Memorandum

Date: November 19, 2026

Supplement
Agenda Item No. 7(B)

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

From: Daniella Levine Cava
Mayor

Subject: Supplemental Information on Out-of-Cycle 2026 Application No. CDMP20260011 to Amend the Comprehensive Development Master Plan

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The following supplemental information is provided to the Board of County Commissioners regarding Out-of-Cycle 2026 Application No. CDMP20260011 to amend the Comprehensive Development Master Plan (CDMP). The information includes: (Exhibit 1) the Final Recommendation report addressing application No. CDMP20260011.

Roy Coley
Deputy Mayor

Final Recommendations Report
Application No. CDMP20260011
Countywide

APPLICATION SUMMARY

Applicant/Representative:	Miami-Dade County Department of Regulatory and Economic Resources
Location:	Countywide
Requested Text Changes:	1) Amend the Introduction of the Water, Sewer, and Solid Waste Element of the Comprehensive Development Master Plan pertaining to the Water and Sewer Subelement. 2) Amend the Water and Sewer Subelement, including the Monitoring Program, of the Comprehensive Development Master Plan primarily to reflect the May 2026 update of the Miami-Dade County Water Supply Facilities Work Plan.
Amendment Type:	Standard Text Amendment

RECOMMENDATIONS

Staff Final Recommendation:	**ADOPT WITH CHANGE AS TRANSMITTED** (November 2026)
Staff Initial Recommendation:	**TRANSMIT WITH CHANGE AND ADOPT** (September 2026) [*Change to include the service boundaries of the Hialeah reverse osmosis water treatment plant as well as specifying that the water source for the plant is the Floridan Aquifer and to add interim sewage treatment plants as a type of wastewater treatment facility*.]
Community Councils:	**NOT APPLICABLE**
Planning Advisory Board (PAB) acting as the Local Planning Agency:	**TRANSMIT WITH CHANGE AND ADOPT** (September 14, 2026)

Transmittal Action by Board of County Commissioners:	**TRANSMIT WITH CHANGE AND ADOPT, AS PER STAFF RECOMMENDATION** (September 24, 2026)
Final Action of Board of County Commissioners:	**TO BE DETERMINED** (November 19, 2026)

Staff's final recommendation is to **ADOPT WITH CHANGE AS TRANSMITTED** the proposed amendment to the Water, Sewer, and Solid Waste Element introduction and the Water and Sewer Subelement of the County's Comprehensive Development Master Plan (CDMP) for the following reasons.

Principal Reasons for Final Recommendation:

1. On September 24, 2026, the Board of County Commissioners (Board) held its first public hearing on the proposed standard amendment and directed its transmittal to the Florida Department of Commerce/State Land Planning Agency (SLPA) and other state and regional agencies (reviewing agencies) for review and comment. There were no objections, recommendations or comments concerning this application. Staff notes that the Florida Department of Commerce (FloridaCommerce), in its capacity as the State Land Planning Agency, and the other state and regional reviewing agencies, upon their review of the application, did not issue comments on the application. Responses from the State Land Planning Agency and other state and regional review agencies are included in Appendix B. In addition, no objection was raised against the application by any reviewing agency or by any affected party.

2. Staff's final recommendation to adopt the amendment as transmitted is based on the original analysis and principal reasons presented below and in the "Initial Recommendations" report for Application No. CDMP20260011, dated September 2026, to amend the CDMP. To view the full Initial Recommendations Report and other documents related to the application please click the following link: http://www.miamidade.gov/planning/cdmp-amendment-cycles.asp#201805.

Principal Reasons for Initial Recommendation:

1. The application, if approved, would satisfy the statutory requirement for the County to adopt the May 2026 update of the Miami-Dade County Water Supply Facilities Work Plan into the CDMP. Section 163.3177(6)(c) of the Florida Statutes requires local governments to prepare and adopt a water supply work plan into their comprehensive plans at least every 5 years, within 18 months after the applicable water management district adopts a regional water supply plan. The water supply work plan must identify alternative water supply projects, traditional water supply projects and conservation and reuse measures necessary to meet projected water demand for at least a 10-year planning period. The last update of the CDMP to incorporate the Miami-Dade County Water Supply Facilities Work Plan was adopted by the Board of County Commissioners in January 2023 through Ordinance No. 23-6. Subsequently, the South Florida Water Management District (SFWMD) approved the most recent Lower East Coast (LEC) Water Supply Plan on September 23, 2024, that was utilized in developing Miami-Dade County's current Water Supply Facilities Work Plan Update, dated May 2026 (see Appendix B on Appendices Page 11 herein). The proposed amendment, if approved, would adopt the May 2026 Water Supply Facilities Work Plan into the CDMP by reference and satisfy the statutory requirement.

