

# Memorandum



**Date:** July 17, 2025

**To:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

Agenda Item No. 3(E)

**From:** Daniella Levine Cava *Daniella Levine Cava*  
Mayor

**Subject:** Ordinance for October 2024 Cycle Application No. CDMP20240016 to Amend the  
Comprehensive Development Master Plan

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The attached ordinance addresses a Comprehensive Development Master Plan (CDMP) private application that, under rule 5.05(b)(1) of the Board's rules of procedure, is exempt from commissioner sponsorship. The staff analysis and fiscal impact statement for this application are discussed in a separate report that is referenced in the ordinance and that will be presented as a supplement on the CDMP meeting agenda, which, together with this ordinance, were prepared by the Department of Regulatory and Economic Resources.

A handwritten signature in black ink that reads "Roy Coley". The signature is written in a cursive, flowing style.

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Roy Coley  
Chief Utilities and Regulatory Services Officer



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Anthony Rodriguez  
and Members, Board of County Commissioners

**DATE:** July 17, 2025

**FROM:**   
Glen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 3(E)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☒ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, majority plus one \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ☒, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) \_\_\_\_, CDMP 9 vote requirement per 2-116.1(4)(c) (2) \_\_\_\_ ) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 3(E)  
7-17-25

ORDINANCE NO. \_\_\_\_\_

ORDINANCE RELATING TO MIAMI-DADE COUNTY  
COMPREHENSIVE DEVELOPMENT MASTER PLAN;  
PROVIDING DISPOSITION OF APPLICATION  
NO. CDMP20240016, LOCATED ON THE NORTH SIDE OF  
SW 268 STREET AND EAST OF SW 154 AVENUE, FILED  
BY BLUENEST DEVELOPMENT, LLC. IN THE OCTOBER  
2024 CYCLE TO AMEND THE COUNTY’S  
COMPREHENSIVE DEVELOPMENT MASTER PLAN;  
PROVIDING SEVERABILITY, EXCLUSION FROM THE  
CODE, AND AN EFFECTIVE DATE

**WHEREAS**, pursuant to chapter 163, part II, Florida Statutes, the Miami-Dade Board of  
County Commissioners (“Board”) adopted the Miami-Dade County Comprehensive  
Development Master Plan (“CDMP”) in 1988; and

**WHEREAS**, the Board has provided procedures, codified as section 2-116.1 of the Code  
of Miami-Dade County, Florida, to amend, modify, add to, or change the CDMP; and

**WHEREAS**, Miami-Dade County’s procedures reflect and comply with the procedures  
for adopting or amending local comprehensive plans as set forth in chapter 163, part II, Florida  
Statutes, including the process for adoption of small-scale comprehensive plan amendments  
(“small-scale amendments”) set forth in section 163.3187, Florida Statutes; and

**WHEREAS**, applications to amend the CDMP may be filed with the Planning Division  
of the Department of Regulatory and Economic Resources (“Department”) by private parties or  
by the County; and

**WHEREAS**, Miami-Dade County’s procedures classify applications as either standard or  
small-scale amendment applications, set forth the processes for adoption of small scale and  
standard amendments, and require any application seeking adoption as a small-scale amendment  
to clearly state such request in the application; and

**WHEREAS**, Miami-Dade County’s procedures provide that applications may be filed for processing in the January, May, or October CDMP amendment cycles or filed at any time for out-of-cycle processing; and

**WHEREAS**, Application No. CDMP20240016 (the “Application”) was filed by a private party in the October 2024 Cycle of Applications to amend the CDMP (“October 2024 Cycle Application”) and is contained in the document titled “October 2024 Cycle of Applications to Amend the Comprehensive Development Master Plan,” dated November 2024, and kept on file with and available upon request from the Department; and

**WHEREAS**, the Application is eligible and has requested adoption as a small-scale amendment; and

**WHEREAS**, the Application has also requested to be processed concurrently with Zoning Application No. Z2024000242; and

**WHEREAS**, as required by section 2-116.1, Code of Miami-Dade County, the Department issued its initial recommendation addressing the Application in a report titled “Initial Recommendation October 2024 Cycle Application No. CDMP20240016 to Amend the Comprehensive Development Master Plan,” dated April 2025 and kept on file with and available upon request from the Department; and

