

Memorandum



Date: September 24, 2026

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Supplement
Agenda Item No. 7(B)

Subject: Supplemental Information on Out-of-Cycle Application
No. CDMP20250006 to Amend the Comprehensive Development Master Plan

The following supplemental information is provided to the Board of County Commissioners regarding Out-of-Cycle Application No. CDMP20250006 to amend the Comprehensive Development Master Plan (CDMP). The information includes: (Exhibit 1) the Final Recommendation report addressing Application No. CDMP20250006 received by the Department of Regulatory and Economic Resources.

A handwritten signature in black ink, reading "Roy Coley".

Roy Coley
Deputy Mayor

FINAL RECOMMENDATION
Application No. CDMP20250006
Biscayne Shores Development Group, LLC
Commission District 3 Community Council 7

APPLICATION SUMMARY

Applicant/Representative:	Biscayne Shores Development Group, LLC / Jeffrey Bercow, Esq., Matthew Amster, Esq., and Roberto Alvarez, Esq. / Bercow Radell Fernandez Larkin & Tapanes, PLLC
Location:	Between Biscayne Boulevard and NE 14 th Avenue and between NE 114 th Terrace and NE 115 th Street, abutting on the south side of the Biscayne Shores and Gardens Park.
Total Acreage:	±4.1 gross / net acres
Current Land Use Plan Map Designation:	"Business and Office" and "Medium Density Residential" (13 to 25 dwelling units per gross acre)
Requested CDMP Text and Map Changes:	1. Amend the "High Density Residential" land use category text on page I-32 of the CDMP Land Use Element. 2. Redesignate the application site on the Adopted 2030 and 2040 Land Use Plan (LUP) map to "High Density Residential" (60 to 125 dwelling units or more per gross acre). 3. 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.
Amendment Type:	Standard Amendment (Processed Concurrently with Zoning Application No. Z2025000097)
Existing Zoning District/Site Condition:	RU-3B (Bungalow Court District), RU-2 (Two-Family Residential District and BU-2 (Business Districts, Special)/ Vacant

RECOMMENDATIONS

Staff Final Recommendation:

ADOPT AS TRANSMITTED WITH CHANGES AND ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS

[Changes are to amend the High Density Residential land use text to delete the 150 dwelling units per gross acre limitation, to provide for a 3.0 FAR allowance with certain provisions, and to delete references to applicable land development regulations] (September 2026)

Staff Initial Recommendation:

TRANSMIT WITH CHANGE AND ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS (May 2026)

[Changes are to: eliminate the minimum lot size requirement; delete provisions that preclude applicability to Urban Centers and single-family properties; increases non-residential allowances from 10% to 50% of floor area; allows nonresidential square footage to be satisfied with units priced at up to 80% AMI.]

Biscayne Shores Community Council 7

NO QUORUM (May 7, 2026)

Planning Advisory Board (PAB) Acting as the Local Planning Agency:

TRANSMIT AND ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS, PER THE APPLICANT'S REQUEST, and with the conditions that 1) the park requirement must be a local park or larger; 2) the applicant's proffered Declaration of Restrictions workforce housing provision be revised to up to 120% of Area Median Income (AMI) instead of 140%; and 3) language for non-residential uses to not exceed 10% of total floor area be retained. (June 1, 2026)

Transmittal Action of Board of County Commissioners:

TRANSMIT AND ADOPT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS, PER THE APPLICANT'S REQUEST (June 18, 2026)

Final Action of Board of County Commissioners:

TO BE DETERMINED (September 24, 2026)

Staff's final recommendation is to **ADOPT AS TRANSMITTED WITH CHANGES AND ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** the proposed standard amendment to the Comprehensive Development Master Plan (CDMP) to amend the "High Density Residential" land use category text and the Adopted 2030 and 2040 Land Use Plan (LUP) map to redesignate the ±4.1 gross acre application site from "Business and Office" and "Medium Density Residential" (13 to 25 dwelling units per gross acre) to "High Density Residential" (60 to 125 dwelling units or more per gross acre); and 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. The final recommendation is based on the Staff analysis summarized in the Principal Reasons for Recommendation below:

Principal Reasons for Recommendation:

1. The application seeks to authorize the development of up to 550 residential units and 20,000 square feet of commercial uses on the vacant ±4.1-acre site, generally consistent with the CDMP and in keeping with the general trend of intensified development in the area. The proposed text change, if approved, would revise the "High Density Residential" land use category text to increase the maximum allowable floor ratio (FAR) from 2.0 to 3.0 for mixed-use developments having densities between 125 and 150 dwelling units per acre and add locational and other criteria under which the up to 3.0 FAR allowance would become applicable. The application also proposes change to the ±4.1-acre application site from "Business and Office" and "Medium Density Residential" to "High Density Residential" (see CDMP Land Use and Proposed CDMP Land Use maps on pages 9 and 10 herein). Staff previously recommended the application be transmitted with changes and adopted with acceptance of the proffered Declaration of Restrictions (covenant).

The Board of County Commissioners (Board), at its June 18, 2026 CDMP meeting, directed transmittal of the application to the state and regional reviewing agencies, pursuant to Chapter 163.3184, Florida Statutes, for their review and comments. The Board directed transmittal of the application filed by the Applicant without the changes recommended by Staff. Since transmittal of the application, Staff has worked with the Applicant to address comments issued by the Florida Department of Commerce (FloridaCommerce) on the application, as further discussed in Principal Reason No. 2 below. The Applicant by letter dated September 11, 2026, submitted revisions to the proposed text change that are presented under the "Applicant's Proposed Text Amendment" section on page 11 herein and the Applicant's letter is presented in Appendix A on page 15. Staff recommends approval of the application with the Applicant's revisions and with acceptance of the proffered covenant.

2. Staff notes that the Florida Department of Commerce (FloridaCommerce), in its capacity as the State Land Planning Agency (SLPA), and the other state and regional reviewing agencies (Reviewing Agencies), upon their review of the application, issued comments identifying no significant impacts from the application, if it were to be approved (see Appendix B: State Land Planning Agency and Other State and Regional Reviewing Agency Comments on page 21 herein). In addition, no objection was raised against the application by any reviewing agency or by any affected party. However, FloridaCommerce issued two (2) Technical Assistance Comments, one (1) of which is of concern as it outlines that the application, if adopted as transmitted, may be deemed null and void in accordance with Section 28 of Chapter 2025-190, Laws of Florida, as it proposes criteria that may be more restrictive or burdensome than is currently within the CDMP.

Section 28 of Chapter 2025-190, Laws of Florida prohibits counties, and their respective municipalities, impacted by Federal Disaster Declarations related to certain hurricanes, such as Miami-Dade County, from adopting more restrictive or burdensome comprehensive plan amendments or land development regulations or procedures prior to October 1, 2027, and provides that any such comprehensive plan amendments, land development regulations, or procedure shall be null and void. The CDMP “High Density Residential” land use category currently allows densities of “60 to 125 dwelling units or more per gross acre” without providing criteria guiding how densities greater than 125 units per acre are to be implemented. Currently, no properties in unincorporated Miami-Dade County are designated “High Density Residential” and only some properties within the City of Miami, City of Coral Gables, and City Miami Beach are depicted as “High Density Residential” on the County’s Land Use Plan map. The proposed text amendment seeks to guide how this land use designation is to be applied in the unincorporated area of the County, and as filed and transmitted, included locational and other criteria applicable to densities greater than 125 dwelling units per gross acre and specified that the allowable density is up to 150 dwelling units per gross acre. The proposed amendment also includes a floor area ratio (FAR) of up to 3.0, which provides for higher development intensities above the current maximum 2.0 FAR. The FloridaCommerce outlined that the proposed amendment may be deemed more restrictive or burdensome.

