

Date: June 2, 2026

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

Agenda Item No. 5(V)

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Ordinance for May 2025 Cycle Application No. CDMP20250007 to Amend the
Comprehensive Development Master Plan

The attached ordinance addresses a Comprehensive Development Master Plan 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 BCC meeting agenda, which, together with this ordinance, were prepared by the Department of Regulatory and Economic Resources.




Roy Coley
Chief Utilities and Regulatory Services Officer

Memorandum



Date: May 18, 2026

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

From: Lourdes M. Gomez, Director 
Department of Regulatory and Economic Resources

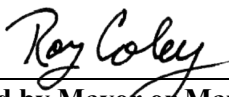
Subject: Request to Process Late Departmental Agenda Item

I am respectfully requesting that the ordinance and resolution listed below be placed on the Board of County Commissioners June 2, 2026 meeting agenda for first reading, as requested by the private applicant.

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

RESOLUTION PERTAINING TO MAY 2025 CYCLE APPLICATION NO. CDMP20250007, FILED BY GPC Miami Business Park, 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. 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; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. CDMP20250007; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS

I am aware that these items are subject to approval for placement on an agenda by the Board Chairman, and review by the Office of the County Attorney.



**Approved by Mayor or Mayor's Designee
Signature**

Roy Coley

Print Name



**Approved by Policy Director or Designee
Signature**

Demetria Henderson

Print Name

c: Geri Bonzon-Keenan, County Attorney
CAOagenda@miamidade.gov



MEMORANDUM
(Revised)

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

DATE: June 2, 2026

FROM: 
Cliff Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(V)

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**
- Requires more than a majority vote (i.e., 2/3’s present ____, 2/3 membership ____, 3/5’s ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) , CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) _____) 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. 5(V)
6-2-26

ORDINANCE NO.

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

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; 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

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, Miami-Dade County’s procedures also provide for the processing of CDMP amendment applications concurrently with zoning applications; and

WHEREAS, Application No. CDMP20250007 (the “Application”) was filed by a private party in the May 2025 Cycle of Applications to amend the CDMP (“May 2025 Cycle Application”) and is contained in the document titled “May 2025 Cycle of Applications to Amend the Comprehensive Development Master Plan,” dated June 2025, and kept on file with and available upon request from the Department; and

WHEREAS, the Application has also requested to be processed concurrently with Zoning Application No. Z2025000117; 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 May 2025 Cycle Application No. CDMP20250007 to Amend the Comprehensive Development Master Plan,” dated March 2026 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 CDMP20250007” on the Department’s website at <https://energov.miamidade.gov/EnerGov Prod/SelfService#/home> by searching for plan number “CDMP20250007,” and selecting the tab for “Attachments,” or at the following weblink to the Attachments tab: <https://energov.miamidade.gov/EnerGov Prod/SelfService/#!/plan/9b1fd3d7-2f2f-4426-af08-9b6c759b7e80?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), Code of Miami-Dade County, 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. CDMP20250007 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 transmittal of the standard Application to the State Land Planning Agency and other state and regional agencies ("reviewing agencies"), the Board by resolution, transmitted the Application to the reviewing agencies; and

WHEREAS, the Board must take final action to adopt, adopt with change, or not adopt Application No. CDMP20250007 to amend the CDMP no later than 45 days after receipt of written comments from the reviewing agencies addressing transmitted applications, unless a greater time period is deemed necessary by the Director of the Department, pursuant to section 2-116.1(4)(a) of the Code of Miami-Dade County, Florida; 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. CDMP20250007 as follows:

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Final Action
CDMP20250007	<p>GPC Miami Business Park, LLC / Tracy Slavens, Esq. and Wesley Hevia, Esq., LSN Law, P.A./ West side of the Homestead extension of Florida’s Turnpike (generally east of SW 112 avenue), between SW 186 Street and SW 196 Street</p> <p><u>Requested Amendment to the CDMP</u></p> <ol style="list-style-type: none"> Redesignate the application site: <ul style="list-style-type: none"> From: "Office/Residential" (±79.62 gross acres) and "Low-Medium Density Residential" (±5.18 gross acres, 6 to 13 dwelling units per acre)" To: "Industrial and Office" (±81.36 gross acres); "Business and Office" (±2.14 gross acres); and "Low-Medium-High Density Residential" (±1.30 acres, 6 to 13 dwelling units per acre)"; and; <p>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.</p> <p>Standard 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 163.3184(3)(c)4, Florida Statutes, the effective date of any plan amendment adopted in this ordinance shall be 31 days after the State Land Planning Agency notifies the local government that the plan amendment package is complete, if the amendment is not timely challenged. If timely challenged, the plan amendment shall become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on the adopted amendment may be issued or commence before the plan amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, the plan 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:

Abbie Schwaderer-Raurell