

# Memorandum



**Date:** June 18, 2026

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

**From:** Daniella Levine Cava *Daniella Levine Cava*  
Mayor

**Subject:** Resolution for May 2025 Cycle Application No. CDMP20250013 to Amend the  
Comprehensive Development Master Plan

Agenda Item No. 3(A)(1)

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The attached resolution addresses a Comprehensive Development Master Plan private application that, under rule 5.05(b)(1) of the Board's rules of procedure, is exempt from commissioner sponsorship. The staff analysis and fiscal impact statement for this application are discussed in a separate report that appears on this agenda, which, together with this resolution, were prepared by the Department of Regulatory and Economic Resources.

A handwritten signature in black ink that reads "Roy Coley".

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Roy Coley  
Chief Utilities and Regulatory Services Officer



**MEMORANDUM**  
(Revised)

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

**DATE:** June 18, 2026

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 3(A)(1)

Please note any items checked.

- “3-Day Rule” for committees applicable if raised**
- 6 weeks required between first reading and public hearing**
- 4 weeks notification to municipal officials required prior to public hearing**
- Decreases revenues or increases expenditures without balancing budget**
- Budget required**
- Statement of fiscal impact required**
- Statement of social equity required**
- Ordinance creating a new board requires detailed County Mayor’s report for public hearing**
- No committee review**
- Requires more than a majority vote (i.e., 2/3’s present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5’s \_\_\_\_, unanimous \_\_\_\_, majority plus one \_\_\_\_, CDMP 7 votes (majority of membership) \_\_\_\_, CDMP 2/3 members present but not less than 7 votes (majority of membership) \_\_\_\_, CDMP 9 votes (2/3 membership) \_\_\_\_\_) to approve**
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 3(A)(1)  
6-18-26

RESOLUTION NO. \_\_\_\_\_

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

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

**WHEREAS**, the Board has provided procedures, codified as section 2-116.1 of the Code of Miami-Dade County, Florida, to amend, modify, add to, or change the CDMP; and

**WHEREAS**, Miami-Dade County's procedures reflect and comply with the procedures for adopting or amending local comprehensive plans as set forth in chapter 163, part II, Florida Statutes, including the process for adoption of small-scale comprehensive plan amendments ("small-scale amendments") set forth in section 163.3187, Florida Statutes; and

**WHEREAS**, applications to amend the CDMP may be filed with the Planning Division of the Department of Regulatory and Economic Resources ("Department") by private parties or by the County; and

**WHEREAS**, Miami-Dade County’s procedures classify applications as either standard or small-scale amendment applications, set forth the processes for adoption of small scale and standard amendments, and require any application seeking adoption as a small-scale amendment to clearly state such request in the application; and

**WHEREAS**, Miami-Dade County’s procedures provide that applications may be filed for processing in the January, May, or October CDMP amendment cycles or filed at any time for out-of-cycle processing; and

**WHEREAS**, Application No. CDMP20250013 (the “Application”) was filed by a private party in the May 2025 Cycle of Applications to amend the CDMP (“May 2025 Cycle Application”) and is contained in the document titled “May 2025 Cycle of Applications to Amend the Comprehensive Development Master Plan,” dated June 2025, and kept on file with and available upon request from the Department; and

**WHEREAS**, the Application is eligible and has requested adoption as a small-scale amendment; and

**WHEREAS**, the Application has also requested to be processed concurrently with Zoning Application No. Z2025000130; and

**WHEREAS**, as required by section 2-116.1, Code of Miami-Dade County, the Department issued its initial recommendation addressing the Application in a report titled “Initial Recommendation May 2025 Cycle Application No. CDMP20250013 to Amend the Comprehensive Development Master Plan,” dated November 2025 and kept on file with and available upon request from the Department; and

**WHEREAS**, the Department’s initial recommendation addressing the Application is available in a Portable Document Format (PDF) file entitled “Initial Recommendations

CDMP20250013” on the Department’s website at [https://energov.miamidade.gov/EnerGov\\_Prod/SelfService#/home](https://energov.miamidade.gov/EnerGov_Prod/SelfService#/home) by searching for plan number “CDMP20250013,” and selecting the tab for “Attachments,” or at the following weblink to the Attachments tab: [https://energov.miamidade.gov/EnerGov\\_Prod/SelfService/#/plan/b3a9c9cf-651e-4b4b-b886-ffdd7852bf7a?tab=attachments](https://energov.miamidade.gov/EnerGov_Prod/SelfService/#/plan/b3a9c9cf-651e-4b4b-b886-ffdd7852bf7a?tab=attachments); and

