

ONE COMMISSION  
For Miami-Dade

# OFFICIAL AGENDA

## COMPREHENSIVE DEVELOPMENT MASTER PLAN AND ZONING

April 23, 2026

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](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

#### MAY 2023 CYCLE SMALL-SCALE APPLICATION

3A

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
- 2/19/2026** 3C Deferred by BCC - Comprehensive Development Master Plan & Zoning 7 - 0
- 3/19/2026** Meeting cancelled by BCC - Comprehensive Development Master Plan & Zoning

**3A 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*
- 2/19/2026** 3C SUPPLEMENT      *Deferred by BCC - Comprehensive Development Master Plan & Zoning*
- 3/19/2026**                      *Meeting cancelled by BCC - Comprehensive Development Master Plan & Zoning*

**3A 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 SUPPLEMENT NO. 2      *Deferred by BCC - Comprehensive Development Master Plan & Zoning*
- 2/19/2026** 3C SUPPLEMENT NO. 2      *Deferred by BCC - Comprehensive Development Master Plan & Zoning*
- 3/19/2026**                      *Meeting cancelled by BCC - Comprehensive Development Master Plan & Zoning*

**3A 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

**2/19/2026** 3C *Deferred by BCC - Comprehensive Development Master Plan & Zoning*  
SUPPLEM  
ENT NO. 3

**3/19/2026** *Meeting cancelled by BCC - Comprehensive Development Master Plan & Zoning*

**3A SUPPLEMENT NO. 4**

**260638**

**Supplement**

FOURTH SUPPLEMENT ON MAY 2023 CYCLE APPLICATION NO. CDMP20230018 THAT INCLUDES: (EXHIBIT 1) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20230018 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES AFTER MARCH 5, 2026

**3A1**

**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*
- 2/19/2026** 3C1 *Deferred by BCC - Comprehensive Development Master Plan & Zoning 7 - 0*
- 3/19/2026** *Meeting cancelled by BCC - Comprehensive Development Master Plan & Zoning*

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

**3B**

**252088 Ordinance**

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20250008, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SW 232 STREET AND SW 124 COURT, EAST OF US-1, FILED BY 232 HOLDINGS, LLC., AND 12499 HOLDINGS, 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. 8C3] (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** 4B *Adopted on first reading Passed 13 - 0*

**3B SUPPLEMENT**

**260639 Supplement**

SUPPLEMENTAL INFORMATION ON MAY 2025 CYCLE APPLICATION NO. CDMP20250008 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20250008 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES [SEE AGENDA ITEM NO. 8C3]

**3B1**

**260640 Resolution**

RESOLUTION PERTAINING TO MAY 2025 CYCLE APPLICATION NO. CDMP20250008, FILED BY 232 HOLDINGS, LLC., AND 12499 HOLDINGS, 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. CDMP20250008, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SW 232 STREET AND SW 124 COURT, EAST OF US-1; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20250008; 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. 8C3] (Regulatory and Economic Resources)

**CDMP Public Hearing**

**3C**

**252483 Ordinance**

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20250013, LOCATED ±200 FEET NORTH OF QUAIL ROOST DRIVE (SR-994/SW 200 STREET) BETWEEN SW 125 AVENUE AND SW 124 COURT, FILED BY BLUENEST 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. 8C4] (Regulatory and Economic Resources)

**CDMP Public Hearing**

**1/21/2026** 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

**1/21/2026** 4D Adopted on first reading Passed 11 - 1

**3C SUPPLEMENT**

**260641 Supplement**

SUPPLEMENTAL INFORMATION ON MAY 2025 CYCLE APPLICATION NO. CDMP20250013 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20250013 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES [SEE AGENDA ITEM NO. 8C4]

**3C SUPPLEMENT No. 2**

**260752 Supplement**

SECOND SUPPLEMENTAL INFORMATION ON MAY 2025 CYCLE APPLICATION NO. CDMP20250013 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN [SEE AGENDA ITEM NO. 8C4]

*Add-on*

**3C1**

**260642 Resolution**

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 [SEE AGENDA ITEM NO. 8C4] (Regulatory and Economic Resources)

*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*
- 1/22/2026** 7A *Reconsidered item and to be advertised for March 19, 2026 CDMP and Zoning meeting by BCC - Comprehensive Development Master Plan & Zoning*
- 3/19/2026** *Meeting cancelled by BCC - Comprehensive Development Master Plan & Zoning*

**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

- 1/22/2026** 7A SUPPLEMENT *Presented by BCC - Comprehensive Development Master Plan & Zoning*
- 3/19/2026** *Meeting cancelled by BCC - Comprehensive Development Master Plan & Zoning*

**7A SUPPLEMENT No. 2**

**260753**

**Supplement**

SECOND SUPPLEMENTAL INFORMATION ON MAY 2023 CYCLE  
APPLICATION NO. CDMP20230013 TO AMEND THE  
COMPREHENSIVE DEVELOPMENT MASTER PLAN

*Add-on*



**8C2**

**260664**

**Zoning**

PH NO: Z2024000260 -- DISTRICT(S): 03 -- APPLICANT: 1315 PARTNERS, LLC. -- LOCATION: 1315 NE MIAMI COURT, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

**Zoning Public Hearing**

**8C3**

**260665**

**Zoning**

PH NO: Z2025000125 -- DISTRICT(S): 08 -- APPLICANT: 232 HOLDINGS, LLC AND 12499 HOLDINGS, LLC. -- LOCATION: LYING ON THE SOUTHEAST CORNER OF SOUTH DIXIE HIGHWAY (SR 5) AND SW 232 STREET, MIAMI-DADE COUNTY, FLORIDA [SEE AGENDA ITEM NOS. 3B, 3B SUPPLEMENT, 3B1] (Regulatory and Economic Resources)

**Zoning Public Hearing**

**8C4**

**260666**

**Zoning**

PH NO: Z2025000130 -- DISTRICT(S): 09 -- APPLICANT: JOHN P. & SOSAMMA THOMAS -- LOCATION: 19850 SW 124 COURT, MIAMI-DADE COUNTY, FLORIDA [SEE AGENDA ITEM NO. 3C, 3C SUPPLEMENT, 3C1] (Regulatory and Economic Resources)

**Zoning Public Hearing**

**ADJOURNMENT**