFWS has provided programmatic concurrence of the FBB determination via TA letter to conclude the formal consultation process. The documentation of tree resources is not applicable to site conditions, and the acoustic survey is not required given consultation with the assumed presence status.

Project Code 2024-0064109
USFWS Technical Assistance Letter

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Florida Ecological Services Field Office

September 30, 2025

Edward A. Swakon, P.E.
EAS Engineering, Inc.
55 Almeria Ave
Coral Gables, FL 33134

Service Consultation Code: 2024-0064109
Date Received: March 8, 2024
Project: City Park
Applicant: The Krome Groves Land Trust
County: Miami-Dade

Dear Mr Swakon:

The U.S. Fish and Wildlife Service (Service) has received the March 8, 2024, request for technical assistance from EAS Engineering, Inc. (Consultant) regarding The Krome Groves Land Trust (Applicant) City Park project (Project). In your letter, you requested technical assistance regarding the potential impacts of the proposed project to the federally endangered Florida bonneted bat (*Eumops floridanus*; FBB). This letter transmits the Service's response under section 7 of the Endangered Species Act of 1973, as amended (87 Stat. 884; 16 U.S.C. 1531 et seq.).

The applicant plans to develop a mixed-use project on a 950-acre property that consists of ten individual parcels located east of SW 177th (Krome) Ave, between SW 136th St and SW 152nd St, in Sections 19 and 20, Township 55S, Range 39E, within unincorporated Miami-Dade County, Florida. Currently, the site is composed of agricultural row crops.

The project site is located within the consultation area for the FBB and contains potentially suitable foraging habitat; however, no roosting habitat has been identified on-site. Given the ecological significance of the site for the species, the applicant proposes to implement the following avoidance and minimization measures:

- Establish a minimum 10-foot (3.0-meter) vegetated buffer around lake edges, enhanced with native herbaceous wetland vegetation. Plant selection should be coordinated with Miami-Dade County to ensure compatibility with FBB-friendly species.
- The final landscaping plan will include at least 40% native plant species. The applicant will submit the finalized plan to the Service within 30 days of this letter's issuance.
- Ensure that natural light conditions are maintained. Artificial lighting will be minimized, and permanent nighttime lighting will be avoided. Where lighting is necessary to meet minimum life-safety requirements, it will comply with wildlife-friendly lighting guidelines recommended by the Service and the Florida Fish and Wildlife Conservation Commission.

Lighting plans and a letter detailing measures taken to ensure compliance must be submitted as documentation of implementation.

- The applicant submitted a letter specifying that engineering designs will avoid features that encourage bats to use roofs, buildings, or other structures.
- The applicant will implement an Integrated Pest Management (IPM) approach to minimize the use of pesticides, insecticides, and herbicides. Applications will follow label instructions and avoid widespread use. A 25 feet (7.6 meter) buffer will be maintained around sensitive areas where FBB may drink or forage, and no chemicals will be applied within these zones.

Please note that Service review of this project does not imply compliance with other Federal, State, county, or municipal regulations, which remain the applicant's responsibility. The Service believes that implementing the avoidance and minimization measures described above will reduce adverse effects to the Florida bonneted bat.

This action does not exempt incidental take of listed wildlife species. If the project is modified, or if new information indicates potential effects to listed species or critical habitat, please contact the Service to determine whether additional coordination is warranted. The applicant is responsible for staying informed of any changes in the listing status of species or designation of critical habitat that may be affected by the project.

Thank you for your cooperation in helping to protect fish and wildlife resources. If you have any questions regarding this project, please contact the Service by email at fw4flesregs@fws.gov. When emailing, please include the project name (City Park) and the Service Consultation Code (2024-0064109) in your request.

Sincerely,

Emarie Ayala
Fish and Wildlife Biologist
Florida Ecological Services Office

cc: electronic only
Alec Basseda, Project Manager, EAS Engineering, Inc.

13. WETLANDS

A. If there are wetlands on the site, discuss and specify the following:

1. Acreage and percentage of property which is currently wetlands. These wetlands should be shown on Map F, Vegetation Associations, and identified by individual reference numbers. (These numbers should be utilized in responding to the other sub-questions.)

There are no wetlands within the property. The lack of wetland resources was confirmed via jurisdictional determinations conducted by Miami-Dade County DERM and the South Florida Water Management District (SFWMD). The wetland assessments were performed in accordance with Rule 62-330.060(2), F.A.C., and Section 10.0 of the SFWMD's Environmental Resource Permit Application's Handbook Volume I, including review of pertinent soil and hydrology data and onsite field inspection. The results were memorialized via Binding Letter of Interpretation (BLP) issued by DERM and Formal Wetland Determination issued by the SFWMD dated March 8 and September 11, 2023, respectively (see enclosed BLP and Formal Wetland Determination).

2. Historic hydroperiods and seasonal water elevations of on-site wetlands.

Considering the property was found to be devoid of wetland areas, there are no historic hydroperiods that are characteristic of the upland conditions onsite. The seasonal water elevation is typically at a depth of approximately 4-5ft below the ground surface, thereby precluding any sufficient saturation to establish hydric conditions for wetland habitat.

3. Acreage and location of wetlands which are to be preserved in their natural or existing state, including proposed hydro periods, seasonal water elevations and methods for preservation.

Given the lack of wetland areas onsite, preservation of existing wetlands in their natural state is not applicable to the proposed site development.

4. Acreage and location of wetlands which are to be enhanced in their natural or existing state, including proposed hydroperiods, seasonal water elevations and methods of enhancement.

There are no wetlands onsite; therefore, the project does not include any methods of wetland enhancement.

5. Actions taken to minimize or mitigate impacts on wetland areas, including maintaining the hydro period and providing buffers.

The site does not contain any wetland areas; therefore, no wetland impacts will be incurred by site development. Minimization or mitigation of wetland impact is not applicable to the proposed project.

6. **Acreage and location of wetlands which will be disturbed or altered, including a discussion of the specific alterations and disturbances.**

   There are no wetland areas within the subject property; therefore, no alteration or disturbance of wetlands will occur during site development.

7. **Precautions to be taken during construction to protect wetland areas.**

   No wetland impacts will occur as part of the proposed site development. Nonetheless, silt fencing will be installed as erosion control devices to prevent impacts to adjacent properties.

8. **If available, provide jurisdictional determinations**.

   Enclosed are copies of the jurisdictional determinations issued by Miami-Dade County DERM (BLP2023-0006) and the SFWMD (13-109444-P) on March 8 and September 11, 2023, respectively.

B. Provide any proposed plans (conceptual or specific) for created or enhanced wetland areas, including littoral lake slopes, buffers, vegetative species to be planted, etc.

Considering the lack of wetland resources onsite, the enhancement of wetland areas is not applicable. Given the proposed development will not incur any wetland impact, the project site plan does not include, nor necessitate, the creation of wetland areas as mitigation. The property is abutted by additional upland agricultural acreage to the north and south, an existing major roadway (Krome Ave) to the west, and an existing residential development to the east with no adjacent wetland areas; therefore, no wetland buffers are required.

C. Responses to Review Agency Requirements Detailed in the Agreement to Delete Questions, Appendix A

1. **The Applicant stated that the City Park site is classified as an "upland" in the National Wetland Inventory. The Applicant also stated the site was inspected on February 9, 2022, to confirm site conditions, and no wetlands were observed.**

   As detailed in Item A above, the lack of wetland conditions at the property was confirmed via jurisdictional determinations by Miami-Dade County DERM and the SFWMD.

2. **The Applicant shall coordinate and consult with Miami-Dade County to conduct a determination of wetlands to determine whether wetlands are present on the site. Applicant shall detail how its proposed project shall address the location of, and the potential impacts to, existing wetlands, or demonstrate how impacts to wetlands on the site shall be avoided and/or mitigated. If areas located within the proposed project area contain state jurisdictional wetland areas, site inspections with SFWMD and Miami-Dade**

County staff shall be required for proposed projects for the identification or conclusions regarding the absence or presence of wetlands. Any environmental considerations, including elimination or reduction of wetland impacts and mitigation requirements shall need to be addressed as part of the Environmental Resource Permit (ERP) applications, in accordance with Rule 62-330.060(2), F.A.C. and Section 10.0 of the SFWMD Environmental Resource Permit Applicant's Handbook Volume I.

As detailed in Item A above, the jurisdictional wetland determinations have been conducted by the SFWMD and Miami-Dade County DERM and the absence of wetland resources at the property has been confirmed. Considering the results of the agency determinations, the avoidance or mitigation of wetland impact is not applicable to the project.

3. **The additional onsite evaluation shall be performed to confirm the presence of wetland areas pursuant to the applicable Florida wetland delineation protocol contained in §373.019, Florida Statutes (F.S.), the techniques included in 62-340, F.A.C. and by the US Army Corps of Engineers Wetland Delineation Manual (last updated 2018). The wetland evaluation and review shall be incorporated into the evaluation of vegetation within the study area. Initial techniques that shall be used to determine the potential extent of wetland areas onsite include the review of past wetland permits or jurisdictional determinations, and additional review of recent and historic aerial photographs of the site to determine the potential presence of natural areas. Additional field analysis shall be conducted to confirm the current onsite conditions concerning vegetation, surface hydrology, and soils. Measurements of the existing groundwater table elevation within onsite irrigation wells located throughout the site shall be compared to the ground surface elevation to determine the potential for site inundation or soil saturation. Observations of potential hydrologic indicators and coverage of hydrophilic vegetation shall be documented throughout the subject property. More extensive evaluation of site hydrology and soil profile shall be localized preliminarily identified areas with greater potential to exhibit wetland characteristics. All areas confirmed to contain all three of the required wetland parameters (two confirmed parameters for the state of Florida determination) shall be delineated on a scaled aerial photograph of the site and included in the overall habitat analysis.**

   The jurisdictional determinations were performed in accordance with the wetland delineation protocols established by Florida Statutes and Florida Administrative Code. The field inspections considered measurements of groundwater elevation within onsite irrigation wells, assessment of soil profile samples and observation of hydrologic indicators to determine the presence or absence of wetland areas. The results confirmed that no hydric soils, hydrophilic vegetation or hydrological indicators were present; therefore, no wetland characteristics were documented.

4. **The results of the survey shall then be provided in support of the proposed formal requests for Jurisdictional Determinations that shall be submitted to pertinent agencies including the USACE, the State of Florida (FDEP or SFWMD), and DERM. The formal determinations conducted by**

the agencies shall ultimately determine the presence of jurisdictional wetland areas onsite, thereby establishing the criteria for environmental considerations that may or may not be needed in accordance with Rule 62-330.060(2), F.A.C. and Section 10.0 of the SFWMD's Environmental Resource Permit Application's Handbook Volume I.

As stated in Item A above, the results of the jurisdictional determinations by the SFWMD and Miami-Dade County DERM both confirmed the absence of wetland areas onsite. Copies of the formal agency determinations are enclosed.

5. **Although the site is anticipated to be devoid of wetland resources, any project-related impacts are proposed to be offset by a suitable mitigation plan that may incorporate the preservation of onsite natural areas or be transferred to an approved offsite mitigation area. If the additional field analysis does result in the identification of areas that may be considered appropriate for onsite preservation, enhancement, or restoration, then the final mitigation plan shall incorporate an onsite component to maintain these natural areas as deemed practicable. Additionally, any documented listed plant and wildlife species within the study area shall be protected from impacts during the construction process. In conclusion, any long-term alterations to the project site resulting from the proposed development shall be offset through appropriate habitat and species mitigation.**

   Given the lack of wetland resources within the subject property, wetland impacts will not be incurred by the proposed project and no compensatory mitigation will be required. No impacts to wildlife species or habitats are anticipated.

BLP 2023-0006
Binding Letter of Interpretation

Department of Regulatory and Economic Resources
Environmental Resources Management
701 NW 1st Court, 6th Floor
Miami, Florida 33136-3912
T 305-372-6567 F 305-372-6407

miamidade.gov

March 8th, 2023

EAS Enginerring, Inc.
c/o Edward Swakon
55 Almeria Ave.
Coral Gables, Florida 33134

Sent via email: eswakon@eas-eng.com

Re: Binding Letter of Interpretation for the following approximate 935 acres located at approximately east of SW 177th Avenue between SW 136th Street and SW 152nd Street Sections 19 & 20, Township 55S, Range 39E, Miami Dade County, Florida 33187 (Folio nos. 30-5919-000-0010, -0011, -0013, 30-5920-000-0030, -0040, -0070, -0080, and 0210), BLP- 20230006.

Dear Mr. Swakon,

In response to your request, Departmental staff conducted an environmental assessment of the above-referenced properties by reviewing photographic aerials, U.S.D.A. soil maps, Miami-Dade County Comprehensive Development Master Plan (CDMP), Departmental records, and a site inspection. The purpose of the assessment was solely to determine if a Miami-Dade County Class IV Permit for work in wetlands would be required. A Class IV Permit with appropriate mitigation must be obtained prior to the commencement of any work in areas identified as wetlands according to Chapter 24-5 of the Code of Miami-Dade County, referencing subsection 373.019 (25) Florida Statutes (F.S.) and subsection 62-340.200 (19), Florida Administrative Code (F.A.C.). The landward extent of wetlands is determined by the dominance of plant species, soils, and other hydrologic evidence indicative of regular and periodic inundation or saturation.

Our environmental assessment revealed that the subject properties do not contain wetlands as defined by Chapter 24-5 of the Code of Miami-Dade County; therefore, a Miami-Dade County Class IV Permit will not be required for any work on the subject properties.

For further information regarding approvable uses on the subject properties, please contact the Development Services Division of RER for conformance with the zoning laws of Miami-Dade County at 305-372-2800.

Permits from the U.S. Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (DEP) and the South Florida Water Management District (SFWMD) may be required for any proposed project(s) at this location. It is the responsibility of the applicant to contact the USACOE, the DEP and the SFWMD.

Because applicable regulations and site conditions are likely to change over time, this letter will only be valid for a period of two (2) years. Please be advised that receipt of this letter does not authorize any work on the subject property. If you have any questions, please contact the Wetland Resources Section at (305) 372-6585.

Sincerely,

Faith Kenyon, Biologist II
Wetlands Resources Section

Permit No. 13-109444-P
Formal Wetland Determination

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

September 11, 2023

** Delivered via email*

Greg Mcpherson *
Lennar Corporation
5505 Blue Lagoon Dr 5th Floor
Miami, FL 33126

Subject: City Park
Petition for Formal Determination of Wetlands and Surface Waters
Permit No. 13-109444-P
Application No. 230322-38056
Miami-Dade County

Your petition for a formal determination of wetlands and other surface waters is approved. This action is taken based on Chapter 373, Part IV of Florida Statutes (F.S.) and the rules in Chapters 62-330 and 62-340, Florida Administrative Code (F.A.C.). Please read this entire agency action thoroughly and understand its contents.

This action is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- All referenced Exhibits.

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance to the "Notice of Rights", we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I hereby certify that this Formal Wetland Determination and Notice of Rights have been mailed or electronically submitted to the addressee (and the persons listed on the attached distribution list) on September 8, 2023 in accordance with Section 120.60(3), F.S. Notice was also electronically posted on this date through a link on the home page of the District's website (www.sfwmd.gov/ePermitting).

Sincerely,

Gary R. Priest, P.E.
Engineering Section Administrator, Environmental Resource Bureau

South Florida Water Management District
Formal Wetland Determination Permit No. 13-109444-P
Date Issued: September 11, 2023

Project Name:	City Park
Petitioner:	Greg Mcpherson Lennar Corporation 5505 Blue Lagoon Dr 5th Floor Miami, FL 33126
Application No.	230322-38056
Location:	Miami-Dade County, See Exhibit 1
Acres:	935
Expiration Date:	September 11, 2028
Type:	Certified Survey

Summary

No wetlands or other surface waters (OSWs) were found on the site during staff's site visit on May 12, 2023. Data forms documenting staff's findings using the procedures and methodology described in Chapter 62-340, F.A.C., can be found on the District's ePermitting site. A certified survey attached in Exhibit No. 2.0 depicts the boundaries of the area inspected by staff. Exhibit No. 3.0 provides a map of the various parcels comprising the site and their respective legal descriptions.

Formal Determination of Wetlands and OSWs

The Site is located in Sections 19 and 20, Township 55 South, Range 39 East in Unincorporated Miami- Dade County. It is bordered on the north and south by agricultural land, on the east by residential development and on the west by Krome Avenue, see Exhibit Nos. 1.0 and 1.1 for Location Maps. Portions of the site were under cultivation with small vegetables, fruit trees and cover crops at the time of staff's site inspection and other portions appear to have been recently tilled. The site appears to be at generally the same elevation throughout with only small variation in topography due to the rows and furrows (Exhibit No. 4.0, Aerial).

The site has been in agricultural use since at least 1983 that appears laid out in a pattern similar to the current condition. Vegetation cover on the planted rows includes egg plant *Solanum melongena*, okra *Abelmoschus esculentus,* papaya *Carica papaya* and purple yam *Dioscorea alata*. Additional site descriptions are available in the District's e-Permitting file.

The soil mapping unit identified by the Natural Resource Conservation Service (NRCS) for the entire site is Krome very gravelly marly loam, 0-2% slopes (non-hydric). Exhibit No. 5.0 contains the soils map. Descriptions and photos of the soils are provided in the data form available in the permit file.

This Formal Determination of Wetlands and OSWs is the District's determination of the landward extent (boundaries) of wetlands and OSWs within the property based on the documentation submitted by the petitioner and field application of Chapter 62-340, F.A.C. This action does not authorize any construction activities or constitute conceptual approval of any anticipated projects or activities in wetlands or OSWs. It does not in any way establish boundaries of sovereign submerged lands, high water elevations or other elevations/boundaries.

Pursuant to Subsection 373.421 (4), F.S., the Governing Board may revoke the Formal Wetland Determination (FWD) upon a finding that the petitioner has submitted inaccurate information to the District.

The FWD shall be binding for the stated duration provided physical conditions on the property do not change so as to alter the boundaries of wetlands and OSWs waters during that period.

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website (http://my.sfwmd.gov/ePermitting) and searching under this application number 230322-38056.

Exhibit No. 1.0 Location Map

Exhibit No. 1.1 Detailed Location Map

Exhibit No. 2.0 Certified Survey

Exhibit No. 3.0 Parcels and Legal Descriptions

Exhibit No. 4.0 Aerial

Exhibit No. 5.0 Soils Map

Distribution List

Edward Swakon, EAS Engineering, Inc *

Carlos Gonzalez, Lennar Homes LLC *

Edward W Easton, Trustee

Edward W Easton, TRS

Pablo Quesada, Guherqui International SA *

Greg Mcpherson *

Florida Department of Environmental Protection SLERC *

Miami-Dade County Property Appraiser *

Florida Department of Environmental Protection - Environmental Administrator *

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request

that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401–.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

14. WATER

A. Describe the existing hydrologic conditions (both ground and surface water) on and abutting the site, including identification and discussion of any potential aquifer recharge areas. Please identify and describe any Outstanding Florida Waters, Wild and Scenic Rivers, Florida Aquatic Preserves or Florida Class I or II Waters that occur within, abutting or downstream of the site.

There are no existing surface waters within or abutting the project site. The nearest surface waters are the L-31N and C-1W canals, which occur approximately 1.2 miles to the west and 0.6 miles to the east of the property, respectively. The locations of these two canals relative to the project site are shown on Map 14-1.

The nearest Outstanding Florida Water (OFW) is Everglades National Park, the eastern edge of which is approximately 2.5 miles west of the property. Biscayne National Park is another OFW that is located approximately 9.5 miles east of the site. The locations of the OFWs are shown on Map 14-2. There are no Wild and Scenic Rivers nor Class I or II surface waters within the vicinity of the project area, nor in this part of south Florida.

The location of the subject property in relation to the precipitation recharge areas for the Biscayne Aquifer is shown in Map 14-3. The site occurs within the 42-60" annual recharge zone.

The average October (high) and May (low) groundwater levels projected to the year 2040 are shown in Maps 14-4 and 14-5, respectively. This raster dataset was obtained from the Miami-Dade County Open Data Hub (last updated February 5, 2025) and is intended to provide a baseline of future October and May groundwater levels for the year 2040, representing the future end of the wet and dry season groundwater levels, respectively, if sea level rise would not occur (i.e., baseline conditions). The average groundwater elevations are provided in the NAVD88 datum and are based on the results of the U.S. Geological Survey (USGS) groundwater model for Miami-Dade – Urban Miami-Dade (UMD), used to predict groundwater levels for year 2040, without sea level rise for comparison purposes. The comparison raster datasets are shown in Maps 14-6 and 14-7, which provide an estimate of average future (2040) groundwater levels during the months of October and May, respectively. These rasters were developed to represent future end of the wet and dry season groundwater levels for planning purposes, considering sea level rise above the baseline conditions. The average groundwater elevations (in NAVD88) are based on the USGS groundwater model for Miami-Dade–UMD considering sea level rise above baseline conditions, using the NRCIII forecast to assume an increase of 1.0 ft from a year 2009 -0.9ft mean sea-level to a 2040 0.1ft NAVD88. From the raster datasets, elevation contours were created on half-foot intervals, which indicate groundwater levels of 3.5-4.0ft and 4.0-4.5ft in May and October, respectively, for baseline conditions at the site. The "with sea level rise" dataset for October reveals an eastern shift of the 4.0ft contour relative to the subject property.

B. Describe, in terms of appropriate water quality parameters, the existing ground and surface water quality conditions on and abutting the site. (The appropriate parameters and methodology should be agreed to by the regional planning council and other reviewing agencies at the pre-application conference stage.)

The existing ground and surface water quality conditions on and abutting the site can be best quantified using water quality data from nearby monitoring stations. The data available at the Miami-Dade County Open Data Hub included a GIS dataset of the Public Ground Water Samples Result, which represents the laboratory results from groundwater samples collected from a network of monitoring wells, as part of the long-term surface water and groundwater quality monitoring program conducted county-wide by Miami Dade County DERM. The closest monitoring well locations to the site are G-596 and G-1362/G-1362A, which occur approximately 2.2 miles to the west and 1.3 miles southeast of the property, respectively, as shown in Map 14-8. The following Table 14-1 provides a summary of sample results for appropriate water quality parameters at each of the nearby monitoring stations. Descriptive statistics include the count, mean and standard deviation of the available sample results.

C. Describe the measures which will be used to mitigate (or avoid where possible) potential adverse effects upon ground and surface water quality, including any resources identified in Sub question A.

The stormwater management master plan provides for onsite retention of stormwater with no offsite discharge to prevent any adverse effects on surface waters beyond the limits of the proposed development. The proposed drainage improvements, including swales, retention ponds, and exfiltration trenches, allow for stormwater treatment to improve water quality before it is returned to the ground water table. The proposed stormwater management master plan has been developed in accordance with DERM and SFWMD requirements

D. Responses to Review Agency Requirements Detailed in the Agreement to Delete Questions, Appendix A

1. **The Applicant indicated that the hydrology at its City Park site was evaluated using existing SFWMD groundwater well data. The Applicant chose South Florida Water Management District's Well S338_T as the most representative. Well S338_T data was used to calculate short and long hydroperiods to compare existing ground elevations.**

   The initial hydrology analysis was conducted using SFWMD groundwater data to determine typical seasonal fluctuations within the site vicinity. The S338_T data indicated that groundwater elevations would not allow for conditions of inundation or saturation to exist onsite given the topography. The data analysis was provided to DERM and the SFWMD in support of the jurisdictional wetland determinations.

2. **The Applicant noted that the City Park site was inspected on February 9, 2022, to confirm site conditions and verify groundwater elevations.**

   In addition to the initial groundwater data analysis, onsite measurements of the distance to water (DTW) were taken within several irrigation wells located along the eastern edge of the property. The locations of the onsite irrigation wells at which such DTW measurements were taken are shown on Map G.

3. **The hydrologic conditions within the subject property and immediate vicinity were analyzed using available groundwater elevation data from the DBHYDRO data portal maintained by the SFWMD. As specified in Rule 62-340.550, F.A.C (Wetland Hydrology), reliable hydrologic records can be used to indicate whether inundation or saturation occurs during conditions that represent long-term hydrologic conditions. An additional assessment shall be conducted to analyze the available data to determine historical patterns of regular and periodic inundation at the site, if any. The groundwater elevation data within the site vicinity shall be evaluated**

for the available periods of record and additional well locations can also be assessed. The GIS analysis of available LiDAR data shall be conducted to create classifications of onsite topography according to the established hydroperiod elevation criteria for desired inundation and saturation conditions, as defined in 62-340.200, F.A.C. The availability of instantaneous time series data from the DBHYDRO data portal shall also be utilized to evaluate the concurrence of water table measurements within onsite irrigation wells with the recorded time series data. The comparison of data points shall allow for calibration of real-time vicinity data to onsite groundwater elevation measurements. The accuracy of the DBHYDRO groundwater data as representative of the onsite hydrology can therefore be determined.

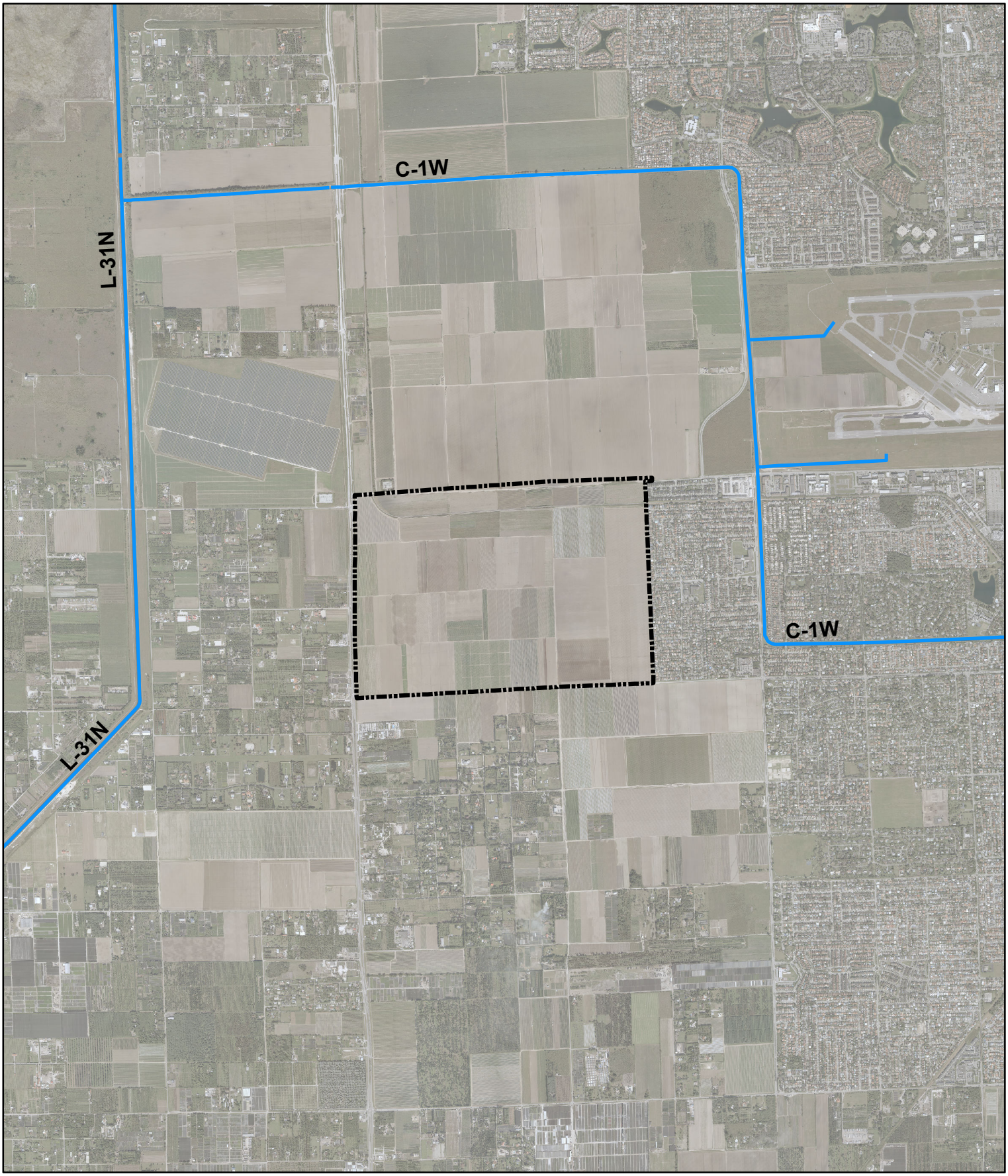
The DTW measurements taken at several onsite irrigation wells indicated that the groundwater table is typically at a depth of at least 4ft below the ground surface. This groundwater elevation is consistent with the soil type description and further supportive of the non-wetland conditions onsite.