   The SFWMD previously issued the County's most recent Water Use Permit modification on March 8, 2022. The Water Use Permit has an expiration date of December 27, 2065, an annual aquifer withdrawal allocation of 148,018 million gallons, and a maximum monthly allocation of 12,951.61 million gallons, for the 20-year period beginning 2022

through to year 2042. The County's May 2026 Water Supply Facilities Work Plan update is consistent with the County's Water Use Permit and the SFWMD's Lower East Coast Regional Water Supply Plan and the required CDMP revisions are presented primarily in the proposed amendment to Objective WS-7 and its associated policies.

2. The recommended change to the application is the addition of a footnote to 'Table 1: Alternative Water Supply Projects 2022-2042', on page 4 below, that clarifies the listed Phase 1 and Phase 2 projects for the 'South Miami Heights WTP Back-Up' are designated backup facilities for the C-51 Reservoir alternative water facility should, for any reason, it becomes inoperable.

   The application proposes updates to the Introduction of the Water, Sewer and Solid Waste Element of the CDMP pertaining to the required updates of the Water and Sewer Subelement, updates the Subelement's Introductory text, and clarifies and/or updates several objectives and policies of the Subelement.

REQUESTED TEXT AMENDMENTS

The following presents the proposed text changes to the CDMP. 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 though~~ represent proposed changes since the transmittal of the application. All other words are adopted text of the CDMP and remain unchanged.

1) Amend the Introductory Text, Objectives and Policies of the Water and Sewer Subelement in the County's adopted Comprehensive Development Master Plan as follows:

WATER, SEWER, AND SOLID WASTE ELEMENT

Introduction

The Water, Sewer and Solid Waste Element is composed of two subelements. The Water and Sewer Subelement contains a goal, objectives, policies, and monitoring measures for the County's water services. The Miami-Dade Water and Sewer Department (WASD) is the largest public water and sewer utility in the southeastern United States. The Department's water system serves over ~~451,000~~464,000 retail customers and 15 Municipal wholesale customers in Miami-Dade County, and the wastewater system serves over ~~367,000~~379,000 retail customers and 13 wholesale customers consisting of 12 municipal customers and the Homestead Air Reserve Base. In November 2007, WASD received a historic 20-year Water-Use Permit (WUP) from the South Florida Water Management District (SFWMD). Since the 2007 WUP, WASD has requested several modifications to the permit with the most recent WUP modification issued on March 8, 2022, ~~with~~having an expiration date of December 27, ~~2045~~2065, with an annual allocation of 148,018 million gallons (405.53 MGD) and maximum monthly allocation of 12,951.61 million gallons to year 2042. The permit is a plan for meeting the present and future water needs of the County while protecting natural resources such as the Everglades. The permit requires WASD to develop alternative water supply sources including use of the Floridan Aquifer as an alternative water supply, and the C-51 Reservoir, and continue with its Water-Use Efficiency Program and water loss reduction program. It ensures water will be available for Miami-Dade County's needs and lays the groundwork for capital improvements programmed or planned for the next decade.

* * *

2) Amend the Water and Sewer Subelement including its Monitoring Program as follows:

WATER AND SEWER SUBELEMENT

GOAL
PROVIDE FOR POTABLE WATER, AND SANITARY SEWER FACILITIES WHICH MEET THE COUNTY'S NEEDS IN A MANNER THAT PROMOTES THE PUBLIC HEALTH, ENVIRONMENTAL PROTECTION, OPERATIONAL EFFICIENCY, CDMP-PLANNED LAND USE, AND ECONOMIC OPPORTUNITY.

* * *

Objective WS-4. Miami-Dade County shall protect the health of its residents and preserve its environmental integrity by reducing the proportion of residences and commercial establishments within the Urban Development Boundary using wastewater treatment facilities (onsite sewage treatment and disposal systems and interim sewage treatment plants) that are not connected to the central system. Miami-Dade County shall discourage ~~the~~ new or continued use of such facilities through the strict application of the CDMP and land development regulations.

* * *

Objective WS-5. ~~Develop and~~ Continue to implement ~~a~~ the comprehensive water conservation program to ensure that a sufficient, economical supply of Biscayne Aquifer water is available to meet current and future water demand without degrading the environment.

