

ONE **COMMISSION**
For Miami-Dade

COMPREHENSIVE DEVELOPMENT MASTER PLAN AND ZONING

April 29, 2025

9:30 A.M.

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



BOARD OF COUNTY COMMISSIONERS

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Mayor



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

OCTOBER 2023 CYCLE SMALL-SCALE APPLICATION WITH CONCURRENT ZONING APPLICATION

3A

241601 Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20230026, LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF SW 232 STREET AND SW 112 AVENUE, FILED BY LENNAR HOMES, LLC., AS AN OCTOBER 2023 CYCLE APPLICATION TO AMEND THE COUNTY’S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE [SEE AGENDA ITEM NO. 8C2] (Regulatory and Economic Resources)

CDMP Public Hearing

9/17/2024 *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*

9/17/2024 4E *Adopted on first reading Passed 13 - 0*

3A SUPPLEMENT

250805 Supplement

SUPPLEMENTAL INFORMATION ON OCTOBER 2023 CYCLE APPLICATION NO. CDMP20230026 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT AND UPDATE, AS WELL AS (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20230026 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES NOT INCLUDED IN THE INITIAL RECOMMENDATION REPORT [SEE AGENDA ITEM NO. 8C2]

3A1

250806

Resolution

RESOLUTION PERTAINING TO OCTOBER 2023 CYCLE APPLICATION NO. CDMP20230026, FILED BY LENNAR HOMES, 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. CDMP20230026, LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF SW 232 STREET AND SW 112 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20230026; 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. 8C2] (Regulatory and Economic Resources)

***CDMP Public
Hearing***

4 STANDARD AMENDMENTS AT TRANSMITTAL

OCTOBER 2024 CYCLE STANDARD APPLICATION WITH CONCURRENT ZONING APPLICATION

4A

250807 Resolution

RESOLUTION PERTAINING TO OCTOBER 2024 CYCLE APPLICATION NO. CDMP20240015, FILED BY BLUENEST AT KROME I, 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. CDMP20240015, LOCATED SOUTH OF SW 272 STREET, BETWEEN SW 177/KROME AVENUE AND SW 172 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20240015; 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

250808 Supplement

SUPPLEMENTAL INFORMATION ON OCTOBER 2024 CYCLE APPLICATION NO. CDMP20240015 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20240015 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES NOT INCLUDED IN THE INITIAL RECOMMENDATION REPORT

4A SUPPLEMENT NO. 2

250902 Supplement

SECOND SUPPLEMENTAL INFORMATION ON OCTOBER 2024 CYCLE APPLICATION NO. CDMP20240015 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

Add-on

4A1

250809

Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20240015, LOCATED SOUTH OF SW 272 STREET, BETWEEN SW 177/KROME AVENUE AND SW 172 AVENUE, FILED BY BLUENEST AT KROME I, LLC IN THE OCTOBER 2024 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***

7 STANDARD AMENDMENTS AT ADOPTION

MAY 2023 CYCLE STANDARD APPLICATIONS

7A

232318 Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20230008, GENERALLY LOCATED SOUTH OF THEORETICAL SW 400 STREET BETWEEN THEORETICAL SW 217 AVENUE AND THEORETICAL SW 227 AVENUE, FILED BY EIP IV FL ROUND HAMMOCK LAND CO. LLC, IN THE MAY 2023 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

- 12/13/2023 4A1 *Deferred by BCC - Comprehensive Development Master Plan 8 - 0***
- 1/24/2024 4A1 *Adopted on first reading by BCC - Comprehensive Development Master Plan 11 - 0***

7A SUPPLEMENT

250810 Supplement

SUPPLEMENTAL INFORMATION ON MAY 2023 CYCLE APPLICATION NO. CDMP20230008 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) THE FINAL RECOMMENDATION REPORT AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20230008 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES AFTER THE TRANSMITTAL HEARING ON JANUARY 24, 2024

