NOTICE OF PUBLIC HEARING OF THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS ON AN AMENDMENTS TO THE MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN

The Miami-Dade County Board of County Commissioners (Board) will conduct a public hearing to address Application Nos. CDMP20250018, CDMP20250020, CDMP20260007, CDMP20260010, and CDMP20260011 requesting amendments to the Miami-Dade County Comprehensive Development Master Plan (CDMP). You are invited to appear and be heard with respect to the proposed amendments.

9:30 AM, Thursday, November 19, 2026
Miami-Dade County Commission Chambers
Stephen P. Clark Center
111 NW 1 Street
Miami, FL 33128

The following is a summary of the application and full title of the ordinances or resolutions to be considered at the CDMP public hearing. Applications may be modified in accordance with section 2-116.1 of the Miami-Dade County Code.

MAY 2025 CYCLE SMALL-SCALE AMENDMENT FOR FINAL ACTION

APPLICANT NO.: CDMP20250018 (D.R. Horton, Inc.)
LOCATION: Southeast corner of SW 320 Street (Mowry Drive) and SW 195 Avenue
SIZE: ±5.93 acres
REQUESTS: 1) Redesignate the application site on the CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map: From: “Estate Density Residential” (1 to 2.5 dwelling units per gross acre); To: "Low Density Residential" (2.5 to 6 dwelling units per gross acre); 2) Add the proffered Declaration of Restrictions to the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.

This application is being processed concurrently with zoning Application No. Z2025000135.

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20250018, LOCATED ON THE SOUTHEAST CORNER OF SW 320 STREET (MOWRY DRIVE) AND SW 195 AVENUE, FILED BY D.R. HORTON, INC., IN THE MAY 2025 CYCLE TO AMEND THE COUNTY’S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE

OCTOBER 2025 CYCLE SMALL-SCALE AMENDMENT FOR FINAL ACTION

APPLICANT NO.: CDMP20250020 (288 ST, LLC)
LOCATION: Southwest corner of SW 288 Street and SW 177 Avenue (Krome Avenue
SIZE: ±10.15 acres
REQUEST: 1) Redesignate the application site on the CDMP Adopted 2030 and 2040 Land Use Plan (LUP) map: From: “Estate Density Residential” (1 to 2.5 dwelling units per gross acre); To: "Business and Office”; 2) Add the proffered Declaration of Restrictions to the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners.

This application is being processed concurrently with zoning Application No. Z2025000254.

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20250020, LOCATED AT THE SOUTHWEST CORNER OF SW 288 STREET AND SW 177 AVENUE (KROME AVENUE), FILED BY 288 ST, LLC, IN THE OCTOBER 2025 CYCLE TO AMEND THE COUNTY’S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE

MAY 2026 CYCLE SMALL-SCALE AMENDMENT FOR FINAL ACTION

APPLICANT NO.: CDMP20260007 (Miami-Dade County Parks, Recreation and Open Spaces Department)
LOCATION: 4400 Rickenbacker Causeway (Miami Seaquarium; southwesternmost portion of Virginia Key);
SIZE: ±36.51 acres;
REQUESTS: 1) Redesignate the application site on the CDMP Land Use Plan (LUP) map; From: “Parks and Recreation" and "Institutions, Utilities, and Communications"; To: “Special District”; 2) Amend CDMP Land Use Element “Special District” text to create the “Seaquarium Activity Area Special District”; 3) Add the proffered Declaration of Restrictions to the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board of County Commissioners

This application is being processed concurrently with zoning Application No. Z2026000106.

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20260007, LOCATED AT 4400 RICKENBACKER CAUSEWAY (SOUTHWESTERNMOST PORTION OF VIRGINIA KEY), FILED BY MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACES DEPARTMENT, IN THE MAY 2026 CYCLE TO AMEND THE COUNTY’S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE

2026 OUT-OF-CYCLE STANDARD AMENDMENTS FOR FINAL ACTION

APPLICANT NO.: CDMP20260010 (Miami-Dade County Department of Regulatory and Economic Resources [RER])
LOCATION: Countywide
REQUEST: Amend the “Agriculture” and “Open Land” interpretive text of the Land Use Element of the Comprehensive Development Master Plan to allow cargo container storage and stacking in areas designated for and in conjunction with commercial vehicle storage.

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20260010, FILED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES AS AN OUT-OF-CYCLE APPLICATION TO AMEND THE INTERPRETATIVE TEXT OF THE “AGRICULTURE” AND “OPEN LAND” LAND USE CATEGORIES IN THE LAND USE ELEMENT OF THE COUNTY’S COMPREHENSIVE DEVELOPMENT MASTER PLAN TO ALLOW CARGO CONTAINER STORAGE AND STACKING IN DESIGNATED AREAS FOR AND IN CONJUNCTION WITH COMMERCIAL VEHICLE STORAGE, AND CLARIFY THE “AGRICULTURE” TEXT PERTAINING TO TEMPORARY PARKING AND STORAGE OF PASSENGER AUTOMOBILES THAT SERVE COMMERCIAL VEHICLE STORAGE USES; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE

APPLICANT NO.: CDMP20260011 (Miami-Dade County Department of Regulatory and Economic Resources [RER])
LOCATION: Countywide
REQUEST: 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.

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. CDMP20260011, FILED BY THE DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES AS AN OUT-OF-CYCLE APPLICATION TO AMEND THE WATER, SEWER AND SOLID WASTE ELEMENT AND VARIOUS POLICIES IN THE WATER AND SEWER SUBELEMENT OF THE COMPREHENSIVE DEVELOPMENT MASTER PLAN AND TO ADOPT BY REFERENCE THE MIAMI-DADE COUNTY WATER SUPPLY FACILITIES WORK PLAN, DATED MAY 2026; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE

Information on the foregoing applications can be found at the Department’s website at: http://www.miamidade.gov/planning/cdmp-amendment-cycles.asp or you may call (305) 375-2835 for additional information. Staff will respond within a reasonable time to voicemails received.

How to Participate:
All interested parties may be heard in accordance with the Board's Rules of Procedure.
Interested parties may:

1. view a live broadcast of the Commission meeting in the lobby of the Stephen P. Clark Center, located on the first floor;
2. speak, where permissible, in the Miami-Dade Commission Chambers located on the second floor of the Stephen P. Clark Center; members of the public will be required to register to speak on the first floor and will be directed to the Commission Chambers at the appropriate time;
3. view a live broadcast on Miami-Dade Television;
4. view a live webcast at https://www.miamidade.gov/webcasting;
5. after the meeting, view an archived copy of the meeting at www.miamidade.gov/webcasting; or
6. if you are deaf or hard of hearing, you may join the meeting using Florida Relay Service by dialing 711 on your telephone.

Miami-Dade County provides equal access and equal opportunity in its programs, services and activities and does not discriminate on the basis of disability. **You may request materials in accessible format, a sign language interpreter, Communication Access Real-time Translation (CART) services**, and/or any other accommodation to participate in any County-sponsored program or meeting. TTY users may also call 711 (Florida Relay Service). **If you need a language interpreter** at the meeting, one can be provided for you at no charge. For any of these services, p lease contact Alain Donderiz at 305-372-6779 or 786-442-4778 or via email at Alain.Donderiz@miamidade.gov, at least five days in advance of the meeting to initiate your request.