* * *

WS-6F. It is the policy of Miami-Dade County that the ~~distribution of~~ potable water from the ~~proposed~~ Hialeah reverse osmosis water treatment plant, which uses the Floridan Aquifer as its source and is located at 4250 NW 114 Terrace ~~in proximity to the area encompassing Application No. 5 in the April 2005-2006 CDMP Cycle [area bounded by NW 154 Street on the south, NW 97 Avenue on the east, and the Homestead Extension of the Florida Turnpike (HEFT) on the northwest], using the Floridan Aquifer as its source~~, shall be dedicated first to satisfying the total potable water demand from development ~~of the site of Application No. 5~~ in the area bounded by NW 154 Street on the south, NW 97 Avenue on the east, and the Homestead Extension of the Florida Turnpike (HEFT) on the northwest (that was subject to Application No. 5 of the April 2005 CDMP amendment Cycle). In no event shall a Certificate of Occupancy (CO) for development in the area encompassed by Application No. 5 be issued until it is served by the ~~proposed~~ Hialeah reverse osmosis water treatment plant or by another water supply source authorized under the County's Consumptive Use Permit from the South Florida Water Management District or as otherwise agreed upon with the District and incorporated into the County's CIE Schedule~~s~~ of Improvements.

* * *

Objective WS-7. Miami-Dade County shall ~~create a~~ continue to implement and timely update its Water Supply Facilities Work Plan that identifies and develops those water supply projects necessary to meet the County's projected water demands for a minimum 10-year period.

Policies

WS-7A. The Miami-Dade County Water Supply Facilities Work Plan (Work Plan), dated ~~April 2022~~ May 2026, is adopted and incorporated by reference into the CDMP. This document is designed to: assess current and projected potable water demands; evaluate the sources and capacities of available water supplies; and identify those water supply projects, using all available technologies, necessary to meet the County's water demands.

WS-7B. The County shall consider the most recent approved version of South Florida Water Management District's *Lower East Coast Regional Water Supply Plan* Update (approved September 23, 2024) in developing and updating its Water Supply Facilities Work Plan. The Work Plan will be updated, at a minimum, every 5-years and within 18 months after the South Florida Water Management District's approval of an updated *Lower East Coast Regional Water Supply Plan*. Updates to the water supply facilities necessary to satisfy projected water demands shall be provided to the South Florida Water Management District in the Annual Lower East Coast Progress Report. The Work Plan shall address climate change and sea level rise that may impact the potable water infrastructure and sources. The potable water supply facilities necessary to satisfy projected water demands during the 2022 - ~~2030~~2042 period are shown in Table 1, below.

Table 1
Alternative Water Supply Projects 2022-2030

Completion Date	**Annual Average Finished Water Quantity in MGD and Source**		
Completed	7.50	Hialeah Floridan Aquifer RO WTP-Phase 1-a, 10 MGD & 6 Floridan Aquifer supply wells	AWS
~~12/31/23~~ Completed	2.50	Hialeah Floridan Aquifer RO WTP-Phase 1-b, 4 Floridan Aquifer supply wells	AWS
~~7/31/23~~ Completed	15.00	C-51 Reservoir	AWS
12/31/2026	12.45	South Miami Heights WTP Back-Up Phase 1 (RO portion)*	AWS
12/31/2033	5.00	South Miami Heights WTP Back-Up Phase 2 (RO portion)*	AWS
Total	**42.45**		

Notes: RO means reverse osmosis; WTP means water treatment plant; AWS means Alternative Water Supply

*** Backup in the event C-51 becomes inoperable**

Monitoring Program

This section of the Element outlines the substantive components of Miami-Dade County's monitoring program pertinent to the objectives, policies and parameters referenced elsewhere in this Element.

Water and Sewer Monitoring and Evaluation Program In practice, the use of quantitative measures of objective implementation is preferred to individual policy evaluation. The following measures are recommended for use in monitoring the objectives proposed in this report for the Water and Sewer Subelement. These measures were selected based on their ability to represent overall achievement of an objective and on their ease and economy in collection, recording, and evaluation. At least one measure is recommended for each objective, and one alternative measure is recommended for several objectives. The alternative measure is recommended for those objectives where none of the primary measurements recommended are available from existing data sources in Countywide circulation at the time of the report. The alternative measurement, if suggested, will always be based on an existing data source.

Objective WS-1. Planning and provision of water and sewer services in concert and conformity with the County's Land Use Element of the CDMP.

Recommended measurement for potable water and sanitary sewer service: geographic area outside of the Urban Development Boundary (UDB) served by water and sewer each year.