Given the results of the jurisdictional determinations, additional analysis of site topography and hydrology via LiDAR and DBHYDRO groundwater data would not be warranted. The potential for conditions of saturation or inundation to exist onsite is not apparent.

Table 14-1
Water Quality Parameters

Table 14-1: Water Quality Parameters										
Parameter	Units	G-1362			G-1362A			G-596		
		Count	Mean	Std. Dev.	Count	Mean	Std. Dev.	Count	Mean	Std. Dev.
Physical										
Hardness	mg/L	3	295.667	13.868	2	202.500	12.021	6	270.667	21.068
pH	-	2	7.150	0.071	18	7.422	0.741	21	7.138	0.428
Total Dissolved Solids	mg/L	4	442.250	27.330	18	312.111	31.216	23	357.565	78.553
Chloride	mg/L	4	36.750	1.287	18	37.844	3.219	23	39.774	7.652
Turbidity	NTU	4	0.975	0.670	18	3.622	2.492	23	1.287	0.969
Nutrients										
Ammonia-N	mg/L	4	0.010	0.000	18	4.349	4.336	23	0.277	0.326
Nitrate-Nitrite (NOX)	mg/L	4	5.120	0.376	17	0.592	0.858	23	0.009	0.003
Total Organic Carbon	mg/L	4	2.175	0.287	18	2.467	0.431	23	7.461	0.967
Total Phosphosrus	mg/L	4	0.023	0.018	17	0.350	0.251	22	0.020	0.018
TKN	mg/L	4	0.340	0.174	18	4.382	4.060	23	0.690	0.362
Metals										
Arsenic	ug/L	4	4.000	0.000	18	6.000	1.372	23	5.609	1.543
Barium	ug/L	4	15.300	2.090	18	63.589	29.110	23	18.817	1.292
Cadmium	ug/L	4	0.300	0.000	18	1.506	0.720	23	1.696	0.816
Chromium	ug/L	4	0.700	0.000	18	2.011	2.088	23	1.374	0.627
Copper	ug/L	4	1.275	1.150	18	2.456	1.503	23	1.930	1.480
Magnesium	mg/L	4	5.260	0.125	18	4.756	0.969	23	4.381	0.522
Mercury	ug/L	4	0.003	0.000	18	0.008	0.020	23	0.007	0.018
Nickel	ug/L	4	1.900	0.200	18	4.000	1.455	23	3.443	1.524
Zinc	ug/L	4	11.425	1.289	18	15.389	5.972	23	12.417	2.998
Lead	ug/L	4	3.025	0.050	18	3.000	0.000	23	3.004	0.021

Map 14-1
Surface Waters



Legend

DRI Boundary — Canals

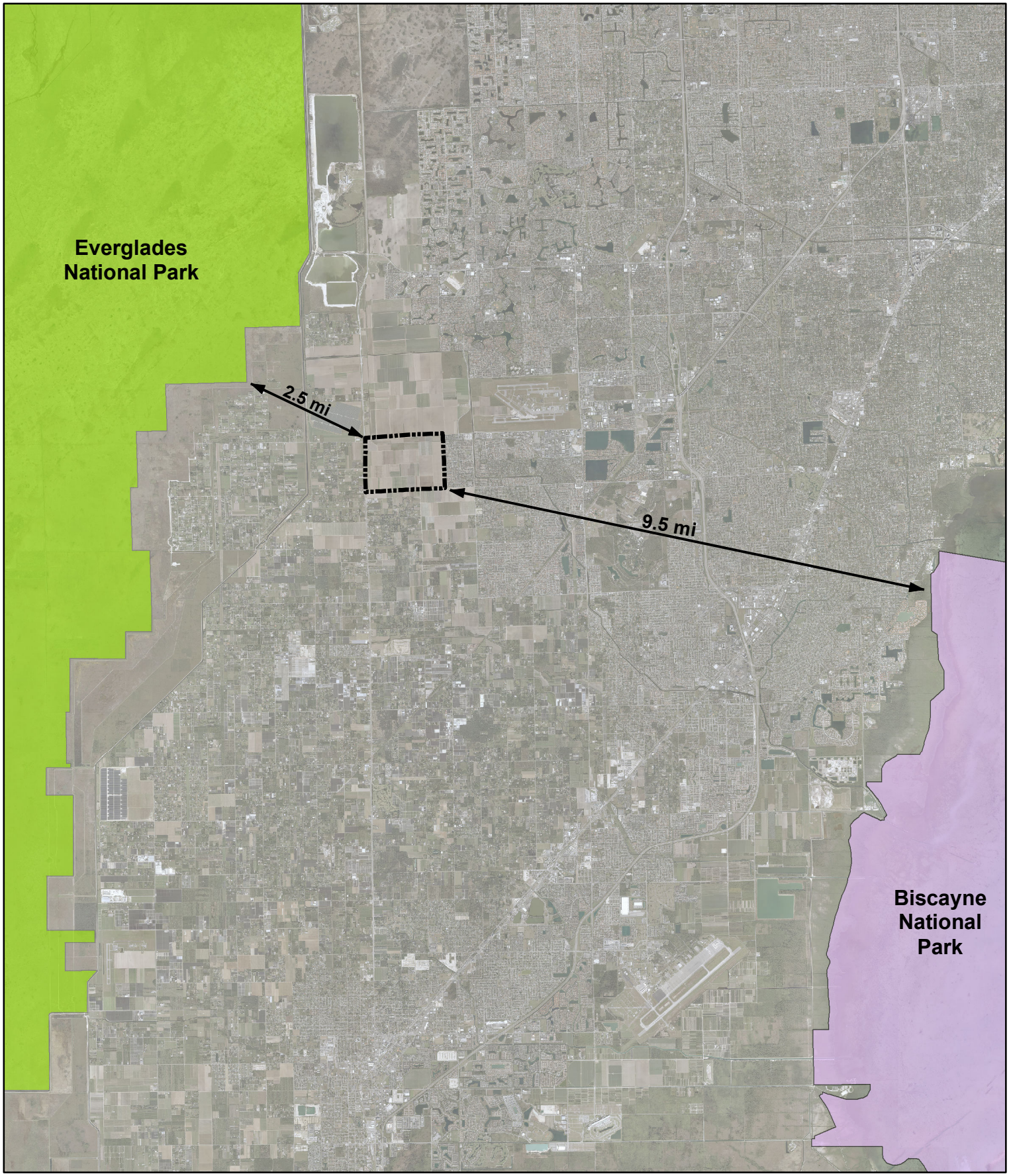
0 0.25 0.5 1 Miles

Map 14-1
Surface Waters

City Park
August 2025

Source: Miami-Dade County Open Data Hub

Map 14-2
Outstanding Florida Waters



Legend

DRI Boundary

OFW Boundary

Everglades National Park

Biscayne National Park

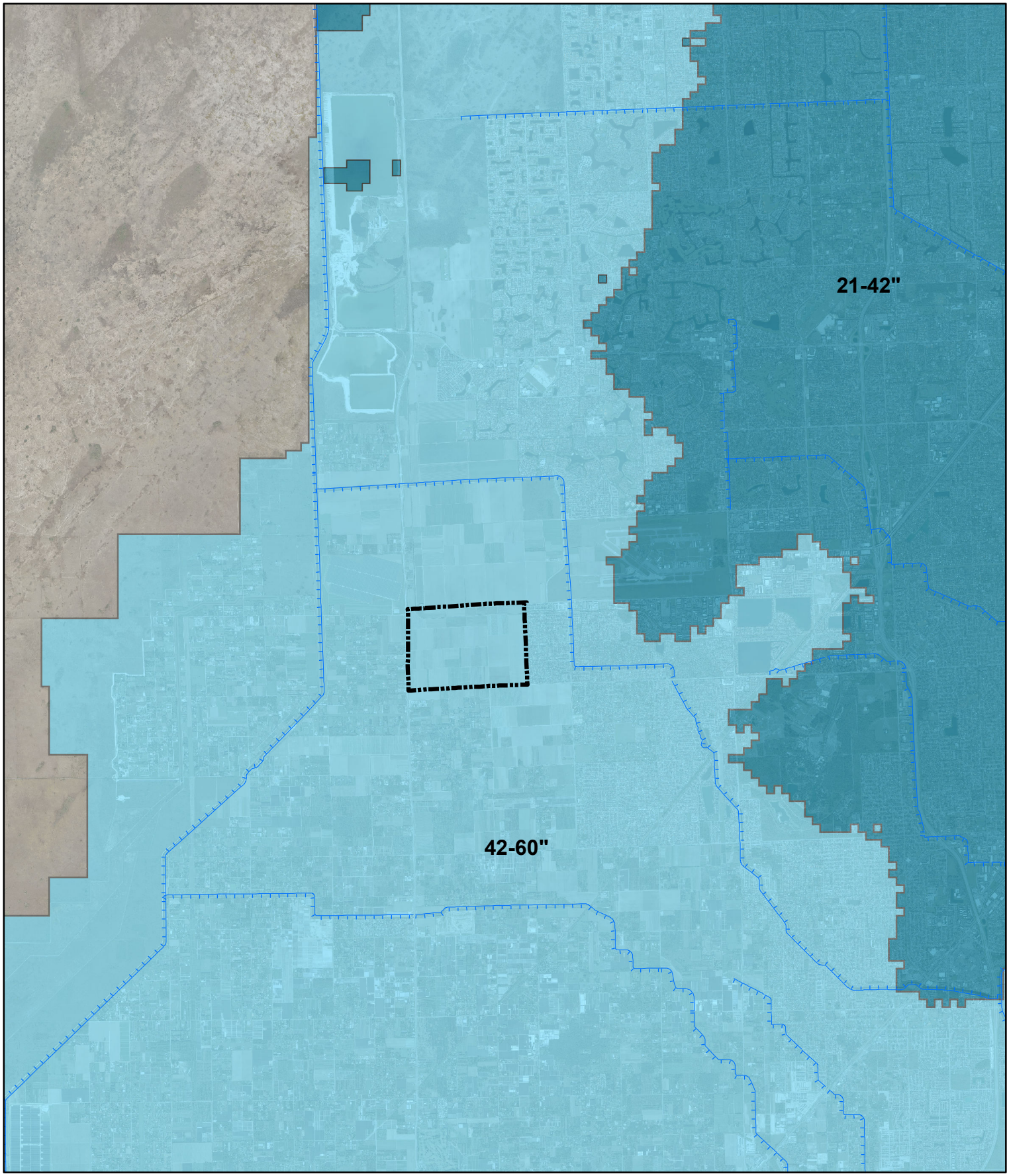
0 0.5 1 2 Miles

Map 14-2
Outstanding Florida Waters

City Park
August 2025

Source: Miami-Dade County Open Data Hub

Map 14-3
Biscayne Aquifer Recharge Zones



Legend

DRI Boundary

Canals

Precipitation Recharge Areas

21" - 42"

42" - 60"

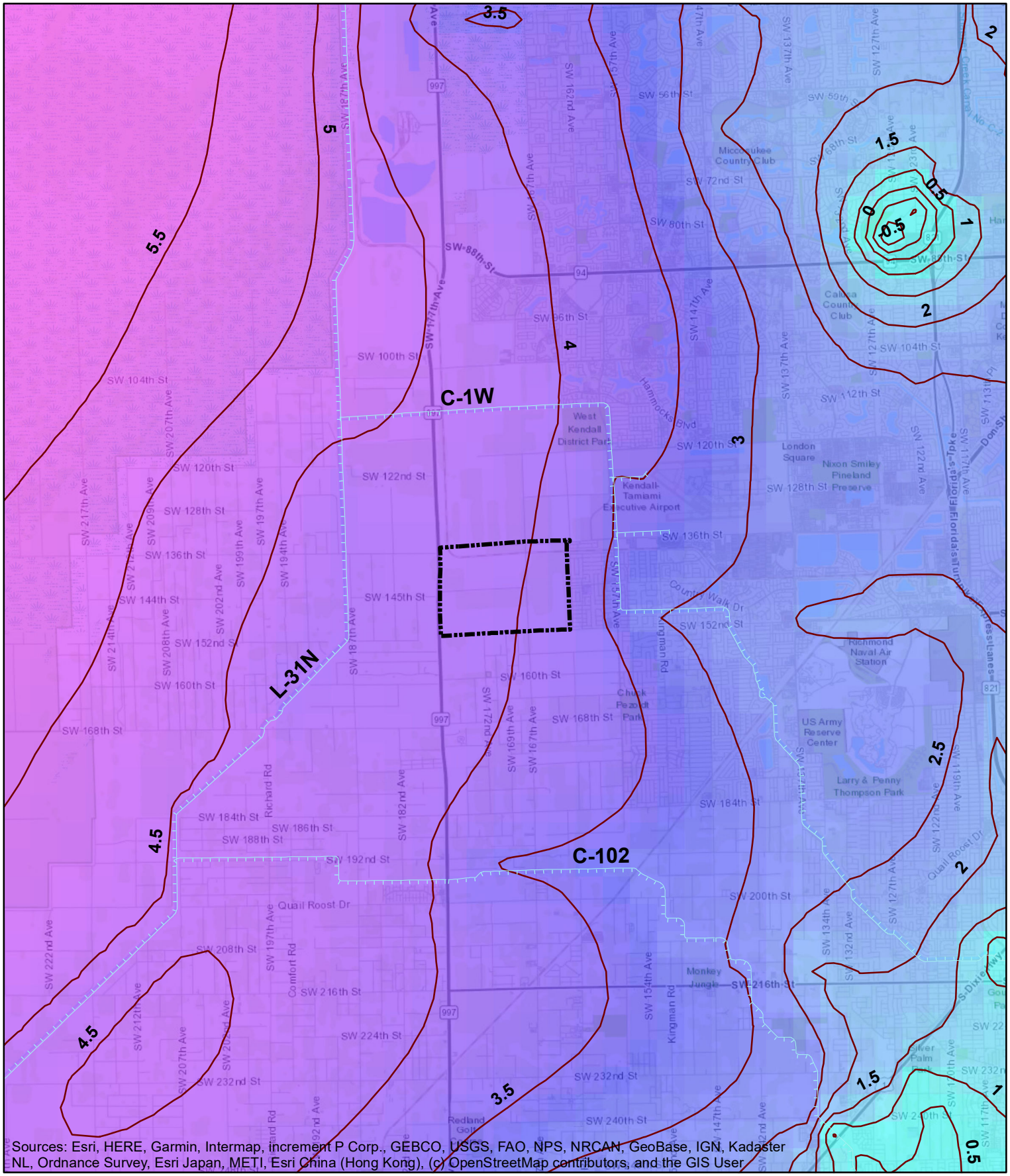
0 0.5 1 2 Miles

Map 14-3
Biscayne Aquifer Recharge Zones

City Park
August 2025

Source: Miami-Dade County Open Data Hub

Map 14-4
Groundwater - Oct. 2040 (Baseline Conditions)



Legend

DRI Boundary

Primary Canals

Contours

0 0.5 1 2 Miles

Groundwater Level (NAVD88)

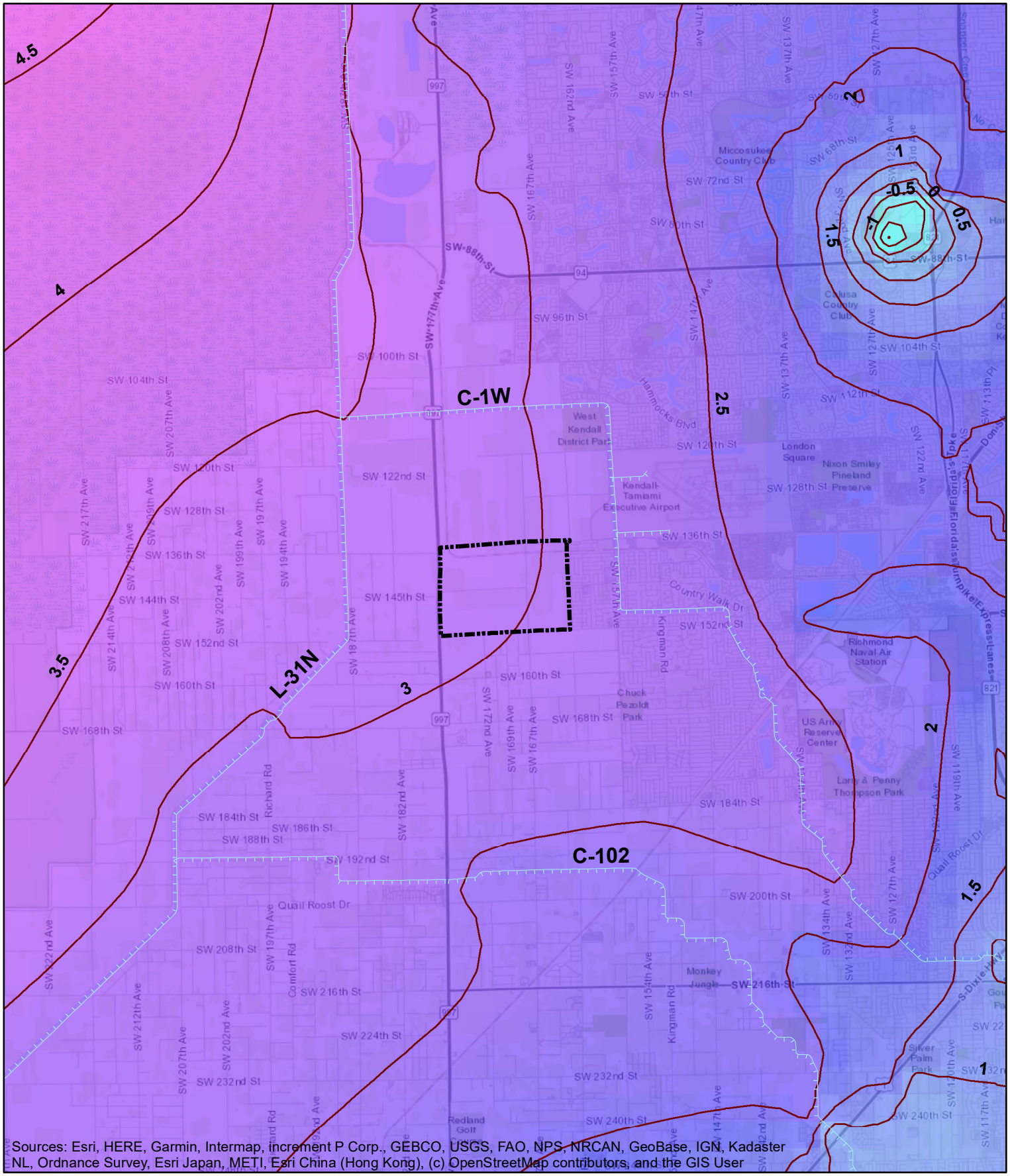
High : 5.801

Low : -0.95

Map 14-4
Groundwater - Oct. 2040
(Baseline Conditions)
City Park
August 2025

Source: Miami-Dade County Open Data Hub

Map 14-5
Groundwater - May 2040 (Baseline Conditions)



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User

Legend

DRI Boundary

Primary Canals

Contours

0 0.5 1 2 Miles

Groundwater Level (NAVD88)

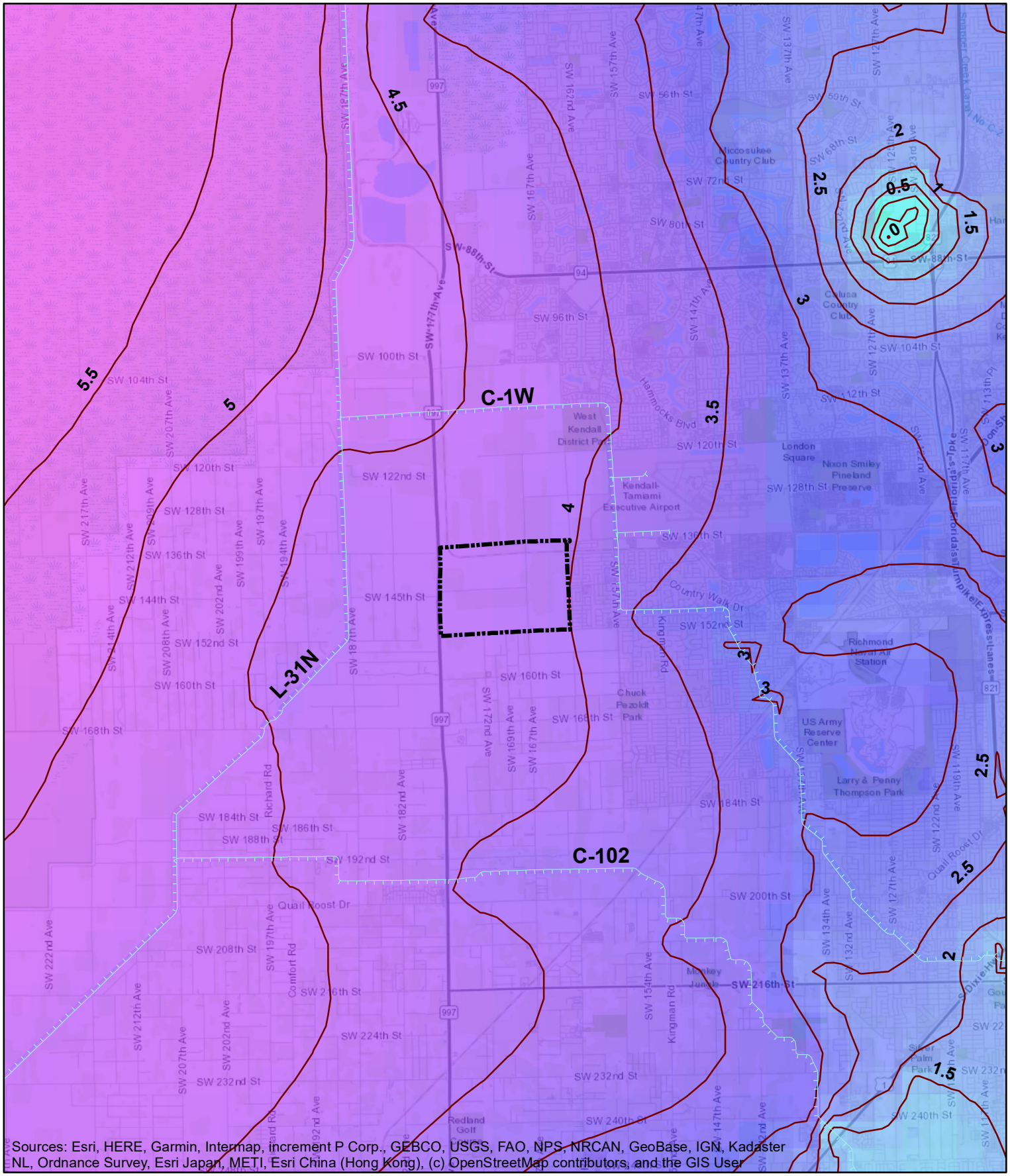
High : 4.869

Low : -1.86

Map 14-5
Groundwater - May 2040
(Baseline Conditions)
City Park
August 2025

Source: Miami-Dade County Open Data Hub

Map 14-6
Groundwater – Oct. 2040 (With Sea Level Rise)



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User

Legend

DRI Boundary

Primary Canals

Contours

0 0.5 1 2 Miles

Groundwater Level (NAVD88)

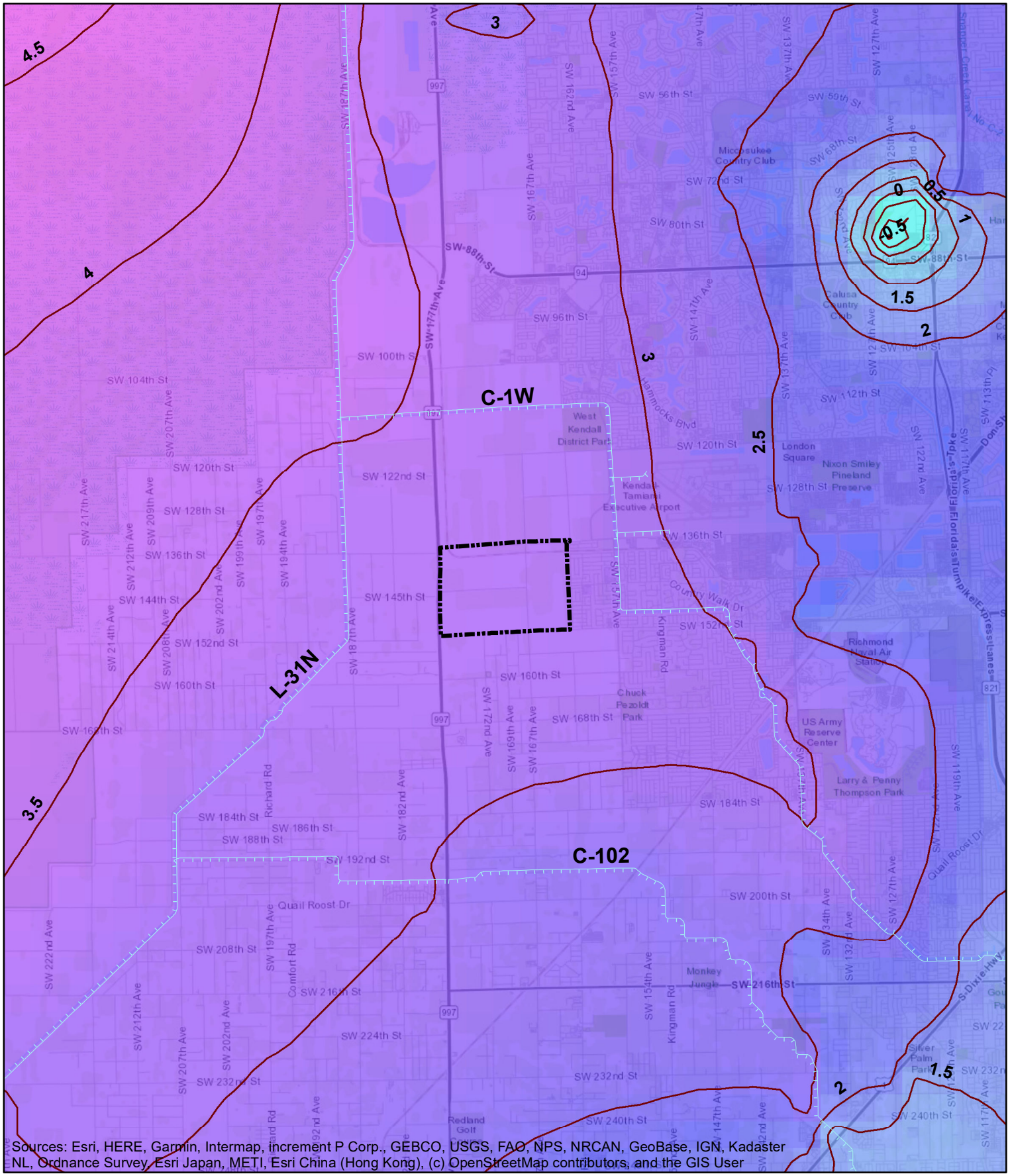
High : 5.94

Low : -0.69

Map 14-6
Groundwater - Oct. 2040
(With Sea Level Rise)
City Park
August 2025

Source: Miami-Dade County Open Data Hub

Map 14-7
Groundwater - May 2040 (With Sea Level Rise)



