

ONE COMMISSION
For Miami-Dade

COMPREHENSIVE DEVELOPMENT MASTER PLAN AND ZONING

September 24, 2026

9:30 A.M.

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



BOARD OF COUNTY COMMISSIONERS

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Chairman

Kionne L. McGhee
Vice Chairman

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District 12

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District 13

Daniella Levine Cava
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 AMENDMENT**

OCTOBER 2025 CYCLE SMALL-SCALE APPLICATION WITH CONCURRENT ZONING APPLICATION

3A

260644

Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20250021, LOCATED BETWEEN SW 272 STREET AND SW 278 STREET AND BETWEEN SW 157 AVENUE AND SW 159 AVENUE, FILED BY LENNAR HOMES 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 [SEE AGENDA ITEM NO. 8C6] (Regulatory and Economic Resources)

***CDMP Public
Hearing***

9/1/2026

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

9/1/2026 4B

Adopted on first reading Passed 10 - 0

3A SUPPLEMENT

261606

Supplement

SUPPLEMENTAL INFORMATION ON OCTOBER 2025 CYCLE APPLICATION NO. CDMP20250021 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTERPLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT AND (EXHIBIT 2) ADDITIONAL ITEMS ADDRESSING APPLICATION NO. CDMP20250021 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES [SEE AGENDA ITEM NO. 8C6]

3A1

261607

Resolution

RESOLUTION PERTAINING TO OCTOBER 2025 CYCLE APPLICATION NO. CDMP20250021, 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. CDMP20250021, LOCATED BETWEEN SW 272 STREET AND SW 278 STREET AND BETWEEN SW 157 AVENUE AND SW 159 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20250021; 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. 8C6] (Regulatory and Economic Resources)

***CDMP Public
Hearing***

4 STANDARD AMENDMENTS 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***

7/23/2026

*Meeting cancelled by BCC - Comprehensive Development
Master Plan & Zoning*

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

7/23/2026

*Meeting cancelled by BCC - Comprehensive Development
Master Plan & Zoning*

4A SUPPLEMENT NO. 2

261608 Supplement

SECOND SUPPLEMENTAL INFORMATION ON OCTOBER 2025 APPLICATION NO. CDMP20250022 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) ADDITIONAL ITEMS II 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**

7/23/2026

Meeting cancelled by BCC - Comprehensive Development
Master Plan & Zoning

OUT-OF-CYCLE 2026 STANDARD APPLICATION

4B

261609

Resolution**Oliver G. Gilbert, III Prime Sponsor**

RESOLUTION PERTAINING TO OUT-OF-CYCLE APPLICATION NO. CDMP20260010, FILED BY THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES, 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. CDMP20260010, AMENDING THE INTERPRETATIVE TEXT OF THE "AGRICULTURE" AND "OPEN LAND" LAND USE CATEGORIES IN THE LAND USE ELEMENT OF THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN TO ALLOW CARGO CONTAINER STORAGE AND STACKING IN DESIGNATED AREAS FOR AND IN CONJUNCTION WITH COMMERCIAL VEHICLE STORAGE, AND CLARIFY THE "AGRICULTURE" TEXT PERTAINING TO TEMPORARY PARKING AND STORAGE OF PASSENGER AUTOMOBILES THAT SERVE COMMERCIAL VEHICLE STORAGE USES; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20260010; 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**

4B SUPPLEMENT**261610****Supplement****Oliver G. Gilbert, III Prime Sponsor**

SUPPLEMENTAL INFORMATION ON OUT-OF-CYCLE APPLICATION NO. CDMP20260010 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT ADDRESSING APPLICATION NO. CDMP20260010 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

4B1**261611****Ordinance****Oliver G. Gilbert, III Prime Sponsor**

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20260010, FILED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES AS AN OUT-OF-CYCLE APPLICATION TO AMEND THE INTERPRETATIVE TEXT OF THE "AGRICULTURE" AND "OPEN LAND" LAND USE CATEGORIES IN THE LAND USE ELEMENT OF THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN TO ALLOW CARGO CONTAINER STORAGE AND STACKING IN DESIGNATED AREAS FOR AND IN CONJUNCTION WITH COMMERCIAL VEHICLE STORAGE, AND CLARIFY THE "AGRICULTURE" TEXT PERTAINING TO TEMPORARY PARKING AND STORAGE OF PASSENGER AUTOMOBILES THAT SERVE COMMERCIAL VEHICLE STORAGE USES; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

