

# MEMORANDUM

(Second Reading: 1-21-26)  
Agenda Item No. 7(A)

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

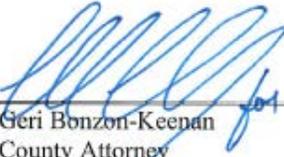
**DATE:** October 9, 2025

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Ordinance relating to zoning in  
the unincorporated area;  
amending section 33-284.62 of  
the Code; revising Downtown  
Kendall Urban Center Zoning  
district regulations pertaining to  
amenity stories and penthouse  
floorplate area for properties with  
buildings that front certain streets

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

  
Geri Bonzon-Keenan  
County Attorney

GBK/uw

MDC001

**Date:** January 21, 2026

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

**From:** Daniella Levine Cava *Daniella Levine Cava*  
Mayor

**Subject:** Fiscal Impact and Social Equity Statement for Ordinance Relating to Downtown Kendall Urban Center Zoning District – Providing for Revisions of Zoning Regulations

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On December 16, 1999, the Board adopted Ordinance No. 99-166 creating the Downtown Kendall Urban Center District (DKUCD) to promote compact, mixed-use development around the Dadeland North and South Metrorail Stations. The proposed ordinance amends Section 33-284.62 of the Miami-Dade County Code of Ordinances to revise the DKUCD regulations pertaining to amenity stories and penthouse floorplate area.

Current zoning regulations in the District’s Core, limit building height and design elements, such as restricting penthouse floorplates to 50 percent of the tower floor below and capping most story heights at 14 feet to maintain a consistent urban character. Some properties with limited lot depth or street frontage face design challenges meeting these requirements while incorporating desired amenities.

This ordinance amends Section 33-284.62 to provide design flexibility by:

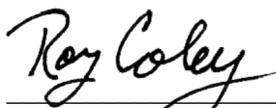
- Allowing one pedestal story and one penthouse story to exceed the 14-foot height limit (up to 18 feet) when used for amenities or lofts; and
- Permitting full-size penthouse floorplates on constrained parcels fronting “A”, “E”, or “F” streets with lot depths under 150 feet.

### **Social Equity Statement**

These updates encourage innovative design, enhance amenities, and support Downtown Kendall’s continued growth as a vibrant, transit-oriented urban center. Allowing greater design flexibility encourages the inclusion of amenities and community spaces that enhance residents’ quality of life, providing a social benefit to the community.

### **Fiscal Impact Statement**

The implementation of this ordinance will not have a fiscal impact on Miami-Dade County, as the proposed changes will not require additional staffing resources nor generate additional operational expenses.

  
\_\_\_\_\_  
Roy Coley  
Chief Utilities and Regulatory Services Officer



**MEMORANDUM**  
(Revised)

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

**DATE:** January 21, 2026

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 7(A)

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**
- \_\_\_\_\_ **Applicable legislation requires more than a majority vote (i.e., 2/3’s present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5’s \_\_\_\_, unanimous \_\_\_\_, majority plus one \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) \_\_\_\_, CDMP 9 vote requirement per 2-116.1(4)(c) (2) \_\_\_\_)** 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. 7(A)  
1-21-26

ORDINANCE NO. \_\_\_\_\_

ORDINANCE RELATING TO ZONING IN THE UNINCORPORATED AREA; AMENDING SECTION 33-284.62 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; REVISING DOWNTOWN KENDALL URBAN CENTER ZONING DISTRICT REGULATIONS PERTAINING TO AMENITY STORIES AND PENTHOUSE FLOORPLATE AREA FOR PROPERTIES WITH BUILDINGS THAT FRONT CERTAIN STREETS; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

**WHEREAS**, the Miami-Dade County (“County”) Comprehensive Development Master Plan (“CDMP”) designates the Dadeland North and South Metrorail Stations and surrounding areas as a Metropolitan Urban Center, known as the Downtown Kendall Metropolitan Urban Center (“DKUCD”), which calls for development as a diversified urban center that is to become a hub for future urban development intensification in a more compact and efficient urban form; and

**WHEREAS**, the CDMP also designates the majority of the DKUCD as a “regional activity center” pursuant to chapter 380, Florida Statutes, which further encourages higher development intensities; and

**WHEREAS**, the CDMP encourages increased density and intensity around rapid transit station sites, and the DKUCD’s Core subdistrict, which is closest to the Dadeland South Metrorail Station, accordingly provides for very intense mixed uses; and

**WHEREAS**, the DKUC Core subdistrict restricts regulations generally limit penthouse floorplate area to fifty (50) percent of the largest tower floorplate below; and

**WHEREAS**, the DKUC Core subdistrict sets a maximum height of fourteen (14) feet for stories, with the exception of one (1) story in the pedestal that may be up to thirty (30) feet, provided no mezzanine area intended for commercial use exceeds ten (10) percent and no

mezzanine area intended for residential use exceeds eighty (80) percent of the area of the floor immediately below; and

**WHEREAS**, this Board wishes to provide additional flexibility for developments in the DKUC by allowing the penthouse floorplate for certain constrained buildings to be up to the size of the building’s largest tower floorplate, and allow one (1) story in the pedestal and the penthouse to exceed fourteen (14) feet, up to eighteen (18) feet, provided the story is intended for use as an amenity area or penthouse loft area,

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:**

**Section 1.** The foregoing recitals are incorporated as if set forth herein and are approved.

**Section 2.** Section 33-284.62 of the Code of Miami-Dade County, Florida, is hereby amended to read as follows:<sup>1</sup>

**Sec. 33-284.62. Development parameters.**

\* \* \*

(B) General Requirements. All new development and redevelopment shall comply with the following parameters irrespective of Sub-District and frontage categories:

\* \* \*

(2) Lots and Buildings.

\* \* \*

(c) Each story shall be between eight (8) feet and fourteen (14) feet high from floor to ceiling. Floors

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<sup>1</sup> Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

more than fourteen (14) feet, as measured from floor to ceiling, will count as additional floors. When habitable space is located in front of garage floors along the primary street frontage, the number of floors in a building shall be calculated based on the number of habitable floors on that frontage. Within the pedestal, one (1) story may exceed fourteen (14) feet, up to thirty (30) feet, provided no mezzanine area intended for commercial use exceeds ten (10) percent and no mezzanine area intended for residential use exceeds eighty (80) percent of the area of the floor immediately below. >>Additionally, one (1) story within the pedestal and one (1) story within the penthouse, may exceed fourteen (14) feet, up to eighteen (18) feet, provided the story is intended for use as an amenity area or penthouse loft area.<<

\* \* \*

- (f) Maximum building floorplates above eight stories for all uses shall be twenty-five thousand square feet or 25 percent of the lot area whichever is greater. Cantilever balconies six (6) feet or less in depth shall not be counted towards the maximum building floorplate area. >>Notwithstanding any other provision to the contrary, the penthouse floorplate for buildings on parcels of record that as of December 16, 1999, have at least one frontage facing "A", "E", or "F" streets and have a lot depth at any one point of less than one hundred fifty (150) feet may be the same size as the largest tower floorplate below.<<

**Section 3.** If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

**Section 4.** It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

**Section 5.** This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as  
to form and legal sufficiency:

*MAG for GBK*

Prepared by:



James Eddie Kirtley

Prime Sponsor: Commissioner Raquel A. Regalado