The Applicant has revised the proposed text amendment, presented on page 11 herein, adequately addressing the FloridaCommerce comments. To ensure that the proposed text amendment does not operate in a more restrictive or burdensome manner, the Applicant’s proposed changes to the “High Density Residential” land use category text are revised that the added locational and other criteria would apply only in instances when the new 3.0 FAR allowance is utilized. The revised text provides that mixed-use development at densities above 125 and up to 150 dwelling units per gross acre on properties in unincorporated Miami-Dade County designated “High Density Residential” may be allowed at up to 3.0 FAR, where such properties are larger than 2 acres, located within the Urban Infill Area, fronting a Major Roadway, situated within a Strategic Miami Area Rapid Transit (SMART) Plan corridor, and within 500 feet of a County park.

The other Technical Assistance Comment from FloridaCommerce and a separate Technical Advisory Comment from the South Florida Water Management District (SFWMD) do not warrant change to the application, will not form the basis for a challenge to the application in accordance with Chapter 163.3184, Florida Statutes, and are discussed in the Background section beginning on page12 herein.

3. The basis for Staff’s Final Recommendation is outlined above and in the original analysis of the application included in the *Initial Recommendations* report, dated May 2026, as updated herein. The Principal Reasons, as published in the *Initial Recommendations* report, are presented below. The full Initial Recommendation report and other documents related to the application may be accessed through the following link: https://eplprod.miamidade.gov/energov_prod/manageplan/#/plan/58381d29-a44c-4378-83ab-a4a921caa93f/files.

Principal Reasons for Initial Recommendation:

1. The application seeks a text amendment and land use change to facilitate development on the vacant site with a mixed-use project at a floor area ratio and residential density higher than currently allowed, in keeping with the current trend of development in the area, generally consistent with the CDMP. The proposed text amendment is discussed in Principal Reason

No. 2 below. CDMP Land Use Element Policy LU-1C, Policy LU-10A, Objective LU-7, and Objective LU-12 require the County to give priority to infill development and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development such as the application site, where urban services and facilities have the capacities to accommodate additional demand. As discussed in Principal Reason No. 3(ii) below, existing public facilities and services have adequate capacities to accommodate the impacts that would be generated by development on the subject property if the application is approved.

The ±4.1-acre application site is currently designated “Business and Office” on ±3.63 acres and “Medium Density Residential” (13 to 25 dwelling units per gross acre) on the remaining ±0.47 acres, which would allow 305,791 square feet and 11 multifamily units. Under the proposed redesignation of the entire site to “High Density Residential”, at the requested density of 150 units per acre, the site could be developed with a maximum of 458,686 square feet of retail uses and 613 multifamily units, or as a mixed-use development. However, the applicant has proffered a Declaration of Restrictions (covenant) limiting development to a maximum of 20,000 square feet of commercial and 550 multifamily residential units, not to exceed a Floor Area Ratio (FAR) of 3.0 for the entire development (not including parking structures). The 3.0 FAR will only be applicable if the proposed text amendment is approved, otherwise the maximum FAR will be 2.0 as currently allowed in the CDMP Land Use Element.

This area of Biscayne Boulevard is undergoing transition from vacant lots, a former mobile home park site and non-residential uses to mixed-use and multi-family residential development. The former mobile home park and commercial property directly to the south was approved for a mixed-use development of 417 multi-family dwelling units and 55,000 square feet of retail, through Administrative Site Plan Review (ASPR). Directly to the south, a 336-unit development is currently under construction. Farther south at 11200 Biscayne Boulevard there is an existing 8-story 402-unit multi-family development on the site of a former Assisted Living Facility. The overall proposed development of the site is generally consistent with the density and intensity of surrounding uses and planned development in the area.

2. The proposed text amendment component of the application seeks to modify the “High Density Residential” (60 to 125 or more dwelling units per gross acre) land use category to provide scope and appropriate context sensitive criteria to be applicable to densities above 125 dwelling units per gross acre for when the land use category is applied in unincorporated Miami-Dade County (see Proposed CDMP Amendment on page 14 herein). The “High Density Residential” land use category is currently only applied to certain incorporated areas in the County and the density range of 60 to 125 or more dwelling units per gross acre is in acknowledgement that some areas in municipalities depicted as “High Density Residential” are allowed residential densities greater than 125 dwelling units per acre. The “High Density Residential” land use category does not currently include a limit for density above 125 units per gross acre, nor does it include criteria of the circumstances under which densities greater than 125 dwelling units per gross acre would be appropriate and should be allowed. Accordingly, applying the “High Density Residential” designation to properties in unincorporated Miami-Dade County is most appropriately done with criteria to guide the maximum allowable density. The Applicant’s proposed text amendment provides that properties larger than 2 acres in the Urban Infill Area (UIA), that front on a Major Roadway, are within the unincorporated portions of the Strategic Miami Area Rapid Transit (SMART) corridors, and are within 500 feet of a County Park are eligible for up to 150 units per gross acre and a maximum Floor Area Ratio (FAR) of 3.0.

Staff's recommended change is to revise proposed text amendment component of the application, as presented on page 16 herein, and includes providing an allowance for mixed-use developments to substitute the non-residential component of the development with housing units affordable to households earning up to 80 percent of the County's Area Median Income (AMI) and to include the appropriate policy references for development in the SMART Plan corridors. Staff recommended changes also deletes the proposed 2-acre minimum site size criteria. Accordingly, staff recommends adoption of the application with the changes as discussed.

The CDMP Vision Statement contemplates "...directing growth into mixed-use urban centers that are walkable, connected by premium transit corridors and less vulnerable to the impacts of storms and sea level rise. Targeted development is accommodated in suburban areas to increase employment opportunities and reduce commute times. Growth boundaries that protect environmentally sensitive areas and agricultural land should remain strong." The proposed text amendment would support and further the vision by appropriately narrowing the over 125 dwelling units per gross acre density allowance of the "High Density Residential" land use category to the County's primary transit corridors when applied to the unincorporated areas.

3. Approval of the application would be generally consistent with the criteria for evaluating Land Use Plan map amendment applications pursuant to Policy LU-8E of the CDMP Land Use Element. Policy LU-8E requires Land Use Plan (LUP) map amendment applications to be evaluated according to factors such as (i) the ability of the proposed amendment to satisfy a deficiency in the LUP map to accommodate projected population or economic growth of the County, (ii) impacts to County facilities and services, (iii) compatibility with abutting and nearby land uses, (iv) impacts to environmental and historical resources, and (v) the extent to which the proposed land use would promote transit ridership and pedestrianism pursuant to Objective LU-7 and associated policies. Each factor is discussed below.
 - i. *Need to Accommodate Population or Economic Growth:* The application, if approved, would not significantly change the capacity of commercial or residential land within the analysis area (Minor Statistical Area 4.1) where the application site is located. MSA 4.1 was estimated to have capacity for approximately 21,939 dwelling units, with about 97.2 percent of these units intended as multi-family. The annual average residential demand in this MSA is projected to increase from 191 units per year in the 2025-2030 period to 210 in the 2035-2040 period. An analysis of the residential capacity by type of dwelling units shows the depletion of single-family type units occurring in the year 2030. For multi-family type units, the depletion will also occur beyond 2040, and for both single-family and multi-family units the depletion is also projected to be beyond the year 2040. If the proposed application is approved, it will increase the residential capacity by 111 multi-family units (The Applicant proffered covenant restricts the site to 550 multi-family dwelling units and 20,000 square feet of retail space). This would extend the depletion year for multi-family dwelling units, already beyond 2040, by approximately one additional year.
 - ii. *Public Facilities and Services:* Approval of the application would be generally consistent with the CDMP Capital Improvements Element Objective CIE-3 that requires CDMP land use decisions not cause a violation in adopted level of standards for public facilities and services. The impacts that would be generated from the maximum development allowed on the application site, if the application is approved, would not cause a violation in the adopted level of service standards for public facilities and services, except for roadways as discussed below.