Alternative measure for potable water: miles of water mains greater than 6 inches in diameter which exist outside of the UDB. Alternative measure for sanitary sewer: miles of sewer force mains which exist outside of the UDB. Source of alternative measure: Miami-Dade Water and Sewer Department Water and Sewer Atlases. It should be noted that the alternative measurements will overestimate system development outside of the UDB, as they will count water and sewer mains located outside the UDB, but not used for local service. The use of the alternative measurements will have to ~~correct~~ be adjusted for this bias.

Objective WS-2. Implementation of procedures to ensure adequate facilities and correct system deficiencies, including Level of Service (LOS) standards for Water and Sewer services.

The achievement of the LOS standards is their own monitoring measures. For the entire objective, the following measures are recommended: treatment plant capacity for the system (water and sewer); reserve capacity of raw and treated water (water); ~~amount of~~ areas of inadequate fire flow (water). Treatment plant capacity is monitored and published by WASD regularly, and does not require an alternative. Other alternative measures include percent water unaccounted for, ratio of peak demand to average demand, treatment plant capacity for individual treatment plants.

* * *

Objective WS-4. Reduction in the use of septic tanks and other private wastewater treatment facilities (onsite sewage treatment and disposal systems and interim sewage treatment plants).

* * *

Objective WS-5. ~~Initiation and maintenance~~ Implementation of the county's Water Use Efficiency Plan objectives including water conservation programs, non-revenue water loss reduction efforts and legislative initiatives.

Recommended measurements include: average systemwide water use per capita; and percent water unaccounted for; peak day to average day water demand ratio~~; amount of water and wastewater that is reused or reclaimed within Miami-Dade County on an annual basis~~. This data is published annually by WASD so no alternative measure is recommended.

Objective WS-6. Expansion of traditional and innovative sources of raw water.

Recommended measurements include: reserve capacity of raw water and capacity of the aquifer storage and recovery system, and other future innovative projects once implemented as specified in the County's Water Use Permit. No alternative measurements are recommended.

Objective WS-7. Development and maintenance of a Water Supply Facilities Plan.

Recommended measurements include: Consistency between the water supply projects identified in the Water Supply Facilities Work Plan Update and those listed in Miami-Dade County's Water Use Permit(s), the *Lower East Coast Regional Water Supply Plan*, and the Capital Improvements Element of the CDMP. A second measure would be a comparison of the projected minimum 10 year water demands with the projected water supply projects identified in the Work Plan.

APPENDICES

		Appendices Page
Appendix A:	Executive Summary: Miami-Dade Water and Sewer Department, 10-Year Water Supply Facilities Work Plan, May 2026** ----------	A-3
Appendix B:	State Land Planning Agency and Other State and Regional Reviewing Agency Comments ----------	A-9

* Excerpted pages are enclosed herein. The complete application and all related documents are accessible on the Department of Regulatory and Economic Resources website indicated by the link below.

** The complete May 2026 Water Supply Facilities Work Plan may also be accessed from the below weblink.

https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/f9a74514-dd84-47cc-ab4a-c06852f8da91?tab=attachments

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APPENDIX A

Executive Summary
Miami-Dade Water and Sewer Department
10-Year Water Supply Facilities Work Plan, May 2026

(NOTE: The complete May 2026 Water Supply Facilities Work Plan may be accessed through the weblink: https://energov.miamidade.gov/EnerGov_Prod/SelfService#/plan/f9a74514-dd84-47cc-ab4a-c06852f8da91?tab=attachments)





Miami-Dade Water and Sewer Department

10-Year Water Supply Facilities Work Plan

May 2026



Executive Summary

This update to the Miami-Dade Water and Sewer Department's (WASD) Water Supply Facilities Work Plan (Plan) has been prepared in accordance with the requirements set forth in Section 163.3177(6)(c)3 of the Florida Statutes for a 10-year planning horizon. Said statutory provision requires local governments adopt a water supply work plan that identifies traditional and alternative water supply projects, conservation and reuse measures necessary to meet projected water demands. This Plan is updated on a five-year cycle within 18-months of an adopted update to the South Florida Water Management District's (SFWMD) regional water supply plan. The most recent Lower East Coast (LEC) Regional Water Supply Plan, which Miami-Dade County (County) is a part of, was adopted by the SFWMD Governing Board on September 23, 2024.

The 10-Year Plan update describes WASD's existing water supply systems. The document also provides a plan for implementing additional water supply initiatives (including the development of traditional and alternative water supplies), as necessary, to serve existing and future development.