**WHEREAS**, the Department’s initial recommendation addressing the Application is available in a Portable Document Format (PDF) file entitled “Initial Recommendations CDMP20240016” on the Department’s website at [https://energov.miamidade.gov/EnerGov\\_Prod/SelfService#/home](https://energov.miamidade.gov/EnerGov_Prod/SelfService#/home) by searching for plan number “CDMP20240016,” and selecting the tab for “Attachments,” or at the following weblink to the Attachments tab: [https://energov.miamidade.gov/EnerGov\\_Prod/SelfService#/plan/b88fce62-9145-4512-980f-6cac5c7d828f?tab=attachments](https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/b88fce62-9145-4512-980f-6cac5c7d828f?tab=attachments); and

**WHEREAS**, the directly impacted Community Council and the Planning Advisory Board, acting as the Local Planning Agency, have acted in accordance with the applicable State and County procedures and have conducted public hearings and issued recommendations for the disposition of the Application; and

**WHEREAS**, section 2-116.1(3)(h) requires the Board of County Commissioners to hold a public hearing within 180 calendar days after the Application filing period unless a greater time is deemed necessary by the Board of County Commissioners or the Department Director extends the time at the applicant's request prior to the earliest deadline for the publication of required public hearing notices; and

**WHEREAS**, the applicant for Application No. CDMP20240016 requested an extension of time and the Director approved the requested extension, which is included in a supplement report to the Application entitled "Additional Items"; and

**WHEREAS**, at the public hearing conducted to address the Application, the Board can, by ordinance, take final action to adopt, adopt with change, or not adopt the requested small-scale amendment, or the Board can take action to transmit the Application to the State Land Planning Agency or other state and regional agencies ("reviewing agencies"); and

**WHEREAS**, the approval of an amendment to the CDMP does not assure favorable action upon any application for zoning or other land use approval but is part of the overall land use policies of the County; and

**WHEREAS**, this Board has conducted the public hearing required by the referenced procedures preparatory to enactment of this ordinance,

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
MIAMI-DADE COUNTY, FLORIDA:**

**Section 1.** All matters set forth in the preamble are found to be true and are hereby incorporated by reference as if set forth verbatim and adopted.

**Section 2.** This Board hereby desires to take action on Application No. CDMP20240016 as follows:

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Final Action
CDMP20240016	<p>Bluenest Development, LLC. / Pedro Gassant, Esq., Alessandria San Roman, Esq., and Mischaël Cetoute, Esq. / Holland &amp; Knight, LLP / Located on the north side of SW 268 Street and east of SW 154 Avenue / ±27.60 gross acres / ±25.70 net acres.</p> <p><u>Requested Amendment to the CDMP</u></p> <p>Redesignate the application site:</p> <ol style="list-style-type: none"> <li>From: “Estate Density Residential” (1 to 2.5 dwelling units per gross acre). To: “Low-Medium Density Residential” (6 to 13 dwelling units per gross acre).</li> <li>Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.</li> </ol> <p>Small-Scale Amendment</p>	

**Section 3.** If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected thereby.

**Section 4.** It is the intention of the Board, and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code of Miami-Dade County, Florida.

**Section 5.** Pursuant to section 163.3187(5)(c), Florida Statutes, the effective date of any small-scale comprehensive plan amendment approved by this ordinance shall be 31 days after adoption by the Board, if the amendment is not timely challenged. If challenged within 30 days after adoption, the challenged small-scale comprehensive plan amendment shall not become effective until a final order is issued by the State Land Planning Agency or the Administration Commission determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on such individual amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this individual amendment may nevertheless be made effective, subject to the imposition of sanctions pursuant to section 163.3184(8), Florida Statutes, by adoption of a resolution affirming its effective status, a copy of which resolution shall be filed with the Clerk of the Board and sent to the State Land Planning Agency.

**Section 6.** This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as  
to form and legal sufficiency:

Prepared by:

Christopher J. Wahl  
James Eddie Kirkley