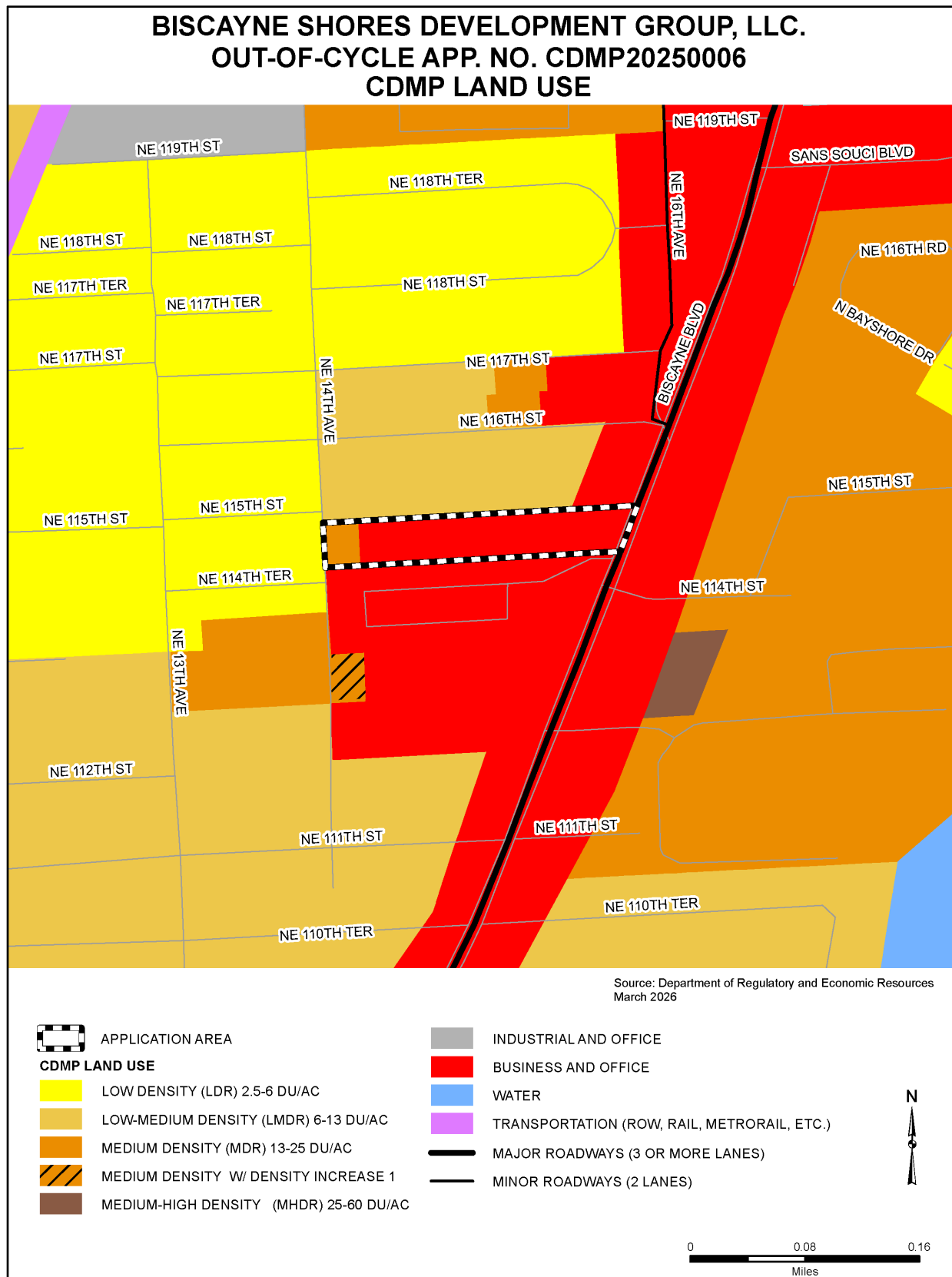
The Applicant's traffic impact analysis of roadways serving the application site indicates a net reduction of 664 PM peak hour vehicle trips for the proposed maximum development as compared to the current maximum allowed development. It is also important to note that the Applicant's traffic study indicates that in the short-term all nine roadway segments surrounding the application site have available capacity to handle the additional traffic impacts that would be generated by the application and are projected to operate at acceptable levels of service (LOS). The 2045 long-term analysis, however, shows that one roadway segment, Biscayne Boulevard between NE 88 Street and NE 108 Street, is projected to operate in violation of its adopted LOS level of service standard with the impacts from the proposed development. It must be noted the projected traffic impacts from the proposed development is below 5% of the maximum service volume capacity for this roadway segment (1.8% impact), hence the traffic impact from the proposed development is not significant and thereby not required to be mitigated. Furthermore, the application site is within the County's Urban Infill Area (UIA), the County's designated Transportation Concurrency Exception Area (TCEA) and is exempt from Transportation Concurrency.

