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MIAMI-DADE COMMISSION WATCH

Meeting Summary

Board of County Commissioners · CDMP and Zoning Hearing of Thursday, September 24, 2026

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DOCUMENT NO.	ISSUED	VERSION	PREPARED BY	MINUTES
MDCW-MS-2026-0924	November 15, 2026	1.0	Policy Desk	Draft

SECTION 1

Executive Summary

The minutes list 20 agenda items. 11 were adopted, approved or accepted, 6 were deferred, 0 were withdrawn, 3 had other outcomes (8A1: Denied, 9-0; 8B1: Denied, 10-0; 8C7: Denied, 8-0), and 0 were presentations or other items with no recorded vote. 3 items had at least one no vote.

Major Developments (Section 2) covers 5 items: 7B, 8C2, 8C8, 4A, 4B.

The Appendix: All Results lists every one of the 20 items with its subject, sponsor, outcome and vote.

Every vote, mover, seconder and no vote in this summary comes from the Clerk's draft minutes (agenda key 5556). The meeting video is used for context only. MDCW does not take positions on agenda items.

Based on the Clerk's draft minutes. Draft minutes can still change; this summary will be checked against the final minutes when they are posted.

11	0	6	None
Items passed	Items failed	Items deferred or withdrawn	Largest amount approved

SECTION 2

Major Developments

01 ITEM 7B · SPONSOR: NOT LISTED · ORDINANCE

Ordinance Relating to Miami-Dade County Comprehensive Development Master Plan

OUTCOME	VOTE	VOTED NO	ABSENT	MOVED, SECONDED
Passed	7-1	Steinberg	Bastien, Milian Orbis, Rodriguez, Gonzalez, García	Hardemon, Gilbert

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WHAT IT DOES

The ordinance decides out-of-cycle application CDMP20250006 by Biscayne Shores Development Group, LLC to amend the Comprehensive Development Master Plan for land between Biscayne Boulevard and NE 14 Avenue and between NE 114 Terrace and NE 115 Street, abutting the south side of Biscayne Shores and Gardens Park. The ordinance notes that the community council did not reach a quorum to hear the application and that the Planning Advisory Board held a public hearing and made a recommendation. The companion zoning application is 8C2.

WHY IT MATTERS

It changes the county's land-use plan; the ordinance states this does not assure subsequent zoning or other land-use approval.

EARLIER THIS YEAR

7B: Earlier this year: Jun 18 (4A1): Adopted on first reading, 10-0.

02 ITEM 8C2 · SPONSOR: NOT LISTED · ZONING

PH No: Z2025000097 -- District(s): 03 -- Applicant: Biscayne Shores Development...

OUTCOME	VOTE	VOTED NO	ABSENT	MOVED, SECONDED
Passed	7-1	Steinberg	Bastien, Milian Orbis, Rodriguez, Gonzalez, García	Hardemon, Lopez

WHAT IT DOES

The Board approved with conditions zoning application Z2025000097 by Biscayne Shores Development Group for land between NE 14 Avenue and Biscayne Boulevard, between theoretical NE 115 Street and NE 114 Street. It is the zoning companion to the comprehensive plan amendment in 7B.

WHY IT MATTERS

The Board approved this application with conditions; the quoted minutes do not detail those conditions.

03 ITEM 8C8 · SPONSOR: NOT LISTED · ZONING

PH No: Z2026000090 -- District(s): 08 -- Applicant: Taf Sdgc, LLC. -- Location:...

OUTCOME	VOTE	VOTED NO	ABSENT	MOVED, SECONDED
Passed	7-1	McGhee	Bastien, Milian Orbis, Rodriguez, Gonzalez, García	Cohen Higgins, Lopez

WHAT IT DOES

The Board approved with conditions zoning application Z2026000090 by TAF SDGC, LLC for property at 10740, 10820 and 10700 SW 211 Street. The minutes do not describe the request or the conditions.

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WHY IT MATTERS

The Board approved this application with conditions; the quoted minutes do not detail those conditions.

