

ONE COMMISSION
For Miami-Dade

COMPREHENSIVE DEVELOPMENT MASTER PLAN AND ZONING

June 18, 2026

9:30 A.M.

111 NW 1ST STREET MIAMI, FL 33128
COMMISSION CHAMBERS 2ND FLOOR



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County Commission Rules

Rule 6.05 DECORUM

Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission, shall be barred from further appearance before the commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. No signs or placards shall be allowed in the commission chamber. Persons exiting the commission chamber shall do so quietly.

The use of cell phones in the commission chambers is not permitted. Ringers must be set to silent mode to avoid disruption of proceedings. Individuals, including those on the dais, must exit the chambers to answer incoming cell phone calls. County employees may not use cell phone cameras or take digital pictures from their positions on the dais.

Miami-Dade County provides equal access and equal opportunity and does not discriminate on the basis of disability in its programs or services. If you need a sign language interpreter, Communication Access Real-time Translation (CART) services or materials in accessible format for this event, please contact the Miami-Dade County Agenda Coordinator's Office at 305-375-2035 or agendco@miamidade.gov at least five days in advance.

The number of filed protests and waivers on each application will be read into the record at the time of hearing as each application is read.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this board.

Rule 5.06(g) PRIME SPONSORSHIP AND CO-SPONSORSHIP

When a resolution or ordinance is placed on the agenda at the request of a commissioner, the commissioner who requested the preparation of the item shall be designated as the prime sponsor. Any other commissioner who wishes to sponsor the resolution or ordinance shall be designated as a co-sponsor.

1A INVOCATION AS PROVIDED IN RULE 5.05(H)

1B PLEDGE OF ALLEGIANCE

1C ROLL CALL

3 SMALL-SCALE AMENDMENTS

MAY 2025 CYCLE SMALL-SCALE APPLICATION WITH CONCURRENT ZONING APPLICATION

3A

252483

Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20250013, LOCATED ±200 FEET NORTH OF QUAIL ROOST DRIVE (SR-994/SW 200 STREET) BETWEEN SW 125 AVENUE AND SW 124 COURT, FILED BY BLUENEST DEVELOPMENT LLC, IN THE MAY 2025 CYCLE TO AMEND THE COUNTY’S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE [SEE AGENDA ITEM NO. 8A2] (Regulatory and Economic Resources)

CDMP Public Hearing

1/21/2026 *To be advertised in accordance with Section 2-116.1 of the Code of Miami-Dade County by BCC to BCC - Comprehensive Development Master Plan & Zoning*

1/21/2026 4D *Adopted on first reading Passed 11 - 1*

4/23/2026 3C *Deferred by BCC - Comprehensive Development Master Plan & Zoning 13 - 0*

3A SUPPLEMENT

260641

Supplement

SUPPLEMENTAL INFORMATION ON MAY 2025 CYCLE APPLICATION NO. CDMP20250013 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20250013 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES [SEE AGENDA ITEM NO. 8A2]

4/23/2026 3C *Deferred by BCC - Comprehensive Development Master Plan & Zoning*
SUPPLEM
ENT

3A SUPPLEMENT NO. 2

260752

Supplement

SECOND SUPPLEMENTAL INFORMATION ON MAY 2025 CYCLE APPLICATION NO. CDMP20250013 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN [SEE AGENDA ITEM NO. 8A2]

4/23/2026 3C *Deferred by BCC - Comprehensive Development Master Plan & Zoning*
SUPPLEM
ENT No. 2

3A1

260642

Resolution

RESOLUTION PERTAINING TO MAY 2025 CYCLE APPLICATION NO. CDMP20250013, FILED BY BLUENEST DEVELOPMENT LLC, REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. CDMP20250013, LOCATED ±200 FEET NORTH OF QUAIL ROOST DRIVE (SR-994/SW 200 STREET) BETWEEN SW 125 AVENUE AND SW 124 COURT; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20250013; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS [SEE AGENDA ITEM NO. 8A2] (Regulatory and Economic Resources)

CDMP Public Hearing

4/23/2026 3C1 *Deferred by BCC - Comprehensive Development Master Plan & Zoning 13 - 0*

JANUARY 2025 CYCLE SMALL-SCALE APPLICATION

3B

260297

Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20250004, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NORTH MIAMI AVENUE AND NE 165 STREET, FILED BY MIKHAIL CHABANOV, IN THE JANUARY 2025 CYCLE TO AMEND THE COUNTY’S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

CDMP Public Hearing

3/17/2026

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

3/17/2026 4B

Adopted on first reading Passed 13 - 0

3B SUPPLEMENT

261069

Supplement

SUPPLEMENTAL INFORMATION ON JANUARY 2025 CYCLE APPLICATION NO. CDMP20250004 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTERPLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20250004 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