This Plan update includes the following primary sections:

- Section 1 – Introduction
- Section 2 – Water Service Area
- Section 3 – Existing Water Supply Facilities
- Section 4 – Population and Water Demand Projections
- Section 5 – Planned Water Supply Facilities
- Section 6 – Climate Change and Sea Level Rise Plan

The Plan focuses on the evolution of water demands within the County and required actions to meet anticipated future needs. The County's projected finished water demands are now lower than anticipated when the first 20-year water use permit (WUP) application was submitted to SFWMD in 2007.

The decrease in water demands has been a result of numerous drivers internal and external to WASD. Over more than a decade, the County's per capita water consumption and overall drinking water production have decreased. The evolution of water demands can be attributed to several factors including:

- Deceleration of population growth
- Implementation of a county-wide water conservation plan, a component of the County's WUP
- Evolving trends in housing demographics (multifamily construction versus single family homes)
- Changs in water use practices

Over the past several years, the scale of redevelopment within the County has been significant, leading to the replacement of older housing stock and commercial and industrial space with new and more efficient construction. Since 2009, the county's building code, specifically Section 8-31 and 32-84, requires installation of water efficient fixtures including toilets, faucets and showerheads that meet Environmental Protection Agency (EPA) WaterSense Program standards.

In 2007, the County developed a water conservation plan consisting of several components to reduce water use including the following:

- Indoor high efficiency fixture rebate program providing rebates to properties built before 1996 to incentive the use of EPA WaterSense certified faucets, toilets and showerheads
- Outdoor rebate program providing free landscape assessments and rebates to property owners that upgrade irrigation systems with high efficiency components in landscape irrigation systems
- Media and public education outreach campaigns
- Distribution of free high efficiency fixtures and dye tablets
- Implementation of a water conservation based tiered rate billing structure
- Utility wide leak detection program

Additionally, the following statutory rules have been adopted by the County to promote conservation:

- Two day per week lawn irrigation rule limiting outdoor consumption, a significant use of water in the County
- Encouraging the use of Florida Friendly Landscaping Principles outlined in sections 18-A and 18-B of the County code requiring landscape standards for new construction

- Require the installation of submeters in new multiuse properties. Submeters encourage conservation with individual units billed for their own consumption vs. billing from a single master meter

- Direct WASD's wholesale water customers to develop their own water conservation plan to promote water use efficiency within their jurisdiction.

The County's Comprehensive Development Master Plan (CDMP) land use policies have also been instrumental in driving decreases in water demand and wastewater generation. Over the decades, land use policy has incentivized high density development in areas of existing infrastructure and public services (i.e. transit, sanitary sewer, etc.). This in turn has led to a pivot from growth in suburban single-family homes with higher average water consumption, to multifamily buildings including condominiums, apartments, and in some cases, micro-apartments which have much lower water demands. This, plus the implementation of the County's water conservation plan and statutory rules detailed above has led to a decrease in per capita consumption throughout the County from 153.30 gpd in 2006 to 138.71 gpd in 2025. Quantifiable measures outlined in the water conservation plan alone has resulted in cumulative water savings of 16.85 MGD.

Since the 2007 WUP, WASD has requested several modifications to the permit to reflect new population data, revised water demand projections and alternative water supply projects to support the projected water demands. The most recent WUP modification was issued on March 8, 2022 with an expiration date of December 27, 2065. The WUP limits WASD's annual allocation to 148,018 million gallons (392.2 MGD Biscayne Aquifer and 13.33 MGD Floridan Aquifer) and the maximum monthly allocation to 12,951.61 million gallons to year 2042 (20 years). These allocations are included in the wellfield operational plan described in Exhibit 8 of the WUP, dependent on the use of the C-51 Reservoir offset. The WUP modification includes optimization of Biscayne Aquifer water supplies through improved wellfield operations and the C-51 Reservoir project. The wellfield optimization allows for the maximum use of wet and dry season non-regional flows throughout the County by leveraging operational flexibility between Miami-Dade WASD's water treatment plants and wellfields. This Plan has been prepared considering water supplies available to WASD in the utility's current WUP and confirms that currently available water supplies are sufficient to meet demands through the 10-year planning period.

