

ONE COMMISSION  
For Miami-Dade

# COMPREHENSIVE DEVELOPMENT MASTER PLAN AND ZONING

January 22, 2026

9:30 A.M.

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



## BOARD OF COUNTY COMMISSIONERS

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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](mailto: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

#### JANUARY 2025 CYCLE SMALL-SCALE CONCURRENT APPLICATION WITH CONCURRENT ZONING APPLICATION

3A

**251862 Ordinance**

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20250003, LOCATED BETWEEN SW 220 STREET AND SW 226 STREET, AND WEST OF SW 132 COURT (±360 FEET EAST OF SW 134 AVENUE), FILED BY LENNAR HOMES, LLC., IN THE JANUARY 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. 8A1] (Regulatory and Economic Resources)

- 10/9/2025** *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*
- 10/9/2025** 4C *Adopted on first reading Passed 9 - 0*
- 11/20/2025** 3B *Deferred following a public hearing by BCC - Comprehensive Development Master Plan & Zoning 11 - 0*
- 12/18/2025** 3B *Deferred by BCC - Comprehensive Development Master Plan & Zoning 11 - 0*

**3A SUPPLEMENT**

**252246 Supplement**

SUPPLEMENTAL INFORMATION ON JANUARY 2025 CYCLE APPLICATION NO. CDMP20250003 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTERPLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT, AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20250003 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES [SEE AGENDA ITEM NO. 8A1]

- 11/20/2025** 3B SUPPLEMENT *Deferred by BCC - Comprehensive Development Master Plan & Zoning*
- 12/18/2025** 3B SUPPLEMENT *Deferred by BCC - Comprehensive Development Master Plan & Zoning*

3A1

252247 Resolution

RESOLUTION PERTAINING TO JANUARY 2025 CYCLE APPLICATION NO. CDMP20250003, 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. CDMP20250003, LOCATED BETWEEN SW 220 STREET AND SW 226 STREET, AND WEST OF SW 132 COURT (±360 FEET EAST OF SW 134 AVENUE); REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20250003; 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. 8A1] (Regulatory and Economic Resources)

- 11/20/2025 3B1 *Deferred following a public hearing by BCC - Comprehensive Development Master Plan & Zoning 11 - 0*
- 12/18/2025 3B1 *Deferred by BCC - Comprehensive Development Master Plan & Zoning 11 - 0*

**MAY 2025 CYCLE APPLICATION SMALL-SCALE APPLICATION WITH CONCURRENT ZONING APPLICATION**

3B

252079 Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20250012, LOCATED ON THE EAST SIDE OF SW 137 AVENUE AND SOUTH OF THEORETICAL SW 294 STREET, WEST OF THE HOMESTEAD AIR RESERVE BASE, FILED BY SIP 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. 8C2] (Regulatory and Economic Resources)

***CDMP Public Hearing***

- 12/16/2025 *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*
- 12/16/2025 4C *Adopted on first reading Passed 13 - 0*

**3B SUPPLEMENT**

**260044**

**Supplement**

SUPPLEMENTAL INFORMATION ON MAY 2025 CYCLE APPLICATION NO. CDMP20250012 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTERPLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT, AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20250012 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES [SEE AGENDA ITEM NO. 8C2]

**3B1**

**260045**

**Resolution**

RESOLUTION PERTAINING TO MAY 2025 CYCLE APPLICATION NO. CDMP20250012, FILED BY SIP 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. CDMP20250012, LOCATED ON THE EAST SIDE OF SW 137 AVENUE AND SOUTH OF THEORETICAL SW 294 STREET, WEST OF THE HOMESTEAD AIR RESERVE BASE, REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20250012; 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]

***CDMP Public  
Hearing***

**7            STANDARD AMENDMENTS AT ADOPTION**

**MAY 2023 CYCLE STANDARD APPLICATION**

7A

**251500                            Ordinance**

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20230013, LOCATED WEST OF NW 137 AVENUE AND SR-836 INTERCHANGE, AND NORTH SIDE OF THEORETICAL NW 6 STREET, FILED BY KELLY TRACTOR COMPANY 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***

**7/17/2025    4A1            *Adopted on first reading by BCC - Comprehensive  
Development Master Plan & Zoning Passed 10 - 2***

**7A SUPPLEMENT**

**260046                            Supplement**

SUPPLEMENTAL INFORMATION ON MAY 2023 CYCLE APPLICATION NO. CDMP20230013 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) THE FINAL RECOMMENDATION REPORT

**OUT-OF-CYCLE 2024 APPLICATION**

7B

252034

Ordinance

Raquel A. Regalado Prime Sponsor

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20240020, FILED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES AS AN OUT-OF-CYCLE APPLICATION TO AMEND THE FUTURE NATURAL RESOURCES SECTION OF THE LAND USE ELEMENT AND POLICY CM-1A OF THE COASTAL MANAGEMENT ELEMENT OF THE COUNTY’S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