3B1

261070

Resolution

RESOLUTION PERTAINING TO JANUARY 2025 CYCLE APPLICATION NO. CDMP20250004, FILED BY MIKHAIL CHABANOV, REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. CDMP20250004, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NORTH MIAMI AVENUE AND NE 165 STREET; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20250004; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS (Regulatory and Economic Resources)

CDMP Public Hearing

4 STANDARD AMENDMENT AT TRANSMITTAL

OUT-OF-CYCLE STANDARD APPLICATION WITH CONCURRENT ZONING APPLICATION

4A

261071

Resolution

RESOLUTION PERTAINING TO OUT-OF-CYCLE APPLICATION NO. CDMP20250006, FILED BY BISCAYNE SHORES DEVELOPMENT GROUP, LLC, REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. CDMP20250006, LOCATED BETWEEN BISCAYNE BOULEVARD AND NE 14 AVENUE AND BETWEEN NE 114 TERRACE AND NE 115 STREET, ABUTTING ON THE SOUTH SIDE OF THE BISCAYNE SHORES AND GARDENS PARK; REQUESTING THE STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20250006; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS (Regulatory and Economic Resources)

*CDMP Public
Hearing*

4A SUPPLEMENT

261072

Supplement

SUPPLEMENTAL INFORMATION ON OUT-OF-CYCLE APPLICATION NO. CDMP20250006 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20250006 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

4A1

261073

Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20250006, LOCATED BETWEEN BISCAYNE BOULEVARD AND NE 14 AVENUE AND BETWEEN NE 114 TERRACE AND NE 115 STREET; ABUTTING ON THE SOUTH SIDE OF THE BISCAYNE SHORES AND GARDENS PARK, FILED BY BISCAYNE SHORES DEVELOPMENT GROUP, LLC AS AN OUT-OF-CYCLE APPLICATION TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

***CDMP Public
Hearing***

8 ZONING ITEMS

8A DEFERRED ITEM(S)

8A1

260663 Zoning

PH NO: Z2022000243 -- DISTRICT(S): 02 -- APPLICANT: ACORN 27, LLC. -- LOCATION: 9319 NW 27 AVENUE AND 2651 NW 93 STREET, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

***Zoning Public
Hearing***

**4/23/2026 8C1 Deferred by BCC - Comprehensive Development Master
Plan & Zoning 11 - 0**

8A2

260666 Zoning

PH NO: Z2025000130 -- DISTRICT(S): 09 -- APPLICANT: JOHN P. & SOSAMMA THOMAS -- LOCATION: 19850 SW 124 COURT, MIAMI-DADE COUNTY, FLORIDA [SEE AGENDA ITEM NO. 3A, 3A SUPPLEMENT, 3A1] (Regulatory and Economic Resources)

***Zoning Public
Hearing***

**4/23/2026 8C4 Deferred by BCC - Comprehensive Development Master
Plan & Zoning 13 - 0**

8B APPEAL ITEM(S)

8B1

261058 Zoning

PH NO: Z2025000106 -- DISTRICT(S): 11 -- APPLICANT: MIAMI DADE SNF HOLDING, LLC -- LOCATION: LYING APPROXIMATELY 291 FEET NORTH OF SW 88 STREET (NORTH KENDALL DRIVE), BETWEEN SW 165 AVENUE AND SW 167 AVENUE, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

***Zoning Public
Hearing***

8C **CURRENT ITEM(S)**

8C1

261059 **Zoning**

PH NO: Z2024000244 -- DISTRICT(S): 06 -- APPLICANT: LR MIAMI AIRPORT HOTEL, LLC. -- LOCATION: 5800 BLUE LAGOON DRIVE, MIAMI-DADE COUNTY, FLORIDA

Zoning Public Hearing

8C2

261060 **Zoning**

PH NO: Z2025000030 -- DISTRICT(S): 05 -- APPLICANT: 1414 BRICKELL, LLC -- LOCATION: 1414 BRICKELL AVENUE, 1428 BRICKELL AVENUE, AND 1421 S MIAMI AVENUE, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

Zoning Public Hearing

8C3

261061 **Zoning**

PH NO: Z2025000035 -- DISTRICT(S): 05 -- APPLICANT: UR-COUSIN FARAH RE ACQUISITIONS, ET AL -- LOCATION: 132, 142, 152 SW 9 STREET, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

Zoning Public Hearing

8C4

261062 **Zoning**

PH NO: Z2025000209 -- DISTRICT(S): 06 -- APPLICANT: THE MOST REVEREND THOMAS G. WENSKI, AS ARCHBISHOP OF THE ARCHDIOCESE OF MIAMI -- LOCATION: 7303 SW 64 STREET, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

Zoning Public Hearing

ADJOURNMENT