Miami-Dade WASD has also been addressing the new U.S. Environmental Protection Agency (EPA) regulations for per-and polyfluoroalkyl substances (PFAS). In April 2024, the EPA introduced regulations for PFAS, mandating the implementation of National Primary Drinking Water Regulations (NPDWR) for these substances, commonly referred to as Forever Chemicals. In response, WASD initiated the PFAS Demonstration Testing Project to identify the most efficient and cost-effective treatment methods for PFAS removal at WASD's water treatment plants (WTPs). The treatment methods under evaluation include granular activated carbon (GAC), reverse osmosis (RO), nanofiltration (NF), ion exchange (IX) systems, and direct wellhead treatment activities, in order to comply with the EPA's compliance date of 2029.

Since the beginning of 2025, the Demonstration Testing Phase of the project has been ongoing. This phase involves evaluating different treatment options including RO at the Hialeah WTP, Nanofiltration at the Alexander-Orr WTP, and various GAC and IX options at the Alex Orr WTP, Preston WTP, and South Dade System. A Blue Ribbon Panel peer-reviewed Final Report with recommendations is anticipated by mid 2026.

This work plan also details WASD's assessment and planning for sea level rise and climate change with relation to water supply. The primary concern to WASD's water supply is saltwater intrusion into the Biscayne aquifer, the primary source of drinking water in Miami-Dade County. Model projections show that municipal wellfields are not expected to experience impacts from saltwater intrusion through approximately 2040. Beyond this timeframe, however, continued inland movement of the saltwater interface is expected to pose increasing risk to water supply infrastructure. Overall, the results indicate that while near-term impacts are limited, long-term conditions will require proactive adaptation, including optimization of wellfield operations and development of alternative water supply sources.

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 November 6, 3026	A-11
South Florida Water Management District email correspondence dated November 6, 2026	A-15
Florida Department of Environmental Protection email correspondence dated November 4, 2026	A-16
Florida Department of Transportation letter dated October 16, 2026	A-17
South Florida Regional Planning Council memorandum dated October 26, 2026	A-19

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FLORIDACOMMERCE

Ron DeSantis GOVERNOR

November 6, 2026

The Honorable Daniella Levine Cava
Mayor, Miami-Dade County
111 NW 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. 26-04ESR) received on October 7, 2026. The review was completed under the expedited state review process. FloridaCommerce has no comment on the proposed amendment.

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 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.

Caldwell Building | 107 E. Madison Street Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org | X: @FLACommerce

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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,

Yazmin Valdez, Bureau Chief
Bureau of Community Planning and Growth

YV/ar

Enclosure(s): Procedures for Adoption

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

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SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (***https://fldeo.my.salesforce-sites.com/cp/***) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format,** clearly depicting the parcel, its future land use designation and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for expedited review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, 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 timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

From: South Florida Local Gov Plan
To: David, Alex (RER)
Cc: dcpexternalagencycomments@deo.myflorida.com; Cruz, Ibel
Subject: review letter Miami-Dade WSFWP
Date: Friday, November 6, 2026 8:58:34 AM
Attachments: image001.gif

Good morning Mr. David,

The South Florida Water Management District (District) previously completed its courtesy review and provided comments on Miami-Dade County's draft Water Supply Facilities Work Plan on April 24, 2026. Subsequently, District staff have reviewed the revised draft along with the proposed Elements and find all previous comments have been sufficiently addressed. Therefore, District staff offer no additional comments at this time.

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 me 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); dcpexter@commerce.fl.gov
Cc: Plan_Review
Subject: Miami-Dade County 26-04ESR Proposed
Date: Wednesday, November 4, 2026 5:32:36 PM
Attachments: image001.png

To: Jerry Bell, AICP, Assistant Director for Planning
Re: Miami-Dade County 26-04ESR – 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.



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Florida Department of Transportation

RON DESANTIS
GOVERNOR

1000 N.W. 111 Avenue
Miami, Florida 33172

JARED W. PERDUE, P.E.
SECRETARY

October 16, 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 #26-04ESR

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, 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 Shakira.Trabelsi@dot.state.fl.us or at 305-470-5393.

Sincerely,

Signed by:
Shakira Trabelsi
FECB36FC2E7444C...

Shakira Trabelsi, M.S.
Community Planning Coordinator

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Cc: Heidi Solaun-Dominguez, P.E., Florida Department of Transportation, District 6
Dat Huynh, P.E., Florida Department of Transportation, District 6
Kenneth Jeffries, 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

South Florida Regional Planning Council
Proudly serving Miami-Dade, Broward, and Monroe Counties

MEMORANDUM

AGENDA ITEM #III.C

DATE: OCTOBER 26, 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.

