

ONE COMMISSION
For Miami-Dade

COMPREHENSIVE DEVELOPMENT MASTER PLAN AND ZONING

February 19, 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 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 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. 8A2] (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*
- 1/22/2026** 3A *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. 8A2]

- 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
- 1/22/2026 3A 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. 8A2] (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
- 1/22/2026 3A1 DEFERRED BY BCC - COMPREHENSIVE DEVELOPMENT MASTER PLAN & ZONING 11 - 0

MAY 2025 CYCLE 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. 8A3] (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*
- 1/22/2026 3B *Deferred by BCC - Comprehensive Development Master Plan & Zoning 11 - 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. 8A3]

- 1/22/2026 3B *Deferred by BCC - Comprehensive Development Master Plan & Zoning*
- SUPPLEM
- ENT

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. 8A3]

***CDMP Public
Hearing***

1/22/2026 3B1

*Deferred by BCC - Comprehensive Development Master
Plan & Zoning 11 - 0*

MAY 2023 CYCLE SMALL-SCALE APPLICATION

3C

232066 Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20230018, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF SW 192 STREET AND SW 177 AVENUE (KROME AVENUE), FILED BY OCLA, 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

- 11/1/2023** Administration is requesting a deferral to no date certain.
- 11/7/2023** Tentatively scheduled for a public hearing before the BCC - Comprehensive Development Master Plan Hearing Date: 2/22/2024
- 11/7/2023** 4A Deferred Passed 9 - 0
- 4/2/2024** 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
- 4/2/2024** 4E Adopted on first reading Passed 12 - 0
- 6/20/2024** 3A Deferred by BCC - Comprehensive Development Master Plan 8 - 0
- 9/25/2024** 3A Deferred by BCC - Comprehensive Development Master Plan & Zoning 9 - 0

3C SUPPLEMENT

241091 Supplement

SUPPLEMENTAL INFORMATION ON MAY 2023 CYCLE APPLICATION NO. CDMP20230018 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1A) ADDRESS OF ISSUES RAISED BY THE APPLICANT; (EXHIBIT 1B) INITIAL RECOMMENDATION REPORT AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20230018 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES NOT INCLUDED IN THE INITIAL RECOMMENDATION REPORT

- 6/20/2024** 3A SUPPLEMENT DEFERRED by BCC - Comprehensive Development Master Plan
- 9/25/2024** 3A SUPPLEMENT DEFERRED by BCC - Comprehensive Development Master Plan & Zoning

3C SUPPLEMENT NO. 2

241616 Supplement

SECOND SUPPLEMENTAL INFORMATION ON MAY 2023 CYCLE APPLICATION NO. CDMP20230018 THAT INCLUDES (EXHIBIT 1) ADDITIONAL ITEMS RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES NOT INCLUDED IN THE INITIAL RECOMMENDATION REPORT

9/25/2024 3A *Deferred by BCC - Comprehensive Development Master Plan & Zoning*
SUPPLEM
ENT NO. 2

3C SUPPLEMENT NO. 3

260210 Supplement

THIRD SUPPLEMENT ON MAY 2023 CYCLE APPLICATION NO. CDMP20230018 THAT INCLUDES: (EXHIBIT 1) SUPPLEMENTAL REPORT ADDRESSING CHANGES TO COMPREHENSIVE DEVELOPMENT MASTER PLAN AMENDMENT APPLICATION CDMP20230018 AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20230018 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES AFTER THE BOARD OF COUNTY COMMISSIONERS INDEFINITE DEFERRAL OF THE APPLICATION AT ITS SEPTEMBER 25, 2024 CDMP MEETING

3C1

241092 Resolution

RESOLUTION PERTAINING TO MAY 2023 CYCLE APPLICATION NO. CDMP20230018, FILED BY OCLA, LLC, REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. CDMP20230018, LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF SW 192 STREET AND SW 177 AVENUE (KROME AVENUE); REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20230018; 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

6/20/2024 3A1 *Deferred by BCC - Comprehensive Development Master Plan 8 - 0*

9/25/2024 3A1 *Deferred by BCC - Comprehensive Development Master Plan & Zoning 9 - 0*

8 ZONING ITEMS

8A DEFERRED ITEM(S)

8A1

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

1/22/2026 8C1 *Deferred by BCC - Comprehensive Development Master Plan & Zoning 11 - 0*

8A2

252242

Zoning

PH NO: Z2025000020 -- DISTRICT(S): 08 -- APPLICANT: CITINET AVENTURA LLC AND REDLAND 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*

1/22/2026 8A1 *Deferred by BCC - Comprehensive Development Master Plan & Zoning Passed 11 - 0*

8A3

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**

1/22/2026 8C2 *Deferred by BCC - Comprehensive Development Master Plan & Zoning 11 - 0*

8B
thru
8C

(No items were submitted for these sections.)

ADJOURNMENT