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User

Legend

DRI Boundary

Primary Canals

Contours

0 0.5 1 2 Miles

Groundwater Level (NAVD88)

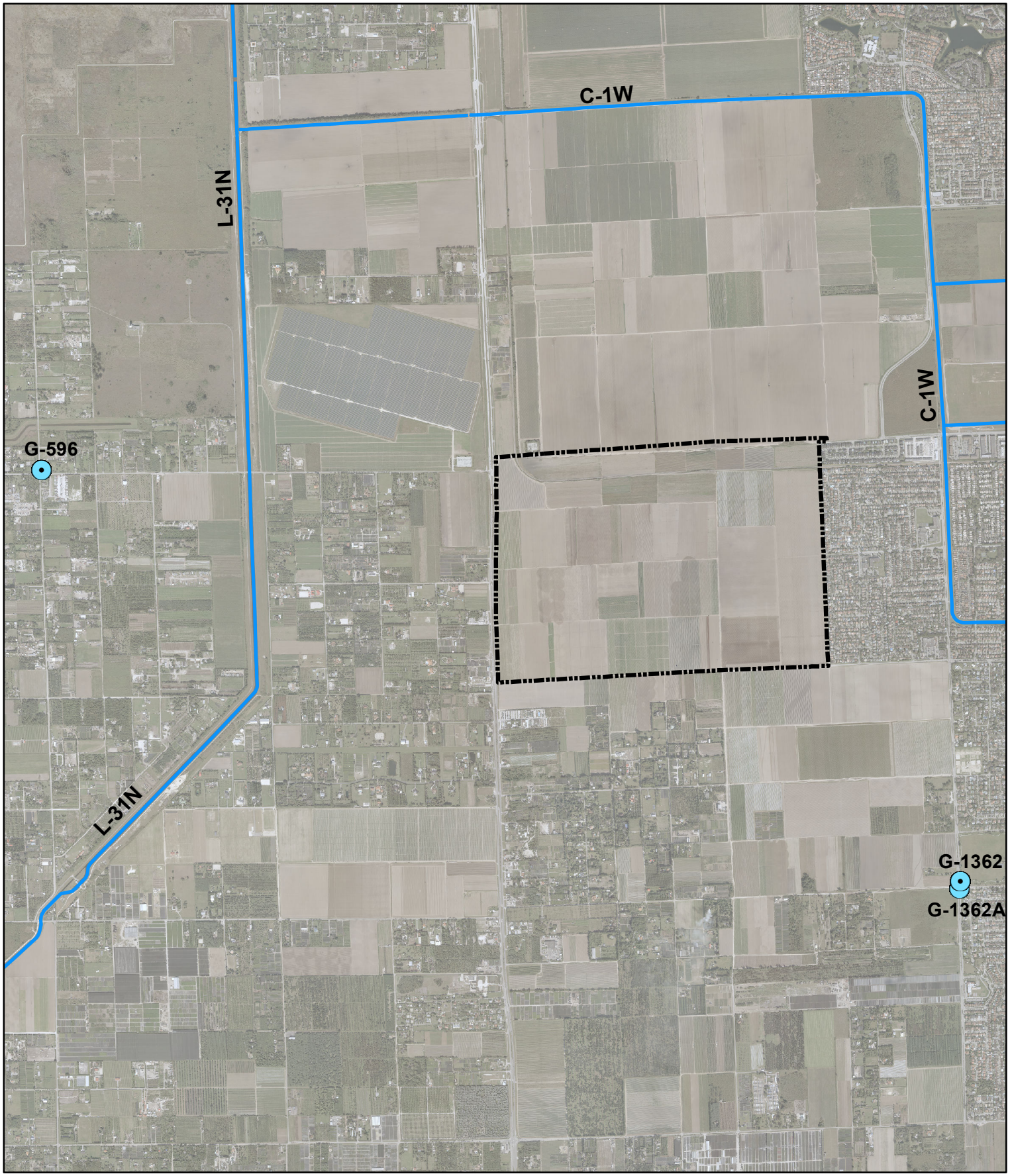
High : 4.87

Low : -1.36

Map 14-7
Groundwater - May 2040
(With Sea Level Rise)
City Park
August 2025

Source: Miami-Dade County Open Data Hub

Map 14-8
Water Quality Stations



Legend

DRI Boundary — Canals — Stations

0 0.25 0.5 1 Miles

Map 14-8
Water Quality Stations

City Park
August 2025

Source: Miami-Dade County Open Data Hub

15. SOILS

A. 1. Provide a description of each of the soils indicated on Map E utilizing the following format:

TABLE 15-1
PARKLAND
SOIL DESCRIPTION AND INTERPRETATIONS

Soil Name and Map Symbol	Brief Soil Description	Seasonal High Water Table; Duration	Permeability Rate (In/hour)	Degree & Kind of Limitation for Proposed Uses*	Degree & Kind of Limitation for Pond Embankments*
Krome Very Gravelly Marly Loam, 0-2% Slopes (MUSYM 7)	Moderately well drained. Krome component makes up 85% of the map unit. Slopes are 0-2% Parent material consists of marly loamy residuum weathered from limestone over oolitic limestone.	Seasonal zone of water saturation is at 50 inches during Jun-Oct	Moderate (0.6-2.0)	Severe: depth to rock	Severe: thin layer

Source: Soil Survey of Dade County Area, Florida, USDA Natural Resources Conservation Service, October 2024

*Appropriate responses include slight, moderate, severe, and very severe.

The soil map unit characteristic of the subject property is Krome Very Gravelly Marly Loam according to the dataset of the soil survey prepared by the United States Department of Agriculture, National Resource Conservation Service (NRCS). The GIS dataset for the NRCS soil survey is available for download from the FGDL Metadata Explorer and the most recent version of the dataset was last updated for the State of Florida on October 1, 2021. Confirmation of the mapped soil type was performed via soil profile analysis during the joint agency site inspections conducted with the SFWMD and Miami-Dade County DERM on February 28, and May 12, 2023, respectively, both of which confirmed that the site does not consist of hydric soil.

2. Describe the potential for subsidence and any unique geologic features (such as sand dunes, bluffs, sinkholes, springs, steepheads, etc) on the site. Discuss what aspects of the site plan will be used to compensate for or take advantage of these features.

The existing soil type and substrate are relatively common of the regional landscape. The potential for subsidence or unique geologic features on the site is unlikely; therefore, the site plan does not include any aspects that will compensate or take advantage of such features.

B. Where a soil presents a limitation to the type of use proposed in the development, state how the limitation will be overcome. Specify construction methods that would be used for building, road, and parking lot foundations, and for lake or canal bank stabilization as relevant.

The developed site will be filled with construction grade fill material, appropriate for sub-base for roads and building foundations. Lake edges will be sloped appropriately and sodded or stabilized with appropriate materials (e.g. geofabric).

C. What steps will be taken during site preparation and construction to prevent or control wind and water soil erosion? Include a description of proposed plans for clearing and grading as related to erosion control.

Perimeter berms and traditional erosion controls will be used to control erosion. Prior to commencement of filling activity, silt fencing will be installed along the site perimeter as appropriate erosion control measures to prevent any impacts to adjacent properties. Silt fencing will remain in place and be maintained as necessary during the filling component of site construction. Silt fencing will not be removed until completion of the construction phase of the project.

D. To what degree and in what location(s) will the development site be altered by fill material? If known, specify the source location and composition of the fill. Also identify the disposal location for any overburden or spoil.

The existing substrate mostly consists of gravel material (85%) with some marly loam. The proposed site alteration via filling activity will only use clean fill material that will be sourced from a local quarry that is approved by Miami-Dade County DERM. Clean fill consists of limerock-based material of similar composition to the existing substrate. It is anticipated that overburden will be incorporated into the site plan; however, if necessary, overburden or spoil material will be disposed of as needed at an upland facility approved by Miami-Dade County DERM.

E. Responses to Review Agency Requirements Detailed in the Agreement to Delete Questions, Appendix A

1. **The Applicant shall indicate the soils characteristics of the subject property using the available GIS dataset of the soil survey provided by the United States Department of Agriculture, National Resource Conservation Service (NRCS). The GIS data for the NRCS soil survey is available for download from the FGDL Metadata Explorer and the most recent version of the dataset was last updated for the State of Florida on October 1, 2021. Confirmation of the soil type shall be performed via soil profile analysis to be conducted during the proposed additional site inspection.**

As detailed in Item A above, soils characteristic of the project site were described using the NRCS soil survey. The soil map units are depicted on Map E using the most recently updated version of the GIS data from the FGDL Metadata Explorer. The approximate locations of the soil profile data points are depicted on Map G. The soil profile analysis was conducted during field inspections with DERM and the SFWMD as part of the jurisdictional wetland determinations. The onsite soils were confirmed to be non-hydric.

16. FLOODPLAINS

A. Identify any pre-and post-development flood prone areas.

The entire subject property is located within the 100-year flood prone area, according to FEMA, Panel 455.

B. Is any development proposed within a 100-year flood prone area as identified by the Federal Emergency Management Agency? If so, indicate the appropriate Flood Insurance Rate Map zone designations and their locations, etc.

The entire subject property is located within an area designated Zone AH-9 according to FEMA, Panel 455 in the Conceptual Stormwater Management Master Plan (CSWMMP) Appendix B in Question 19 – Stormwater Management.

C. If any structures, roadways or utilities are proposed within the post-development 100-year flood prone area, identify their location and indicate what measures will be taken to mitigate the potential flood hazard and to maintain the 100-year floodplain storage volume.

The entire project will be located in the 100-year flood prone area. The potential for flood hazard will be minimized by elevating all buildings on fill pads, with finish first floor elevations meeting the County's flood criteria. Drainage plans will designed to retain the 100-year, 3-day storm event on site. On-site lakes and exfiltration trenches will be used as part of the on-site stormwater management system. A flood plain compensation analysis is presented in the Conceptual Stormwater Management Master Plan Appendix E.

D. Discuss any potential increases in the off-site flooding due to the development of this project.

With on-site storm water retention designed into the construction, any potential for increases in off-site flooding due to development of this project will be minimized. A flood plain compensation analysis is presented in the Conceptual Stormwater Management Master Plan (CSWMMP) Appendix E in Question 19 – Stormwater Management..

17. WATER SUPPLY

A. 1. Provide projection of the average daily potable and non-potable water demands at the end of each phase of development. If significant seasonal demand variations will occur, discuss anticipated peaks and duration. Use the format below.

Potable Water Demand

The following table shows potable water demand for the project:

TABLE 17-1
POTABLE WATER DEMAND

Land Use	Number of Units	Water Use (GPD/Unit)	Potable Water Demand (MGD)(*)	Maximum Water Demand (MGD)
Single Family, detached	2,827 du	310 gpd/unit	0.877	1.973
Single Family, attached	2,734 du	165 gpd/unit	0.452	1.017
Multi-Family	2,240 du	135 gpd/unit	0.303	0.682
Retail	749,153 sf	5/100 gpd/sf	0.075	0.043
Office	500,000 sf	5/100 gpd/sf	0.025	0.079
Industrial – Flex Space	892,484 sf	2/100 gpd/sf	0.018	0.029
School				
	3,863 stud.	20 gpd/stud	0.077	0.144
Staff	360	15 gpd/person	0.005	0.011
Total			1.832 MGD	4.007 MGD

Source: Langan Engineers.

(*) MGD= Millions of Gallons per Day

The Average Daily Demand (A.D.D.) is 1.832 MGD
The Maximum Daily Demand (225% of A.D.D.) is 4.007 MGD
The Peak Hour Demand (450% of A.D.D.) is 0.343 MGH

Non-Potable Water Demand

Expected non-potable water demand for irrigation is 0.57 MGD. This includes the water necessary for irrigation of the schools and parks. Additional irrigation needs will be determined as the site plan design process progresses.

2. Describe how this demand information was generated, including the identification of the consumption rates assumed in the analysis.

Rates were obtained from Miami-Dade County “Schedule of Daily Rated Gallonage for various Occupancy” used by the Miami-Dade County Water and Sewer Department.

B. Provide a breakdown of sources of water supply, both potable and non-potable, by development phase through project completion. Use the format

below.

The potable water demand noted in Table 17-1 will be provided by the Miami-Dade Water and Sewer Department. Portions of the non-potable demand are proposed to be met by on-site wells and stormwater lakes for irrigation demand.

C. If water wells exist on-site, lPocate them on Map H and specify those that will continue to be used. (For residential developments, if individual wells for each lot are proposed, simply indicate the number of units to be served, general locations, and any plans for eventual phase-out). Indicate the diameter, depth, and pumping rates (average and maximum) for each of the existing wells and project this information for the proposed wells (for lots served by individual dual wells, this information may be grouped for projection purposes). Also provide a breakdown of the wells with regard to potable and non-potable sources.

Any existing non-potable wells are irrigation wells that will be removed during the construction of this project. This project does not propose any potable water supply wells. In addition, it is expected that a satellite reuse facility will be installed (subject to local and state permitting) to supply irrigation water public areas of the project. If however, irrigation wells are required, they will be permitted through the Miami-Dade County DERM and the South Florida Water Management District (SFWMD).

D. If on-site wells are used, will this result in interference with other water wells or result in adverse impacts to underlying or overlying aquifers? Document the assumptions underlying this response.

No on-site potable water wells are proposed. Any future irrigation wells will be permitted through Miami-Dade County DERM and the South Florida Water Management District (SFWMD). It is expected that a satellite reuse facility will be installed, (subject to local and state permitting) to supply irrigation water to the project.

The proposed project is a net exporter of stormwater runoff during the existing condition. The proposed development program includes stormwater system that will retain and infiltration the 100 year 3 day storm event. Therefore, the developed site shall introduce more rainfall into the aquifer for the project eliminating potential adverse impacts to the existing shallow aquifer.

E. Who will operate and maintain the internal water supply system after completion of the development?

Miami Dade Water and Sewer Department will own and operate utilities providing water to the site. Portions of the non-potable demand are proposed to be met by the on-site reuse treatment facility for irrigation of the public areas. This facility will be owned by the Property Owners Association (POA)/Homeowner's Association (HOA) or similar private entity.

F. 1. If an off-site water supply is planned, attach a letter from the agency or firm providing service outlining.

(a) the projected excess capacities of the water supply facilities to which connection will be made at present and for each phase through completion of the project,

(b) any other commitments that have been made for this excess capacity,

(c) a statement of the agency or firm's ability to provide services at all time during and after development. (This agency must be supplied with the water demand and supply tables in paragraphs A and B above).

2. If service cannot be provided at all times during and after development, identify the required capital improvements, timing, cost, and proposed responsible entity for each phase in which service is unavailable.

A letter to Miami-Dade Water and Sewer requesting the above information has been requested and will be included in Exhibit 17-1. A response letter from Miami-Dade Water and Sewer is also included. The letter provided is consistent with existing Department policies. The Applicant understands that a water and sewer agreement for water and sewer service will be signed with the Department provided the Department is able to offer those services, and provided the project is within the UDB.

G. Please describe any water conservation methods or devices incorporated into the plan of development. What percentage of reduction is anticipated over conventional plans?

The proposed development will use appropriate water conservation devices and methods. Such devices may include, but are not limited to low-flow plumbing fixtures such as those listed in Section 604.4 of the Florida Building Code. In addition, during periods of severe water shortage, the project will adhere to the requirements of Chapter 24, Section 12.1(8) of the Miami-Dade Code and Chapter 40E-21 of the Florida Administrative Code. The project's landscaping will adhere to Chapter 18A of the Miami-Dade Code which promotes the use of xeriscape principles, the use of moisture and rain sensor switches for irrigation and sets design standards for irrigation systems to not overthrow or overflow on to impervious surfaces.

In order to accommodate the growing population of Miami-Dade County, City Park is committed to working with the South Florida Water Management District and Miami-Dade Water and Sewer Department in developing an on-site reuse facility and conserving the current potable water supply. The development shall comply with all South Florida Water Management District and Miami-Dade Water and Sewer Department rules and regulations. In addition, City Park shall where feasible and practicable:

(a) Design and construct buildings with minimal impact on site topography and natural drainage ways;

(b) Disturb only areas needed to install foundations and roadways;
(c) Install anti-backsiphoning valves between well and water pipes;
(d) Maintain a naturally vegetated buffer next to streams, lakes, ponds and wetlands;
(e) Maximize permeable materials for driveway, walkways and porches;
(f) Use silt fencing or biofiltration (permeable bags filled with chips, compost or bales of straw) to control erosion during construction;
(g) Designate appropriate location for washing vehicles and equipment – away from surface waters, storm drains and slopes that could erode, at carwash or at builders' shop with a sump during construction;
(h) Immediately repair all equipment and vehicle leaks during construction;
(i) Consider air assisted or compost toilets during design;
(j) Consider low-flow equipment for toilets, showers, faucets;
(k) Consider water efficient appliances and equipment;
(l) Direct runoff from roof toward landscaping and away from foundation rather than down storm drains (reduces water use and well as storm water and pollutant runoff); and
(m) Provide native trees and shrubs and utilize xeriscape landscape principles, as appropriate, for greatest drought-resistance.

H. Indicate whether proposed water service will be provided within an established service area boundary.

When the project is brought within the Urban Development Boundary, Miami-Dade Water and Sewer Department has the closest points of connection and would be the agency to provide service.

I. A modification of the Miami-Dade County's Water and Sewer Department Water Use Permit (#13-00017-W) was approved by SFWMD. Demonstrate consistency with that modified permit.

The Water Use Permit #13-00017-W had a final action date of March 8, 2022 which includes 148,018 Million gallons allocation. The average day peak raw water demand per the permit in 2040 is 415.55 MGD while the current raw water usage three-year average is 148.60 MGD. The permit approved an approximately an additional 266.94 MGD of raw water allocation. Therefore, in addition the 1.766 MGD of potable water demand is insignificant compared to the overall allocated volume. In addition, the County's systemwide plan to reduce compensation by 5.46 MGD by 2040 by conservation improvements and leak detection and repair program exceeds the total project demand.

J. If the total project area water demand is 1 MGD or greater, per section of Miami -Dade County Code, the feasibility of an alternative water supply project shall be evaluated.

The application is currently coordinating with MDWASD on the potential of an alternative water supply for the project.

K. The applicant shall utilize the Harper Methodology to determine the pre-development and post development nutrient loading concentrations. This

analysis shall determine the BMPs required so the stormwater runoff post-development pollutant loading shall be less than the existing loading in the existing condition. Miami -Dade County Code, the feasibility of an alternative water supply project shall be evaluated.

Please refer to the Conceptual Stormwater Management Master Plan. BMPs such as exfiltration trench and retention lakes are being utilized to treat the development program's runoff to reduce the nutrient loadings.

L. Include a development table to evaluate public water and sanitary sewer treatment plant Capacity.

The application has submitted a Letter of Availability request to MDWASD and the results will be provided upon receipt.

M. Include a development table to evaluate public water and sanitary sewer treatment plant Capacity.

The application has submitted a Letter of Availability request to MDWASD and the results will be provided upon receipt.

Exhibit 17-1
Letters to and from
Miami-Dade Water and Sewer

THE CURTIS GROUP

October 1, 2025 **VIA EMAIL**

Ms. Maria Valdez
Miami-Dade Water and Sewer Department
3071 S.W. 38th Avenue
Miami, Florida 33146

Re: City Park DRI
Potable Water and Wastewater Management

Dear Ms.Valdez:

In accordance with Chapter 380.06, Florida Statutes, regarding Developments of Regional Impact (DRI), we are required to obtain information from Miami-Dade Water and Sewer Department (WASD) on its ability to provide the proposed City Park development with sanitary sewer collection, treatment and disposal services.

Lennar Homes is seeking to develop a mixed-use project in unincorporated Miami-Dade County. **City Park DRI** consists of 990 acres bounded by SW 136 Street on the north, SW 162 Avenue on the east (generally), SW 152 Street on the south (generally) and SW 177 Avenue on the west.

Enclosed for your use are the following:

- Aerial Photograph showing project location
- Table describing the proposed development program
- Tables describing potable water supply wastewater generation rates

Please indicate in your response whether the present facilities and staffing are capable of serving the Project or specifying the additional staffing/equipment and capacity necessary to serve the development.

I respectfully request your written response as soon as possible, since this will be an integral part of the DRI application process. Your prompt attention to this matter is greatly appreciated.

If you have any questions, please do not hesitate to contact me at (305) 663-5800.

Sincerely,

Rob Curtis

Rob Curtis
The Curtis Group

Aerial Photograph

SW 177th (Krome) Ave
SW 136th St
SW 152nd St
SW 167th Ave
SW 162nd Ave

Development Program

The Applicant proposes development of the following mix of uses:

TABLE 1 Proposed Development Program	
Land Use	**Units (2026 – 2036)**
Residential **- Single Family Detached** **- Single Family Attached** **- Multi-Family**	 1,029 homes 4,532 townhomes 2,239 units
Retail	749,153 sf
Office	500,000 sf
Industrial	892,484 sf
Schools	Elementary – 1,011 students Middle – 1,222 students High School – 1,630 students
Community Uses, **Open Space, Parks**	249.5 acres

The following table shows potable water demand for the project:

TABLE 17-1
POTABLE WATER DEMAND

Land Use	Number of Units	Water Use (GPD/Unit)	Potable Water Demand (MGD)(*)	Maximum Water Demand (MGD)
Single Family, detached	2,827 du	310 gpd/unit	0.877	1.973
Single Family, attached	2,734 du	165 gpd/unit	0.452	1.017
Multi-Family	2,240 du	135 gpd/unit	0.303	0.682
Retail	749,153 sf	5/100 gpd/sf	0.075	0.043
Office	500,000 sf	5/100 gpd/sf	0.025	0.079
Industrial – Flex Space	892,484 sf	2/100 gpd/sf	0.018	0.029
School				
	3,863 stud.	20 gpd/stud	0.077	0.144
Staff	360	15 gpd/person	0.005	0.011
Total			1.832 MGD	4.007 MGD

Source: Langan Engineers.

(*) MGD= Millions of Gallons per Day

The Average Daily Demand (A.D.D.) is 1.832 MGD
The Maximum Daily Demand (225% of A.D.D.) is 4.007 MGD
The Peak Hour Demand (450% of A.D.D.) is 0.343 MGH

The following table shows sanitary sewer demand for the project:

TABLE 18-1
WASTEWATER FLOWS

Land Use	Number of Units	Sewage Loading (GPD/Unit)	Sewage Flows (MGD)(*)	Peak Sewage Flows (MGD)
Single Family, detached	2,827 du	310 gpd/unit	0.877	2.4118
Single Family, attached	2,734 du	165 gpd/unit	0.452	1.2430
Multi-Family	2,240 du	135 gpd/unit	0.303	0.8333
Retail	749,153 sf	5/100 gpd/sf	0.075	0.2060
Office	500,000 sf	5/100 gpd/sf	0.025	0.0688
Industrial – Flex Space	892,484 sf	2/100 gpd/sf	0.018	0.0491
School				0.0000
	3,863 stud.	20 gpd/stud	0.077	0.2118
Staff	360	15 gpd/person	0.005	0.0138
Total			1.832 MGD	5.037 MGD

Source: Langan Engineers.

(*) MGD= Millions of Gallons per Day

The Average Daily Flow (A.D.D.) is 1.832 MGD
The Peak Sewage Flow (275% of A.D.D.) is 5.037 MGD

Rates were obtained from Miami-Dade County sewage flows used by the Miami-Dade County Water and Sewer Department (Miami-Dade County Code Section 24-43 (5) Sewage Loading).

Exhibit 17-2
Water and Sewer Report

22 August 2025

Yadira Werley
Lennar
730 NW 107th Avenue, 3rd Floor
Miami, FL 33172

Re: Water and Sewer Master Plan
City Park
SW 136th Street and SW 162nd Avenue, Miami, Florida
Langan Project No.: 330090201

Dear Yadira:

The purpose of this letter is to describe the anticipated water and sewer demands and the anticipated improvements required for the proposed development program for the City Park (Development). The development is generally located south of the SW 136th Street and north of SW 152nd Street between SW 162nd Avenue to the east and Krome Avenue to the west. Refer to **FIG-01** for the Overall Location Plan. The area shown on the Overall Location Plan represents the proposed service area boundary.

The Development consist of five major development areas known as the Village Core, Central Park, East Village, South Village and West Village.

DEVELOPMENT PROGRAM

- Residential Units (Single Family, Townhomes, Apartments) – 7,800
- Commercial Use – 749,153 square feet (SF) Shopping Center Use
- Warehouse – 892,484 SF
- Office – 500,000 SF
- School – 3,863 students

POTABLE WATER AND SEWER DEMAND

Based on the development program mentioned above, the development program's average daily demand for the project is 1,832,000 gallons per day (GPD) based on Miami-Dade County Schedule of Daily Rate Gallonage for Various Occupancy. A breakdown of the development programs demand per phase is provided in **Attachment A**. The project will be served by Miami-Dade Water and Sewer Department that will provide potable water and sanitary sewer treatment when the project is within the Urban Development Boundary (UDB).

NON-POTABLE WATER DEMAND

Non-potable water will be utilized for irrigation purposes throughout the development. The project's irrigation systems will adhere to Chapter 18A of the Miami-Dade Code which promotes the use of xeriscape principles, the use of moisture and rain sensor switches for irrigation and sets design standards for irrigation systems to not overthrow or overflow on to impervious surfaces. The anticipated non-potable water demand for irrigation is 1.281 Gallons Per Day based on the total anticipated pervious area, and Miami Dade County Chapter 18A-6(b) which recommends a maximum application rate of 1.5-inches of water per week.

ON-SITE WELLS

No on-site potable water wells are proposed. Any future irrigation wells will be permitted through Miami-Dade County DERM and the South Florida Water Management District (SFWMD) in accordance with the regulations at the time of permitting the on-site irrigation wells.

The proposed development should improve the project's area impact on the local aquifer compared to use of the existing wells.

OPERATION AND MAINTENANCE OF WATER AND SEWER SYSTEM

Miami Dade Water and Sewer Department will own and operate utilities providing water and sewer for the project. Portions of the non-potable irrigation system will be owned by the Homeowner's Association (HOA) or similar private entity.