***CDMP Public
Hearing***

OUT-OF-CYCLE 2026 STANDARD APPLICATION**4C****261612****Resolution****Raquel A. Regalado Prime Sponsor**

RESOLUTION PERTAINING TO OUT-OF-CYCLE APPLICATION NO. CDMP20260011, FILED BY THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES, 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. CDMP20260011, AMENDING THE WATER, SEWER AND SOLID WASTE ELEMENT AND VARIOUS POLICIES IN THE WATER AND SEWER SUBELEMENT OF THE COMPREHENSIVE DEVELOPMENT MASTER PLAN AND ADOPTING BY REFERENCE THE MIAMI-DADE COUNTY WATER SUPPLY FACILITIES WORK PLAN, DATED MAY 2026; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20260011; 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*****4C SUPPLEMENT****261613****Supplement****Raquel A. Regalado Prime Sponsor**

SUPPLEMENTAL INFORMATION ON OUT-OF-CYCLE APPLICATION NO. CDMP20260011 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) INITIAL RECOMMENDATION REPORT ADDRESSING APPLICATION NO. CDMP20260011 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

4C1**261614****Ordinance****Raquel A. Regalado Prime Sponsor**

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20260011, FILED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES AS AN OUT-OF-CYCLE APPLICATION TO AMEND THE WATER, SEWER AND SOLID WASTE ELEMENT AND VARIOUS POLICIES IN THE WATER AND SEWER SUBELEMENT OF THE COMPREHENSIVE DEVELOPMENT MASTER PLAN AND TO ADOPT BY REFERENCE THE MIAMI-DADE COUNTY WATER SUPPLY FACILITIES WORK PLAN, DATED MAY 2026; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

***CDMP Public
Hearing***

7 STANDARD AMENDMENTS AT ADOPTION

MAY 2025 CYCLE STANDARD APPLICATION WITH CONCURRENT ZONING APPLICATION

7A

260901**Ordinance**

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20250007, LOCATED ON THE WEST SIDE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (GENERALLY EAST OF SW 112 AVENUE), BETWEEN SW 186 STREET AND SW 196 STREET, FILED BY GPC MIAMI BUSINESS PARK, 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***

6/2/2026 5V Adopted on first reading Passed 11 - 0

7A SUPPLEMENT

261615**Supplement**

SUPPLEMENTAL INFORMATION ON MAY 2025 CYCLE APPLICATION NO. CDMP20250007 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) THE FINAL RECOMMENDATION REPORT ADDRESSING APPLICATION NO. CDMP20250007 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES [SEE AGENDA ITEM NO. 8C3]

OUT-OF-CYCLE STANDARD APPLICATION WITH CONCURRENT ZONING APPLICATION**7B****261073****Ordinance**

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20250006, LOCATED BETWEEN BISCAYNE BOULEVARD AND NE 14 AVENUE AND BETWEEN NE 114 TERRACE AND NE 115 STREET; ABUTTING ON THE SOUTH SIDE OF THE BISCAYNE SHORES AND GARDENS PARK, FILED BY BISCAYNE SHORES DEVELOPMENT GROUP, LLC AS AN OUT-OF-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*****6/18/2026** 4A1*Adopted on first reading by BCC - Comprehensive
Development Master Plan & Zoning Passed 10 - 0***7B SUPPLEMENT****261618****Supplement**

SUPPLEMENTAL INFORMATION ON OUT-OF-CYCLE APPLICATION NO. CDMP20250006 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) THAT INCLUDES: (EXHIBIT 1) THE FINAL RECOMMENDATION REPORT ADDRESSING APPLICATION NO. CDMP20250006 RECEIVED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES [SEE AGENDA ITEM NO. 8C2]