PROPOSED AMENDMENTS

- **Miami-Dade County 26-03ESR**
  Proposes an amendment pertaining to October 2025 Cycle Application No. CDMP20250022 to the Miami-Dade County Comprehensive Development Master Plan. The amendment, filed by Midwest REO V, LLC, would amend the Business and Office Land Use Category to allow "Business Support Centers" integrating light industrial uses with commercial and office uses. Eligible properties must contain 5–10 acres, have direct access to a designated Major Roadway, lie within one mile of a designated Terminal area, and meet a 660-foot separation requirement from residentially designated properties. Light industrial uses, including warehouses, logistics facilities, and last-mile fulfillment centers, could occupy up to 90 percent of the total floor area, with at least 10 percent devoted to commercial or office uses. Telecommunications hubs and data centers would be prohibited, and development would require compatible design and appropriate buffering to protect surrounding uses.

- **Miami-Dade County 26-04ESR**
  Proposes amendments to the Comprehensive Development Master Plan related to Application No. CDMP20260011, amending the Water, Sewer, and Solid Waste Element and various policies in the Water and Sewer sub-element of the Comprehensive Development Master Plan and adopting by reference the Miami-Dade County Water Supply Facilities Work Plan, dated May 2026.

- **Miami-Dade County 26-05ESR**
  Proposes an amendment to the Comprehensive Development Master Plan related to Application CDMP20260010, initiated by the County, would amend the Agriculture and Open Land interpretive text to allow cargo container storage and stacking in conjunction with authorized commercial vehicle storage on designated properties of at least 10 acres. Container storage and associated equipment areas would be limited to 25 percent of the commercial vehicle storage area in Open Land and 20 percent in Agriculture, with cargo loading and unloading prohibited. Under the transmitted proposal, containers could be stacked up to six high in Open Land areas, while stacking in Agriculture areas would be limited to the height permitted for single-family residential structures in the Agriculture (AU) zoning district. The amendment would also clarify that incidental temporary parking and storage of passenger automobiles may serve commercial vehicle storage facilities in Agriculture areas. Applicable environmental, drainage, and operating requirements would remain in effect.

- **Monroe County 26-06ACSC**
  Proposes amending the Monroe County Future Land Use Map (FLUM) from Residential High (RH) and Mixed Use/Commercial (MC) to Mixed Use/Commercial (MC) pertaining to seven parcels totaling approximately 6.23 acres of upland. Of that total, 3.65 acres would change from Residential High to Mixed Use/Commercial; the remaining 2.58 acres already have the Mixed Use/Commercial designation. The property is located at 97601 Overseas Highway, and 28, 30, 32, and 34 E. First Street, and 36 E. Second Street, Key Largo. The proposed land use change was not accompanied by a trip generation analysis quantifying its potential impacts on US 1; however, Monroe County staff report that US-1 operates at Level of Service C overall and Level of Service A along the affected segment, which had remaining capacity for 14,748 trips as of May 15, 2026. Subsequent correspondence between FDOT District Six and Monroe County staff indicated that 4,644 trips of reserve capacity

remain unallocated, while 79 daily trips have been allocated to approved projects that have not yet been constructed. If the amendment site were developed to its maximum trip-generating potential, the resulting net increase in trips would represent approximately 69% of the Strategic Intermodal System (SIS) facility's reserve capacity. Therefore, even if 100% of those net new trips were assigned to the 18-mile SIS segment of US-1, reserve capacity would remain available. FDOT District Six provided comments that the proposed amendment is not anticipated to adversely impact transportation resources and facilities of state importance.

- **City of Marathon 26-02ACSC**
  Proposes the City of Marathon's Comprehensive Plan, amending Chapter Four, "Conservation and Coastal Element," Policy 4-1.19.5, "Limit Public Expenditures in the Coastal High Hazard Area," and amending the City of Marathon's Comprehensive Plan modifying Chapter Seven, "Capital Improvements Element," Policy 7-1.5.3, "Review Proposals for Consistency with the Plan."

- **City of Parkland 26-01ESR**
  Proposes adopting the City of Parkland 10-Year Water Supply Facilities Work Plan Update and amending the Comprehensive Plan Infrastructure Element to reflect the amended Water Supply Plan.

- **City of Parkland 26-02ESR**
  Proposes amending the City's Future Land Use Element and Land Development Code, Article 20, "General Provisions" to include factors for assessing compatibility of allowable residential units and measures for mitigating potential incompatibility in accordance with Section 163.3194(7), Florida Statutes.

