

Memorandum



Date: November 19, 2025

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Final Report on the Redland Charrette – Directive No. 231906

Agenda Item No. 2(B)(2)
March 17, 2026

Executive Summary

On October 17, 2023, the Board of County Commissioners adopted Resolution No. R-939-23, sponsored by Commissioner Danielle Cohen Higgins, directing the County Mayor to conduct a Charrette for the agricultural community in the Redland and around Krome Avenue, to obtain public input on the Miami-Dade agricultural industry and land, particularly to consider the following:

- Allowing for expanded agritourism activities that would include the ability to construct new structures and uses that provide for a form of agritourism but that are not ancillary to an agricultural use on the same property, as well as allowing for such other uses as the community may consider appropriate.
- Defining the boundaries of the Redland, which shall be based on the results of the Agricultural Lands Study and on a consideration of the appropriate balance of agriculture, agritourism, and residential housing for the Redland.

The Charrette was held November 14 and 15, 2023 with a preliminary report provided on December 8, 2023 (Exhibit 1). Subsequently, the Board of County Commissioners adopted Ordinance No. 24-27 sponsored by Vice Chairman Kionne L. McGhee on March 19, 2024. Among other things, this Ordinance facilitates agritourism uses with structures and ancillary small scale outdoor amusements, and it adds regulations for noise for agritourism or small-scale outdoor amusement uses and revises permitting and review requirements for these uses.

Although this effort evaluated the Redland area outside the UDB and focused on agritourism and commercial activity in the agricultural area, the results of this charrette will be used to inform, as appropriate, the neighborhood planning exercise that is pending before the Board. The exercise would pertain to areas adjacent to the Redland, and inside the UDB, which may also share, in some circumstances, unique architectural, historic, and aesthetic characteristics with the Charrette area.

Background

The attached final report provides more detail than the preliminary report on the public input received during the event and on the overall charrette process (Exhibit 2). During the Charrette, after listening to presentations from staff and elected leaders, a total of 279 registered participants engaged in roundtable group discussions that created lists of preferred and undesirable land uses and developed maps of potential Redland boundaries.

Representatives from each group presented their lists of preferred and undesirable land uses as well as their group map drawings of potential boundaries. This final report includes an image of each group's Redland boundary map.

Also in this final report is a list of issues and policies identified by Charrette participants that, while not directly identifying land uses, provide insight on the desires and concerns of Redland residents and stakeholders. This list will be useful for future policymaking for the overall Agriculture area. The issues and policies the groups listed are generally categorized as follows:

- Improving aesthetics and requiring new structures to be compatible with their surroundings
- Supporting agriculture overall
- Enhancing code enforcement and penalties to address noise, theft, and other nuisances
- Requiring Certificates of Use where applicable, and/or licensing for businesses
- General promotion and support for agritourism
- Reducing regulations that are unnecessary or burdensome to small businesses
- Addressing parking needs for activity uses
- Traffic management
- Noise control
- Environment and animal welfare
- Retail along Krome Avenue
- Control of uses that attract crowds
- Incorporation of the Redland area as a positive or negative action
- Controlling alcohol sales and consumption
- Controlling light spillage, glare, and light pollution
- Limiting density for housing to one dwelling unit per five acres
- Protecting the environment

Generally, the Charrette revealed that the participant groups overall seek to preserve a rural, quiet, agriculture-oriented environment for the Redland area and to avoid non-agricultural business activities, noise, and traffic. They expressed concern for new uses or business activities that could affect this quality of life.

As stated in the preliminary report, there was no consensus regarding the Redland boundary. The majority expressed a desire to expand the boundaries from the 2019 Redland Study. Ordinance No. 24-27 created a new Miami-Redland Agritourism District with zoning allowances and restrictions for agritourism and ancillary outdoor amusement uses. This area consists of the lands located outside the Urban Development Boundary that are part of the AU Zoning District and located between SW 88 Street/Kendall Drive and Old Ingraham Highway. This corresponds with broader boundaries recommended by several Charrette groups. Overall, the Charrette provided valuable input for shaping the regulations that ultimately became part of Ordinance No. 24-27. The additional information in the final report provides guidance for future planning and zoning for the area.

Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners
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Pursuant to Ordinance No. 14-65, this report will be placed on the next available Board meeting agenda. Please feel free to contact Lourdes M. Gomez, Director, Department of Regulatory and Economic Resources at lourdes.gomez@miamidade.gov should you have any questions.

Attachment


c: Geri Bonzon-Keenan, County Attorney
Gerald K. Sanchez, First Assistant County Attorney
Jess M. McCarty, Executive Assistant County Attorney
Office of the Mayor Senior Staff
Lourdes M. Gomez, Director, Department of Regulatory and Economic Resources
Basia Pruna, Director, Clerk of the Board
Yinka Majekodunmi, Commission Auditor
Eugene Love, Agenda Coordinator
Office of Policy and Budgetary Affairs

Memorandum



Date: December 8, 2023

To: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor 

Subject: Preliminary Summary Report on the Redland Charrette Pursuant to Resolution No. R-939-23

On October 17, 2023, the Board of County Commissioners adopted Resolution No. R-939-23 sponsored by Commissioner Cohen Higgins, directing County staff to conduct a Charrette for the agricultural community in the Redland and around Krome Avenue, to obtain public input on the Miami-Dade agricultural industry and land, particularly to consider the following:

- Allowing for expanded agritourism activities that would include the ability to construct new structures and uses that provide for a form of agritourism but that are not ancillary to an agricultural use on the same property, as well as allowing for such other uses as the community may consider appropriate.
- Defining the boundaries of the Redland, which shall be based on the results of the Agricultural Lands Study and on a consideration of the appropriate balance of agriculture, agritourism, and residential housing for the Redland.