8 ZONING ITEMS

8A DEFERRED ITEM(S)

8A1

261058

Zoning

PH NO: Z2025000106 -- DISTRICT(S): 11 -- APPLICANT: MIAMI DADE SNF HOLDING, LLC -- LOCATION: LYING APPROXIMATELY 291 FEET NORTH OF SW 88 STREET (NORTH KENDALL DRIVE), BETWEEN SW 165 AVENUE AND SW 167 AVENUE, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

6/18/2026 8B1

*Deferred following a public hearing by BCC -
Comprehensive Development Master Plan & Zoning 9 -
0*

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***

7/23/2026

*Meeting cancelled by BCC - Comprehensive Development
Master Plan & Zoning*

8C CURRENT ITEM(S)

8C1

261620

Zoning

PH NO: Z2023000350 -- DISTRICT(S): 02 -- APPLICANT: NE 6TH AVENUE, INC. -- LOCATION: LYING ON THE SOUTHWEST CORNER NE 149 STREET AND NE 6 AVENUE, AKA 564 NE 149 STREET, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

***Zoning Public
Hearing***

8C2**261621****Zoning**

PH NO: Z2025000097 -- DISTRICT(S): 03 -- APPLICANT: BISCAYNE SHORES DEVELOPMENT GROUP -- LOCATION: LYING BETWEEN NE 14 AVENUE AND BISCAYNE BLVD., BETWEEN THEORETICAL NE 115 STREET AND NE 114 STREET, MIAMI-DADE COUNTY, FLORIDA [SEE AGENDA ITEM NOS. 7B, 7B SUPPLEMENT] (Regulatory and Economic Resources)

***Zoning Public
Hearing***

8C3**261622****Zoning**

PH NO: Z2025000117 -- DISTRICT(S): 09 -- APPLICANT: AMERICAN BANKERS LIFE ASSURANCE COMPANY OF FLORIDA -- LOCATION: 11222 QUAIL ROOST DRIVE AND 11195 SW 196 STREET, MIAMI-DADE COUNTY, FLORIDA [SEE AGENDA ITEM NOS. 7A, 7A SUPPLEMENT] (Regulatory and Economic Resources)

***Zoning Public
Hearing***

8C4**261623****Zoning**

PH NO: Z2025000183 -- DISTRICT(S): 08 -- APPLICANT: HOMESTEAD OFFICE, LLC -- LOCATION: SOUTHEAST OF THE INTERSECTION OF SW 288 STREET AND SW 157 AVENUE AKA 15600 SW 288 STREET AND 28801 SW 157 AVENUE, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

***Zoning Public
Hearing***

8C5**261624****Zoning**

PH NO: Z2025000193 -- DISTRICT(S): 12 -- APPLICANT: CIMABIAN INCORPORATED -- LOCATION: LYING AT THE SOUTHWEST CORNER OF NW 21 STREET AND NW 119 COURT, CITY OF SWEETWATER, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

***Zoning Public
Hearing***

8C6**261625****Zoning**

PH NO: Z2025000256 -- DISTRICT(S): 08 -- APPLICANT: DUNAGAN'S FRUIT GROVES, LLC. -- LOCATION: LYING BETWEEN SW 272 STREET (EPMORE DRIVE) AND SW 278 STREET, AND BETWEEN SW 157 AVENUE (NEWTON ROAD) AND SW 159 AVENUE, MIAMI-DADE COUNTY, FLORIDA [SEE AGENDA ITEM NOS. 3A, 3A SUPPLEMENT, 3A1] (Regulatory and Economic Resources)

***Zoning Public
Hearing***

8C7**261626****Zoning**

PH NO: Z2025000271 -- DISTRICT(S): 03 -- APPLICANT: GREY A. PORRAS ALFARO -- LOCATION: 1180 NE 110 TERRACE, MIAMI-DADE COUNTY, FLORIDA (Regulatory and Economic Resources)

***Zoning Public
Hearing***

8C8**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***

7/23/2026

*Meeting cancelled by BCC - Comprehensive Development
Master Plan & Zoning*

ADJOURNMENT