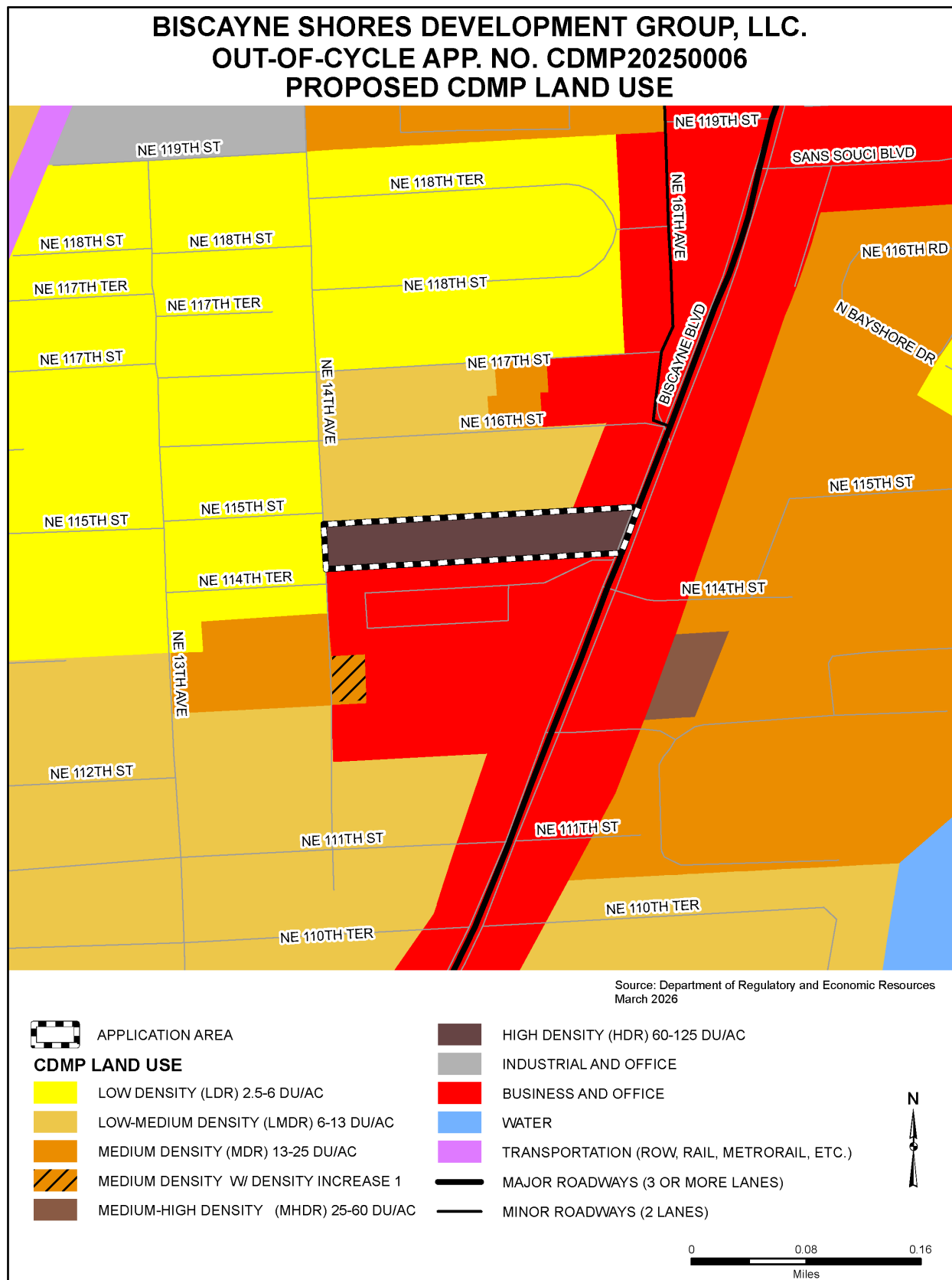
- iii. *Compatibility:* The proposed development of the site, if the requested "High Density Residential" is approved, would be generally compatible with the existing uses and land use designations of the abutting and adjacent properties. To the north, the properties are designated "Business and Office" and "Low-Medium Residential", including the Biscayne Shores and Gardens Park, and to the south the properties are designated "Business and Office" and "Medium Density Residential". To the east (across Biscayne Boulevard) the properties are designated "Business and Office" while to the west (beyond NE 14 Avenue) the properties are designated "Low Density Residential". The property immediately to the south, which was the site of a former Biscayne Breeze mobile home park, was approved for 430 multi-family dwelling units and 55,000 square feet of retail. Farther south there is an existing 402-unit multi-family building. To the southeast across Biscayne Boulevard is an existing 380-unit apartment complex. Therefore, the proposed mixed-use project would be generally compatible with development in the vicinity of the application site that is characterized primarily by multifamily residential and commercial establishments fronting Biscayne Boulevard.
- iv. *Environmental and Historic Resources:* The subject application, if approved, would not impact historic resources on the site. With respect to environmental resources, the site contains tree resources, including specimen trees (trees with a trunk diameter at breast height of 18 inches or greater). Specimen trees are protected by section 24-49.2(II) of the Code. A tree permit will be required to remove and/or relocate tree resources that are subject to the tree preservation and protection provisions of the Code.

In addition, the site contains documented records of contamination tracked under Biscayne Shores (HWR-1534). All development must comply with an August 14, 2025, Soil Management Plan approved by the Miami-Dade County Department of Environmental Resources Management/ Department of Regulatory and Economic Resources (DERM/RER). Furthermore, a separate Declaration of Restrictions (covenant) from the CDMP covenant will be required once site rehabilitation requirements under Chapter 24 of the Miami-Dade County Code are met.

- v. *Enhance or Degrade County Systems:* The application if approved, and the site developed as proposed in the proffered covenant with a maximum of 20,000 square feet of retail and 550 multifamily residential units, with the exception of roadways as discussed in 3(ii) above, would not degrade any countywide system. All other countywide systems have sufficient capacity to absorb the impacts that would be generated by development of the site with the proposed mixed-use project.
- vi. *Transit Ridership and Pedestrianism:* The application, if approved and the site developed as proposed, would support transit ridership and pedestrianism. The property is served by Metrobus Route 3 with the nearest bus stop adjacent to the property on Biscayne Boulevard and approximately NE 115 Street. The property is also served by Metrobus Route 203 at a bus stop located on Biscayne Boulevard at Sans Souci Boulevard, approximately 0.34 miles away (a 7-minute walk) using the existing sidewalk network. AM/PM Headways for the routes are 15 minutes for Metrobus Route 3 and 30 minutes for Route 203.

Furthermore, the site is located within ½-mile of the Northeast Corridor, one of six (6) corridors within the Strategic Miami Area Rapid Transit Plan ('SMART Plan') endorsed by the Miami-Dade Board of County Commissioners (Board) by Resolution No. R-523-16.





Applicant's Proposed Text Amendment

Words single underlined and single ~~stricken through~~ represent the proposed amendment as transmitted to the state and regional reviewing agencies by the Board of County Commissioners at its June 18, 2026, CDMP meeting. Words double underlined and ~~double stricken through~~ represent proposed changes since the transmittal of the application. All other words are adopted text of the CDMP and remain unchanged.

1. Amend the “High Density Residential” text of the Land Use Element on page I-32, as follows:

High Density. This category permits from 60 to 125 dwelling units or more per gross acre. As an additional allowance, a maximum 3.0 floor area ratio (not counting parking structures) is permissible if: the density exceeds 125 units per gross acre and the project includes a mixing of residential and non-residential uses, and if the project is located on a parcel of two (2) acres or larger within an unincorporated portion of the SMART Plan Corridor Buffer Area, immediately fronts on a Major Roadway, is within the UIA and within 500 feet of an existing County Park, and is not located within an Urban Center or developed with an existing single-family or duplex home. ~~Density up to 150 dwelling units per gross acre is found only in a few areas and may be located only on parcels of two (2) acres or larger, within unincorporated portions of the SMART Plan Corridor Buffer Area that also immediately front on a Major Roadway, are within the UIA and within 500 feet of an existing County Park, and excluding Urban Centers and existing single family or duplex homes. If the density exceeds 125 dwelling units per gross acre, mixing of residential and commercial is permitted vertically or horizontally so long as the residential floor area exceeds that of the commercial floor area and commercial does not exceed 10% of total floor area of the project and, notwithstanding the Mixed Use Development section on p. 1-46 of this Element, the entire development must fit within a 3.0 floor area ratio (not counting parking structures). Height of buildings at the edge of such High Density areas adjoining stable residential neighborhoods should taper to a height no more than three (3) stories higher than the adjacent residences. However, where the adjacent area is undergoing transition, heights may be based on adopted comprehensive plans and zoning of the surrounding area. The County's Rapid Transit Zone SMART Corridor Subzone regulations, or the regulations permitting mixed-use development in the Rapid Transit Activity Corridors, will govern any proposed development that exceeds 125 dwelling units per gross acre. This density is found only in a few areas that are located within certain municipalities where land costs are very high and where services will be able to meet the demands.~~

For projects using this additional floor area ratio allowance, the following conditions apply: (a) the mixing of residential and commercial uses is permitted vertically or horizontally, so long as the residential floor area exceeds the commercial floor area and the commercial uses do not exceed 10% of the total floor area of the project; (b) any building at the edge of such High Density areas adjacent to a stable residential neighborhood shall either taper to a height no more than three (3) stories higher than the adjacent residences or implement adequate liberal buffering and other site design standards to adequately address compatibility; and (c) where the adjacent area is undergoing transition, heights may be based on adopted comprehensive plans and zoning of the surrounding area.