7B

232321

Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20230010, LOCATED EAST OF 147 AVENUE, BETWEEN SW 258 STREET AND SW 260 STREET, FILED BY INFINITY GARDENS APARTMENTS, LLC, IN THE MAY 2023 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE [SEE AGENDA ITEM NO. 8C1] (Regulatory and Economic Resources)

CDMP Public Hearing

- 12/13/2023** 4B1 *Deferred by BCC - Comprehensive Development Master Plan 8 - 0*
- 1/24/2024** 4B1 *Adopted on first reading by BCC - Comprehensive Development Master Plan 12 - 0*

7B SUPPLEMENT

250811

Supplement

SUPPLEMENTAL INFORMATION ON MAY 2023 CYCLE APPLICATION NO. CDMP202300010 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) THE FINAL RECOMMENDATION REPORT AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP2022300010 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES NOT INCLUDED IN THE INITIAL RECOMMENDATIONS REPORT [SEE AGENDA ITEM NO. 8C1]

OUT-OF-CYCLE STANDARD APPLICATIONS

7C

240588

Ordinance

Raquel A. Regalado Prime Sponsor

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20240004 FILED BY THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES, AS AN OUT-OF-CYCLE APPLICATION TO AMEND THE URBAN CENTER TEXT OF THE LAND USE ELEMENT OF THE COMPREHENSIVE DEVELOPMENT MASTER PLAN RELATED TO THE DOUGLAS ROAD METROPOLITAN URBAN CENTER; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

CDMP Public Hearing

1/30/2025 4A1

Adopted on first reading by BCC - Comprehensive Development Master Plan & Zoning Passed 10 - 0

7C SUPPLEMENT

250812

Supplement

SUPPLEMENTAL INFORMATION ON OUT-OF-CYCLE APPLICATION NO. CDMP20240004 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) THE FINAL RECOMMENDATION REPORT ADDRESSING APPLICATION NO. CDMP20240004

8 ZONING ITEMS

8A-8B (No items were submitted for these sections.)

8C CURRENT ITEM(S)

8C1

250820 Zoning

PH NO: Z2023000187 -- DISTRICT(S): 08 -- APPLICANT: INFINITY GARDENS APARTMENTS, LLC. -- LOCATION: 14505 SW 260 STREET, MIAMI-DADE COUNTY, FLORIDA [SEE AGENDA ITEM NOS. 7B, 7BSUPPLEMENT] (Regulatory and Economic Resources)

Zoning Public Hearing

8C2

250821 Zoning

PH NO: Z2023000447 -- DISTRICT(S): 08 -- APPLICANT: UL 112, LLC. -- LOCATION: LYING ON THE NORTHEAST CORNER OF THE INTERSECTION OF S.W. 232 STREET AND S.W. 112 AVENUE, MIAMI-DADE COUNTY, FLORIDA [SEE AGENDA ITEM NOS. 3A, 3ASUPPLEMENT, 3A1] (Regulatory and Economic Resources)

Zoning Public Hearing

8C3

250822 Zoning

PH NO: Z2024000125 -- DISTRICT(S): 03 -- APPLICANT: 14TH STREET MIAMI INVESTMENTS, LLC. -- LOCATION: 101 NE 14 STREET, 115 NE 14 STREET, 119 NE 14 STREET, 121 NE 14 STREET, 125 NE 14 STREET, LYING ON THE NORTHWEST CORNER OF NE 14 STREET AND NE 1 COURT, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

Zoning Public Hearing

8C4

250823

Zoning

PH NO: Z2024000128 -- DISTRICT(S): 10 -- APPLICANT: WEST GABLES PROPERTY, LLC. -- LOCATION: 9025 SW 72 STREET, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

**Zoning Public
Hearing**

8C5

250824

Zoning

PH NO: Z2024000131 -- DISTRICT(S): 11 -- APPLICANT: EXTRA SPACE PROPERTIES TWO, LLC. -- LOCATION: 11851 SW 147 AVENUE, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

**Zoning Public
Hearing**

ADJOURNMENT