

MEMORANDUM

Agenda Item No. 11(A)(11)

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

DATE: July 21, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County
Mayor to file, at the appropriate
time, an application to amend the
Comprehensive Development
Master Plan to address the use of
text amendments that may
facilitate urban land uses on
property outside the Urban
Development Boundary (UDB)

Resolution No. R-678-26

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado.



Geri Bonzon-Keenan
County Attorney

GBK/uw



MEMORANDUM (Revised)

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

DATE: July 21, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(11)

Please note any items checked.

- _____ **"3-Day Rule" for committees applicable if raised**
- _____ **6 weeks required between first reading and public hearing**
- _____ **4 weeks notification to municipal officials required prior to public hearing**
- _____ **Decreases revenues or increases expenditures without balancing budget**
- _____ **Budget required**
- _____ **Statement of fiscal impact required**
- _____ **Statement of social equity required**
- _____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**
- _____ **No committee review**
- _____ **Requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) ____) to approve**
- _____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(11)
7-21-26

RESOLUTION NO. R-678-26

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO FILE, AT THE APPROPRIATE TIME, AN APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN TO ADDRESS THE USE OF TEXT AMENDMENTS THAT MAY FACILITATE URBAN LAND USES ON PROPERTY OUTSIDE THE URBAN DEVELOPMENT BOUNDARY (UDB)

WHEREAS, the Urban Development Boundary (UDB) is included on the County's Comprehensive Development Master Plan (CDMP) Future Land Use Plan (LUP) map to differentiate between areas where urban development should and should not occur; and

WHEREAS, adequate countywide development capacity is maintained within the UDB by increasing development densities or intensities inside the UDB, or by expanding the UDB when the need for such change exists; and

WHEREAS, various CDMP policies, including Policies LU-8F, LU-8G, and LU-8H, provide a framework and set out certain requirements that must be satisfied in order to justify expansion of the UDB; and

WHEREAS, CDMP Policies LU-8F, LU-8G, and LU-8H require, among other things, a demonstration of need to move the UDB, the avoidance of sprawl-type development, and the mitigation of any loss of agricultural or environmentally-sensitive lands; and

WHEREAS, Policy LU-8F addresses requirements relating to the adequacy of land supplies to accommodate development within the UDB; and

WHEREAS, Policy LU-8G provides a list of areas that should be prioritized for inclusion within the UDB, as well as other areas that shall not be considered or should be avoided; and

WHEREAS, in addition to satisfying Policies LU-8F and LU-8G discussed above, Policy LU-8H provides that applications requesting expansion of the UDB must request designation as a “Special District” on the CDMP Land Use Plan map and include a text amendment under the “Special District” CDMP text to outline the allowable uses, maximum density, maximum floor area ratio, and how the proposed development will satisfy the applicable criteria; and

WHEREAS, this Policy further requires that a zoning application meeting certain specified criteria must be filed concurrently with the LUP map amendment, which brings additional detail about the proposed UDB expansion and uses that the subject property will be put to; and

WHEREAS, these policies are designed to ensure that growth and the expansion of urban uses outside the UDB occur in an orderly manner when a proven need exists and is demonstrated; and

WHEREAS, in addition, section 2-116.1 of the Code of Miami-Dade County (the “County Code”) provides that, subject to limited exceptions, applications requesting amendment to the UDB or to the UEA boundary depicted on the Land Use Plan map, or applications to change the land use classification of land located outside of the UDB to a classification other than Agriculture, Open Land, or Environmental Protection, may be filed only during the May period in odd-numbered years; and

WHEREAS, instead of pursuing an application for a land use map change to expand the UDB to include a particular property, in some instances this Board has seen applicants request solely to amend the CDMP text to assign certain allowances for urban land uses to property located outside the UDB, but without requesting to expand the UDB itself or otherwise amend the LUP map; and

WHEREAS, when the text amendment process is used in this manner, some of the policies that would otherwise apply to expansion of the UDB, and which are designed to ensure that responsible growth outside the UDB occurs only when there is a demonstrated need, may not directly apply and may not result in the applicant having to meet all of the same requirements as when UDB expansion is requested; and

WHEREAS, in addition, text amendment applications are not subject to the every-two-year filing period requirement referenced above; and

WHEREAS, based on all of these considerations, this Board wishes for the administration to prepare an application to amend the CDMP to address the use of text amendments that may alone facilitate urban land uses on property located outside the UDB; and

WHEREAS, section 2-116.1 of the County Code authorizes this Board to direct the filing of an application to amend the CDMP,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby directs the County Mayor or County Mayor's designee to file an application, at the appropriate time, to amend the Comprehensive Development Master Plan (CDMP) to address the use of text amendments that may facilitate urban land uses on property outside the Urban Development Boundary (UDB), without seeking to expand the UDB or amend the Land Use Plan (LUP) map. At a minimum, such CDMP application shall include provisions to ensure that the use of text amendments to facilitate urban land uses outside the UDB will require a demonstration of need, the avoidance of sprawl-type development, and the mitigation of any loss of agricultural or environmentally-sensitive lands. In addition, and notwithstanding the foregoing, the application shall provide appropriate flexibility for text amendments in certain locations within the Urban

Expansion Areas, given that the CDMP identifies these areas, rather than others, as most appropriate for urban expansion under certain circumstances.

The Prime Sponsor of the foregoing resolution is Commissioner Raquel A. Regalado. It was offered by Commissioner **Vicki L. Lopez**, who moved its adoption. The motion was seconded by Commissioner **Marleine Bastein** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye	
Kionne L. McGhee, Vice Chairman	aye	
Marleine Bastien	aye	Juan Carlos Bermudez aye
Sen. René García	aye	Oliver G. Gilbert, III aye
Roberto J. Gonzalez	aye	Keon Hardemon absent
Danielle Cohen Higgins	aye	Vicki L. Lopez aye
Natalie Milian Orbis	aye	Raquel A. Regalado aye
Micky Steinberg	aye	

The Chairperson thereupon declared this resolution duly passed and adopted this 21st day of July, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

James Eddie Kirtley