*CDMP Public Hearing*

10/23/2025 4A1

*Adopted on first reading by BCC - Comprehensive Development Master Plan & Zoning Passed 9 - 0*

**7B SUPPLEMENT**

260047

Supplement

Raquel A. Regalado Prime Sponsor

SUPPLEMENTAL INFORMATION ON OUT-OF-CYCLE APPLICATION NO. CDMP20240020 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) THE FINAL RECOMMENDATION REPORT

**JANUARY 2025 CYCLE STANDARD APPLICATION**

7C

251827

Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20250002, LOCATED SOUTH OF SW 352 STREET BETWEEN CARD SOUND ROAD (EAST OF US-1) AND SW 147 AVENUE, IN FLORIDA CITY, FILED BY ATLANTIC CIVIL, INC. 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*

9/25/2025 4A1

*Deferred by BCC - Comprehensive Development Master Plan & Zoning 7 - 0*

10/23/2025 4B1

*Adopted on first reading by BCC - Comprehensive Development Master Plan & Zoning Passed 9 - 0*

**7C SUPPLEMENT**

**260048**

**Supplement**

SUPPLEMENTAL INFORMATION ON JANUARY 2025 CYCLE  
APPLICATION NO. CDMP202250002 TO AMEND THE  
COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT  
INCLUDES: (EXHIBIT 1) THE FINAL RECOMMENDATION REPORT

**8            ZONING ITEMS**

**8A            DEFERRED ITEM(S)**

**8A1**

**252242                            Zoning**

PH NO: Z2025000020 -- DISTRICT(S): 08 -- APPLICANT: CITINET AVENTURA LLC AND REDLANDS GROVE LLC -- LOCATION: LOCATED BETWEEN SW 220 STREET AND SW 226 STREET AND BETWEEN SW 132 COURT AND SW 133 COURT, MIAMI DADE COUNTY, FL [SEE AGENDA ITEM NOS. 3A, 3A SUPPLEMENT, 3A1] (Regulatory and Economic Resources)

- 11/20/2025**    8C2            *Deferred following a public hearing by BCC - Comprehensive Development Master Plan & Zoning 11 - 0*
- 12/18/2025**    8A4            *Deferred by BCC - Comprehensive Development Master Plan & Zoning 11 - 0*

**8A2**

**252040                            Zoning**

PH NO: Z2025000033 -- DISTRICT(S): 04 -- APPLICANT: GARDEN PLACE DEVELOPMENT LLC. -- LOCATION: LYING NORTH OF NE 187 STREET AND APPROXIMATELY 166' WEST OF NE 25 AVENUE, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

***Zoning Public Hearing***

- 10/23/2025**    8C3            *Deferred by BCC - Comprehensive Development Master Plan & Zoning 8 - 0*
- 11/20/2025**    8A5            *Deferred by BCC - Comprehensive Development Master Plan & Zoning 9 - 0*
- 12/18/2025**    8A5            *Deferred by BCC - Comprehensive Development Master Plan & Zoning 12 - 0*

**8A3**

**252427                            Zoning**

PH NO: Z2025000074 -- DISTRICT(S): 09 -- APPLICANT: TLC SOUTH DADE, LLC -- LOCATION: 16905 SW 100 AVENUE, MIAMI-DADE COUNTY, FLORIDA. (Regulatory and Economic Resources)

***Zoning Public Hearing***

- 12/18/2025**    8C2            *Deferred by BCC - Comprehensive Development Master Plan & Zoning 9 - 0*

**8B [No items were submitted for this section.]**

**8C CURRENT ITEM(S)**

8C1

**260057                      Zoning**

PH NO: Z2021000031-- DISTRICT(S): 07 -- APPLICANT: KENDALL ASSOCIATES I, LLLP; 9800 CALUSA CLUB DRIVE, LLC; AND HOME AT 9810, LLC. -- LOCATION: 9400 SW 130 AVENUE AND 9800 & 9810 EAST CALUSA CLUB DRIVE, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

***Zoning Public  
Hearing***

8C2

**260058                      Zoning**

PH NO: Z2025000128 -- DISTRICT(S): 09 -- APPLICANT: SIP DEVELOPMENT GROUP, LLC. -- LOCATION: LYING EAST OF SW 137 AVENUE, SOUTH OF SW 288 STREET, NORTH OF SW 312 STREET, & WEST OF HOMESTEAD AIR RESERVE BASE, MIAMI-DADE COUNTY, FLORIDA [SEE AGENDA ITEM NOS. 3B, 3B SUPPLEMENT, 3B1] (Regulatory and Economic Resources)

***Zoning Public  
Hearing***

**ADJOURNMENT**