

ONE COMMISSION
For Miami-Dade

COMPREHENSIVE DEVELOPMENT MASTER PLAN AND ZONING

July 23, 2026

9:30 A.M.

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



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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

4 STANDARD AMENDMENT AT TRANSMITTAL

OCTOBER 2025 CYCLE STANDARD APPLICATION

4A

261274**Resolution**

RESOLUTION PERTAINING TO OCTOBER 2025 CYCLE APPLICATION NO. CDMP20250022, FILED BY MIDWEST REO V, 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. CDMP20250022; REQUESTING THE STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20250022; 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

261275**Supplement**

SUPPLEMENTAL INFORMATION ON OCTOBER 2025 APPLICATION NO. CDMP20250022 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20250022 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

4A1

261276**Ordinance**

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20250022; FILED BY MIDWEST REO V, LLC IN THE OCTOBER 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***

8 **ZONING ITEMS**

8A **(No items were submitted for this section.)**

8B **APPEAL ITEM(S)**

8B1

261309 **Zoning**

PH NO: Z2023000505 -- DISTRICT(S): 11 -- APPLICANT: VALEMAR HOLDING, LLC. -- LOCATION: LYING AT THE SOUTHEAST CORNER OF SW 147TH AVENUE AND THEORETICAL SW 28TH STREET, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

***Zoning Public
Hearing***

8C **CURRENT ITEM(S)**

8C1

261310 **Zoning**

PH NO: Z2024000192 -- DISTRICT(S): 04 -- APPLICANT: BISCAYNE REAL ESTATE HOLDINGS, LLC. -- LOCATION: 11900 BISCAYNE BOULEVARD, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

***Zoning Public
Hearing***

8C2

261311 **Zoning**

PH NO: Z2026000090 -- DISTRICT(S): 08 -- APPLICANT: TAF SDGC, LLC. -- LOCATION: 10740 SW 211 STREET, 10820 SW 211 STREET AND 10700 SW 211 STREET,, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

***Zoning Public
Hearing***

ADJOURNMENT