Background

This ±4.1-gross-acre application site was a portion of a ±15.52 gross-acre assemblage that was the subject of a land use change amendment effected through standard Application No. 3 filed in the April 2005 Cycle of applications to amend the Comprehensive Development Master Plan (CDMP). That amendment was adopted by the Board of County Commissioners (BCC) on April 19, 2006, and redesignated the site to “Medium Density Residential” (13 to 25 dwelling units per gross acre) and “Business and Office”. The 2006 amendment included the BCC’s acceptance of a Declaration of Restrictions (2006 Covenant) recorded in Official Records Book 24467 at Pages 3303-3317 in the Public Records of Miami-Dade County and re-recorded in Official Records Book 28857 Page 4654-4670. The overall development then proposed for the ±15.52 gross-acre assemblage never materialized, and the ownership has since splintered into three individual owners each of separate parcels. Subsequently, on September 22, 2022, the Board of County Commissioners (Board) adopted Application CDMP20220007, releasing the 2006 Covenant and replacing it with the three separate Declarations of Restrictions. Each replacement Declaration of Restrictions included each owner’s share of the responsibilities outlined in the 2006 Covenant. For the ±4.1-gross-acre application site subject of this application, the Declaration of Restrictions was recorded in Official Records Book 33572 at Pages 1719-1729 in the Public Records of Miami-Dade County.

The application includes two CDMP amendment requests: 1) to amend the text of the “High Density Residential” (60 to 125 dwelling units or more per gross acre) land use category as presented on page 11 above, and 2) to redesignate the subject ±4.1-gross-acre site from “Business and Office” and “Medium Density Residential” to “High Density Residential” (60 to 125 dwelling units or more per gross acre).

The requested amendment to the “High Density Residential” land use category was initially to establish criteria for densities up to 150 dwelling units per gross acre in unincorporated Miami-Dade County. It is noted that the applicant has proffered a Declaration of Restrictions (covenant) limiting development to a maximum of 550 multifamily residential units (at a density of 134 units per gross acre), 20,000 square feet of commercial use, and the provision that thirty-five percent (35%) of the dwelling units, 193 units, to be set aside as workforce housing units (WHU’s) to households whose annual incomes are sixty percent (60%) to one-hundred twenty percent (120%) of the Area Median Income (AMI) for Miami-Dade County. In addition, the proffered covenant acknowledges that all restrictions and commitments of the existing CDMP covenant recorded in February 7, 2023 in the Official Records Book 33572 at Pages 1719–1729, Public Records of Miami-Dade County, shall remain in full force and effect. Of note, one of the conditions in the 2023 Covenant requires that the Owner develop a minimum of fourteen (14) workforce housing units (WHU’s) that are affordable to households whose annual incomes are sixty-five percent (65%) to one hundred forty percent (140%) of the AMI of Miami-Dade County. This 14 workforce housing units commitment, while in the separate and previously recorded 2023 Covenant, is not precluded from being satisfied through the workforce housing units commitment (35% of the units or up to 193 units) included in the currently proffered covenant.

On June 18, 2026, the Board of County Commissioners (Board) heard the application and took action directing its transmittal to the Florida Department of Commerce (FloridaCommerce), in the capacity of the State Land Planning Agency (SLPA), and the other state and regional agencies (Reviewing Agencies) for review and comment, pursuant to Chapter 163.3184, Florida Statutes. No objections were raised against the application by the reviewing agencies, or any affected party, but FloridaCommerce and the South Florida Water Management District (SFWMD) provided

Technical Assistance Comments that will not form a basis for challenge of the application if it is adopted. See Appendix B: State Land Planning Agency and Other State and Regional Reviewing Agency Comments on page 21 herein for the Reviewing Agency comments.

The SFWMD provided a Technical Assistance Comment noting the potential need for an Environmental Resource Permit, which comment is noted and does not warrant any change to the application. The FloridaCommerce offered two (2) Technical Assistance Comments regarding the new locational and other criteria included in the proposed text amendment, presented below, and recommending expansion of the workforce housing commitment in the Applicant's proffered covenant. FloridaCommerce outlines in its comment regarding the proposed text amendment that the application, if adopted as transmitted, may be deemed null and void in accordance with Section 28 of Chapter 2025-190, Laws of Florida, as it proposes new text to the "High Density Residential" land-use category that would introduce criteria which may be more restrictive or burdensome than is currently within the CDMP. This Section 28 of Chapter 2025-190 prohibits counties, and their respective municipalities, impacted by Federal Disaster Declarations related to certain hurricanes from adopting more restrictive or burdensome comprehensive plan amendments or land development regulations or procedures prior to October 1, 2027, and provides that any such comprehensive plan amendments, land development regulations, or procedure shall be null and void. The FloridaCommerce comment is presented below:

Section 28. (1) Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR- 4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land redevelopment regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027, and any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024.

Staff have identified Future Land Use Element Section Residential Communities: High Density as potentially more restrictive or burdensome due to the inclusion of requirements for increasing the allowable residential density to 150 dwelling units per acre (du/a). Currently, the language states that the density potential for this land use category is 60 to 125 dwelling units or more per gross acre. The requirements to increase the density capacity past 125 du/a are not included in the comprehensive plan. FloridaCommerce staff have contacted Miami-Dade County and were informed that the High-Density Residential land use category is only used on a small portion of property within the County and no property owner has applied for a density increase beyond 125 du/a. The added criteria will give the County guidance on which to base increased density applications for this land use category. Since the current language allows for 125 dwelling units "or more" per acre without any specific criteria, this change is potentially more restrictive or burdensome.

The County should discuss these policies with their legal counsel to ensure that they are not applied in a more restrictive and/or burdensome manner.

In response to the above Technical Assistance Comment issued by FloridaCommerce, the proposed text amendment to the “High Density Residential” land-use category has been revised by the Applicant to the effect that the added locational and other criteria of the proposed amendment would apply only in instances when the new 3.0 FAR allowance is utilized. See the Applicant’s Proposed Text Amendment on page 11 herein and Appendix A: Applicant Letter Submitting Final Text Amendment Language on page 15. This revision adequately addresses the FloridaCommerce comment as further explained below.

The CDMP “High Density Residential” land use category currently allows densities of “60 to 125 dwelling units or more per gross acre” without providing criteria guiding how densities greater than 125 units per acre are to be implemented. Currently, no properties in unincorporated Miami-Dade County are designated “High Density Residential” and only some properties within the City of Miami, City of Coral Gables, and City Miami Beach are depicted as “High Density Residential” on the County’s Adopted 2030 and 2040 Land Use Plan map. The proposed text amendment seeks to guide how this land use designation is to be applied in the unincorporated area of the County, and as filed and transmitted, included locational and other criteria applicable to densities greater than 125 dwelling units per gross acre and specified that the allowable density is up to 150 dwelling units per gross acre. The proposed amendment also includes a new floor area ratio (FAR) of up to 3.0, which provides for higher development intensities above the current maximum 2.0 FAR. The Applicant’s changes to the proposed “High Density Residential” land use category text are revised that the added locational and other criteria would apply only in instances when the new 3.0 FAR allowance is utilized. The revised text provides that mixed-use development at densities above 125 and up to 150 dwelling units per gross acre on properties in unincorporated Miami-Dade County designated “High Density Residential” may be allowed at up to 3.0 FAR, where such properties are larger than 2 acres, located within the Urban Infill Area, fronting a Major Roadway, situated within a Strategic Miami Area Rapid Transit (SMART) Plan corridor, and within 500 feet of a County park.

