

MEMORANDUM

PC
Agenda Item No. 2(D)

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

DATE: June 8, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County Mayor to conduct neighborhood planning exercises for the Horse Country area, including publicized community meetings, related to its unique agricultural, equestrian, architectural, and aesthetic character and the possible development of a community-specific thematic zoning district; and requiring a report

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Chairman Anthony Rodriguez.



Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001



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.

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

Agenda Item No.

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO CONDUCT NEIGHBORHOOD PLANNING EXERCISES FOR THE HORSE COUNTRY AREA, INCLUDING PUBLICIZED COMMUNITY MEETINGS, RELATED TO ITS UNIQUE AGRICULTURAL, EQUESTRIAN, ARCHITECTURAL, AND AESTHETIC CHARACTER AND THE POSSIBLE DEVELOPMENT OF A COMMUNITY-SPECIFIC THEMATIC ZONING DISTRICT; AND REQUIRING A REPORT

WHEREAS, the Horse Country area, generally bounded by SW Bird Road to Sunset Drive and from the Florida Turnpike to SW 127 Avenue, constitutes a distinctive and historically significant community within unincorporated Miami-Dade County; and

WHEREAS, Horse Country contains a unique blend of residential estates, horse farms, plant nurseries, equestrian schools, and open green spaces that contribute to its historic and aesthetic identity; and

WHEREAS, this area has long been recognized for its equestrian life, agricultural activities, and low-density development pattern, which distinguish it from surrounding urbanized areas; and

WHEREAS, in recent years, increasing development pressures, including applications for higher density uses, lot subdivisions, and non-agricultural development, have raised concerns among residents and stakeholders that future construction and redevelopment may be incompatible with the established rural, agricultural, and equestrian character of the Horse Country area; and

WHEREAS, preserving the character of Horse Country is critical not only to maintaining its cultural heritage and historical significance, but also to protecting environmental assets, supporting agricultural viability, sustaining equestrian uses, and ensuring that future growth is managed in a manner consistent with the community's established identity; and

WHEREAS, the Board of County Commissioners recognizes the value of engaging the community to better understand residents' perspectives on land use, zoning, and development patterns within the Horse Country area; and

WHEREAS, community-specific thematic zoning districts represent a potential planning and regulatory tool that may allow Miami-Dade County to tailor land use, development standards, and design guidelines to the distinct agricultural, equestrian, architectural, and aesthetic qualities of Horse Country, while also incorporating standards for signage, landscaping, and streetscape elements; and

WHEREAS, the introduction of community-specific enhancements including, but not limited to, decorative street sign posts, equestrian-themed signage, roadway edge treatments, and landscaping improvements along key corridors may serve to visually distinguish Horse Country, promote neighborhood pride, and support tourism and local economic activity in a manner consistent with the area's character,

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 conduct neighborhood planning exercises for the Horse Country area, including but not limited to publicized community meetings within or near

the area, to gather input regarding its unique agricultural, equestrian, architectural, and aesthetic character and the potential development of a community-specific thematic zoning district. The first such community meeting shall take place no later than 90 days from the effective date of this resolution.

Following completion of these neighborhood planning exercises, the County Mayor or County Mayor's designee shall prepare a written report, including findings and recommendations regarding the establishment of a community-specific thematic zoning district for Horse Country, and, pursuant to rule 5.06(j) of the Board's Rules of Procedure, shall place the completed report on an agenda of the full Board without committee review within one year of the effective date of this resolution.

The Prime Sponsor of the foregoing resolution is Chairman Anthony Rodriguez. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

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

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: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Luis M. Reyes
Abbie Schwaderer Raurell