CONSERVATION MEASURES

Reducing the overall potable water demand is component of the proposed development. The conservation devices and methods may include, but are not limited to low-flow plumbing fixtures listed in the Florida Building Code. In addition, during periods of severe water shortage, the project will adhere to the requirements of Chapter 24, Section 12.1(8) of the Miami-Dade Code and Chapter 40E-21 of the Florida Administrative Code. The project's landscaping will adhere to Chapter 18A of the Miami-Dade Code which promotes the use of xeriscape principles and the use of moisture and rain sensor switches for irrigation, and sets design standards for irrigation systems to not overthrow or overflow on to impervious surfaces.

SEPTIC SYSTEMS

No on-site sanitary sewer systems (septic systems) are proposed. Any existing septic systems onsite will be properly abandoned. Any future irrigation wells will be permitted through Miami-Dade County DERM and the South Florida Water Management District (SFWMD) in accordance with the regulations at the time of permitting the on-site irrigation wells.

PHASED PROPOSED IMPROVEMENTS

There are no existing water mains within the proposed development area. The proposed connection point to the existing water main infrastructure is located at the intersection of SW 136th Street and SW 162nd Avenue. There is an existing 16-inch water main located at this

intersection (refer to WASD Atlas X22-D). We are proposing a connection to this water main at this location and to a water main in SW 152nd Street and SW 162nd Avenue (size to be confirmed). The proposed development shall connect to the existing infrastructure at the aforementioned locations and make the following extensions as described below.

1. Extend a 16-inch water main west within SW 136th Street from SW 162nd Avenue to Krome Avenue.
2. Extend a 16-inch water main north within SW 162nd Avenue between SW 136th Street and SW 152nd Street.
3. Extend a 16-inch water main within SW 152nd Street between SW 162nd Avenue to Krome Avenue.
4. Extend a 16-inch water main within SW 167th Avenue (theoretical) or its equivalent, between SW 136th Street and SW 152nd Street.
5. Extend 12-inch water main loops through the proposed development through the major roadways as shown on **FIG-02.**
6. Extend 8-inch or 12-inch water mains through the development in accordance with MDWASD requirements for residential/commercial/industrial land uses, as required.

There are no existing sanitary sewer main within the proposed development area. The proposed connection point to the existing sanitary sewer 36-inch sanitary sewer force main infrastructure is located at the intersection of SW 136th Street and SW 162nd Avenue (refer to WASD Atlas X22-D). We are proposing a connection to this sanitary sewer force main at this location. The proposed development shall connect to the existing infrastructure at the aforementioned locations and make the following extensions as described below.

1. Spilt the proposed development into four separate sanitary sewer sheds. Refer to **FIG-03** for the proposed sewer sheds.
2. Extend a 24-inch sanitary force main west within SW 136th Street to Krome Avenue.
3. Extend an 18-inch sanitary force main from Pump Station I to the 24-inch sanitary force main within SW 136th Street. (Sewershed I)
4. Extend an 18-inch sanitary force main from Pump Station II to the 24-inch sanitary force main within SW 136th Street. (Sewershed II)
5. Extend a 12-inch sanitary force main from Pump Station III to the 18-inch sanitary force main serving Sewershed II.
6. Extend a 12-inch sanitary force main from Pump Station IV to the 18-inch sanitary force main serving Sewershed I. (Sewershed IV)
7. Extend gravity sewer within the site development as needed. The maximum average daily flow from any one development is 482,699 gallons per day, which is within the maximum capacity of an 18-inch gravity sewer main at minimum slopes conditions. The remaining areas shall extend a minimum 8-inch gravity sewer as required to the proposed pump station.

PROPOSED IMPROVEMENTS CAPACITY ANALYSIS

Langan has completed a preliminary capacity analysis based on the proposed water and sewer improvements mentioned above. We analyzed the proposed water main extensions to confirm

that they meet Miami-Dade County fire flow requirements (3,000 GPM) during peak flow conditions for the proposed development. We also confirmed the proposed sanitary sewer force main extension is within a reasonable flow rate for the proposed development. A summary of the analysis is provided below.

Water Main Improvements

Requirements

- Confirm the water main extension can provide the average daily flow requirements during a fire flow condition at the hydraulically distant point and meet minimum pressure requirements of 20 PSI during average daily flow conditions and with a 3,000 GPM fire flow condition.

Based on hydraulic analysis for the water main upgrades summarized in this memorandum the minimum pipe sizes are sufficient. A fire flow test is required to confirm the existing tie in pressures at the proposed points of connections.

Sanitary Sewer Improvements

Requirements

- Confirm the sanitary sewer force main extension can operate within a reasonable flow rate based on the projected demands.

Results (refer to Attachment C)

Per the attached sanitary sewer force main calculations, the proposed sanitary sewer force main will operate at a velocity slightly above the minimum of two feet per second (fps) in accordance with the 10 State Standards – Recommended Standards for Wastewater Facilities of two fps and 15 fps.

Potable Water and Wastewater Treatment Facility Capacity

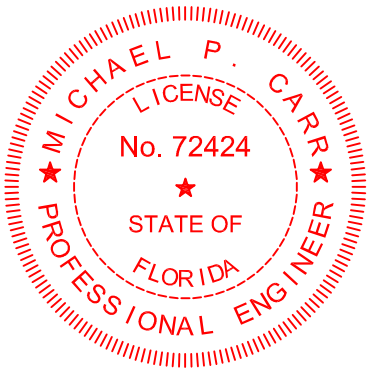
The Development will be provided potable water by the Alexander Orr Water Treatment Plant (permitted capacity 214.74 million gallons per day (MGD)), and the South District Wastewater Treatment Plant (permitted capacity 112.5 MGD) will provide wastewater treatment. Based current data, there is approximately 15.6 MGD of capacity at average daily flow of wastewater treatment capacity and 35.32 MGD of capacity of potable water capacity. The projected demand of the project of 1.7 MGD is well within the capacity of the two treatment plants.

CONCLUSION

Based on the analysis described above the proposed water main extensions and sanitary sewer main extensions are sufficient to properly provide the development with potable water and sanitary sewer services.

This item has been digitally signed and sealed by Michael Carr, PE. on the date adjacent to the seal

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Sincerely,
Langan Engineering and Environmental Services, LLC.

Michael Carr, PE, LEED AP
Associate Principal
Florida Professional Engineer Lic. No. 72424

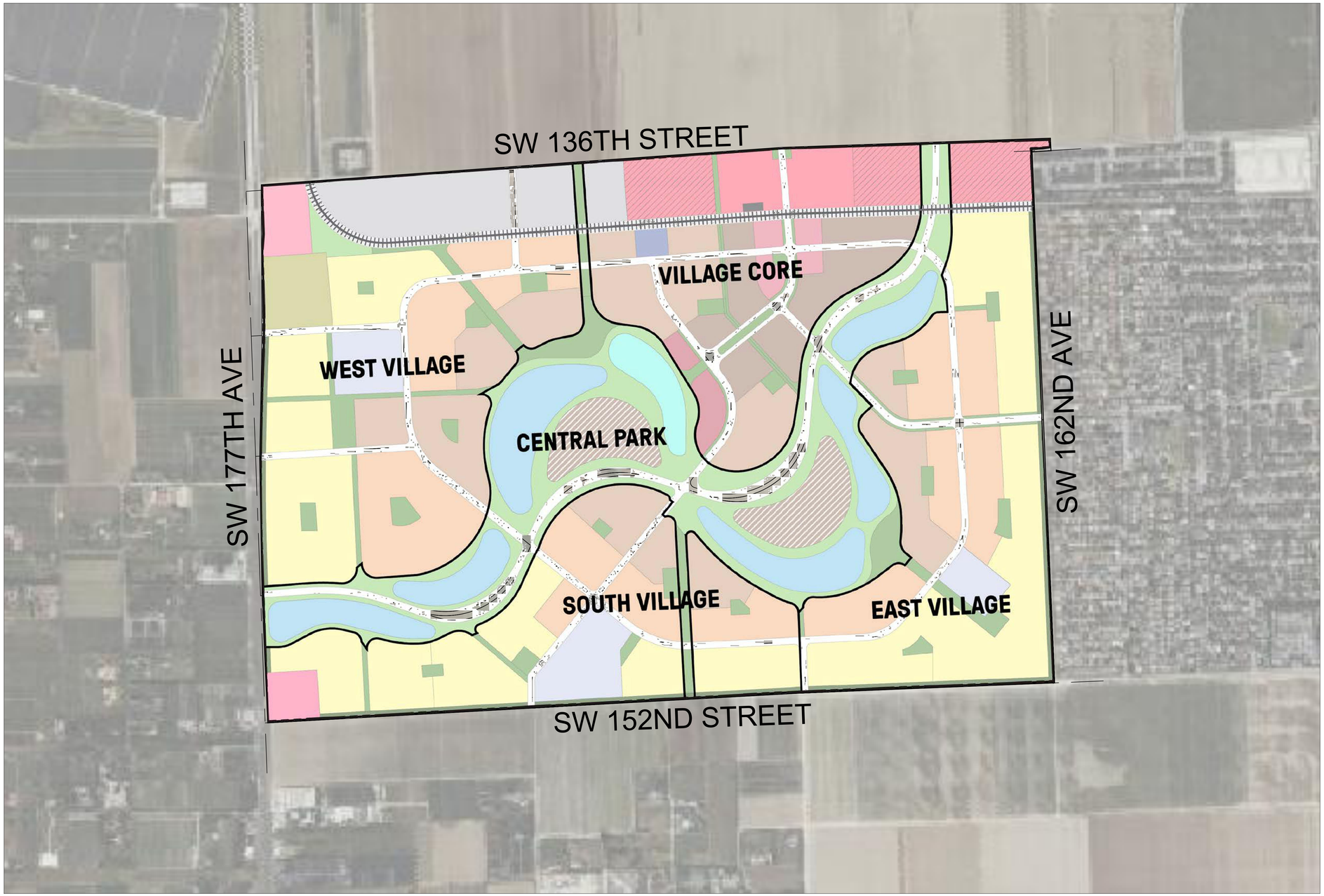
FIG-01 Overall Location Plan
FIG-02 Water Main Improvements
FIG-03 Sewer Improvements

Attachment A – Water and Sewer Demand
Attachment A – Water Sewer Atlas
Attachment B – WaterCAD Results
Attachment C – Sanitary Sewer Calculations
Attachment D - Miami-Dade County Schedule of Daily Rate Gallonage for Various Occupancy

cc:

FBPE Registry No. 6601
\\langan.com\data\FTL\data2\330090201\Project Data_Discipline\Site Civil\Reports\Water Sewer Report\2025-08-22 Draft Water and Sewer.docx

FIGURES



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SCALE: 1" = 500'

Date	Description	No.

Revisions

Signature Date

MICHAEL CARR
PROFESSIONAL ENGINEER License No.72424

LANGAN
Langan Engineering and Environmental Services, Inc.
www.langan.com

Project
CITY PARK

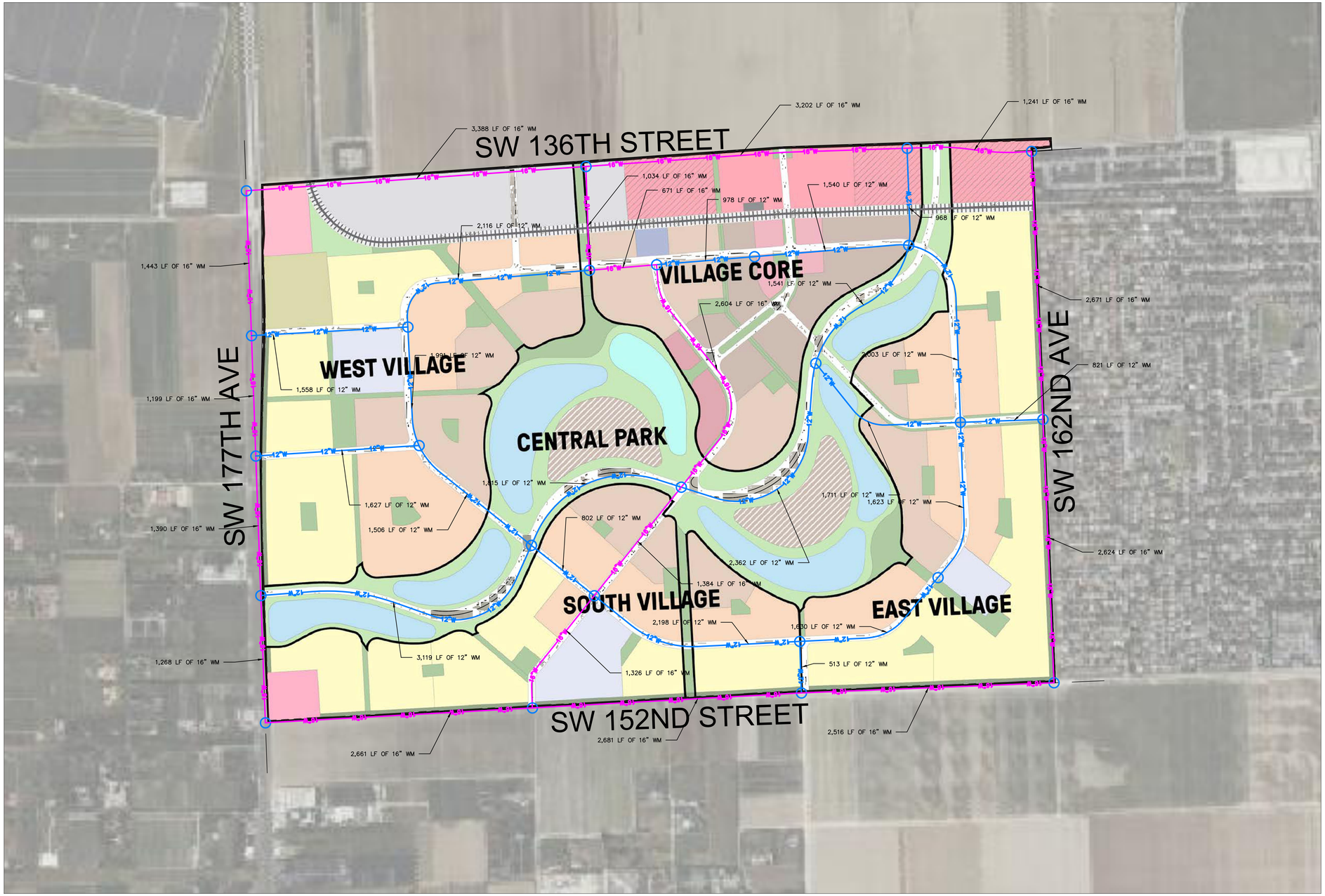
Drawing Title
OVERALL LOCATION PLAN

Project No.	Figure
330090201	FIG-01
Date	
Drawn By: CU	
Checked By: MPC	

LANGAN
Project No. 001234501

©2022 Langan

Date: 6/2/2022 Time: 06:26 User: curbita Style Table: Langan.stb Layout: FIG-01 LOCATION Document Code: FG01-330090201-0101-CU101-0101



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SCALE: 1" = 500'

PROP 16" WATER MAIN

PROP 12" WATER MAIN

Date	Description	No.

Revisions

Signature Date

MICHAEL CARR
PROFESSIONAL ENGINEER License No.72424

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Project
CITY PARK

Drawing Title
WATER MAIN IMPROVEMENTS

Project No.	Figure
330090201	FIG-02
Date	
Drawn By: CU	
Checked By: MPC	

LANGAN
Project No. 001234501

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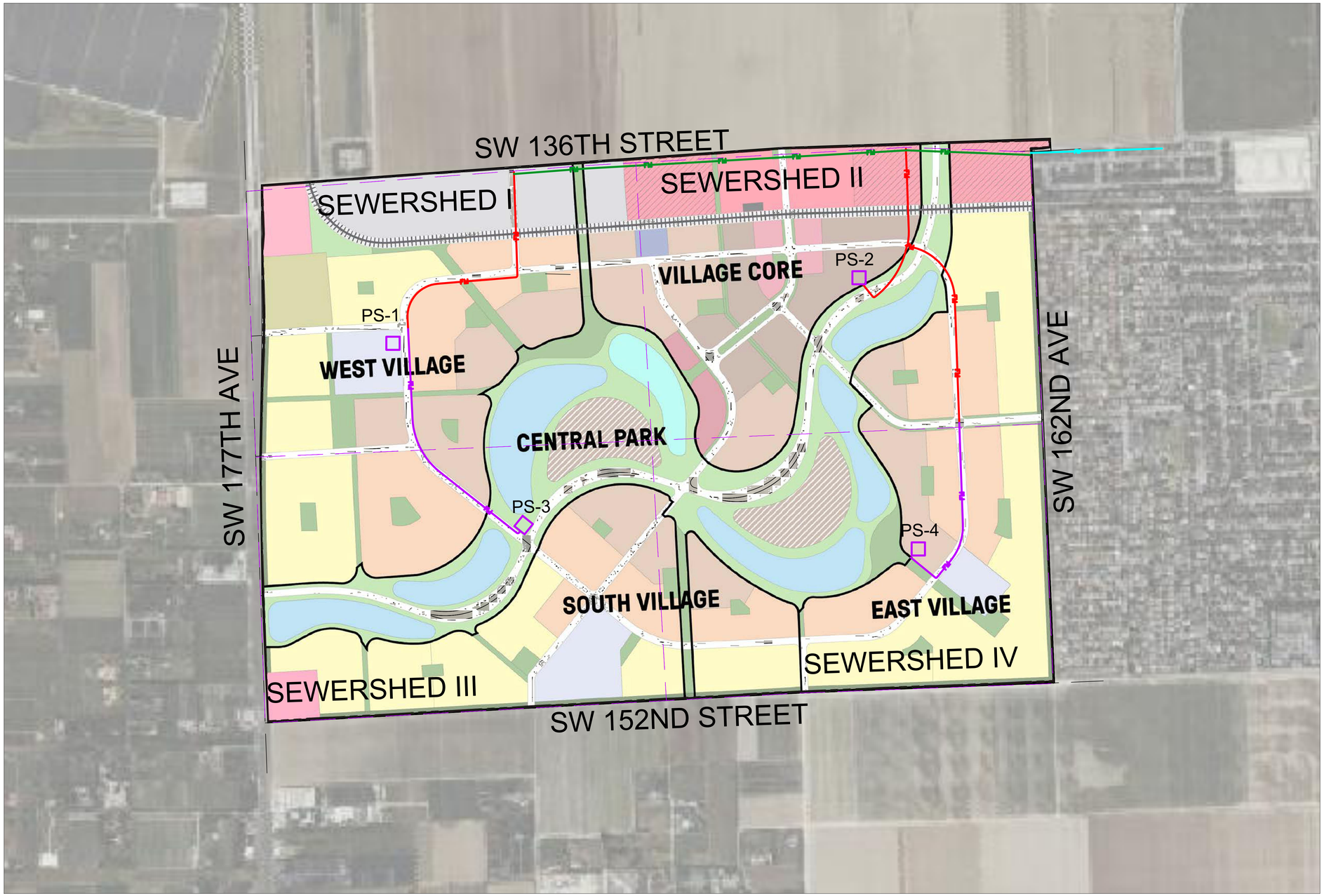
Date: 6/2/2022 Time: 06:36 User: curbita Style Table: Langan.stb Layout: FIG-02 WATER Document Code: FG01-330090201-0101-CU101-0101



500 0 250 500
SCALE: 1" = 500'

PROP. 12" FORCE MAIN

PROP. 18" FORCE MAIN

PROP. 24" FORCE MAIN

EXISTING 36" FORCE MAIN

PROPOSED PUMP STATION (PS-#)

SEWERSHED BOUNDARY

Date	Description	No.

Revisions

Signature Date

MICHAEL CARR
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Project
CITY PARK

Drawing Title
SEWER IMPROVEMENTS

Project No.	Figure
330090201	FIG-03
Date	
Drawn By: CU	
Checked By: MPC	

LANGAN
Project No. 001234501

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Date: 6/2/2022 Time: 09:54 User: curbita Style Table: Langan.stb Layout: FIG-03 SEWER Document Code: FG01-330090201-0101-CU101-0101

Attachment A – Water and Sewer Demand

Land Use	Number of Units	Water Use (GPD/Unit)	Potable Water Demand (MGD)(*)	Maximum Water Demand (MGD)
Single Family, detached	2,827 du	310 gpd/unit	0.877	1.973
Single Family, attached	2,734 du	165 gpd/unit	0.452	1.017
Multi-Family	2,240 du	135 gpd/unit	0.303	0.682
Retail	749,153 sf	5/100 gpd/sf	0.075	0.043
Office	500,000 sf	5/100 gpd/sf	0.025	0.079
Industrial – Flex Space	892,484 sf	2/100 gpd/sf	0.018	0.029
School				
Students	3,863 stud.	20 gpd/stud	0.077	0.144
Staff	360	15 gpd/person	0.005	0.011
Total			1.832 MGD	4.007 MGD

(*) MGD= Millions of Gallons per Day

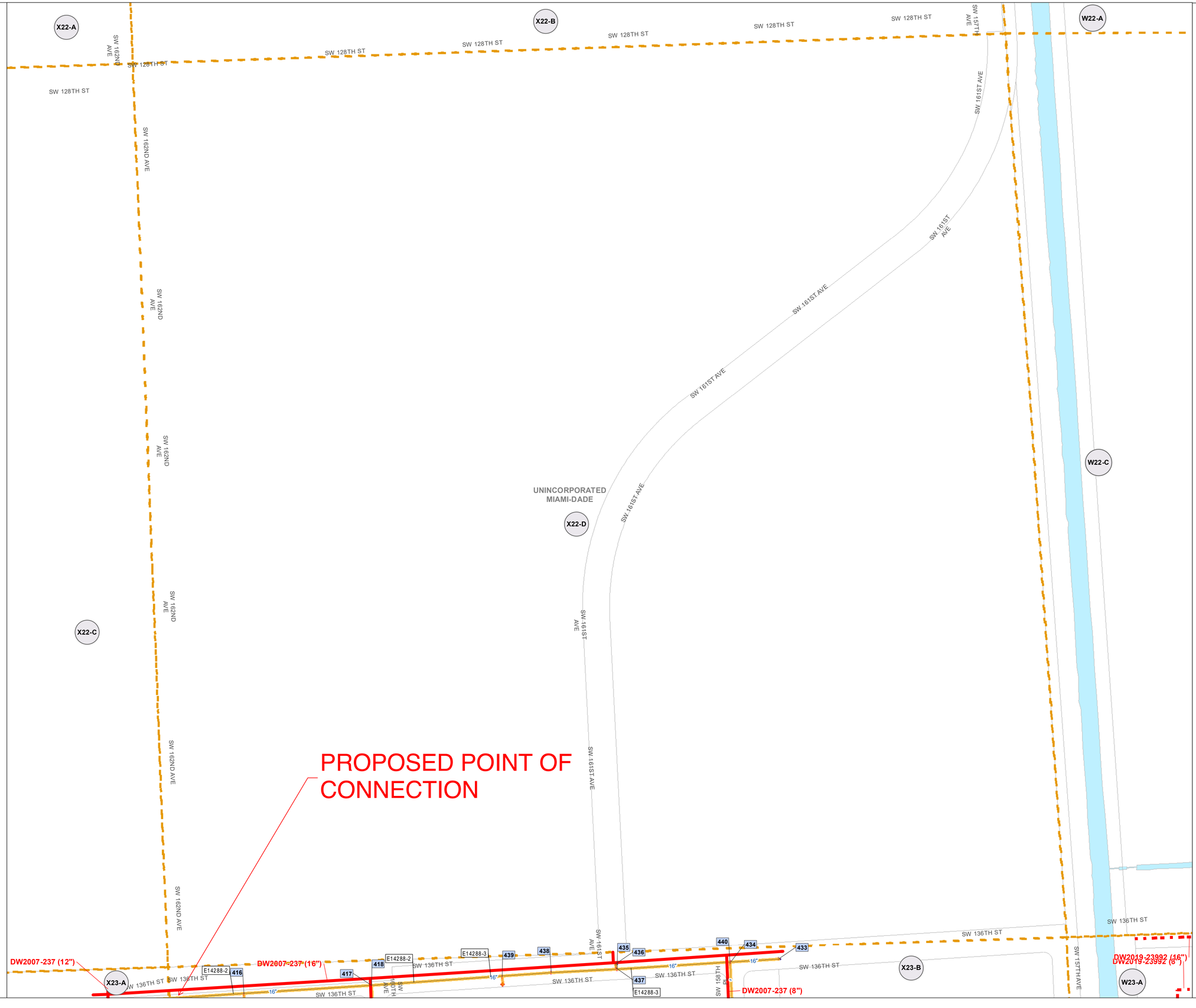
Land Use	Number of Units	Sewage Loading (GPD/Unit)	Sewage Flows (MGD)(*)	Peak Sewage Flows (MGD)
Single Family, detached	2,827 du	310 gpd/unit	0.877	2.4118
Single Family, attached	2,734 du	165 gpd/unit	0.452	1.243
Multi-Family	2,240 du	135 gpd/unit	0.303	0.8333
Retail	749,153 sf	5/100 gpd/sf	0.075	0.206
Office	500,000 sf	5/100 gpd/sf	0.025	0.0688
Industrial – Flex Space	892,484 sf	2/100 gpd/sf	0.018	0.0491
School				0
	3,863 stud.	20 gpd/stud	0.077	0.2118
Staff	360	15 gpd/person	0.005	0.0138
Total			1.832 MGD	5.037 MGD

(*) MGD= Millions of Gallons per Day

Attachment B – Water and Sewer Atlases

Donations & Capital Projects
Water Valve & Distribution

As-Builts are displayed using unique colors and single label boxes per contiguous pipe segment. They are displayed underneath the pipe segment using a thicker line symbol than the pipe segment it describes.