Consensus feedback from the charrette reinforced that existing allowances largely serve to accommodate the preferred agritourism uses with a few noted exceptions.

Executive Summary

The attached report provides a preliminary summary of the public comments received during the Charrette workshop. Charrettes with large attendance such as this one (which garnered over 150 registered attendees on the first evening and over 120 additional registered attendees on the second.) will typically start with a brief overview presentation to the larger group to orient them on the purpose of the charrette. Participants are then asked to break down into smaller groups around tables where they may draw and/or voice their versions of answers to the questions being posed through the charrette exercise.

To address the question of expanded agritourism and other appropriate uses, attendees were encouraged to identify preferred uses, along with proposing a second list of uses that they considered undesirable. For the exercise defining the Redland boundary, the groups also examined area maps that included the location of the Urban Development Boundary (UDB), areas with reddish Krome very gravelly loam soils, and the boundary recommended by the 2019 Redland Area Study.

Following the table discussions, each group sent representatives to present the main features of their table discussion to the larger group. The below identifies uses that three or more groups listed as being preferred in the Redland community or the greater agriculture area, along with a second list of uses considered to be undesirable for the area.

It is important to note that all of the uses listed below under the “Preferred Uses” column with the exception of “Food Trucks, Pedal Go Carts and Commercial activity along Krome Avenue” are already permitted Agritourism uses within Miami-Dade County. In most cases, participants noted that Agritourism should be integrated to farm uses and should not occur outside of the construct of actual agricultural production. Activities prone to generating noise, traffic and parking nuisances were generally considered to be undesirable uses. Where uses appeared on both lists, said use was viewed as preferable only under certain circumstances but would otherwise be undesirable.

Preferred Uses

- Aquaculture
- Educational Tours and Events
- Event Venues with Parking and Noise Controls
- Bed and Breakfast Establishments
- Farm to Table Dining
- Farmers Markets
- Farm Stands
- Farm Tours
- Food Trucks (with conditions)
- Pedal Go Carts (non-motorized)
- Petting Zoos
- Horseback Riding/Trails
- U-Pick Farms
- Concentrate commercial activity to serve the rural residential and agricultural area and agritourism activities along Krome Avenue

Undesirable Uses

- Concerts/Live DJs
- Event Venues that are Underregulated
- Fireworks
- Food Trucks
- Housing at greater than currently allowed densities (1 unit/5 acres)
- Party Venues
- RV Lots/Camps
- Truck Parking

To the extent that the Board wishes to pursue allowances for non-agricultural commercial uses along Krome, it is recommended that additional charrette meetings be held to better define these uses, given this charrette provided some but not enough information to properly guide the scope of this desired allowance. Such allowances would be pursued through changes to Comprehensive Development Master Plan (CDMP) which would identify these non-agricultural commercial uses (particularly those which would not be expected to have any agricultural component on site), along with any necessary enabling zoning code changes. Enabling food trucks and pedal go carts would require a change to the zoning code.

Similarly, no consensus was had with respect to the Redland boundary. The majority expressed a desire to expand the boundaries from the 2019 Redland Study, although all agreed on the UDB serving as the boundary to the east. Further community meetings would be required to develop a broader consensus on the suitable boundaries for the north, west and south.

Accordingly, in the context of the County’s existing policies and state law that prioritize the protection of the agricultural industry, and which already permit a substantial variety of agritourism activities, the charrette reinforced that existing allowances in County Code largely serve to accommodate the list of preferred agritourism uses already. Furthermore, the majority of uses identified, whether garnering preferred consensus or not at the charrette, are also already allowed or permitted under certain conditions.

Pursuant to Ordinance No. 14-65, this report will be placed on the next available Board meeting agenda. Please feel free to contact Lourdes M. Gomez, Director of RER, at 786-229-1008.