ADOPTED AMENDMENTS

- **Broward County 26-06ESR**
  Adopts an amendment to the Broward County Land Use Plan Text – City of Fort Lauderdale, eliminating the geographic restriction for dwelling units within the existing Activity Center area and allowing dwelling units throughout the entire 361.7 acres; the proposed text amendment does not expand or modify any of the adopted intensities or densities. Approximately 361.7 acres; generally located on the west side of Interstate 95, between McNab Road/C-14 Canal and Northwest 56 Street, bisected by Cypress Creek Road and the CSX Railroad.

- **Broward County 26-09ESR** (*Originally part of 26-06ESR Proposed*)
  Adopts an amendment to the Broward County Land Use Plan Text of the Broward County Comprehensive Plan regarding highlighted regional issues, policies, definitions, permitted use, and recommended practices.

- **City of Coral Gables 26-01ESR**
  Adopts an ordinance amending the Comprehensive Plan of the City of Coral Gables, pursuant to Expedited State Review Procedures in Section 163.3184, Florida Statutes and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," 1) To increase the maximum Floor Area Ratio (FAR) for the "University Campus" Land Use Category; 2) To include hospital use and increase retail use within the multi-use zone; and 3) To modify the boundaries of the

"University Campus multi-use area" to include the Central Energy Plant building and extend southwest to Red Road and northeast to the Mahoney-Pearson parking garage, excluding properties that are not owned by the University of Miami.

- **City of Fort Lauderdale 26-01ESR**
  Adopts an ordinance amending Policy FLU 1.1.12 of the City of Fort Lauderdale Comprehensive Plan, Future Land Use Element, Uptown Urban Village Transit Oriented Development Future Land Use Designation ("Uptown TOD") to delete Comment 7, which provides that residential uses are only permitted in portions of the Uptown TOD located East of Powerline Road, and North of Cypress Creek Road and East of Andrews Avenue, South of Cypress Creek Road.

- **City of Hollywood 26-04ESR**
  Adopts an ordinance of the City of Hollywood, amending the City's existing Comprehensive Plan to establish a Transfer of Development Rights Program within the Land Use Element.

- **City of Hollywood 26-06ESR**
  Adopts an ordinance of the City of Hollywood amending the City's existing Comprehensive Plan to provide clarifications and modifications to Flexibility Unit provisions within the Land Use Element.

- **Islamorada, Village of Islands 26-02ACSC**
  Adopts an ordinance of Islamorada, Village of Islands, considering the request of James S. Lupino, ESQ, agent for Robert E. Mau Florida Residence Trust 05/01/2017 and Kathy G. Mau Florida Residence Trust 05/01/2017 to amend the Village's Future Land Use Map from Residential High (RH) to Residential Medium (RM) for the subject properties, on Old Highway located on Upper Matecumbe Key, with Real Estate Numbers 00096240-000000 and 00096240-000100.

- **City of Margate 25-01ESR**
  Adopts an ordinance providing for a Land Use Plan Amendment to the City of Margate Comprehensive Plan, Appendix B, to permit a change of land use from 148.7729 acres of Commercial Recreation to 74.1259 acres of R(10) Residential, 7.618 acres of Commercial and 67.029 acres of Park, providing for an assignment of available residential density within the 636.18-acre irregular density dashed-line area "A" which will maintain an average density of 7.0 dwelling units per acre; providing for a text amendment to the City of Margate Comprehensive Plan Element I. Future Land Use Element, recommending approval of the amendment to the Broward County Land Use Plan, providing for transmittal to the Broward County Planning Council to obtain recertification of Element I. Future Land Use of the Margate Comprehensive Plan for property located at 3011 N Rock Island Road.

- **Village of Pinecrest 26-01ER**
  Proposes an ordinance of the Village of Pinecrest, adopting the Evaluation and Appraisal Report (EAR) Based Comprehensive Development Master Plan amendments, including updates to the Village's Water Supply Facilities Work Plan.

- **City of South Miami 25-01ER**
  Adopts an ordinance of the Mayor and City Commission of the City of South Miami, accepting the Evaluation and Appraisal Report of the City's adopted Comprehensive Plan pursuant to Section

163.3191, Florida Statutes; amending the Goals, Objectives, and Policies of the City's Comprehensive Plan in accordance with the Evaluation and Appraisal Report.

*Property Rights Amendment

**** Staff Note:** Due to the different time requirements for Agencies' responses, some comments may not have been received. Of the Agencies that have submitted comments, those comments do not reflect potential adverse regional or extra-jurisdictional impacts.

No concerns or technical assistance comments reflecting potential adverse regional or extra-jurisdictional impacts were received from local governments or partner agencies.