Miami-Dade
Water and Sewer Department

Atlas - X22-D

S-17 T-55 R-39

A	B
C	D

Legend

- Access Manhole
- Air Release Valve
- Check Valve
- Manual Control Valve
- Flushing Valve
- Auto Control Valve
- Sludge Valve
- Service Valve
- Raw Water Valve
- Backflow Preventor
- Hydrant
- Monitoring Meter
- Production Well
- Pump Station
- Pig Station
- Service Point Connection
- Treatment Plant
- Water Tank
- Wholesale Meter
- Continuation Point
- Cross
- Plug
- Reducer
- Water USGS Monitoring Well
- Water DERM Monitoring Well
- Water Sampling
- Miscellaneous
- Private
- Donation Conveyed
- Donation Not Conveyed
- PCTS Active
- PCTS Completed
- PCTS Future/On Hold
- Aerial Crossing
- Subaqueous Crossing
- Sludge
- Calcium Cabonate
- Distribution
- Fire Service
- Hydrant Lateral
- Raw Water
- Service
- Transmission
- Abandoned
- Miscellaneous
- Casing
- Culvert
- Private
- 1/4 Atlas Grid
- AASIS
- Historical AASIS
- Blocks
- Municipality
- Bodies Of Water

SCALE IN FEET

0 125 250

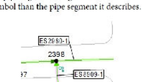
The materials contained herein are provided "AS IS" and may contain inaccuracies. User is warned to utilize the materials herein at User's own risk and to verify the material's accuracy independently and ASSUMES THE RISK OF ANY AND ALL LOSS

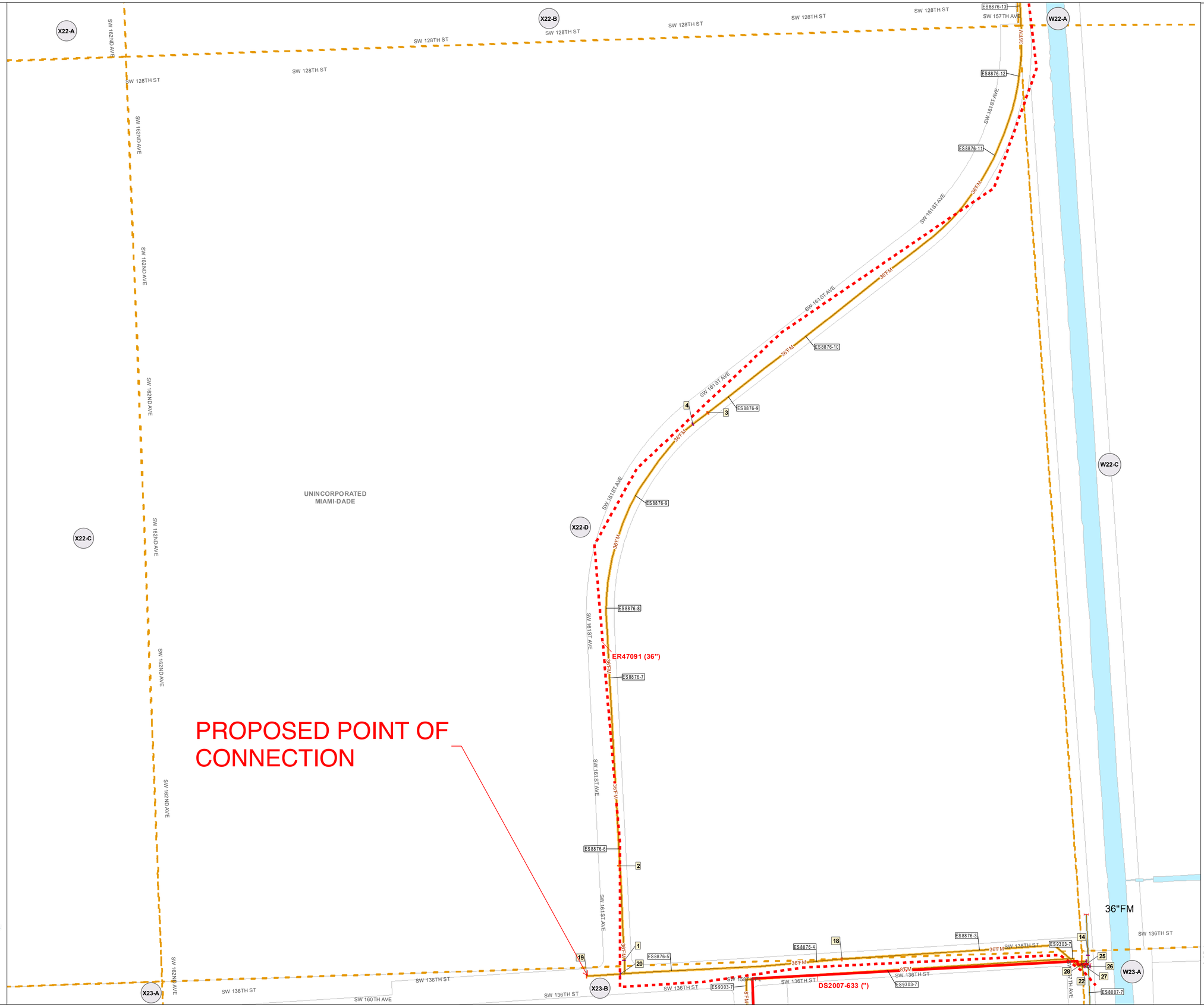
Plot Date
19 May 2020

Donations & Capital Projects
Sewer Collection

NOTE: ALL GRAVITY SEWERS ARE 8" UNLESS OTHERWISE DESIGNATED AND ALL SEWER LATERALS ARE 6" UNLESS OTHERWISE DESIGNATED

As-Builts are displayed using unique colors and single label boxes per contiguous pipe segment. They are displayed underneath the pipe segment using a thicker line symbol than the pipe segment it describes.





Miami-Dade
Water and Sewer Department

Atlas - X22-D

S-17 T-55 R-39

A	B
C	D

Legend

- Manhole
- Overflow/Bypass
- Trap/Drop
- Lamp Hole
- Air Release Valve
- Auto Control Valve
- Clean Out
- Access Manhole
- Pump Station
- Manual Control Valve
- Check Valve
- Emergency Overflow Point
- Emergency Pump Discharge
- Outfall Point Discharge
- Wet Well
- Flow Meter
- Holding Structure
- Injection Well
- Continuation point
- Cross
- Plug
- Reducer
- Private Station
- Treatment Plant
- Private Point
- Miscellaneous Point
- Donation Conveyed
- Donation Not Conveyed
- PCTS Active
- PCTS Completed
- PCTS Future/On Hold
- Aerial Crossing
- Subaqueous Crossing
- Casing
- Force Main
- Interceptor
- Inverted Syphon
- Gravity Main
- Sewer Lateral
- Emergency Overflow
- Outfall
- Sludge
- Private
- Abandoned
- Miscellaneous
- Blocks
- 1/4 Atlas Grid
- AASIS
- Historical AASIS
- Municipality
- Bodies Of Water

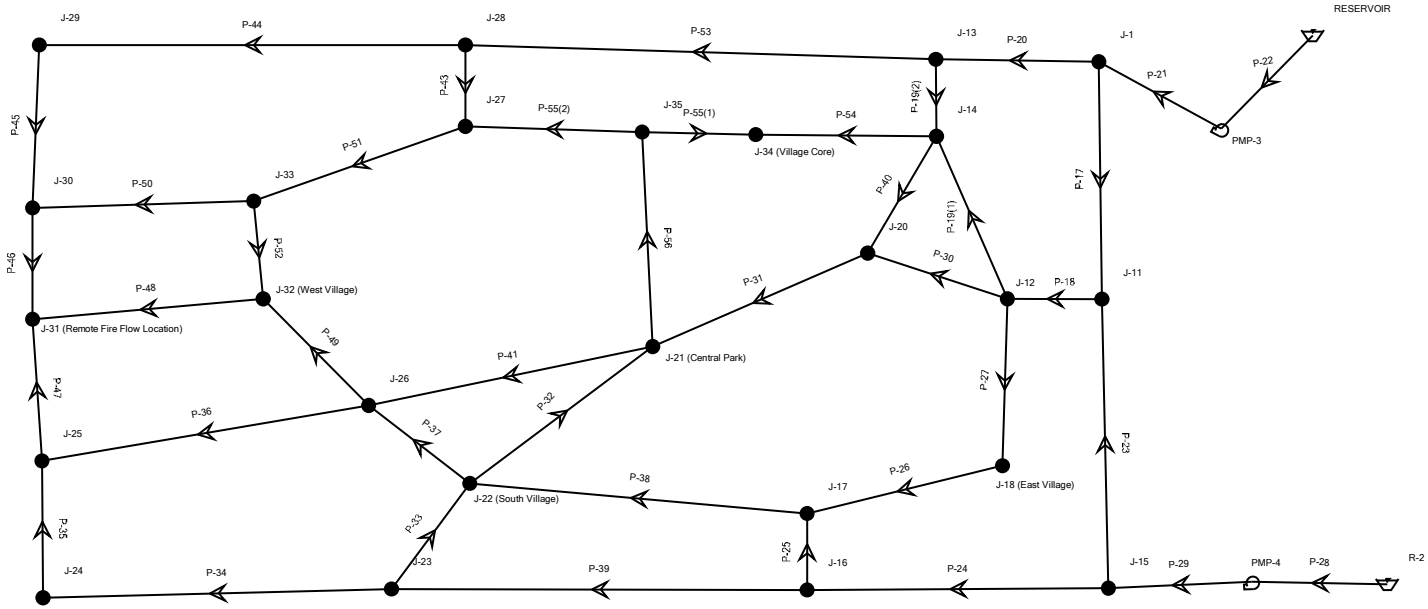
SCALE IN FEET
0 125 250

The materials contained herein are provided "AS IS" and may contain inaccuracies. User is warned to utilize the materials herein at User's own risk and to verify the material's accuracy independently and ASSUMES THE RISK OF ANY AND ALL LOSS

Plot Date
13 Mar 2018

Attachment C – Hydraulic Analysis Results

Scenario: Base



FlexTable: Junction Table

ID	Label	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
30	J-1	0	136.73	59
59	J-11	0	136.33	59
61	J-12	0	133.47	58
63	J-13	0	133.89	58
70	J-14	0	132.78	57
73	J-15	0	137.22	59
75	J-16	0	132.90	57
77	J-17	0	132.55	57
79	J-18 (East Village)	306	132.63	57
87	J-20	0	132.61	57
88	J-21 (Central Park)	74	130.31	56
89	J-22 (South Village)	234	130.32	56
90	J-23	0	130.41	56
91	J-24	0	128.97	56
92	J-25	0	128.29	56
99	J-26	0	129.54	56
106	J-27	0	130.18	56
108	J-28	0	130.34	56
110	J-29	0	128.65	56
112	J-30	0	127.93	55
114	J-31 (Remote Fire Flow Location)	3,000	126.89	55
117	J-32 (West Village)	335	128.05	55
120	J-33	0	128.40	56
125	J-34 (Village Core)	982	130.10	56
128	J-35	0	130.19	56

Attachment D – Sanitary Sewer Calculations

Overall Sanitary Force main Velocity Calculations

Pipe Diameter	24	inches
Peaking Factor	4	
Average Daily Flow Rate	1,720,117	GPD
Peak Flow Rate	4778.10	GPM
Velocity	3.39	fps

FM-1 Sanitary Force main Velocity Calculations

Pipe Diameter	18	inches
Peaking Factor	4	
Average Daily Flow Rate	872,362	GPD
Peak Flow Rate	2423.23	GPM
Velocity	3.05	fps

FM-2 Sanitary Force main Velocity Calculations

Pipe Diameter	18	inches
Peaking Factor	4	
Average Daily Flow Rate	847,754	GPD
Peak Flow Rate	2354.87	GPM
Velocity	2.97	fps

FM-3 Sanitary Force main Velocity Calculations

Pipe Diameter	12	inches
Peaking Factor	4	
Average Daily Flow Rate	467,720	GPD
Peak Flow Rate	1299.22	GPM
Velocity	3.69	fps

FM-4 Sanitary Force main Velocity Calculations

Pipe Diameter	12	inches
Peaking Factor	4	
Average Daily Flow Rate	363,055	GPD
Peak Flow Rate	1008.49	GPM
Velocity	2.86	fps

PROJECT RAMBO - ID 31055
GRAVITY SANITARY DESIGN
JANUARY 2022

Sub-division Area	NETWORK INFORMATION			PIPE DATA							PROJECTED FLOW INFORMATION					MAXIMUM CAPACITY				SURPLUS/DEFICIT
	Sewershed Number	Network Location		Line Size	Pipe Length	Manning's Coefficient	Min. Slope For Velocity of 2 fps	Max. Slope Not to Exceed 10 fps velocity	Provided Segment Slope	Slope Check	Projected Flow	Peak Factor F	Projected Flow with Peak Factor	Minimum Slope Required to carry the projected flow	Slope Check	Provided Segment Slope	Max. Full Flow Capacity	Max. Permitted Capacity 90%	Max. Permitted Capacity 90% of Full Flow	Net Capacity
		Upstream Manhole	Downstream Manhole																	
				(in)	(feet)		(%)	(%)	(%)		(gal/day)		gal/day	(%)		(%)	(gal/day)	(cfs)	(gal/day)	(gal/day)
Sewer Shed Basin	1.00	MH	Wet Well	18	50	0.013	0.12%	2.84%	0.12%	SLOPE IN RANGE	482,699	4.00	1,930,796	0.12%	**Slope OK**	0.12%	2,350,897	3.27	2,115,808	**184,902**

Attachment E – Miami-Dade County Schedule of Daily Rate Gallonage for Various Occupancy

EXHIBIT "B" OF AGREEMENT
BETWEEN
MIAMI-DADE COUNTY
AND

SCHEDULE OF DAILY RATED GALLONAGE FOR VARIOUS OCCUPANCY

TYPES OF LAND USES	GALLONS PER DAY (GPD)
RESIDENTIAL LAND USES	
Single Family Residence	210 gpd/unit (under 3,001 sq. ft.) 310 gpd/unit (3,001-5,000 sq. ft.) 510 gpd/unit (over 5,000 sq. ft.)
Townhouse Residence	165 gpd/unit
Apartment	135 gpd/unit
Mobile Home Residence/Park	160 gpd/unit
Duplex or Twin Home Residence	150 gpd/unit
Residential Facility/Institution: a) Congregate Living Facility (CLF) b) Apartment Dormitory c) Fire Station d) Jail e) Other	 75 gpd/bed 100 gpd/unit 10 gpd/100 sq. ft. 150 gpd/person 100 gpd/person
COMMERCIAL LAND USES	
Airport: a) Common Area/Concourse/Retail	 10 gpd/100 sq. ft.
b) Food Service	see restaurant use for allocation
Bank	10 gpd/100 sq. ft.
Banquet Hall (with or without kitchen	10 gpd/100 sq. ft.
Bar, Cocktail Lounge, Nightclub, or Adult Entertainment	20 gpd/100 sq. ft.
Barber Shop	10 gpd/100 sq. ft.
Beauty Shop	25 gpd/100 sq. ft.
Big Box Retail	2.5 gpd/100 sq. ft.
Bowling Alley	100 gpd/lane
Car Wash:	
a) Manual Washing	350 gpd/bay
b) Automated Washing	5,500 gpd/bay
Coin Laundry	110 gpd/washer
Country Club with or without kitchen	20 gpd/100 sq. ft.
Dentist's Office	20 gpd/100 sq. ft.
Fitness Center or Gym	10 gpd/100 sq. ft.
Funeral Home	5 gpd/100 sq. ft.
Gas Station/Convenience Store/Mini-Mart: a) Without car wash	 450d/unit
b) With single automated car wash	1,750 gpd/unit
Additional single automated car wash	1,300 gpd/unit
Hospital	250 gpd/bed
Hotel or Motel	115 gpd/room

TYPES OF COMMERCIAL LAND USES (CONTINUED)	
House of Worship	10 gpd/100 sq. ft.
Industrial use NOT discharging a process wastewater and NOT utilizing potable water for an industrial process (including but not limited to automotive repair, boat repair, carpentry, factory, machine shop, welding	4 gpd/100 sq. ft.
Industrial use discharging a process wastewater or utilizing potable water for an industrial process based on system design and evaluation by the Department	4 gpd/100 sq. ft.
Kennel	15 gpd/100 sq. ft.
Marina	60 gpd/slip
Nail Salon	30 gpd/100 sq. ft.
Nursing/Convalescent Home	125 gpd/bed
Office Building	5 gpd/100 sq. ft.
Pet Grooming	20 gpd/100 sq. ft.
Physician's Office	20 gpd/100 sq. ft.
Public Park:	
a) With toilets only	5 gpd/person
b) With toilets and showers	20 gpd/person
Public Swimming Pool Facility	30 gpd/person
Recreational Vehicle (RV) Park (seasonal use)	150 gpd/space
Restaurant a) Fast Food	65 gpd/100 sq. ft.
b) Full Service	100 gpd/100 sq. ft.
c) Take-Out	100 gpd/100 sq. ft.
Retail	10 gpd/100 sq. ft.
School:	
a) Day care/Nursery (adults and children)	10 gpd/100 sq. ft.
b) Regular school	12 gpd/100 sq. ft.
Self-service storage units	1.5 gpd/100 sq. ft.
Shopping Center/Mall Shell/Common Area	10 gpd/100 sq. ft.
Spa	20 gpd/100 sq. ft.
Sporting Facilities and Auditorium	3 gpd/seat
Theater a) Indoor	1 gpd/seat
b) Outdoor/Drive-in	5 gpd/space
Veterinarian Office	20 gpd/100 sq. ft.
Warehouse/Speculation Building	2 gpd/100 sq. ft.
Wholesale Food Preparation (including but not limited to meat markets and commissaries)	35 gpd/100 sq. ft.

LEGEND:

gpd - gallons per day
sq. ft. - square feet

NOTES:

1) Sewage gallonage refers to sanitary sewage flow on a per unit and/or use basis for average daily flow in gallons per day.
2) Condominiums shall be rated in accordance with the specific type of use (e.g., apartment, townhouse, warehouse, etc.).

18. WASTEWATER MANAGEMENT

A. Provide, in the table given below, the projected wastewater generation at the end of each phase of development and proposed wastewater treatment. Identify the assumptions used to project this demand.

The table below presents the wastewater generation calculations and sources:

TABLE 18-1
WASTEWATER FLOWS

Land Use	Number of Units	Sewage Loading (GPD/Unit)	Sewage Flows (MGD)(*)	Peak Sewage Flows (MGD)
Single Family, detached	2,827 du	310 gpd/unit	0.877	2.4118
Single Family, attached	2,734 du	165 gpd/unit	0.452	1.2430
Multi-Family	2,240 du	135 gpd/unit	0.303	0.8333
Retail	749,153 sf	5/100 gpd/sf	0.075	0.2060
Office	500,000 sf	5/100 gpd/sf	0.025	0.0688
Industrial – Flex Space	892,484 sf	2/100 gpd/sf	0.018	0.0491
School				0.0000
	3,863 stud.	20 gpd/stud	0.077	0.2118
Staff	360	15 gpd/person	0.005	0.0138
Total			1.832 MGD	5.037 MGD

Source: Langan Engineers.

(*) MGD= Millions of Gallons per Day

The Average Daily Flow (A.D.D.) is 1.832 MGD
The Peak Sewage Flow (275% of A.D.D.) is 5.037 MGD

Rates were obtained from Miami-Dade County sewage flows used by the Miami-Dade County Water and Sewer Department (Miami-Dade County Code Section 24-43 (5) Sewage Loading).

B. If applicable, generally describe the volumes, characteristics and pre-treatment techniques if any industrial or other effluents prior to discharge from proposed industrial-related use(s).

No pretreatments are anticipated. In the event the industrial use requires a pre-treatment system, it will be design in accordance with FDEP and Miami-Dade County requirement for sanitary effluents.

C. 1. If off-site treatment is planned, identify the treatment facility and attach a letter from the agency or firm providing the treatment outlining present and projected excess capacity of the treatment and transmission facilities through build-out, any other commitments that have been made for this excess and a statement

of ability to provide service at all times during or after development.

Offsite treatment will be provided by Miami-Dade County Water and Sewer Department. A letter to Miami-Dade Water and Sewer requesting the above information has been requested and is in Exhibit 17-1 of the Water Supply section as it is the addressed to Maria Valdes for both Water Supply and Wastewater Management. A response letter from Miami-Dade Water and Sewer is also included.

2. **If service cannot be provided, identify the required capital improvements, cost, timing, and proposed responsible entity necessary to provide service at all times during and after development**.

To be determined. City Park is planning to install an on-site reuse treatment facility to provide irrigation water to the project. It is expected that approximately 25% of the wastewater will be captured and used for reuse. The cost and operating entity will be determined during permitting and design.

D. If septic tanks will be used on site, indicate the number of units to be served, general locations and any plans for eventual phase-out.

No septic tanks are proposed. The project in its entirety will be served by public sanitary sewer lines.

E. Indicate whether proposed wastewater service will be provided within an established service area boundary.

When the project is brought within the Urban Development Boundary, Miami-Dade Water and Sewer Department will have the closest points of connection and would be the agency to provide service. The service area boundary will be limits of the overall development program shown on the survey provided.

F. Applicant shall coordinate with Miami-Dade County Water and Sewer Department to develop a proposed water and sewer spine infrastructure network. The project shall evaluate the feasibility of greywater sources since the total project demand will be greater than 1 MGD, while identifying water use efficiency techniques in accordance with Miami-Dade County Code.

The applicant is current coordinating with Miami-Dade County Water and Sewer Department (MDWASD) on identifying the proposed water and sewer spine network. Results of the MDWASD analysis will be provided upon receipt.

Please refer to the Water and Sewer Master Plan Exhibit 17-2 for a preliminary infrastructure requirement for the overall development program. MDWASD and the applicant are currently evaluating potential greywater sources for the project. The project will utilize groundwater wells and the proposed stormwater lakes to provide irrigation supply for the development program to reduce the potable water demand. The project will comply with Miami -Dade County Code Article III

Section 8-31 which regulates water compensation flow rates for all plumbing fixtures. The high efficiently plumbing fixtures and appliance shall comply with the table requirements per Miami-Dad County code or have received the U.S. Environmental Protection Agency (EPA) WaterSense Label.

Exhibit 18-1
Letters to and from Service Providers

THE CURTIS GROUP

October 1, 2025 **VIA EMAIL**

Ms. Maria Valdez
Miami-Dade Water and Sewer Department
3071 S.W. 38th Avenue
Miami, Florida 33146

Re: City Park DRI
Potable Water and Wastewater Management

Dear Ms.Valdez:

In accordance with Chapter 380.06, Florida Statutes, regarding Developments of Regional Impact (DRI), we are required to obtain information from Miami-Dade Water and Sewer Department (WASD) on its ability to provide the proposed City Park development with sanitary sewer collection, treatment and disposal services.

Lennar Homes is seeking to develop a mixed-use project in unincorporated Miami-Dade County. **City Park DRI** consists of 990 acres bounded by SW 136 Street on the north, SW 162 Avenue on the east (generally), SW 152 Street on the south (generally) and SW 177 Avenue on the west.

Enclosed for your use are the following:

- Aerial Photograph showing project location
- Table describing the proposed development program
- Tables describing potable water supply wastewater generation rates

Please indicate in your response whether the present facilities and staffing are capable of serving the Project or specifying the additional staffing/equipment and capacity necessary to serve the development.

I respectfully request your written response as soon as possible, since this will be an integral part of the DRI application process. Your prompt attention to this matter is greatly appreciated.

If you have any questions, please do not hesitate to contact me at (305) 663-5800.

Sincerely,

Rob Curtis

Rob Curtis
The Curtis Group

Aerial Photograph

SW 177th (Krome) Ave
SW 136th St
SW 152nd St
SW 167th Ave
SW 162nd Ave

Development Program

The Applicant proposes development of the following mix of uses:

TABLE 1 Proposed Development Program	
Land Use	**Units (2026 – 2036)**
Residential **- Single Family Detached** **- Single Family Attached** **- Multi-Family**	 1,029 homes 4,532 townhomes 2,239 units
Retail	749,153 sf
Office	500,000 sf
Industrial	892,484 sf
Schools	Elementary – 1,011 students Middle – 1,222 students High School – 1,630 students
Community Uses, **Open Space, Parks**	249.5 acres

The following table shows potable water demand for the project:

TABLE 17-1
POTABLE WATER DEMAND

Land Use	Number of Units	Water Use (GPD/Unit)	Potable Water Demand (MGD)(*)	Maximum Water Demand (MGD)
Single Family, detached	2,827 du	310 gpd/unit	0.877	1.973
Single Family, attached	2,734 du	165 gpd/unit	0.452	1.017
Multi-Family	2,240 du	135 gpd/unit	0.303	0.682
Retail	749,153 sf	5/100 gpd/sf	0.075	0.043
Office	500,000 sf	5/100 gpd/sf	0.025	0.079
Industrial – Flex Space	892,484 sf	2/100 gpd/sf	0.018	0.029
School				
	3,863 stud.	20 gpd/stud	0.077	0.144
Staff	360	15 gpd/person	0.005	0.011
Total			1.832 MGD	4.007 MGD

Source: Langan Engineers.

(*) MGD= Millions of Gallons per Day

The Average Daily Demand (A.D.D.) is 1.832 MGD
The Maximum Daily Demand (225% of A.D.D.) is 4.007 MGD
The Peak Hour Demand (450% of A.D.D.) is 0.343 MGH

The following table shows sanitary sewer demand for the project:

TABLE 18-1
WASTEWATER FLOWS

Land Use	Number of Units	Sewage Loading (GPD/Unit)	Sewage Flows (MGD)(*)	Peak Sewage Flows (MGD)
Single Family, detached	2,827 du	310 gpd/unit	0.877	2.4118
Single Family, attached	2,734 du	165 gpd/unit	0.452	1.2430
Multi-Family	2,240 du	135 gpd/unit	0.303	0.8333
Retail	749,153 sf	5/100 gpd/sf	0.075	0.2060
Office	500,000 sf	5/100 gpd/sf	0.025	0.0688
Industrial – Flex Space	892,484 sf	2/100 gpd/sf	0.018	0.0491
School				0.0000
	3,863 stud.	20 gpd/stud	0.077	0.2118
Staff	360	15 gpd/person	0.005	0.0138
Total			1.832 MGD	5.037 MGD

Source: Langan Engineers.

(*) MGD= Millions of Gallons per Day

The Average Daily Flow (A.D.D.) is 1.832 MGD
The Peak Sewage Flow (275% of A.D.D.) is 5.037 MGD

Rates were obtained from Miami-Dade County sewage flows used by the Miami-Dade County Water and Sewer Department (Miami-Dade County Code Section 24-43 (5) Sewage Loading).

19. STORMWATER MANAGEMENT

A. Describe the existing drainage patterns on-site, including any potential flooding and erosion problems.

The site is relatively flat and as such there is no discernible existing drainage pattern. The rain that falls within the boundaries of the property will seep through the soil until it is saturated. After saturation is complete, the site will flood vertically in proportion to the surrounding areas. There is no information that would indicate that the site in its present condition would experience flooding to a degree different than the surrounding areas. There is currently no perimeter berm or other feature to maintain the stormwater runoff from leaving the site.

B. Describe the drainage system, including any wetlands to be used as part of the system, and discuss the design criteria (including stage-storage/stage discharge assumption) to be used for the various elements. Provide typical cross-sections (showing dimensions, slopes and control elevations) for any proposed lakes or swales. Identify the control elevation for all drainage structures. Include information as to what design storm will be used for what portions of the system.

There are no wetlands on the property. The proposed drainage system will consist of French Drains, swales, and grease baffles with outfalls to the proposed lakes. The elevation of the roadways will be constructed at or above the Miami-Dade County Flood Criteria Elevation of +9 to 9.2 N.G.V.D. The finished floor elevations will be based on whichever of the following criteria is the highest; FIRM Map, the 100 year-3 day storm event stage and 12-inches above crown of road. The FIRM map for this area shows the project contains two Base Flood elevation criteria; the majority of the site lies within zone AH-9 and a small portion adjacent to SW 162nd Avenue lies within zone “X”. The drainage system for the local roads will be designed for a 5-year storm event and the drainage system for the arterial/collector roads will be designed for a 10-year storm event with a safety factor of 2 and 4 respectively. The project will be divided into two major basins. One is located north of the railroad tracks and the second one is the area south of the tracks.

The control water elevation (October Water Level Elevation) for the project is +7.75 N.G.V.D. based on Miami-Dade County Public Works Department Manual and a project two feet of sea level rise forecasted by NOAA for 2060. Lake slopes will be built as per the Miami-Dade County Public Works Department and Zoning department standards.

C. Indicate the total number of acres in each drainage area and specify the

acreage of any portions of drainage areas outside the site boundaries. Complete the following table for on-site drainage areas.