**WHEREAS**, the directly impacted Community Council and the Planning Advisory Board, acting as the Local Planning Agency, have acted in accordance with the applicable State and County procedures and have conducted public hearings and issued recommendations for the disposition of the Application; and

**WHEREAS**, section 2-116.1(3)(h), Code of Miami-Dade County, requires the Board of County Commissioners to hold a public hearing within 180 calendar days after the Application filing period unless a greater time is deemed necessary by the Board of County Commissioners or the Department Director extends the time at the applicant’s request prior to the earliest deadline for the publication of required public hearing notices; and

**WHEREAS**, the applicant for Application No. CDMP20250013 requested an extension of time and the Director approved the requested extension, which is included in a supplement report to the Application entitled “Additional Items”; and

**WHEREAS**, at the public hearing conducted to address the Application, the Board can, by ordinance, take final action to adopt, adopt with change, or not adopt the requested small-scale amendment, or the Board can take action to transmit the Application to the State Land Planning Agency and other state and regional agencies (“reviewing agencies”); and

**WHEREAS**, the Department may issue final recommendations addressing any small-scale applications that are transmitted to the reviewing agencies; and

**WHEREAS**, this Board desires to further evaluate, without prejudice, the Application filed for review and action, if hereby transmitted,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that:

**Section 1.** All matters set forth in the preamble are found to be true and are hereby incorporated by reference as if set forth verbatim and adopted.

**Section 2.** The Board, having considered the following application requesting amendments to the CDMP, hereby directs the County Mayor or County Mayor’s designee to act in accordance with the transmittal instructions set forth in this section for such application. Where the instruction is to transmit, pursuant to section 2-116.1, Code of Miami-Dade County, the Board directs the County Mayor or County Mayor’s designee to transmit the application to the reviewing agencies, along with all other materials required pursuant to section 163.3184, Florida Statutes.

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Transmittal Instruction and/or Recommended Action
CDMP20250013	Bluenest Development LLC / Pedro Gassant, Esq., Alessandria San Roman, Esq., and Mischaël Cetoute, Esq., Holland & Knight, LLP / Located ±200 feet north of Quail Roost Drive (SR-994/SW 200 Street) between SW 125 Avenue and SW 124 Court  <u>Requested Amendment to the CDMP</u>  1. Redesignate the application site: From: “Low Density Residential” (2.5 to 6 dwelling units per gross acre) To: “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre)  2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the	

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Transmittal Instruction and/or Recommended Action
	<p style="text-align: center;">CDMP Land Use Element, if accepted by the Board of County Commissioners.</p> <p>Small-Scale Amendment</p>	

**Section 3.** The Board hereby requests the reviewing agencies to review the transmitted application pursuant to section 163.3184(3), Florida Statutes.

**Section 4.** The Board hereby reserves the right to take final action without prejudice at a later date to adopt, adopt with changes, or not adopt the pending application and proposals following receipt of comments by the reviewing agencies, and following one or more subsequent public hearings by this Board, all as authorized by section 163.3184, Florida Statutes, and section 2-116.1, Code of Miami-Dade County.

**Section 5.** The Board declares its intention to advertise and conduct one or more subsequent public hearings in calendar year 2026 to address Application No. CDMP20250013.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

- |                                 |                        |
|---------------------------------|------------------------|
| Anthony Rodriguez, Chairman     |                        |
| Kionne L. McGhee, Vice Chairman |                        |
| Marleine Bastien                | Juan Carlos Bermudez   |
| Sen. René García                | Oliver G. Gilbert, III |
| Roberto J. Gonzalez             | Keon Hardemon          |
| Danielle Cohen Higgins          | Vicki L. Lopez         |
| Raquel A. Regalado              | Micky Steinberg        |
| Natalie Milian Orbis            |                        |

The Chairperson thereupon declared the resolution duly passed and adopted this 18<sup>th</sup> day of June, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

Cristina Rabionet  
James Eddie Kirtley