In its second comment, regarding workforce housing, FloridaCommerce recommends the workforce housing commitment in the Applicant’s proffered covenant be expanded to provide units affordable to households earning below 60 percent of Area Median Income (AMI) for Miami-Dade County, for the application to be consistent with Goal 1 of the CDMP’s Housing Element. The Goal requires the County to ensure the provision of housing affordable to all its current and future residents. Staff notes the requirement in the Goal is not a standard of review for individual CDMP amendment applications, the FloridaCommerce comment does not require change to the application, and the Applicant has not made any revision to the proffered covenant related to this comment.

APPENDIX A

Applicant Letter Submitting Final Text Amendment Language



200 S. Biscayne Boulevard
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305.377.6236 office

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MAmster@brzoninglaw.com

RECEIVED 9/11/26
Planning Division

Biscayne Shores Development Group
CDMP20250006

VIA ELECTRONIC SUBMITTAL

September 11, 2026

Lourdes Gomez, AICP
Director, Department of RER
111 Northwest 1st Street, 11th Floor
Miami, Florida 33128

Re: **CDMP20250006** – Transmittal Letter of Approved
Final Text Amendment – Biscayne Shores
Development Group, LLC

Dear Ms. Gomez:

Our firm represents Biscayne Shores Development Group (the "Applicant"), in connection with Application File No. CDMP20250006 (the "Application"). As you are aware, we collaborated with County staff to revise the proposed text amendment language. The revisions were developed cooperatively with County staff in response to Technical Assistance Comment 1 in FloridaCommerce's state review letter dated August 3, 2026. Although the original language was unlikely to present a conflict with Senate Bill 180, the Applicant supports the revised language to address any potential concerns and provide additional clarity.

We enclosed the revised language, attached as Exhibit "A," to this letter (the "Approved Final Text"), as revised and approved by your office. The purpose of this letter is to formally transmit the Approved Final Text for inclusion in the application file and to request prompt consideration by the Board of County Commissioners at the September 24, 2026 meeting.

The Applicant respectfully requests that your office confirm receipt of this letter and the enclosed Exhibit "A" and confirm that the Approved Final Text will be incorporated into the staff report in advance of the September 24, 2026 hearing. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Matthew Amster

Attachment

cc: Jeffrey Bercow, Esq.
Roberto A. Alvarez, Esq.

Exhibit A

High Density. This category permits from 60 to 125 dwelling units or more per gross acre. As an additional allowance, a maximum 3.0 floor area ratio (not counting parking structures) is permissible if: the density exceeds 125 units per gross acre and the project includes a mixing of residential and non-residential uses, and if the project is located on a parcel of two (2) acres or larger within an unincorporated portion of the SMART Plan Corridor Buffer Area, immediately fronts on a Major Roadway, is within the UIA and within 500 feet of an existing County Park, and is not located within an Urban Center or developed with an existing single-family or duplex home. ~~Density up to 150 dwelling units per gross acre is found only in a few areas and may be located only on parcels of two (2) acres or larger, within unincorporated portions of the SMART Plan Corridor Buffer Area that also immediately front on a Major Roadway, are within the UIA and within 500 feet of an existing County Park, and excluding Urban Centers and existing single family or duplex homes. If the density exceeds 125 dwelling units per gross acre, mixing of residential and commercial is permitted vertically or horizontally so long as the residential floor area exceeds that of the commercial floor area and commercial does not exceed 10% of total floor area of the project and, notwithstanding the Mixed Use Development section on p. 1-46 of this Element, the entire development must fit within a 3.0 floor area ratio (not counting parking structures). Height of buildings at the edge of such High Density areas adjoining stable residential neighborhoods should taper to a height no more than three (3) stories higher than the adjacent residences. However, where the adjacent area is undergoing transition, heights may be based on adopted comprehensive plans and zoning of the surrounding area. The County's Rapid Transit Zone SMART Corridor Subzone regulations, or the regulations permitting mixed use development in the Rapid Transit Activity Corridors, will govern any proposed development that exceeds 125 dwelling units per gross acre.~~

For projects using this additional floor area ratio allowance, the following conditions apply: (a) the mixing of residential and commercial uses is permitted vertically or horizontally, so long as the residential floor area exceeds the commercial floor area and the commercial uses do not exceed 10% of the total floor area of the project; (b) any building at the edge of such High Density areas adjacent to a stable residential neighborhood shall either taper to a height no more than three (3) stories higher than the adjacent residences or implement adequate liberal buffering and other site design standards to adequately address compatibility; and (c) where the adjacent area is undergoing transition, heights may be based on adopted comprehensive plans and zoning of the surrounding area.

This density is found only in a few areas that are located within certain municipalities where land costs are very high and where services will be able to meet the demands.

APPENDIX B**State Land Planning Agency and Other State and Regional Reviewing Agency Comments**

ITEMS	PAGE NO.
FloridaCommerce, as the State Land Planning Agency , letter dated August 3, 2026	22
South Florida Water Management District Email Correspondence dated August 6, 2026	25
Florida Department of Environmental Protection email correspondence dated July 31, 2026	26
Florida Department of Transportation letter dated July 21, 2026	27
South Florida Regional Planning Council memorandum dated July 20, 2026.	28

FLORIDACOMMERCE

Ron Desantis GOVERNOR
J. Alex Kelly SECRETARY

August 3, 2026

RECEIVED 8/4/26
Planning Division

CDMP20250006

The Honorable Daniella Levine Cava
Mayor, Miami-Dade County
Board of County Commissioners
111 Northwest 1st Street, 29th Floor
Miami, Florida 33128

Dear Mayor Levine Cava,

FloridaCommerce has reviewed the proposed comprehensive plan amendment for Miami-Dade County (Amendment No. 26-02ESR) received on July 2, 2026. The review was completed under the expedited state review process. FloridaCommerce has identified no comment related to adverse impacts to important state resources and facilities within FloridaCommerce's authorized scope of review.

FloridaCommerce is, however, providing two technical assistance comments consistent with Section 163.3168(3), F.S. The technical assistance comments will not form the basis of a challenge. It is offered as a suggestion which can strengthen the local government's comprehensive plan to foster a vibrant, healthy community or is technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part 11, F.S. The technical assistance comment is:

Staff have identified no important state resources or facilities within FloridaCommerce's authorized scope of review that will be adversely impacted by the amendment if adopted. Two potential technical assistance comments are suggested.

Technical Assistance Comment 1: Potential Restrictive or Burdensome Change

Chapter 2025-190 provides:

Section 28. (1) Each county listed in the Federal Disaster Declaration for Hurricane Debby (DR-4806), Hurricane Helene (DR-4828), or Hurricane Milton (DR-4834), and each municipality within one of those counties, may not propose or adopt any moratorium on construction, reconstruction, or redevelopment of any property damaged by such hurricanes; propose or adopt more restrictive or burdensome amendments to its comprehensive plan or land redevelopment regulations; or propose or adopt more restrictive or burdensome procedures concerning review, approval, or issuance of a site plan, development permit, or development order, to the extent that those terms are defined by s. 163.3164, Florida Statutes, before October 1, 2027, and any such moratorium or restrictive or burdensome comprehensive plan amendment, land development regulation, or procedure shall be null and void ab initio. This subsection applies retroactively to August 1, 2024.