The following table summarizes the drainage areas:

Table 19-1
Stormwater Drainage Areas

Land Use	Impervious Surfaces (AC)	Building (AC)	Open Space (AC)	Total (AC)
Basin 1				
Single Family	76.18	43.8	51.42	171.4
Multi-Family	145.1	126.4	55.3	326.8
Mixed Use	51.1	15.7	5.6	72.4
Office	3.37	8.03	3.8	15.2
Industrial	43.9	22.0	7.3	73.2
School	7.0	5.0	8.0	20
Parks	8.40	5.6	42	56
Roads	79.65	0	8.85	88.5
Lakes	66	0	0	66
Farm	4.3	2.96	11.44	18.7
Lagoon/Water Park	8.8			8.8
Rail	10.32	0	6.88	17.2
Open Space			19.5	19.5
Totals	504.12	229.49	220.09	953.7

Source: Langan Engineers

D. Specify and compare the volume and quality of run-off from the site in its existing condition to the anticipated run-off at the end of each phase of development. (The parameters to be used to define "quality" and methodology should be agreed to by the regional planning council and other reviewing agencies at the pre-application conference state). Identify any changes in timing or pattern of water flows between pre- and post-development conditions. Indicate major points of discharge and ultimate receiving water body(ies). Indicate what provisions will be incorporated in the design of the drainage system including a summary description of any Best Management Practices to be utilized, to minimize any increase in run-off from the site and to minimize any degradation of water quality in the ultimate receiving body over that occurring in its pre-development state.

One of the elements of the proposed stormwater management system is a perimeter berm with a top of berm elevation at or above the 100 year-3day storm stage. This perimeter berm will contain the stormwater within the project site ("no offisite discharge"). This design is in excess of the standard requirement which is to contain the 25 year – 3 day storm event on site. Currently, the site has no means of keeping the stormwater runoff from leaving the site. The proposed French drain

system will be designed so that at a minimum, the first inch of runoff is treated before overflows are allowed to the lakes. The stormwater runoff will be further treated by the use of grass swales in the residential streets and grease baffles in parking areas. Currently, the site provided no treatment of the stormwater runoff. Refer to the Conceptual Stormwater Management Master Plan (CSWMMP) for the preliminary stormwater calculations.

E. Who will operate and maintain the drainage system after completion of the development?

All drainage systems within the Public right-of-ways will be owned and maintained by the Miami-Dade County Public Works Department. The Homeowners Association(s) (HOA) will own and maintain the drainage system located within private roads. The HOA will also own and maintain the lakes and outfall structures which are part of the overall stormwater management system.

Responses to Items F. – H., below, are provided as Review Agency Requirements Detailed in the Agreement to Delete Questions, Appendix A dated May 8, 2025

F. Fill requirements may raise the base level of the site, Applicant shall demonstrate that the stormwater runoff shall not affect properties or rights-of-way/infrastructure and be retained onsite.

The site will be designed to retain the 100 year 3 day storm event onsite though a network of exfiltration trenches and lakes. The site will be filled to the minimum fill elevations based on the current Miami-Dade County Flood Criteria at the time of permitting. Based on the current flood criteria and the flood plain compensation calculations the conceptual stormwater management system is sufficient to not impact negatively adjacent property, or rights-of-ways/infrastructure. Please refer to Appendix E of Attachment 19-1 – Conceptual Stormwater Management Master Plan (the ”CSWMMP”) for flood plain compensation calculations.

G. Applicant shall detail the data sources, methodologies, assumptions and analysis used to access the development program to regional drainage.

The CSWMMP utilizes accepted methodologies and data source for the conceptual stormwater design described in the Master Plan. The sources for the existing conditions include Miami-Dade County Average October Water Table Maps, Miami-Dade County Flood Criteria Maps, SFWMD ERP Applicant’s handbook for total rainfall depths, SCS Design Methodology to estimate total runoff volumes, Harper Methodology, as developed with FDEP for nutrient loading analysis, and FEMA Flood Maps. The proposed development is proposed to retain the required design storm onsite without any connections to future canals planned by Miami-Dade County.

H. Applicant shall detail the data sources, methodologies, assumptions, and analysis that should be used to assess whether its development program shall have adverse impacts to the Comprehensive Everglades Restoration Plan including the Southern Everglades Study.

A review of the available information indicated the Southern Everglades Study components does not include any property near the development site. The development program will not impact the Southern Everglades Study and conversely, the Southern Everglades Study will not impact the development program.

Attachment 19-1
Conceptual Stormwater Management Master Plan

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

22 August 2025

Yadira Werley
Lennar
730 NW 107th Avenue, 3rd Floor
Miami, FL 33172

Re: Conceptual Stormwater Management Master Plan
City Park
SW 136th Street and SW 162nd Avenue, Miami, Florida
Langan Project No.: 330090201

Dear Yadira:

The purpose of this letter is to describe the anticipated stormwater management system and the anticipated improvements required for the proposed development program for the City Park (Development). The development is generally located south of the SW 136th Street and north of SW 152nd Street between SW 162nd Avenue to the east and Krome Avenue to the west. Refer to **FIG-01** for the Overall Location Plan.

The Development consist of five major development areas known as the Village Core, Central Park, East Village, South Village and West Village.

PROPOSED DEVELOPMENT AREA

The proposed development is located outside the Urban Development Boundary (UDB), therefore the stormwater design shall be capable of retention of the 100-year 3-day storm event. The proposed development stormwater design will conceptually include exfiltration trenches and retention areas. These stormwater best management practices will be designed in accordance with the current Miami-Dade County and South Florida Water Management District requirements at the time they are permitted for construction. The design parameters and standards used for the proposed development can be found in **Appendix B.**

Existing Conditions

The site is relatively flat and as such there is no discernible existing drainage pattern. The rain that falls within the boundaries of the property will seep through the soil until it is saturated. After saturation is complete, the site will flood vertically in proportion to the surrounding areas. There is no information that would indicate that the site in its present condition would experience flooding to a degree different than the surrounding areas. There is currently no perimeter berm or other feature to maintain the stormwater runoff from leaving the site

Background

The current average October water table elevation in the project area is currently +5.0 NGVD29 according to Miami Dade County's "October Water Table and Miami Dade County Flood

Criteria" Map. Based on the projected 2 feet of sea level rise forecast for 2060, the projected groundwater elevation in this area will be approximately 7.0 feet NGVD29.

The 100-year flood elevation based on current FEMA FIRM the site is located within zone AH elevation 9 feet NGVD29.

Proposed Conditions

The proposed retention areas and exfiltration trenches will provide water quality treatment and retain the water quantity design storm per Miami-Dade County requirements prior to discharging into any proposed lakes. The development will include the appropriate amount of exfiltration trench keep to retain the 5 year 1 hour storm event so the 3.28-inch rainfall credit can be applied to the larger storm events. Additionally, a perimeter berm will be provided to retain the onsite runoff generated by the 100-year 3-day storm event.

The drainage system for the public rights-of-way will be designed for a 5-year storm event for local roads and the arterial/collector roads will be design for a 10-year storm event with a safety factor of two and four, respectively.

	Area
Building	229.49 Acres
Retention Area (Lake)	66.0 Acres
Pervious Area	220.09 Acres
Impervious Area	438.12 Acres
Total	953.70 Acres

Water Quantity

Preliminary stage storage calculations were completed for a conceptual development on the parcel and abutting right-of-way. This will maintain the 100-year 3-day storm event to a peak stage at a max elevation of 10.28-feet NGVD. The perimeter berm will be set at elevation of 10.30-feet NGVD +/- to retain the proposed improved areas. Please refer to **Appendix C** for the stage storage calculations.

Flood Plain Compensation

The proposed development was analyzed utilizing two separate methods for determining potential impacts to the existing floodplain.

In accordance with Miami-Dade County, the 100 year 3 day storm event peak stage shall be below the greater of the following three criteria.

- County Flood Criteria (CFC) plus 8" = 9.2' NGVD + 8" = 9.86' NGVD
- Crown of Road plus 8" (assumes COR one above CFC) = 10.2' NGVD + 8" = 10.86' NGVD
- FEMA Flood Plain Elevation = 9 NGVD

The anticipated peak stage during the 100 year 3 day storm event is 10.28' NGVD which is less than the County's maximum stage of 10.86' NGVD meeting the County criteria.

The proposed development was also analyzed utilizing the SFWMD Floodplain compensation method considering the site as an import/export methodology. The existing site is considered an exporter during 100 year storm event, and the site will retain the 100 year storm event onsite in the proposed condition, therefore, mitigating the floodplain encroachment.

An analysis on the post development nutrient loading analysis was completed for the development. The pre-development condition was analyzed as general agriculture and the post development is analyzed as single family and multi-family areas. There are areas of industrial and commercial land uses, however, the nutrient loading rates from those uses are lower than the loading rates from single family and multi-family uses. To simplify the conceptual model only multi-family and single family land use was applied to the entire development area. Detailed calculations will be submitted during the development of each development phase.

Water Quality

The proposed stormwater management system shall be comprised of a network of exfiltration trench which will provide the required water quality treatment. Refer to the water quality calculations in **Appendix D.**

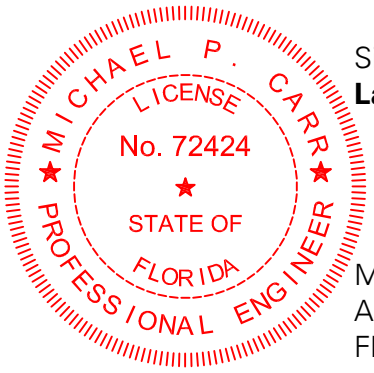
The exfiltration trench system, consisting of trenches 5-ft wide by 15-ft deep with a minimum 18-inch perforated pipe, has been designed to provide the required water quality treatment for the proposed improvements. The proposed exfiltration trench system will treat the first inch of runoff from the developed project, or the total runoff of 2.5 inches times the percentage of imperviousness, whichever is greater. The total length of exfiltration trench required for water quality treatment was calculated in accordance with the SFWMD Environmental Resources Permitting Manual, using a safety factor (SF) of two. The percolation rates utilized were obtained from a nearby existing development and shall be verified upon development of this project. The total anticipated length of exfiltration trench is 180,000 liner feet.

Operation and Maintenance Entity

Miami Dade County will own and operate the public roadways throughout the property and the remaining areas served by the overall drainage system will be owned and operated by the Homeowner's Association (HOA) or similar private entity.

This item has been digitally signed and sealed by Michael Carr, PE. on the date adjacent to the seal

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Sincerely,
Langan Engineering and Environmental Services, LLC.

Michael Carr, PE, LEED AP
Associate Principal
Florida Professional Engineer Lic. No. 72424

Enclosure(s): Appendix A – Survey
Appendix B – Design Storms, Stormwater Parameters
Appendix C- Proposed and Existing Stage Storage Calculations
Appendix D- Exfiltration Trench Calculations
Appendix E – Flood Plain Compensation
Appendix F – FEMA Flood Maps
Appendix G – Nutrient Loading Analysis

FBPE Registry No. 6601
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APPENDIX A – SURVEY

LEGAL DESCRIPTION:

PARCEL "A"

THE WEST 1/2 OF THE EAST 1/2, OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI–DADE COUNTY, FLORIDA. LESS A 100.00 FEET RIGHT–OF–WAY FOR THE SEABOARD AIRLINE RAILROAD, AS–BUILT AND IN PLACE LYING 50.00 FEET ON EITHER SIDE OF THE EXISTING RAILROAD TRACKS, AND LESS THE SOUTH 40.00 FEET FOR PUBLIC RIGHT–OF–WAY AND LESS THE FOLLOWING PARTICULARLY DESCRIBED PARCEL OF LAND FOR PUBLIC RIGHT–OF–WAY:

COMMENCE AT THE AGREED N.W. CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, THAT CERTAIN "AGREED FINAL JUDGEMENT" AS RECORDED IN OFFICIAL RECORDS BOOK 15074, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA. DATED JUNE 19, 1991; THENCE, N02°39'22"W, FOR 40.00 FEET; THENCE, S86°20'38"W, FOR 74.36 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A 2,060.00 FEET; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°09'38" FOR AN ARC DISTANCE OF 401.26 FEET TO A POINT OF TANGENCY; THENCE, N82°29'44"W, FOR 3.62 FEET TO THE POINT OF BEGINNING; THENCE, S02°10'36"E, FOR 81.13 FEET; THENCE, N82°30'06"W, 216.54 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 2,062.72 FEET; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°24'03" FOR AN ARC DISTANCE OF 338.44 FEET; THENCE, S88°05'28"W, FOR 116.10 FEET; THENCE, N02°04'17"W, FOR 40.00 FEET; THENCE, N88°05'28"E, FOR 533.68 FEET; THENCE, S82°29'44"E, FOR 134.53 FEET TO THE POINT OF BEGINNING;

PARCEL "B"

THE WEST 1/2, OF THE EAST 1/2, OF THE EAST 1/2, OF THE S.W. 1/4 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI–DADE COUNTY, FLORIDA, LESS THE SOUTH 40 FEET FOR PUBLIC RIGHT–OF–WAY.

PARCEL "C"

THE EAST 1/2, OF THE EAST 1/2, OF THE EAST 1/2, OF THE S.W. 1/4 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI–DADE COUNTY, FLORIDA, LESS THE SOUTH 40.00 FEET AND THE EAST 35.00 FEET FOR PUBLIC RIGHT–OF–WAY, AND LESS AND EXCEPT THAT PARCEL TAKEN ON THE EAST SIDE AS PER CASE # 86–40255 RECORDED IN OFFICIAL RECORDS BOOK 15074 AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA, SAID PARCEL DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST 1/2, OF THE EAST 1/2, OF THE EAST 1/2, OF THE S.W. 1/4 OF SAID SECTION 20, LYING EAST OF THAT CERTAIN BOUNDARY AGREEMENT LINE IN CASE # 86–40255 RECORDED IN OFFICIAL RECORDS BOOK 15074, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

AND

LESS AND EXCEPT THE AREA BOUNDED BY LINES LYING 55.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, AND 35.00 FEET WEST OF AND PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 20, SAID AREA FORMING A QUADRANT OF A CIRCLE WITH A RADIUS OF 25.00 FEET, FOR CORNER RADIUS PUBLIC RIGHT–OF–WAY DEDICATION PURPOSES.

SUBJECT TO ANY DEDICATIONS, EASEMENTS, RESTRICTIONS, RESERVATION AND LIMITATIONS OF RECORDS.

PARCEL "D"

THE EAST 1/2, OF THE EAST 1/2, OF THE N.W. 1/4 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI–DADE COUNTY, FLORIDA, LYING SOUTH OF THE CENTERLINE OF A 100.00 FEET WIDE EASEMENT FOR THE SEABOARD COAST LINE RAILROAD COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 4331, AT PAGE 282, AND OFFICIAL RECORDS BOOK 4371, AT PAGE 323, ALL OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA. LESS THE EAST 35.00 FEET FOR PUBLIC RIGHT–OF–WAY, AND LESS AND EXCEPT THAT PARCEL TAKEN ON THE EAST SIDE AS PER CASE # 86–40255 RECORDED IN OFFICIAL RECORDS BOOK 15074, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA, SAID PARCEL DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST 1/2, OF THE EAST 1/2, OF THE N.W. 1/4 OF SAID SECTION 20, LYING SOUTH OF THE CENTERLINE OF THE SAID 100.00 FEET WIDE EASEMENT FOR THE SEABOARD COAST LINE RAILROAD COMPANY AND LYING EAST OF THAT CERTAIN BOUNDARY AGREEMENT LINE IN CASE # 86–40255 RECORDED IN SAID OR BOOK 15074, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

SUBJECT TO ANY DEDICATIONS, EASEMENTS, RESTRICTIONS, RESERVATION AND LIMITATIONS OF RECORDS.

PARCEL "E"

THE EAST 1/2, OF THE EAST 1/2, OF THE N.W. 1/4 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI–DADE COUNTY, FLORIDA, LYING NORTH OF THE CENTERLINE OF A 100.00 FEET WIDE EASEMENT FOR THE SEABOARD COAST LINE RAILROAD COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 4331, AT PAGE 282, AND OFFICIAL RECORDS BOOK 4371, AT PAGE 323, ALL OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA. LESS AND EXCEPT THAT PARCEL TAKEN ON THE EAST SIDE AS PER CASE # 86–40255 RECORDED IN OFFICIAL RECORDS BOOK 15074, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA, SAID PARCEL DESCRIBED AS FOLLOWS:

THAT PORTION OF THE EAST 1/2, OF THE EAST 1/2, OF THE N.W. 1/4 OF SAID SECTION 20, LYING NORTH OF THE CENTERLINE OF THE SAID 100.00 FEET WIDE EASEMENT FOR THE SEABOARD COAST LINE RAILROAD COMPANY AND LYING EAST OF THAT CERTAIN BOUNDARY AGREEMENT LINE IN CASE # 86–40255 RECORDED IN SAID OR BOOK 15074, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

AND

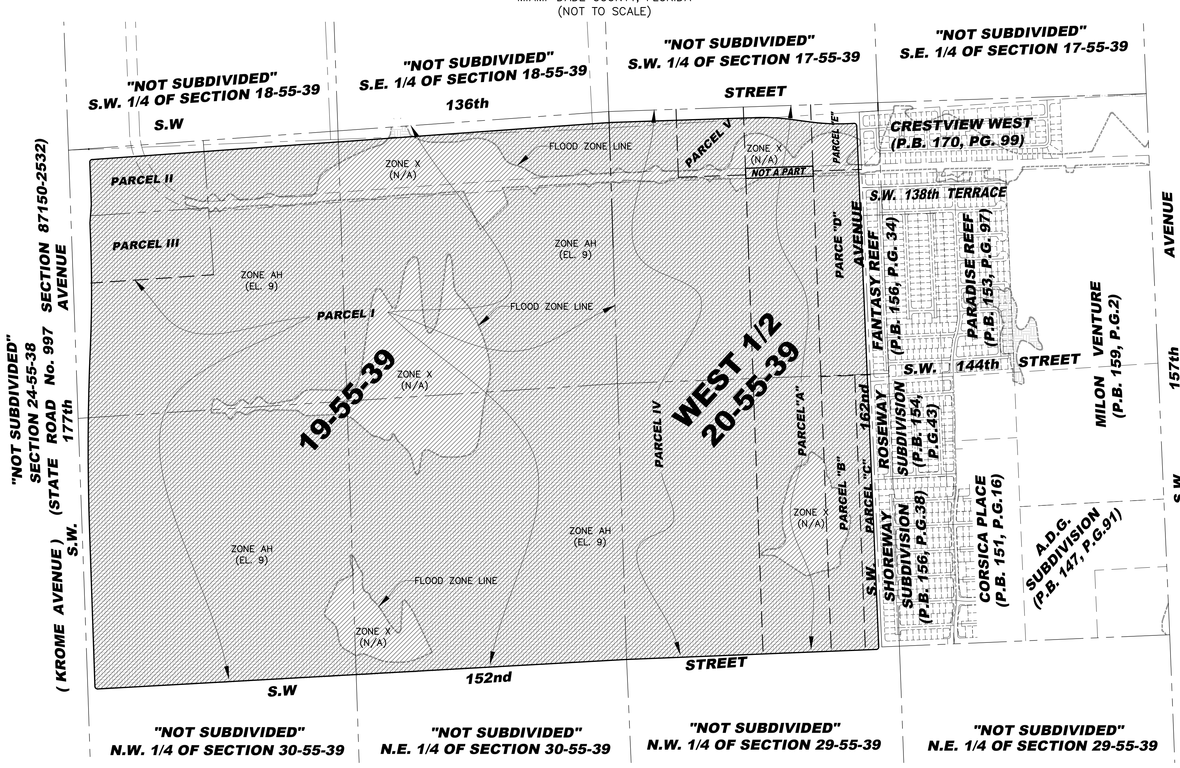
LESS THE FOLLOWING PARTICULARLY DESCRIBED PARCEL OF LAND FOR PUBLIC RIGHT–OF–WAY:

BEGIN AT THE AGREED N.W. CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, THAT CERTAIN "AGREED FINAL JUDGEMENT" AS RECORDED IN OFFICIAL RECORDS BOOK 15074, AT PAGE 1044 OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA. DATED JUNE 19, 1991; THENCE, N86°20'38"E, FOR 187.96 FEET; THENCE, N02°16'54"W, FOR 40.01 FEET; THENCE, S86°20'38"W, FOR 263.28 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A 2,060.00 FEET; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°09'38" FOR AN ARC DISTANCE OF 401.26 FEET TO A POINT OF TANGENCY; THENCE, N82°29'44"W, FOR 3.62 FEET; THENCE, S02°10'36"E, FOR 81.13 FEET TO THE BEGINNING OF A NON–TANGENT CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 2,140.00 FEET, TO WHICH A RADIAL LINE BEARS S07°14'10"W; THENCE, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°14'05" FOR AN ARC DISTANCE OF 419.62 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE SOUTHWESTERLY AND HAS A RADIUS OF 25.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°34'36" FOR AN ARC DISTANCE OF 39.96 FEET TO A POINT OF TANGENCY; THENCE, S02°25'20"E, FOR 454.01 FEET; THENCE, N88°08'59"E, FOR 35.00 FEET; THENCE, N02°25'20"W, FOR 520.62 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY DEDICATIONS, EASEMENTS, RESTRICTIONS, RESERVATION AND LIMITATIONS OF RECORDS.

LOCATION MAP

SECTIONS 19 & 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST
MIAMI–DADE COUNTY, FLORIDA
(NOT TO SCALE)



PARCEL I

SECTION 19, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LESS THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) THEREOF AND ROAD RIGHT(S) OF WAY(S). MIAMI–DADE COUNTY, FLORIDA, LESS THE NORTH 35.00 FEET AND THE SOUTH 55.00 FEET FOR PUBLIC RIGHT–OF–WAY.

AND

LESS AND EXCEPT THE AREA BOUNDED BY LINES LYING 55.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SECTION 19, TOWNSHIP 55 SOUTH, RANGE 39 EAST, AND BY THE EXISTING RIGHT–OF–WAY LINE FOR KROME AVENUE, SAID LINE BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL I, AS SHOWN IN OFFICIAL RECORDS BOOK 29646, PAGE 3592 OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA, SAID AREA FORMING A QUADRANT OF A CIRCLE WITH A RADIUS OF 25.00 FEET, FOR CORNER RADIUS PUBLIC RIGHT–OF–WAY DEDICATION PURPOSES.

PARCEL II

THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LOCATED IN MIAMI–DADE COUNTY, FLORIDA, LESS THE NORTH 35.00 FEET FOR PUBLIC RIGHT–OF–WAY.

AND

LESS AND EXCEPT THE AREA BOUNDED BY THE EXISTING RIGHT–OF–WAY LINE FOR KROME AVENUE, SAID LINE BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL II, AS SHOWN IN OFFICIAL RECORDS BOOK 29646, PAGE 3592 OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA, AND A LINE LYING 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 19, TOWNSHIP 55 SOUTH, RANGE 39 EAST, SAID AREA FORMING A QUADRANT OF A CIRCLE WITH A RADIUS OF 25.00 FEET, FOR CORNER RADIUS PUBLIC RIGHT–OF–WAY DEDICATION PURPOSES.

PARCEL III

THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 55 SOUTH, RANGE 39 EAST. MIAMI–DADE COUNTY.

LESS FROM ABOVE DESCRIBED PARCELS I, II AND III:

THAT PORTION OF S.W. 177TH AVENUE (KROME AVENUE/STATE ROAD NO. 997), LYING WEST OF THE EAST LINE OF THAT CERTAIN RIGHT–OF–WAY DEDICATION DESCRIBED IN OFFICIAL RECORDS BOOK 29646, PAGE 3592, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA;

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 18 (THE SAME BEING NORTH 1/4 CORNER OF SECTION 19), TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI–DADE COUNTY, FLORIDA, BEING A 1 1/2" DIAMETER IRON PIPE, THENCE S85°54'31'W, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18 FOR A DISTANCE OF 2,472.81 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED LINE; THENCE S02°05'46"E FOR 7.32 FEET; THENCE S02°03'00"E FOR 479.04 FEET; THENCE S04°19'23"W FOR 179.96 FEET; THENCE S02°03'27"E FOR 229.96 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 12,427.24 FEET AND A CENTRAL ANGLE OF 04°34'54", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 993.76 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 22,917.00 FEET AND A CENTRAL ANGLE OF 04°29'44", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 1,798.08 FEET; THENCE S01°58'17"E FOR 1,635.46 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE AFORESAID SECTION 19, SAID POINT LYING 66.05 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 19.

PARCEL IV

THE WEST (W 1/2) OF THE WEST (W 1/2) OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA, LESS THE NORTH 35.00 FEET FOR PUBLIC RIGHT–OF–WAY.

LESS AND EXCEPT:

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI–DADE COUNTY, FLORIDA.

PARCEL V

THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI–DADE COUNTY, FLORIDA., LESS THE NORTH 35.00 FEET AND LESS THE SOUTH 55.00 FEET FOR PUBLIC RIGHT–OF–WAY.

ALL PARCELS DESCRIBED ABOVE CONTAIN A COMBINED TOTAL OF 40,610,138 SQUARE FEET, AND/OR, 932.28 ACRES, MORE OR LESS.

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SECTION. 24-55-38
"NOT SUBDIVIDED"

S.W. 1/4 OF SECTION 18-55-39
"NOT SUBDIVIDED"

WEST LINE OF SECTION 19-55-39 (SEE NOTE No. 1)

N02°03'27"W 2656.72'

MAINTAINED RIGHT-OF-WAY LINE

(STATE ROAD No. 997 SECTION 87150-2532)

S.W 177th AVENUE (KROME AVENUE)

N01°18'49"E 255.08'

N00°46'53"E 666.24'

N02°03'27"W 636.42'

S02°03'27"E 229.96'

S04°19'23"W 179.96'

S02°03'00"E 422.19'

N87°56'33"E 20.00'

N02°03'27"W 28.66'

N85°54'31"E 201.60'

N85°54'27"E 245.05'

R=12427.24'
Δ=04°34'54"
A=993.76'

R=25.00'
Δ=87°57'27"
A=38.38'

PARCEL I

PARCEL III

PARCEL II

S.W. 136th STREET

45' F.P.L. EASEMENT (O.R.B. 15170, Pg.1491)

40' PROPOSED RIGHT-OF-WAY

40' ZONED RIGHT-OF-WAY

80' POSSIBLE CANAL RIGHT-OF-WAY

RIGHT-OF-WAY DEDICATION O.R.B. 29646, PAGE 3592

RIGHT-OF-WAY DEDICATIONS PER PLAT BOOK 124, PG 82 AND O.R.B 21760, PAGE 1341 AND O.R.B 21760, PAGE 1377 O.R.B. 21760, PAGE 1885

NW CORNER OF SECTION 19-55-39 FOUND 2" IRON PIPE (NO ID.)

NORTH LINE OF SECTION 19-55-39 PER 1940 DADE COUNTY SURVEY (SEE NOTE No. 1)

MATCH LINE # 2 (SEE RIGHT AVOBE)

MATCH LINE # 1 (SEE SHEET 4 OF 4)

EXISTING WESTERLY RIGHT-OF-WAY LINE STATE ROAD No. 997 S.W. 177th AVENUE (KROME AVENUE) (D.B. 2246, PG. 335)

EXISTING WESTERLY RIGHT-OF-WAY LINE STATE ROAD No. 997 S.W. 177th AVENUE (KROME AVENUE) (D.B. 3700, Pg. 599)

SECTION. 24-55-38
"NOT SUBDIVIDED"

WEST LINE OF SECTION 19-55-39 (SEE NOTE No. 1)

N02°03'27"W 2656.72'

(STATE ROAD No. 997 SECTION 87150-2532)

S.W 177th AVENUE (KROME AVENUE)

N02°03'27"W 2656.88'

N01°58'17"W 2657.35'

N01°03'57"W 1075.50'

N01°18'49"E 1255.08'

N87°56'33"E 14.38'

N02°03'27"W 1328.87'

N86°16'53"E 2667.45' (REC.) 2667.42' (MEAS.)