04 ITEM 4A · SPONSOR: NOT LISTED · RESOLUTION

Resolution Pertaining to October 2025 Cycle Application No. CDMP20250022, Filed...

OUTCOME	VOTE	VOTED NO	ABSENT	MOVED, SECONDED
Passed	9-0	None	Bastien, Rodriguez, Gonzalez, García	Lopez, Milian Orbis

WHAT IT DOES

The resolution acts on October 2025 cycle application CDMP20250022 by Midwest REO V, LLC to amend the Comprehensive Development Master Plan, directing the Mayor to follow the transmittal instructions in the resolution and asking the state land planning agency to review the application. The Board reserves the right to take final action later, after further public hearings.

WHY IT MATTERS

It asks the state land planning agency to review the application; the Board reserves final action.

05 ITEM 4B · SPONSOR: GILBERT · RESOLUTION

Resolution Pertaining to Out-Of-Cycle Application No. CDMP20260010, Filed by...

OUTCOME	VOTE	VOTED NO	ABSENT	MOVED, SECONDED
Passed	10-0	None	Bastien, Rodriguez, Gonzalez	Gilbert, Lopez

WHAT IT DOES

The resolution acts on out-of-cycle application CDMP20260010 by the county's Department of Regulatory and Economic Resources, which would amend the text of the Agriculture and Open Land land use categories of the Comprehensive Development Master Plan to allow cargo container storage and stacking in designated areas in conjunction with commercial vehicle storage. It directs the Mayor to follow the transmittal instructions in the resolution.

WHY IT MATTERS

It could allow cargo container storage in designated Agriculture and Open Land areas, in conjunction with commercial vehicle storage.

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SECTION 3

Item-by-Item Outcomes

Items with a no vote, an amendment, a deferral or withdrawal, a failed vote, a first reading or a headline. The other 6 items had the outcome and vote shown in the Appendix, with no no votes and no amendments recorded.

- **3A** Ordinance Relating to Miami-Dade County Comprehensive Development... Deferred, 10-2; moved by Cohen Higgins, seconded by Gonzalez; no: Gilbert, García.
- **3A1** Resolution Pertaining to October 2025 Cycle Application No... Deferred, 10-2; moved by Cohen Higgins, seconded by Gonzalez; no: Gilbert, Gonzalez.
- **4A** Resolution Pertaining to October 2025 Cycle Application No... Passed, 9-0; moved by Lopez, seconded by Milian Orbis. See Major Developments.
- **4A1** Ordinance Relating to Miami-Dade County Comprehensive Development... Passed on first reading, 9-0; moved by Lopez, seconded by Milian Orbis.
- **4B** Resolution Pertaining to Out-Of-Cycle Application No. CDMP20260010... Passed, 10-0; moved by Gilbert, seconded by Lopez. See Major Developments.
- **4B1** Ordinance Relating to Miami-Dade County Comprehensive Development... Passed on first reading, 10-0; moved by Gilbert, seconded by Lopez.
- **4C1** Ordinance Relating to Miami-Dade County Comprehensive Development... Passed on first reading, 9-0; moved by Regalado, seconded by Gilbert.
- **7A** Ordinance Relating to Miami-Dade County Comprehensive Development... Deferred, 11-2; moved by McGhee, seconded by Regalado; no: Gilbert, García.
- **7B** Ordinance Relating to Miami-Dade County Comprehensive Development... Passed, 7-1; moved by Hardemon, seconded by Gilbert; no: Steinberg. See Major Developments.
- **8C2** PH No: Z2025000097 -- District(s): 03 -- Applicant: Biscayne Shores... Passed, 7-1; moved by Hardemon, seconded by Lopez; no: Steinberg. See Major Developments.
- **8C3** PH No: Z2025000117 -- District(s): 09 -- Applicant: American Bankers... Deferred, 11-2; moved by McGhee, seconded by Regalado; no: Gilbert, García.
- **8C4** PH No: Z2025000183 -- District(s): 08 -- Applicant: Homestead Office... Deferred, 12-0; moved by Cohen Higgins, seconded by Steinberg.
- **8C6** PH No: Z2025000256 -- District(s): 08 -- Applicant: Dunagan's Fruit... Deferred, 10-2; moved by Cohen Higgins, seconded by Gonzalez; no: Gilbert, García.
- **8C8** PH No: Z2026000090 -- District(s): 08 -- Applicant: Taf Sdgc, LLC. --... Passed, 7-1; moved by Cohen Higgins, seconded by Lopez; no: McGhee. See Major Developments.