Staff have identified Future Land Use Element Section Residential Communities: High Density as potentially more restrictive or burdensome due to the inclusion of requirements for increasing the allowable residential density to 150 dwelling units per acre (du/a). Currently, the language states that the density potential for this land use category is 60 to 125 dwelling units or more per gross acre. The requirements to increase the density capacity past 125 du/a are not included in the comprehensive plan. FloridaCommerce staff have contacted Miami-Dade County and

Caldwell Building | 107 E. Madison Street Tallahassee, FL 32399
850.245.7105 | Twitter: @FLACommerce

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were informed that the High-Density Residential land use category is only used on a small portion of property within the County and no property owner has applied for a density increase beyond 125 du/a. The added criteria will give the County guidance on which to base increased density applications for this land use category. Since the current language allows for 125 dwelling units "or more" per acre without any specific criteria, this change is potentially more restrictive or burdensome.

The County should discuss these policies with their legal counsel to ensure that they are not applied in a more restrictive and/or burdensome manner.

Technical Assistance Comment 2: Housing Affordability

The Declaration of Restrictions in the proposed text amendment sets aside 35% of the 550 multifamily dwelling units as workforce housing units (WFH) for households with annual incomes between 60% and 120% of the County's Area Median Income (AMI). However, the County staff Housing Affordability Assessment found that 87% of households in the area earned less than the limit of 120% of AMI, with 14.9% earning between 60% and 80% of AMI and 56.8% earning less than 60% of AMI. The County's data and analysis concluded that 87% of renter households currently in the market area of this application may not be able to afford the WFH units proffered in the covenant to be priced at 120% of AMI without being cost-burdened. As a result, this amendment does not demonstrate internal consistency with Goal 1 of the Housing Element by providing housing that will be affordable to all current and future Miami-Dade County residents. FloridaCommerce recommends the County consider their housing affordability study and widen the AMI unit limit to be available to households earning less than 60% of the AMI.

The local government should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, FloridaCommerce has enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the local government is reminded that:

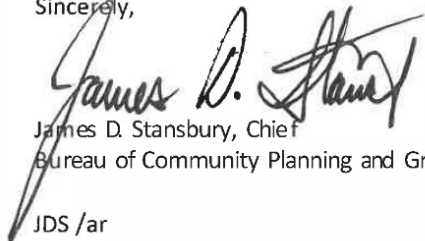
- Section 163.3184(3)(b), Florida Statutes (F.S.), authorizes other reviewing agencies to provide comments directly to the local government. **If the local government receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- The local government shall hold a second public hearing, which shall be a hearing on whether to adopt the comprehensive plan amendment. **If the local government fails, within 180 days after receipt of agency comments, to hold the second public hearing, the amendment is deemed withdrawn** unless extended by agreement with notice to the state land planning agency and any affected person that provided comments on the amendment pursuant to section 163.3184(3)(c)1., F.S. **If the amendment is not adopted at the second public hearing, the amendment shall be formally adopted by the local government within 180 days after the second public hearing is held or the amendment is deemed withdrawn.**

The Honorable Daniella Levine Cava
August 3, 2026
Page 2 of 2

- **The adopted amendment must be transmitted to FloridaCommerce within 30 working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to 163.3184(3)(c)2., F.S.** Under section 163.3184(3)(c)2. and 4., F.S., **the amendment effective date** is 31 days after FloridaCommerce notifies the local government that the amendment package is complete or, if challenged, until it is found to be in compliance by FloridaCommerce or the Administration Commission.

If you have any questions concerning this review, please contact Amanda Richter, Planning Analyst, by telephone at 850-717-8441 or by email via Amanda.Richter@commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth
JDS /ar

Enclosure(s): Procedures for Adoption

cc: Jerry Bell, AICP, Assistant Director for Planning, Miami-Dade County
Isabel Cosio Carballo, Executive Director, South Florida Regional Planning Council

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850.245.7105 | www.flcommerce.com | Twitter: [@FLACommerce](https://twitter.com/FLACommerce)

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From: [Reed, Stephanie](#)
To: [David, Alex \(RER\)](#)
Cc: dcpexternalagencycomments@deo.myflorida.com; [Cruz, Ibel](#)
Subject: comment letter Miami-Dade County CDMP REV26-154
Date: Thursday, August 6, 2026 1:22:03 PM

You don't often get email from sreed@sfwmd.gov. [Learn why this is important](#)

Good afternoon Mr. David,

The South Florida Water Management District (District) has completed its review of the proposed amendment from Miami-Dade County (County). The submittal proposes to amend the Comprehensive Development Master Plan (CDMP) to re-designate 4.1 +/- acres from "Business and Office" and "Medium Density Residential" to "High Density Residential" for a mixed-use infill / re-development. The following comments need to be addressed and/or acknowledged before final adoption of this amendment:

Advisory Comment

1. Future development associated with the proposed future land use change may require an Environmental Resource Permit (ERP) and any additional authorization from the applicable regulatory agency. The applicant should coordinate with the appropriate agency to determine permitting requirements.

The District requests that the County forward a copy of the adopted amendment to the District at the following email mailbox address: SFLOCALGOVPLAN@sfwmd.gov. Please contact us if you have any questions or need additional information.



Stephanie Reed
Policy and Planning Analyst
Resource Coordination Planning
South Florida Water Management District
Office: 561-682-6715 **Email:** sreed@sfwmd.gov
3301 Gun Club Road, West Palm Beach, FL 33406

From: [Plan_Review](#)
To: [Bell, Jerry \(RER\)](#); dcpexten@commerce.fl.gov
Cc: [Plan_Review](#); [Stillings, Noel \(RER\)](#); [David, Alex \(RER\)](#)
Subject: Miami-Dade County 26-02ESR Proposed
Date: Friday, July 31, 2026 4:34:22 PM
Attachments: [image001.png](#)

To: Jerry Bell, AICP, Assistant Director for Planning

Re: Miami-Dade County 26-02ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

1000 N.W. 111 Avenue
Miami, Florida 33172

JARED W. PERDUE, P.E.
SECRETARY

July 21, 2026

Mr. Jerry Bell, AICP, Assistant Director
Miami-Dade County
Department of Regulatory and Economic Resources
Stephen P. Clark Center
111 NW 1st Street, 12th Floor
Miami, Florida 33128

**Subject: Comments for the Miami-Dade County Comprehensive Plan
Amendment FDEO #26-02ESR**

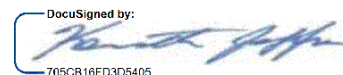
Dear Mr. Bell:

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) District Six, reviewed the proposed subject amendment.

The District reviewed the amendment package per Chapter 163 Florida Statutes and found the proposed text amendments would not adversely impact transportation resources and facilities of state importance.

Please transmit a copy of the amendments, along with the supporting data and analysis, to the District upon its adoption. Thank you for coordinating on the review of these proposed amendments with FDOT. If you have any questions, please do not hesitate to contact me by email at ken.jeffries@dot.state.fl.us or at 305-470-5445.

Sincerely,

DocuSigned by:

705CB16FD3D5405...

