

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 Out-of-Cycle Application No. CDMP20250006 to Amend the
Comprehensive Development Master Plan

Agenda Item No. 4(A)

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".

Roy Coley
Deputy Mayor



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. 4(A)

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. 4(A)
6-18-26

RESOLUTION NO. _____

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

WHEREAS, pursuant to chapter 163, part II, Florida Statutes, the Miami-Dade County 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; 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 and set forth the processes for adoption of small scale and standard amendments; 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, Miami-Dade County’s procedures also provide for the processing of CDMP amendment applications concurrently with zoning applications; and

WHEREAS, Application No. CDMP20250006 (the “Application”) was filed by a private party as a standard amendment as an Out-of-Cycle of Application to amend the CDMP (“Out-of-Cycle Application”) and is contained in the document titled “Out-of-Cycle of Application 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 Application has also requested to be processed concurrently with Zoning Application No. Z2025000097; 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 for Out-of-Cycle Application No. CDMP20250006 to Amend the Comprehensive Development Master Plan,” dated May 2026 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 CDMP20250006” on the Department’s website at

https://energov.miamidade.gov/EnerGov_Prod/SelfService#/home by searching for plan number “CDMP20250006,” and selecting the tab for “Attachments,” or at the following weblink to the Attachments tab: https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/58381d29-a44c-4378-83ab-a4a921caa93f; 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. CDMP20250006 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 transmittal of the standard Application to the State Land Planning Agency and other state and regional agencies (“reviewing agencies”), the Board by resolution, transmitted the Application to the reviewing agencies; and

WHEREAS, the Department may issue final recommendations addressing the 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
CDMP20250006	<p>Biscayne Shores Development Group, LLC / Jeffrey Bercow, Esq., Matthew Amster, Esq., and Roberto Alvarez, Esq., Bercow Radell Fernandez Larkin & Tapanes, PLLC. / Between Biscayne Boulevard and NE 14th Avenue and between NE 114th Terrace and NE 115th Street, abutting on the south side of the Biscayne Shores and Gardens Park</p> <p><u>Requested Amendment to the CDMP</u></p> <ol style="list-style-type: none"> 1. Amend the “High Density Residential” land use category text on page I-32 of the CDMP Land Use Element. 2. Redesignate the application site: <ul style="list-style-type: none"> From: “Business and Office” and “Medium Density Residential” (13 to 25 dwelling units per gross acre) To: “High Density Residential” (60 to 125 dwelling units or more per gross acre). 	

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>3. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.</p> <p>Standard 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 the Application.

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 18th 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.



Lauren E. M. Alvarez