SOUTH LINE OF SEC. 19-55-39 (SEE NOTE No. 1)

N02°03'27"W 1329.43'

EAST LINE OF TH WEST 230 FEET OF THE SOUTH 1/2 OF SEC. 19-55-39.

R=22917.00'
Δ=04°29'44"
A=1798.08'

R=12427.24'
Δ=04°34'54"
A=993.76'

PARCEL I

35' ZONED RIGHT-OF-WAY LINE

CANAL 80' POSSIBLE RIGHT-OF-WAY

130' CANAL RESERVATION (O.R.B. 7131, Pg. 561)

RIGHT-OF-WAY DEDICATION O.R.B. 29646, PAGE 3592

RIGHT-OF-WAY DEDICATIONS PER PLAT BOOK 124, PG 82 AND O.R.B 21760, PAGE 1341 AND O.R.B 21760, PAGE 1377 O.R.B. 21760, PAGE 1885

MATCH LINE # 3 (SEE RIGHT AVOBE)

MATCH LINE # 1 (SEE SHEET 4 OF 4)

SECTION. 24-55-38
"NOT SUBDIVIDED"

EXISTING WESTERLY RIGHT-OF-WAY LINE STATE ROAD No. 997 S.W. 177th AVENUE (KROME AVENUE) (D.B. 2246, PG. 335)

S.W 177th AVENUE (KROME AVENUE)

(STATE ROAD No. 997 SECTION 87150-2532)

WEST LINE OF SECTION 19-55-39 (SEE NOTE No. 1)

N02°03'27"W 2656.88'

N01°58'17"W 2657.35'

S86°33'43"W 100.03'

N02°03'27"W 1328.87'

N02°03'27"W 1198.84'

S01°58'17"E 1635.46'

N02°03'27"W 1199.40'

N86°33'43"E 2433.80'

S86°33'43"W 2433.91'

N02°03'27"W 1329.43'

EAST LINE OF THE WEST 230 FEET OF THE SOUTH 1/2 OF SECTION 19-55-39.

R=22917.00'
Δ=04°29'44"
A=1798.08'

PARCEL I

130' CANAL RESERVATION (O.R.B. 7131, Pg. 561)

130' CANAL RESERVATION (O.R.B. 7118, Pg. 390)

80' POSSIBLE CANAL RIGHT-OF-WAY

RIGHT-OF-WAY DEDICATION O.R.B. 29646, PAGE 3592

RIGHT-OF-WAY DEDICATIONS PER PLAT BOOK 124, PG 82 AND O.R.B 21760, PAGE 1341 AND O.R.B 21760, PAGE 1377 O.R.B. 21760, PAGE 1885

MATCH LINE # 4 (SEE RIGHT AVOBE)

MATCH LINE # 3 (SEE LEFT BELOW)

MATCH LINE # 1 (SEE SHEET 4 OF 4)

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MATCH LINE # 8 (SEE SHEET 4 OF 4)

MATCH LINE # 5 (SEE RIGHT AVOBE)

MATCH LINE # 5 (SEE LEFT BELOW)

MATCH LINE # 6 (SEE RIGHT AVOBE)

MATCH LINE # 6 (SEE LEFT BELOW)

MATCH LINE # 7 (SEE RIGHT AVOBE)

PARCE "D"

PARCEL "E"

PARCEL "B"

PARCEL "C"

S.W. 162nd AVENUE

S.W. 161st PLACE

S.W. 138th TERRACE

S.W. 139th STREET

S.W. 136th TERRACE

S.W. 136th STREET

S.W. 136th WAY

S.W. 144th TERRACE

S.W. 144th STREET

S.W. 143rd LANE

S.W. 143rd STREET

S.W. 148th TERRACE

S.W. 147th LANE

S.W. 147th STREET

S.W. 150th STREET

FANTASY REEF (P.B. 156, PG. 34)

PARADISE REEF (P.B. 153, PG. 97)

CRESTVIEW WEST (P.B. 170, PG. 99)

ROSEWAY SUBDIVISION (P.B. 154, PG. 43)

SHOREWAY SUBDIVISION (P.B. 156, PG. 38)

SEABOARD COAST LINE RAILROAD RIGHT-OF-WAY

S02°25'20"E 4593.84'

N02°25'20"W 5294.25'

S02°25'20"E 454.01'

S02°25'20"E 100.00'

1975.99'

2697.63'

520.62'

N88°08'59"E 35.00'

S88°08'59"W 35.00'

R=2060.00'
Δ=11°09'38"
A=401.26'

R=2140.00'
Δ=11°14'05"
A=419.62'

R=25.00'
Δ=91°34'36"
A=39.96'

S86°20'38"W 74.36'

N86°20'38"E 187.96' (CALC.)

N86°20'38"E 263.28' (TOTAL) (CALC.)

S88°05'28"W 798.90' (CALC.)

N03°39'22"W 40.00'

N02°16'54"W 81.36' (CALC.)

AGREED WEST LINE OF THE EAST 1/2 OF SECTION 20-55-39 (SEE NOTE No. 2)

EAST LINE OF THE WEST 1/2 OF SECTION 20-55-39 (SEE NOTE No. 1)

CENTERLINE OF S.W. 162nd AVENUE AS PER O.R.B. 15073, Pg. 1084

EASEMENT GRANTED TO SEABOARD AIRLINE RAILROAD COMPANY (O.R.B. 4331, Pg. 282) AND (O.R.B. 4371, Pg. 323)

15' F.P.L. EASEMENT (O.R.B. 20010, Pg. 2356)

15' F.P.L. EASEMENT (O.R.B. 20010, Pg. 2360)

35' ZONED RIGHT-OF-WAY LINE

40' ZONED RIGHT-OF-WAY

40' EXISTING RIGHT-OF-WAY (P.B. 170, PG. 99)

PROPOSED DEDICATION

ASPHALT PAVEMENT

GUARD RAIL

NORTH LINE OF SECTION 20-55-39 (SEE NOTE No. 1)

FOUND 1/2" IRON PIPE AGREED N.W. CORNER OF THE EAST 1/2 OF SECTION 20-55-39 (SEE NOTE No. 2)

FOUND NAIL & DISC (NO ID.)

FOUND 1/2" IRON PIPE (NO ID.)

P.U.M. MANHOLE RIM EL.=8.84'

WATER VALVE

FIRE HYDRANT

TRAFFIC SIGN

CATCH BASIN RIM EL.=7.58'

CATCH BASIN RIM EL.=7.37'

CATCH BASIN RIM EL.=7.70'

CATCH BASIN RIM EL.=7.24'

CATCH BASIN RIM EL.=7.30'

CATCH BASIN RIM EL.=7.78'

CATCH BASIN RIM EL.=7.20'

CATCH BASIN RIM EL.=7.40'

CATCH BASIN RIM EL.=7.63'

5' CONCRETE SIDEWALK

ALUMINUM LIGHT POLE

ELECTRIC BOX

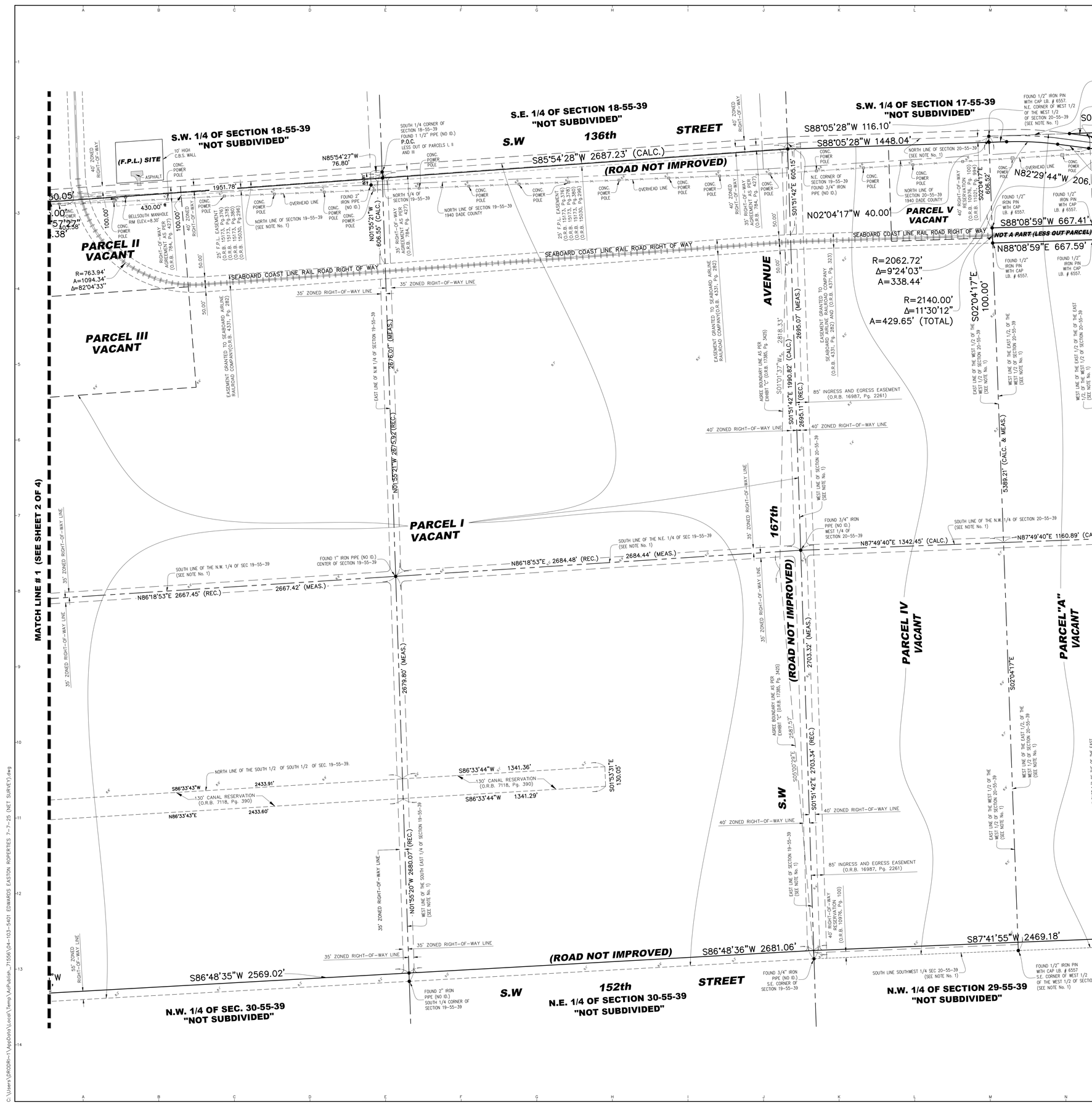
CONC. POWER POLE

ALUMINUM LIGHT POLE BASE

TRAFFIC SIGN BASE

ALUMINUM LIGHT POLE BASE RIM EL.=7.30'

ALUMINUM LIGHT POLE BASE RIM EL.=7.37'



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APPENDIX B – DESIGN STORM, STORMWATER PARAMETERS

NOTES TO USERS

p is for use in administering the National Flood Insurance Program. It t necessarily identify all areas subject to flooding, particularly from local e sources of small size. The **community map repository** should be d for possible updated or additional flood hazard information.

in more detailed information in areas where **Base Flood Elevations** and/or **floodways** have been determined, users are encouraged to consult d Profiles and Floodway Data and/or Summary of Stillwater Elevations ontained within the Flood Insurance Study (FIS) report that accompanies M. Users should be aware that BFEs shown on the FIRM represent l whole-foot elevations. These BFEs are intended for flood insurance urposes only and should not be used as the sole source of flood n information. Accordingly, flood elevation data presented in the FIS should be utilized in conjunction with the FIRM for purposes of tion and/or floodplain management.

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rmation Services
/NGS12
Geodetic Survey
#9202
st-West Highway
ring, Maryland 20910-3282
3-3242

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LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUND BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood tha 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Are area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Bas Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); depths determined. For areas of alluvial fan flooding, velocit determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annua flood by a flood control system that was subsequently decertified. indicates that the former flood control system is being restored to protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Feder protection system under construction; no Base Flood El determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Bas Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Bas Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be k of encroachment so that the 1% annual chance flood can be carried without substantial i in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flo average depths of less than 1 foot or with drainage areas le 1 square mile; and areas protected by levees from 1% annual chanc

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Area

	Floodplain boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area zon boundary dividing Special Flood Hazard Areas of differe Flood Elevations, flood depths or flood velocities.
~~ 513 ~~~	Base Flood Elevation line and value; elevation in feet*
(EL 987)	Base Flood Elevation value where uniform within zone; e in feet*

* Referenced to the National Geodetic Vertical Datum of 1929

(A)———(A)	Cross section Line
(23)- - - - -(23)	Transect line
87°07'45", 32°22'30"	Geographic coordinates referenced to the North Am Datum of 1983 (NAD 83), Western Hemisphere
2476000mN	1000-meter Universal Transverse Mercator grid values, zo 17
600000 FT	5000-foot grid ticks: Florida State Plane coordinate syste East zone (FIPSZONE 0901), Transverse Mercator projec
DX5510 ×	Bench mark (see explanation in Notes to Users section o FIRM panel)
●M1.5	River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
January 20, 1993

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
March 2, 1994 - May 16, 1994 - July 17, 1995 - for description of revision, see Notice to User page in the Flood Insurance Study report.
September 11, 2009 - to reflect revised shoreline, to incorporate previously issued Letters of Map Revision, to update corporate limits, to add and change Base Flood Elevations, to chang zone designations, to add roads and road names, to add and change Special Flood Hazard A and to reflect updated topographic information

For community map revision history prior to countywide mapping, refer to the Com Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your In agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET
150 0 150 300 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0439L

FIRM
FLOOD INSURANCE RATE

MIAMI-DADE COUNTY, FLORIDA
AND INCORPORATED AREAS

PANEL 439 OF 1031

(SEE MAP INDEX FOR FIRM PANEL LA

CONTAINS:

COMMUNITY	NUMBER	PANEL
MIAMI - DADE COUNTY	120635	0439

Notice to User: The **Map Number** shown below used when placing map orders; the **Communi** shown above should be used on insurance applicat subject community.

MAP NU
12086C

MAP RE
SEPTEMBER 1

Federal Emergency Management

NOTES TO USERS

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ZONE V Coastal flood zone with velocity hazard (wave action); no Bas Elevations determined.

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FLOODWAY AREAS IN ZONE AE

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Floodplain boundary

Floodway boundary

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FLOOD INSURANCE RATE MAP
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NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0440L

FIRM
FLOOD INSURANCE RATE

MIAMI-DADE COUNTY
FLORIDA
AND INCORPORATED AREAS

PANEL 440 OF 1031
(SEE MAP INDEX FOR FIRM PANEL LA

CONTAINS:

COMMUNITY	NUMBER	PANEL
MIAMI - DADE COUNTY	120635	0440

Notice to User: The **Map Number** shown below used when placing map orders; the **Communit** shown above should be used on insurance applica subject community.

MAP NU
12086

MAP RE
SEPTEMBER 1

Federal Emergency Management

APPENDIX C – PROPOSED AND EXISTING STAGE STORAGE CALCULATIONS

Langan Engineering and Environmental Services

15150 NW 79th Court, Suite 200
Miami Lakes, FL 33016
(786) 264-7200

Date:	**June 16, 2025**
Project Name:	**City Park**
Project Number:	**330090201**
Prepared By:	**MPC**

SURFACE WATER MANAGEMENT CALCULATIONS (S.F.W.M.D. CRITERIA)

I. GIVEN:

A. ACREAGE:

1	Lake Area =	0.00	ac.		
2	Lake Bank Area =	0.00	ac.		
3	Building =	0.00	ac.		
4	Impervious	0.00	ac.		
5	Pervious Area	953.70	ac.	Imp	0.00
6	N/A		ac.		
7	N/A		ac.		
6	**Total =**	**953.70**	**ac.**		

B. OTHER:

1. The current zoning on the property is

II. DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

1. If a wet detention system, then whichever is the greater of the following:
   a. The first inch of runoff from the entire project site.
   b. The amount of 2.5 inches times the percent impervious for the project site.

2. If a dry detention system, then 75% of the volume required for the wet detention system.

3. If a retention system, then 50% of the volume required.

Also, the following shall apply:

4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.

5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENTS AND RAINFALL AMOUNTS:

a. Design Event for Equipment FFE

Frequency:	100	year	
Duration:	24	hour	
Amount:		inches	

b. Design Event for Minimum Road Elevation (if not specified by Local District Criteria):

Frequency:	5	year	
Duration:	24	day	
Amount:	6.50	inches	

c. Design Event for Minimum Discharge Elevation:

Frequency:	25	year	
Duration:	3	day	
Amount:	9.22	inches	3.28 credit

d. Design Event for Finish Floor Elevation

Frequency:	100	year	
Duration:	3	day	
Amount:	13.72	inches	3.28 credit

2. ADDITIONAL DESIGN INFORMATION:

a. Design Water / Control Elevation: 7.00 NGVD
(Note: Proposed minimum road elevation must be at least 2 feet above the wet season water table or control elevation.)

b. Drainage Basin / Canal Number:

C. 2.476

STAGE ELEVATION INFORMATION:

Item:	Description:	S type	Length ft.	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1	Lake Area	V		0.00			100	100	0.00
2	Lake Area	L							0.00
3		V							0.00
4	Impervious	L		0.00			100	100	0.00
5		V							
6	Park	L		953.70	7.40	9.40	0	50	1.00
7	N/A	L							0.00
8		V							
9		L							0.00
10									
11	Building =	V		0.00			100	100	0.00
E	Seepage and Evapotranspiration								
	Total:			**953.700**	**7.40**	**9.40**	**0.00**	**50.00**	**1.0**

* Abbreviations:
S = Storage; (V = Vertical Storage & L = Linear Storage)
I = Impervious
C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)
T = Exfiltration Trench

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: **2** **FLATWOODS**

Depth to Water Table ft.	Cumulative Water Storage (Pre.-Dev.) in.	Compacted Water Storage (Post 50%) in.	Compacted Water Storage (Post 100%) in.
1	0.76	0.67	0.57
2	2.50	2.19	1.88
3	5.40	4.73	4.05
4	9.00	7.88	6.75

2. Available Soil Storage Calculation:

Item:	Description:	Ave. Elev. ft.	S in.	P Area acres	Volume Stored ac-in
1	Lake Area	0.00	0.00	0.000	0.00
2	Lake Area	0.00	0.00	0.000	0.00
3	0	0.00	0.00	0.000	0.00
4	Impervious	0.00	0.00	0.000	0.00
5	0	0.00	0.00	0.000	0.00
6	Park	8.40	1.27	953.700	1215.01
7	N/A	0.00	0.00	0.000	0.00
8	0	0.00	0.00	0.000	0.00
9	0	0.00	0.00	0.000	0.00
10	0	0.00	0.00	0.000	0.00
11	Building =	0.00	0.00	0.000	0.00
	Total:	**8.40**	**1.27**	**953.700**	**1215.01**

* Abbreviations: S = Soil Storage
P = Pervious

3. Moisture Storage Calculation (S):
= Available soil storage / Total Site Area
= 1215.01 ac-in / 953.700 acres
= **1.27 inches**

4. SCS Curve Number Calculation (CN):
= 1000 / (S + 10)
= 1000 / (1.274 + 10)
= **89**

E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

Stage ft.	STORAGE (ac-ft) Item:	1 ac-ft	2 ac-ft	3 ac-ft	4 ac-ft	5 ac-ft	6 ac-ft	7 ac-ft	8 ac-ft	9 ac-ft	10 ac-ft	E ac-ft	Total ac-ft
7.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8.00		0.00	0.00	0.00	0.00	0.00	85.83	0.00	0.00	0.00	0.00	0.00	85.83
8.50		0.00	0.00	0.00	0.00	0.00	288.49	0.00	0.00	0.00	0.00	0.00	288.49
9.00		0.00	0.00	0.00	0.00	0.00	610.37	0.00	0.00	0.00	0.00	0.00	610.37
9.50		0.00	0.00	0.00	0.00	0.00	1049.07	0.00	0.00	0.00	0.00	0.00	1049.07
10.00		0.00	0.00	0.00	0.00	0.00	1525.92	0.00	0.00	0.00	0.00	0.00	1525.92
10.50		0.00	0.00	0.00	0.00	0.00	2002.77	0.00	0.00	0.00	0.00	0.00	2002.77
11.00		0.00	0.00	0.00	0.00	0.00	2479.62	0.00	0.00	0.00	0.00	0.00	2479.62
11.50		0.00	0.00	0.00	0.00	0.00	2956.47	0.00	0.00	0.00	0.00	0.00	2956.47
12.00		0.00	0.00	0.00	0.00	0.00	3433.32	0.00	0.00	0.00	0.00	0.00	3433.32
12.50		0.00	0.00	0.00	0.00	0.00	3910.17	0.00	0.00	0.00	0.00	0.00	3910.17
13.00		0.00	0.00	0.00	0.00	0.00	4387.02	0.00	0.00	0.00	0.00	0.00	4387.02
13.50		0.00	0.00	0.00	0.00	0.00	4863.87	0.00	0.00	0.00	0.00	0.00	4863.87
14.00		0.00	0.00	0.00	0.00	0.00	5340.72	0.00	0.00	0.00	0.00	0.00	5340.72
14.50		0.00	0.00	0.00	0.00	0.00	5817.57	0.00	0.00	0.00	0.00	0.00	5817.57
15.00		0.00	0.00	0.00	0.00	0.00	6294.42	0.00	0.00	0.00	0.00	0.00	6294.42
15.50		0.00	0.00	0.00	0.00	0.00	6771.27	0.00	0.00	0.00	0.00	0.00	6771.27
16.00		0.00	0.00	0.00	0.00	0.00	7248.12	0.00	0.00	0.00	0.00	0.00	7248.12
16.50		0.00	0.00	0.00	0.00	0.00	7724.97	0.00	0.00	0.00	0.00	0.00	7724.97
17.00		0.00	0.00	0.00	0.00	0.00	8201.82	0.00	0.00	0.00	0.00	0.00	8201.82

* Abbreviations: E = Exfiltration Trench

Langan Engineering and Environmental Services

15150 NW 79th Court, Suite 200
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(786) 264-7200

Date:	**June 16, 2025**
Project Name:	**City Park**
Project Number:	**330090201**
Prepared By:	

SURFACE WATER MANAGEMENT CALCULATIONS (S.F.W.M.D. CRITERIA)

I. GIVEN:

A. ACREAGE:

1	Lake Area =	66.00	ac.
2	Lake Bank Area =	0.00	ac.
3	Building =	229.49	ac.
4	Impervious	438.12	ac.
5	Pervious Area	220.09	ac.
6	N/A		ac.
7	N/A		ac.
6	**Total =**	**953.70**	**ac.**

B. OTHER:

1. The current zoning on the property is

II. DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

1. If a wet detention system, then whichever is the greater of the following:
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2. If a dry detention system, then 75% of the volume required for the wet detention system.

3. If a retention system, then 50% of the volume required.

Also, the following shall apply:

4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.

5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENTS AND RAINFALL AMOUNTS:

a. Design Event for Equipment FFE

Frequency:	100	year	
Duration:	24	hour	
Amount:		inches	

b. Design Event for Minimum Road Elevation (if not specified by Local District Criteria):

Frequency:	5	year	
Duration:	24	day	
Amount:	6.50	inches	

c. Design Event for Minimum Discharge Elevation:

Frequency:	25	year	
Duration:	3	day	
Amount:	9.22	inches	3.28 credit

d. Design Event for Finish Floor Elevation

Frequency:	100	year	
Duration:	3	day	
Amount:	13.72	inches	3.28 credit

2. ADDITIONAL DESIGN INFORMATION:

a. Design Water / Control Elevation: 7.00 NGVD
(Note: Proposed minimum road elevation must be at least 2 feet above the wet season water table or control elevation.)

b. Drainage Basin / Canal Number:

C. 2.476

STAGE ELEVATION INFORMATION:

Item:	Description:	S type	Length ft.	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1	Lake Area	V		66.00	7.00	7.00	100	100	6.92
2	Lake Area	L							0.00
3		V							0.00
4	Impervious	L		438.12	8.50	10.00	100	100	45.94
5		V							
6	Park	L		220.09	8.00	9.00	0	50	23.08
7	N/A	L							0.00
8	Building =	V		229.49	10.50	10.50	100	100	24.06
9		L							0.00
10									
11									
E	Seepage and Evapotranspiration								
	Total:			**953.700**	**7.00**	**10.50**	**76.92**	**88.46**	**100.0**

* Abbreviations:
S = Storage; (V = Vertical Storage & L = Linear Storage)
I = Impervious
C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)
T = Exfiltration Trench

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: **2** **FLATWOODS**

Depth to Water Table ft.	Cumulative Water Storage (Pre.-Dev.) in.	Compacted Water Storage (Post 50%) in.	Compacted Water Storage (Post 100%) in.
1	0.76	0.67	0.57
2	2.50	2.19	1.88
3	5.40	4.73	4.05
4	9.00	7.88	6.75

2. Available Soil Storage Calculation:

Item:	Description:	Ave. Elev. ft.	S in.	P Area acres	Volume Stored ac-in
1	Lake Area	7.00	0.00	0.000	0.00
2	Lake Area	0.00	0.00	0.000	0.00
3	0	0.00	0.00	0.000	0.00
4	Impervious	9.25	2.42	0.000	0.00
5	0	0.00	0.00	0.000	0.00
6	Park	8.50	1.43	220.090	313.90
7	N/A	0.00	0.00	0.000	0.00
8	Building =	10.50	5.40	0.000	0.00
9	0	0.00	0.00	0.000	0.00
10	0	0.00	0.00	0.000	0.00
11	0	0.00	0.00	0.000	0.00
Total:		**8.50**	**9.25**	**220.090**	**313.90**

* Abbreviations: S = Soil Storage
P = Pervious

3. Moisture Storage Calculation (S):
= Available soil storage / Total Site Area
= 313.90 ac-in / 953.700 acres
= **0.33 inches**