SECTION 4

Public Comment

No agenda item was named by number during the public comment period of the meeting video.

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SECTION 5

Sources and Method

1. Miami-Dade County Board of County Commissioners, Official Agenda, CDMP and Zoning Hearing of September 24, 2026 (agenda key 5556): https://www.miamidade.gov/govaction/commagenda.asp?cmbmeetdate=5556&file=true&changes=false&auditor=false
2. Clerk of the Board, minutes of the meeting (draft): https://www.miamidade.gov/govaction/legistarfiles/SourceCode/searchforpdf.asp?documentKey=5556&documenttype=minutes
3. Miami-Dade TV, archived video of the meeting: https://miamidade.granicus.com/MediaPlayer.php?view_id=3&clip_id=9036
4. Miami-Dade County legislative file pages for the items described under Major Developments.

Outcomes, vote counts, movers, seconders, no votes and absences come only from the Clerk's draft minutes. The meeting video was transcribed by machine and used only for context and for the public comment counts; it never sets or changes a vote. Descriptions of what an item does come from the county's legislative file for that item. Where the minutes record no vote, none is shown. Text quoted from county records appears as the county published it; a "" marks a character the county's website lost before publishing the page. Corrections are published at miamidadecommissionwatch.com.

BASED ON THE CLERK'S DRAFT MINUTES

The Clerk had not issued final minutes for this meeting when this summary was prepared. Draft minutes can change. When the final minutes are posted, this summary will be checked against them and corrected as a new version if anything differs.

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APPENDIX

Appendix: All Results

ITEM	SUBJECT	SPONSOR	OUTCOME	VOTE
3A	Miami-Dade County Comprehensive Development...	Not listed	DEFERRED	10-2
3A1	October 2025 Cycle Application No...	Not listed	DEFERRED	10-2
4A	October 2025 Cycle Application No...	Not listed	PASSED	9-0
4A1	Miami-Dade County Comprehensive Development...	Not listed	PASSED ON FIRST READING	9-0
4B	Out-Of-Cycle Application No. CDMP20260010...	Gilbert	PASSED	10-0
4B1	Miami-Dade County Comprehensive Development...	Gilbert	PASSED ON FIRST READING	10-0
4C	Out-Of-Cycle Application No. CDMP20260011...	Regalado	PASSED	9-0
4C1	Miami-Dade County Comprehensive Development...	Regalado	PASSED ON FIRST READING	9-0
7A	Miami-Dade County Comprehensive Development...	Not listed	DEFERRED	11-2
7B	Miami-Dade County Comprehensive Development...	Not listed	PASSED	7-1
8A1	PH No: Z2025000106 -- District(s): 11 --...	Not listed	DENIED	9-0
8B1	PH No: Z2023000505 -- District(s): 11 --...	Not listed	DENIED	10-0
8C1	PH No: Z2023000350 -- District(s): 02 --...	Not listed	PASSED	13-0
8C2	PH No: Z2025000097 -- District(s): 03 --...	Not listed	PASSED	7-1
8C3	PH No: Z2025000117 -- District(s): 09 --...	Not listed	DEFERRED	11-2
8C4	PH No: Z2025000183 -- District(s): 08 --...	Not listed	DEFERRED	12-0
8C5	PH No: Z2025000193 -- District(s): 12 --...	Not listed	PASSED	8-0
8C6	PH No: Z2025000256 -- District(s): 08 --...	Not listed	DEFERRED	10-2
8C7	PH No: Z2025000271 -- District(s): 03 --...	Not listed	DENIED	8-0
8C8	PH No: Z2026000090 -- District(s): 08 --...	Not listed	PASSED	7-1

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