Kenneth Jeffries
Planning Manager

Cc: Heidi Solaun-Dominguez, P.E., Florida Department of Transportation, District 6
Dat Huynh, P.E., Florida Department of Transportation, District 6
Isabel Cosio Carballo, South Florida Regional Planning Council
Kathe Lerch, South Florida Regional Planning Council
Donna Harris, Florida Department of Commerce



MEMORANDUM

AGENDA ITEM #III.C

DATE: JULY 20, 2026

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN (LGCP) PROPOSED AND ADOPTED AMENDMENT CONSENT

Pursuant to the 1974 Interlocal Agreement creating the South Florida Regional Planning Council (Council), the Council is directed by its member counties to “assure the orderly, economic, and balanced growth and development of the Region, consistent with the protection of natural resources and environment of the Region and to protect the health, safety, welfare, and quality of life of the residents of the Region.”

In fulfillment of the Interlocal Agreement directive and its duties under State law, the Council reviews local government Comprehensive Plan amendments for consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Pursuant to Section 163.3184, Florida Statutes as presently in effect, Council review of comprehensive plan amendments is limited to 1) adverse effects on regional resources and facilities identified in the SRPP and 2) extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region. The Council’s review of amendments is conducted in two stages: (1) proposed or transmittal and (2) adoption. Council staff reviews the contents of the amendment package once the Department of Economic Opportunity certifies its completeness. A written report of the Council’s evaluation pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

Recommendation

Find the proposed and adopted plan amendments from the local governments listed as not causing adverse impact to state or regional resources/facilities and without extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

Approve this report for transmittal to the local governments, with a copy to the State Land Planning Agency.



South Florida Regional Planning Council
1 Oakwood Boulevard, Suite 250, Hollywood, Florida 33020
954-924-3653 Phone, 954-924-3654 FAX
www.sfrationalcouncil.org

PROPOSED AMENDMENTS

- **Broward County 26-05ESR**

Proposes an amendment to the Broward County Land Use Plan within the City of Margate amending the land use designation of an approximately 81.7-acre property. The amendment would revise 75.1 acres of Recreation and Open Space and 6.6 acres of Commercial Recreation within Dashed-Line Area to Irregular (7) Residential within a Dashed-Line Area, located south of Sample Road, between Rock Island Road and Holiday Springs Boulevard.

- **Broward County 26-07ESR**

Proposes an amendment to the Broward County Comprehensive Plan to remove provisions related to road and transportation concurrency, including transportation concurrency assessments, road impact fees, and concurrency satisfaction certificates. The Transportation Element, the Capital Improvements Element, and the Broward Municipal Services District Element of the Plan would all be revised. The amendment shifts the County's approach toward Transportation Districts, areawide level-of-service standards, and capital improvements, prioritizing transportation improvements while complying with recent state statutory changes. The amendment is intended to comply with recent state statutory changes while allowing the County to revisit impact fees after completing an updated impact fee study.

- **Miami-Dade County 26-01ESR**

Proposes amending the Miami-Dade County Comprehensive Development Master Plan for approximately 84.8 acres east of SW 112 Avenue, between SW 186 Street and SW 196 Street, adjacent to the Homestead Extension of Florida's Turnpike. The amendment would redesignate the application site on the Land Use Plan map from "Office/Residential" (approximately 79.62 gross acres) and "Low-Medium Density Residential" (approximately 5.18 gross acres, 6 to 13 dwelling units per acre) to "Industrial and Office" (approximately 81.36 gross acres), "Business and Office" (approximately 2.14 gross acres), and "Low-Medium-High Density Residential" (approximately 1.30 acres, 6 to 13 dwelling units per acre). The amendment would facilitate redevelopment of the former American Bankers/Assurant office park as an industrial and logistics-oriented project requested by GPC Miami Business Park, LLC.

The amendment includes a proffered restriction limiting the development to 903 net new external PM peak-hour vehicle trips, consistent with the ABIG DRI Development Order. The analysis estimates about 132 more trips than the currently approved DRI program. The Florida Department of Transportation District 6 found the amendment would not adversely impact transportation resources or facilities of state importance. Council staff concurs with County staff concerns regarding the cumulative impact of land use amendments on Florida's Turnpike as a hurricane evacuation route and recommends monitoring those impacts within a broader regional framework. Council staff also notes that proposed mitigation for impacts to Pine Rockland habitat, a resource of regional significance, should be carefully monitored.

- **Miami-Dade County 26-02ESR**

Proposes amending the Miami-Dade County Comprehensive Development Master Plan for an approximately 4.1-acre vacant site located between Biscayne Boulevard and NE 14 Avenue, between

NE 114 Terrace and NE 115 Street, abutting Biscayne Shores. The amendment would redesignate the site from “Business and Office” and “Medium Density Residential” to “High Density Residential,” and would amend the High-Density Residential Land Use category text to establish criteria for allowing densities above 125 dwelling units per gross acre in certain unincorporated areas. The amendment would facilitate a mixed-use development, subject to a proffered Declaration of Restrictions limiting the project to 550 multifamily dwelling units, 20,000 square feet of commercial space, and requiring 35 percent of the dwelling units to be set aside as workforce housing. The site is within the Urban Infill Area and near existing transit service.

- **City of Doral 26-02ESR**
Proposes an amendment to the City of Doral Comprehensive Plan’s Future Land Use Element by creating the “Mall Mixed Use (MMU)” Future Land Use designation, establishing purpose and intent, applicability, and development parameters for regional shopping mall properties fifteen (15) acres or greater currently designated on the Future Land Use Plan Map as “Business” (“B”) and providing for residential development opportunities within qualifying developments.
- **Islamorada, Village of Islands 26-02ACSC**
Proposes an ordinance to amend the Village’s Future Land Use Map, changing the designation from Residential High (RH) to Residential Medium (RM), for properties located at 80839 and 80739 Old Highway on Upper Matecumbe Key, comprising approximately 2.75 acres of land.
- **City of North Miami 26-01ESR**
Proposes amendments to the City of North Miami’s 2045 Comprehensive Plan by amending the Future Land Use Element to increase the allowable height to two hundred ten (210) feet for certain properties within the Biscayne Boulevard Planned Corridor Development Overlay District.
- **City of North Miami Beach 26-01ER**
Proposes amending the City of North Miami Beach’s Comprehensive Plan, specifically the Infrastructure Element Policy as part of Evaluation and Appraisal Report based amendments, to address the upgrading of wastewater treatment facilities and prioritize advanced waste treatment (AWT).
- **City of North Miami Beach 26-02ESR**
Proposes amending the City of North Miami Beach’s Comprehensive Plan to incorporate the updated North Miami Beach Water Supply Plan and related text amendments to the Intergovernmental Coordination, Infrastructure, Capital Improvements, Conservation, and Future Land Use Elements.
- **City of Wilton Manors 26-01ER***
Proposes amending the City of Wilton Manors’ Comprehensive Plan to adopt Evaluation and Appraisal Review-based updates, add a state-mandated Property Rights Element, and update the City’s 20-Year Water Supply Facilities Work Plan. The EAR-based amendments update planning periods, data, population and housing demographics, agency names, and references for consistency with the Broward County Comprehensive Plan. The Water Supply Facilities Work Plan reflects the City’s reliance on the City of Fort Lauderdale for potable water service and coordination with the Lower East Coast Water Supply Plan. No changes are proposed to the Future Land Use Map, and the amendments are not expected to affect the City’s adopted level-of-service standards.