4. SCS Curve Number Calculation (CN):
= 1000 / (S + 10)
= 1000 / (0.329 + 10)
= **97**

E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

Stage ft.	STORAGE (ac-ft) Item:	1 ac-ft	2 ac-ft	3 ac-ft	4 ac-ft	5 ac-ft	6 ac-ft	7 ac-ft	8 ac-ft	9 ac-ft	10 ac-ft	E ac-ft	Total ac-ft
7.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8.00		66.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	66.00
8.50		99.00	0.00	0.00	0.00	0.00	27.51	0.00	0.00	0.00	0.00	0.00	126.51
9.00		132.00	0.00	0.00	36.51	0.00	110.05	0.00	0.00	0.00	0.00	0.00	278.56
9.50		165.00	0.00	0.00	146.04	0.00	220.09	0.00	0.00	0.00	0.00	0.00	531.13
10.00		198.00	0.00	0.00	328.59	0.00	330.14	0.00	0.00	0.00	0.00	0.00	856.73
10.50		231.00	0.00	0.00	547.65	0.00	440.18	0.00	0.00	0.00	0.00	0.00	1218.83
11.00		264.00	0.00	0.00	766.71	0.00	550.23	0.00	114.75	0.00	0.00	0.00	1695.68
11.50		297.00	0.00	0.00	985.77	0.00	660.27	0.00	229.49	0.00	0.00	0.00	2172.53
12.00		330.00	0.00	0.00	1204.83	0.00	770.32	0.00	344.24	0.00	0.00	0.00	2649.38
12.50		363.00	0.00	0.00	1423.89	0.00	880.36	0.00	458.98	0.00	0.00	0.00	3126.23
13.00		396.00	0.00	0.00	1642.95	0.00	990.41	0.00	573.73	0.00	0.00	0.00	3603.08
13.50		429.00	0.00	0.00	1862.01	0.00	1100.45	0.00	688.47	0.00	0.00	0.00	4079.93
14.00		462.00	0.00	0.00	2081.07	0.00	1210.50	0.00	803.22	0.00	0.00	0.00	4556.78
14.50		495.00	0.00	0.00	2300.13	0.00	1320.54	0.00	917.96	0.00	0.00	0.00	5033.63
15.00		528.00	0.00	0.00	2519.19	0.00	1430.59	0.00	1032.71	0.00	0.00	0.00	5510.48
15.50		561.00	0.00	0.00	2738.25	0.00	1540.63	0.00	1147.45	0.00	0.00	0.00	5987.33
16.00		594.00	0.00	0.00	2957.31	0.00	1650.68	0.00	1262.20	0.00	0.00	0.00	6464.18
16.50		627.00	0.00	0.00	3176.37	0.00	1760.72	0.00	1376.94	0.00	0.00	0.00	6941.03
17.00		660.00	0.00	0.00	3395.43	0.00	1870.77	0.00	1491.69	0.00	0.00	0.00	7417.88

* Abbreviations: E = Exfiltration Trench

F. MINIMUM ELEVATION CALCULATIONS TO VERIFY FLOOD PLAIN ENCROACHMENT (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 3-Day storm event:
   = **13.72 in.**

2. Compute inches of runoff, Q:
   = (P - (0.2 S)) ^2 / (P + (0.8 X S))
   = (13.72 in. - (0.2 X 0.33 in.)) ^2 / (13.72 in. + (0.8 X 0.33 in.))
   = **13.33 inches of runoff**

3. Compute volume of runoff:
   = (Inches of Runoff) X (Project Area)
   = 13.33 inches X 953.700 acres X (1 foot / 12 inches)
   = **1059.62 ac-ft of storage required (zero discharge)**
   =

4. From the stage vs storage curve, **1059.62** ac-ft corresponds to elevation **10.28** NGVD

G. MINIMUM DISCHARGE ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 25-Year, 3-Day storm event:
   = **9.22 in.**

2. Compute inches of runoff, Q:
   = (P - (0.2 S)) ^2 / (P + (0.8 X S))
   = (9.22 in. - (0.2 X 0.33 in.)) ^2 / (9.22 in. + (0.8 X 0.33 in.))
   = **8.84 inches of runoff**

3. Compute volume of runoff:
   = (Inches of Runoff) X (Project Area)
   = 8.84 inches X 953.700 acres X (1 foot / 12 inches)
   = **702.28 ac-ft of storage required (zero discharge)**

4. From the stage vs storage curve, **702.28** ac-ft corresponds to elevation **9.76** NGVD

H. MINIMUM ROAD CROWN ELEVATION CALCULATIONS (ZERO DISCHARGE):

1. The rainfall amount for the 100-Year, 1-Day storm event:
   = **0.00 in.**

2. Compute inches of runoff, Q:
   = (P - (0.2 S)) ^2 / (P + (0.8 X S))
   = (0.00 in. - (0.2 X 0.33 in.)) ^2 / (0.00 in. + (0.8 X 0.33 in.))
   = **0.02 inches of runoff**

3. Compute volume of runoff:
   = (Inches of Runoff) X (Project Area)
   = 0.02 inches X 953.700 acres X (1 foot / 12 inches)
   = **1.31 ac-ft of storage required (zero discharge)**

4. From the stage vs storage curve, **1.31** ac-ft corresponds to elevation **7.02** NGVD

APPENDIX D – EXFILTRATOIN TRENCH CALCULATIONS

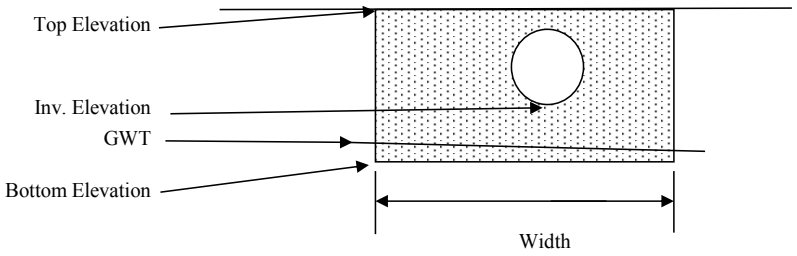
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES

Preliminary Exfiltration Trench Calculations

WATER QUALITY CALCULATIONS

Total Drainage Area =	887.70	acres.	Total Drainage Area Less Lake		
Impervious Area =	667.61	acres.	(C =	0.90	)
Pervious Area =	220.09	acres.	(C =	0.30	)

Lowest Grnd. Elev. for Prop. Exfil. Trench =	8.50	ft. NGVD
Lowest Exist. Grate Elevation =	8.50	ft. NGVD



Proposed Exfiltration Trench:

Top Elevation =	7.00	ft. NGVD
GWT =	7.000	ft. NGVD
Pipe Diameter =	18	inches
Inv. Elevation =	7.00	ft. NGVD
Bottom Elevation =	-8.00	ft. NGVD
Width =	5.00	feet.
Weir Elevation =	n/a	ft. NGVD

Existing Exfiltration Trench:

Top Elevation =	n/a	ft. NGVD
GWT =	n/a	ft. NGVD
Pipe Diameter =	n/a	inches
Inv. Elevation =	n/a	ft. NGVD
Bottom Elevation =	n/a	ft. NGVD
Width =	n/a	feet.
Length =	n/a	feet.
Assumed Usage =	0	percent

Weighted k =	9.79E-04	cfs/sf-ft of head.
Safety Factor =	2	
DESIGN STORM FREQUENCY (YEARS):	5	
MINIMUM TIME OF CONCENTRATION (MINUTES):	10.00	

BASIN DESIGN INFORMATION per DERM

TOTAL DRAINAGE AREA =	**359.247**	hectares or	**887.700**	acres.
TOTAL IMPERVIOUS DRAINAGE AREA =	**270.178**	hectares or	**667.610**	acres.
IMPERVIOUS RUNOFF COEFFICIENT =	**0.90**			
TOTAL PERVIOUS DRAINAGE AREA =	**89.069**	hectares or	**220.090**	acres.
PERVIOUS RUNOFF COEFFICIENT =	**0.30**			
SUB-BASIN DRAINAGE AREA =	**359.247**	hectares or	**887.700**	acres.
SUB-BASIN IMPERVIOUS DRAINAGE AREA =	**270.178**	hectares or	**667.610**	acres.
IMPERVIOUS RUNOFF COEFFICIENT =	**0.90**			
SUB-BASIN PERVIOUS DRAINAGE AREA =	**89.069**	hectares or	**220.090**	acres.
PERVIOUS RUNOFF COEFFICIENT =	**0.30**			
SUB-BASIN TIME OF CONCENTRATION =	**10.00**	minutes		
DESIGN STORM FREQUENCY =	**5**	years		
SUB-BASIN TIME OF CONCENTRATION =	**10.00**	minutes		
SUB-BASIN TIME FOR FIRST INCH OF RUNOFF =	**14.03**	minutes		
REQUIRED WATER QUALITY TREATMENT TIME =	**24.03**	minutes		
V1" =	**1.94**	ac.-ft.		

WATER QUALITY CALCULATIONS

Water Qaulity Based on 1" Over the Entire Drainage Area =	**1.22**	ac-ft
Water Qaulity Based on 2.5" Over the Impervious Area =	**139.09**	ac-ft

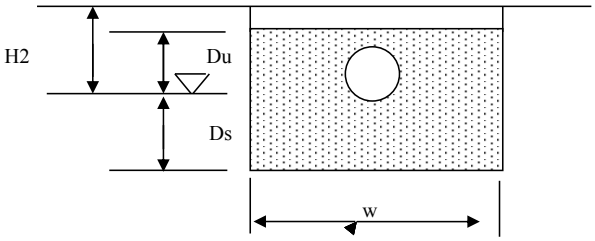
TREATMENT VOLUME REQUIRED (Greater of the two above):

Vtrmt =	**6,058,561**	**cu. ft.**
Vtrmt =	**139.09**	**ac.-ft.**

TYPICAL EXFILTRATION TRENCH DESIGN by SFWMD

L = SF x (Volume WQ + Volume Additional) / [k x (2 x H2 x Du - Du^2 + 2 x H2 x Ds) + (1.39 x 10^-4) x (W x Du + PS)]

Volume = Treatment Vol. - Capacity of Exist. Trench (ac-in)
k = Weighted Hyd. Conductivity (cfs/sf - ft)
H2 = Depth to the Water Table (ft)
W = Trench width (ft)
Du = Non-Saturated Trench Depth (ft)
Ds = Saturated Trench Depth (ft)
0 SF = Safety Factor
PS = Pipe Storage (ft.^3)



Capacity of Exist. Exfil. Trench =	**0.000**	ha-m or	**0.000**	ac.-ft.
Treatment Volume =	**17.163**	ha-m or	**139.09**	ac.-ft.
Volume =	**1669.025**	ac-in.		
k =	**9.79E-04**	cfs/sf-ft		
H2 =	**1.50**	ft.		
W =	**5.00**	ft.		
Du =	**0.00**	ft.		
Ds =	**15.00**	ft.		
SF =	**2.00**			

L Required = 75,350 feet

PROVIDED LENGTH = 182,000 feet

APPENDIX E – FLOOD PLAIN COMPENSATION

LANGAN

6/19/2025

City Park

FLOODPLAIN COMPENSATIONS CALCULATIONS

SURFACE WATERMANAGEMENT CALCULATIONS

I. Design Criteria:

1) SHWT: 7.00 ft. NGVD

2) Rainfall Amounts:

Design Events	SFWMD Rainfall Amounts*	
	24 Hour	72 Hour
100 Year Storm Event	12.00 inches	17.00 inches

*Rainfall data was obtained from the SFWMD rainfall maps Handbook Volume II

II. Pre-Development Runoff and Volume Calculations

1) Pre-Development Area Breakdown:

Description	Area (Ac.)	% of Area	From Elevation (ft.)	To Elevation (ft.)	C % (0%, 50%, 100%)
Building	0.00	0.00%			
Pervious	953.70	100.00%	7.40	9.30	0%
Impervious	0.00	0.00%			

Total Site Area: **953.70 Ac.***

*Area excludes the existing stadium building coverage which has a separate drainage system from the rest of the site

2) SCS Curve Number and Soil Storage Calculations:

A) Soil Moisture Storage table for Flatwoods (2) Soil Type:

Depth to Water Table (ft.)	Cumulative Moisture Storage (in.) C 0%	Cumulative Moisture Storage (in) C 50%	Cumulative Moisture Storage (in.) C 100%
1	0.60	0.53	0.45
2	2.50	2.19	1.88
3	5.40	4.73	4.05
4	9.00	7.88	6.75

C=Compaction

Note: Moisture Storage based on SFWMD Part III Section F. Water Storage, A. Ground Storage

B) Available Soil Storage Calculations:

Soil Storage Calculations:

Description	Area (Ac.) (A)	Avg. Elevation (ft.)	Depth to SHWT (ft.)	Moisture Storage (S)	Volume Stored (Ac-in) (V)*
Building	0.00	0.00			0.00
Pervious	953.70	8.35	1.35	7.88	7510.39
Impervious	0.00	0.00			0.00

*V=A x S

Total Volume Stored: **7510.39**

Moisture Storage Calculation (S):

= Available Storage / Total Site Area
= 7510.39 ac-in / 953.70 acres
= **7.88 inches**

SCS Curve Number Calculation (CN):

= 1000 / (S + 10)
= 1000 / (2.24 + 10)
= **56**

4) Site Pre-Development Runoff Volume and Sotrage Volume Calculations

A) SCS Runoff Volume Calculation:

$$= \frac{(P - 0.2\,S)^2}{(P + 0.8\,S)}$$

$$= \frac{(17 - 0.2\,(2.29))^2}{(17 + 0.8(2.29))}$$

= **10.21 inches**

Q= 14.53 in x 129.40 ac
= 9738.82 ac-in
811.57 ac-ft

B) Available Site Pre-development Storage:
Available Volume = **610.37 ac-ft***
This volume was calculated at elevation 9 ft-NGVD, which is the FEMA Base Flood Elevation at the site

C) Difference Between the Runoff Storage and Available Storage Volume
= **201.20 ac-ft**
The runoff volume is larger than the available storage, therefore the site is an exporter site.

The proposed development will retain the 100 year 3 day storm event, therefore, there will be no negative impact to the surrounding area.

APPENDIX F– NUTRIENT LOADING ANALYSIS

Complete Report (not including cost)

Project: City Park
Date: 7/29/2025 11:07:54 AM

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	City Park
Rainfall Zone	Florida Zone 5
Annual Mean Rainfall	55.00

Pre-Condition Landuse Information

Landuse	Agricultural - General: TN=2.800 TP=0.487
Area (acres)	953.70
Rational Coefficient (0-1)	0.11
Non DCIA Curve Number	74.00
DCIA Percent (0-100)	0.00
Nitrogen EMC (mg/l)	2.800
Phosphorus EMC (mg/l)	0.487
Runoff Volume (ac-ft/yr)	500.931
Nitrogen Loading (kg/yr)	1,729.414
Phosphorus Loading (kg/yr)	300.794

Post-Condition Landuse Information

Landuse	Multi-Family: TN=2.320 TP=0.520
Area (acres)	953.70
Rational Coefficient (0-1)	0.47
Non DCIA Curve Number	77.00
DCIA Percent (0-100)	50.00
Wet Pond Area (ac)	66.00
Nitrogen EMC (mg/l)	2.320
Phosphorus EMC (mg/l)	0.520
Runoff Volume (ac-ft/yr)	1,917.136
Nitrogen Loading (kg/yr)	5,484.083
Phosphorus Loading (kg/yr)	1,229.191

Catchment Number: 1 Name: City Park

Project: City Park
Date: 7/29/2025

Multiple BMP in Series Design Parameters

BMP in Series Number: 1
BMP Type: Exfiltration

Pipe Span (in)	18.0
Pipe Rise (in)	18.0
Pipe Length (ft)	180,000.0
Trench Width (ft)	5.0
Trench Depth (ft)	15.0
Trench Length (ft)	180,000.0
Aggregate Void Ratio (fraction)	0.40
Storage Volume (Ac-ft)	128.35
Retention Depth (in over CA)	1.735

BMP in Series Number: 2
BMP Type: Wet Detention

Permanent Pool Volume (ac-ft)	792.000
Permanent Pool Volume (ac-ft) for 31 days residence	162.825
Annual Residence Time (days)	151
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

BMP in Series Number: 3
BMP Type: None

BMP in Series Number: 4
BMP Type: None

Watershed Characteristics

Catchment Area (acres)	953.70
Contributing Area (acres)	887.700
Non-DCIA Curve Number	77.00
DCIA Percent	50.00
Rainfall Zone	Florida Zone 5
Rainfall (in)	55.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	68
Provided TN Treatment Efficiency (%)	88
Required TP Treatment Efficiency (%)	76
Provided TP Treatment Efficiency (%)	95

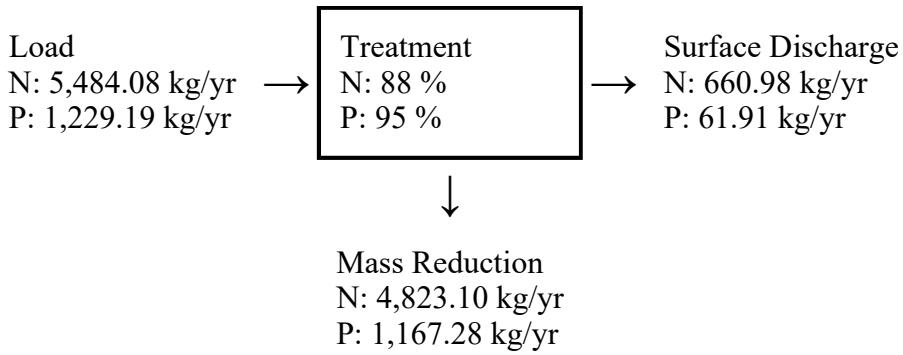
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

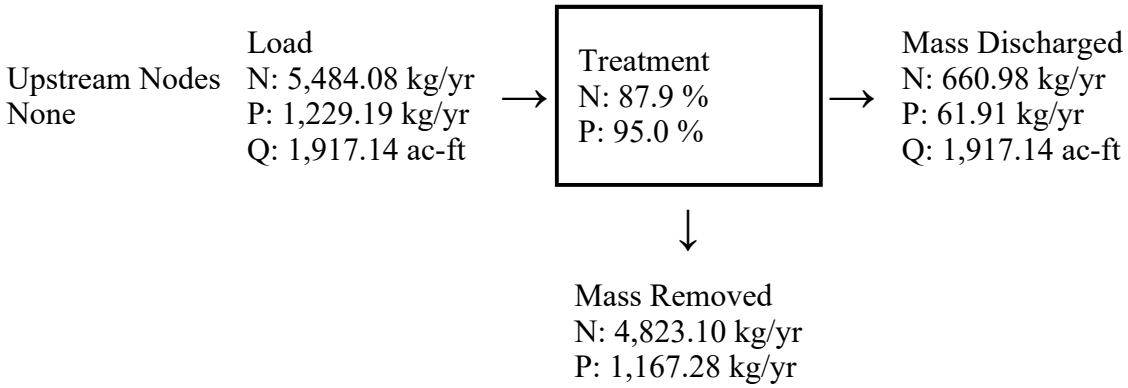
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	4,650.583
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	1,042.372
TP Concentration (mg/L)	0.000

Load for Multiple BMP in Series



Load Diagram for Multiple BMP (As Used In Routing)



Summary Treatment Report Version: 2.0.1

Project: City Park

Date:7/29/2025

Analysis Type: Net Improvement
BMP Types:
Catchment 1 - Multiple BMP

Routing Summary
Catchment 1 Routed to Outlet

Total nitrogen target removal met? YES
Total phosphorus target removal met? YES

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	1729.41 kg/yr	
Total N post load	5484.08 kg/yr	
Target N load reduction	68 %	
Target N discharge load	1729.41 kg/yr	
Percent N load reduction	88 %	
Provided N discharge load	660.98 kg/yr	1457.46 lb/yr
Provided N load removed	4823.1 kg/yr	10634.94 lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	300.79 kg/yr	
Total P post load	1229.19 kg/yr	
Target P load reduction	76 %	
Target P discharge load	300.79 kg/yr	
Percent P load reduction	95 %	
Provided P discharge load	61.91 kg/yr	136.52 lb/yr
Provided P load removed	1167.28 kg/yr	2573.84 lb/yr

From Pre-Condition Loads

Existing N Discharge	1729.41 (kg/yr)
Existing P Discharge	300.794 (kg/yr)

20. SOLID WASTE/HAZARDOUS WASTE

A. Provide a projection of the average daily volumes of solid waste generated at the completion of each phase of development. Use the format below and identify the assumptions used in the projection.

Table 20-1, Projected Solid Waste Generation, presents the estimated average daily solid waste volumes anticipated at project buildout. Upon full completion of City Park, the development is projected to generate approximately **506 cubic yards per day (CYD)**, or **62 tons per day (TPD)**. Although City Park is not located in Broward County, the solid waste generation rates were derived from the **Broward County Comprehensive Plan Solid Waste Element**, as these are the only formally published and adopted generation rates currently available. Miami-Dade County does **not publish comparable generation factors by land use type**, making Broward's publicly available standards the most authoritative and defensible reference for estimating projected generation.

TABLE 20-1
CITY PARK
PROJECTED SOLID WASTE GENERATION

Land Use	Intensity of Use	Generation Rate[1] (lbs/unit/day)	Solid Waste Generation[2]			
			lbs	CFT	CYD	TPD
Residential[1]		.				
Single Family	5,561 du	8.9	49,493	5,508	204	25
Multi-Family	2,239 du	8.9	19,927	2,214	82	10
Commercial[2]						
Retail	749,153 sf	4 lbs per 100 sf	29,966	3,321	123	15
Office	500,000 sf	1 lbs per 100 sf	5,000	540	20	2.5
Industrial	892,484 sf	2 lbs per 100 sf	17,850	1,971	73	9
Schools						
Elementary	1,011 Students	0.25 lbs per student	253	28	1	0.12
Middle	1,222 Students	0.25 lbs per student	306	34	1	0.15
High	1,630 Students	0.25 lbs per student	408	45	2	0.20
Total Proposed Generation			118,703	13,661	506	62

Source: The Curtis Group

[1] Based on the adopted Broward County Comprehensive Plan Solid Waste Element
[2] The following conversion rates were used:
1 cubic foot = 9 lbs of waste
1 cubic yard = 27 cubic feet
1 cubic yard = 9 lbs times 27 cubic feet = 243 lbs
1 ton = 2,000 lbs = 8.23 cubic yards

B. 1. Please specify the extent to which this project will contain laboratories, storage facilities, and warehouse space where hazardous materials may be generated or utilized. What types of hazardous waste or toxic materials are likely to be generated? Will a hazardous materials management plan be prepared covering all uses of hazardous materials on-site? If so, please discuss contents and enforcement provisions.

None of the uses included within City Park are expected to contain hazardous wastes.

2. **Please discuss what measures will be taken to separate hazardous waste from the solid waste stream. What plans and facilities will be developed for hazardous or toxic waste handling, generation, and emergencies?**

   To the extent that hazardous materials usage on the Project Site will have a "significant hazardous material usage impact", hazardous waste will be separated from the solid waste stream by implementing the "point of origin" disposal method as required by Rule 10D-104 Florida Administrative Code.

3. **Please identify off-site disposal plans for hazardous waste generated by this development and provide assurance of proper disposal by a qualified contractor.**

   To the extent that hazardous materials usage on the Project Site will have a "significant hazardous material usage impact", the applicant will prepare and submit a Hazardous Materials Management Plan or restrictive covenant in accordance with the requirements of Rule 9J-2.044(5)(b)(1) and (2) of the Florida Administrative Code.

4. **What local and state regulations, permits and plans will regulate the generation and handling of hazardous waste at this development?**

   The Applicant, its successors or assigns, will comply with all legislation governing hazardous waste generation and handling. The handling and generation of any hazardous waste will be regulated by the U.S. Environmental Protection Agency and other local, state and federal agencies. If dry cleaning facilities are included as part of the Project, special rules (Chapter 62-781, F.A.C.) apply. Chapter 62-761, F.A.C., will apply in the unlikely event that a gasoline station or other petroleum storage facility is included in the Project.

   Hazardous waste generation and handling are regulated by Chapter 24 of the Miami-Dade County Code.

C. **For all waste disposal planned (on or off site), attach a copy of the letter from the developer describing the types and volumes of waste and waste disposal areas requested, and attach a letter from the agencies or firms providing services outlining:**

   1. **the projected excess capacity of the facilities serving the development at present and for each phase through completion of the project,**

   2. **any other commitments that have been made for this excess capacity,**

   3. **a statement of the agency's or firm's ability to provide service at all times during and after development (the agency or firm must be supplied with the solid waste generation table in (A) above).**

On-site disposal of solid waste is neither planned nor anticipated for the Project. **Exhibit 20-1, Letters to and from Miami-Dade County Department of Solid Waste Management,** will include a letter requesting an indication of the ability and capacity of the department to provide solid waste services for the proposed Project. A response from Miami-Dade County Department of Solid Waste Management indicating their ability to provide service to the project will be included as soon as it is received.

EXHIBIT 20-1
Letters to and from Miami-Dade County
Department of Solid Waste Management
To Be Included

THE CURTIS GROUP

October 1, 2025 **VIA EMAIL**

Dr. Aneisha Daniel, PhD
Miami Dade Department of Solid Waste Management
2525 NW 62 Street
Miami, Florida 33147
Aneisha.daniel@miamidade.gov

Re: City Park DRI - Solid Waste Management

Dear Dr. Daniel:

In accordance with Chapter 380.06, Florida Statutes, regarding Developments of Regional Impact (DRI), we are required to obtain information from Miami-Dade Department of Solid Waste Management on its ability to provide the proposed City Park development with solid waste management.

The Krome Groves Land Trust, et al, is seeking to develop a mixed-use project in unincorporated Miami-Dade County. **City Park DRI** consists of 990 acres bounded by SW 136 Street on the north, SW 162 Avenue on the east (generally), SW 152 Street on the south (generally) and SW 177 Avenue on the west.

Enclosed for your use are the following:

- Aerial Photograph showing project location;
- Table 1 describing the proposed development program and;
- Table 2 – Projected Solid Waste Generation Rate for City Park

We request that your response address the following issues, as required by our application:

1. the projected excess capacity of the facilities serving the development at present and through the completion of the project;
2. any other commitments that have been made for this excess capacity;
3. a statement of the agency's ability to provide service at all times during and after development.

Please indicate in your response whether the present facilities/staffing are capable of serving the Project or specifying the additional staffing/equipment and facilitiesnecessary to serve the development.

I respectfully request your written response as soon as possible, since this will be an integral part of the DRI application process. Your prompt attention to this matter is greatly appreciated. If you have any questions, please do not hesitate to contact me at (305)807-6306.

Sincerely,

Rob Curtis

Rob Curtis

The Curtis Group

Aerial Photograph

Development Program

The Applicant proposes development of the following mix of uses:

TABLE 1 Proposed Development Program	
Land Use	**Units (2026 – 2036)**
Residential **- Single Family Detached** **- Single Family Attached** **- Multi-Family**	 1,029 homes 4,532 townhomes 2,239 units
Retail	749,153 sf
Office	500,000 sf
Industrial	892,484 sf
Schools	Elementary – 1,011 students Middle – 1,222 students High School – 1,630 students
Community Uses, Open Space, Parks	249.5 acres

TABLE 20-1 CITY PARK PROJECTED SOLID WASTE GENERATION						
Land Use	**Intensity of Use**	**Generation Rate[1] (lbs/unit/day)**	**Solid Waste Generation[2]**			
			lbs	**CFT**	**CYD**	**TPD**
Residential[1]		.				
Single Family	5,561 du	8.9	49,493	5,508	204	25
Multi-Family	2,239 du	8.9	19,927	2,214	82	10
Commercial[2]						
Retail	749,153 sf	4 lbs per 100 sf	29,966	3,321	123	15
Office	500,000 sf	1 lbs per 100 sf	5,000	540	20	2.5
Industrial	892,484 sf	2 lbs per 100 sf	17,850	1,971	73	9
Schools						
Elementary	1,011 Students	0.25 lbs per student	253	28	1	0.12
Middle	1,222 Students	0.25 lbs per student	306	34	1	0.15
High	1,630 Students	0.25 lbs per student	408	45	2	0.20
Total Proposed Generation			118,703	13,661	506	62
Source: The Curtis Group						

[1] Based on the adopted Broward County Comprehensive Plan Solid Waste Element
[2] The following conversion rates were used:
1 cubic foot = 9 lbs of waste
1 cubic yard = 27 cubic feet
1 cubic yard = 9 lbs times 27 cubic feet = 243 lbs
1 ton = 2,000 lbs = 8.23 cubic yards