Attachment

- c: Geri Bonzon-Keenan, County Attorney
- Gerald K. Sanchez, First County Attorney
- Jess M. McCarty, Executive Assistant County Attorney
- Office of the Mayor Senior Staff
- Lourdes M. Gomez, Director, Department of Regulatory and Economic Resources
- Jennifer Moon, Chief, Office of Policy and Budgetary Affairs
- Basia Pruna, Director, Clerk of the Board
- Yinka Majekodunmi, Commission Auditor
- Eugene Love, Agenda Coordinator

Redland Charrette: Public Community Workshop Summary

Introduction

On October 17, 2023, the Board of County Commissioners adopted Resolution No. R-939-23 directing County staff to conduct a Charrette for the agricultural community in the Redland and around Krome Avenue, to obtain public input on the Miami-Dade agricultural industry and land, particularly to consider the following:

- *Allowing for expanded agritourism activities that would include the ability to construct new structures and uses that provide for a form of agritourism but that are not ancillary to an agricultural use on the same property, as well as allowing for such other uses as the community may consider appropriate.*
- *Defining the boundaries of the Redland, which shall be based on the results of the Agricultural Lands Study and on a consideration of the appropriate balance of agriculture, agritourism, and residential housing for the Redland.*

Charrette Workshops

Extensive effort was made to ensure that the area residents and the local community were aware of the scheduled charrette public workshops. The dates, times and place for the two public workshop meetings were advertised in the *Miami Herald* and the *South Dade News Leader*, and a Flyer that made up part of the public outreach campaign was distributed and emailed out to maximize involvement leading up to the charrette events.



The charrette events took place on Tuesday, November 14, 2023, and on Wednesday, November 15, 2023, providing two opportunities for public participation at the Miami-Dade John D. Campbell Agricultural Center located at 18710 SW 288th Street, Homestead. There were 153 registered participants, excluding staff, that attended the charrette workshop on Tuesday, November 14, and 139 registered participants attended on Wednesday, November 15. Among these, thirteen participated on both evenings.

Public Process

After a brief overview regarding the purpose of the community charrette, agritourism related uses, long-range planning and agriculture, as well as the past studies around the Redland area, workshop participants gathered into smaller groups around tables, with each provided an aerial map for the area overlaid with trace paper.



Groups of approximately ten participants on each table then discussed the various uses and drew their versions of what should be considered as the Redland area boundaries onto the trace paper, with the assistance of county staff as facilitators.



Each group developed a list of agritourism and other uses that they felt would be preferred uses in the Redland community or within the agriculture area, along with proposing a second list of uses that they considered would be undesirable for said area. The groups also examined area maps that include the location of the Urban Development Boundary (UDB), areas with reddish Krome very gravelly loam soils, and the boundary recommended by the 2019 Redland Area Study. The groups used this information to form their suggestions on an aerial map for the area to define the boundaries for the Redland area.



Following approximately an hour of table discussions, the lists of such preferred and undesirable uses were displayed and representatives from each group presented the main features of their table discussions. There was a total of 22 unique group presentations from both days of charrette public workshops. An overall, and very preliminary list of uses identified within the presentations provided by the participants of the two charrette workshops, is outlined below.

Summary from the Charrette Public Workshops

A detailed report about the charrette is forthcoming, but presented below are the very preliminary findings based on the input provided by the charrette participants as to what they consider are the various uses that would be preferred and uses that would be undesirable in the Redland area. Also included further below is a brief on what the participants had opined on regarding the Redland area boundaries.

List of Uses

The following are two columns with the uses that three or more groups listed as would be preferred in the Redland community or the agriculture area, along with a second list of uses that they considered would be undesirable for the area.

[Note: In some situations, a use may be on both lists because it may be preferable only under certain conditions but otherwise would be undesirable.]

Preferred Uses

- Aquaculture
- Educational Tours and Events
- Event Venues with Parking and Noise Controls
- Bed and Breakfast Establishments
- Farm to Table Dining
- Farmers Markets
- Farm stands
- Food Trucks (with conditions)
- Pedal Go Carts (non-motorized)
- Petting Zoos
- Horseback Riding/Trails
- U-Pick Farms
- Farm Tours
- Concentrate commercial activity to serve the rural residential and agricultural area and agritourism activities along Krome Avenue

Undesirable Uses

- Concerts/Live DJs
- Event Venues that are Underregulated
- Fireworks
- Food Trucks
- Housing at greater than currently allowed densities (1 unit/5 acres)
- Party Venues
- RV Lots/Camps
- Truck Parking

[Staff notes that all of the uses listed above under the **Preferred Uses** column with the exception of 'Food Trucks,' 'Pedal Go Carts,' and 'Commercial activity along Krome Avenue' are already permitted uses.]

Redland Area Boundaries



When tasked with defining the boundaries for the Redland area, two groups recommended not defining the Redland at all. Seven groups supported defining the boundary as proposed in the 2019 Redland Area Study, which generally set the northern boundary at SW 184 Street, the southern boundary at SW 288 Street, the eastern boundary at the UDB, and the western boundary at SW 217 Avenue. The other groups recommended extending the boundaries.

In summary:

- For the eastern boundary, all groups generally agreed that the eastern boundary should be the UDB line or the general vicinity of SW 134 Avenue, which runs along the UDB line.
- For the southern boundary, there were varied suggestions ranging from SW 288 Street south to the southern end of the County. Most responses suggested boundaries in the area between SW 360 Street and SW 408 Street.
- For the western boundary, all but five groups recommended the vicinity of the C-30 Canal and SW 227 Avenue. The other groups recommended either the Everglades or SW 202 Avenue.
- For the northern boundary, all but eight groups recommended SW 184 Street. Two other groups recommended boundaries at SW 128 Street; three groups recommended Kendall Drive/SW 88 Street; one group recommended SW 95 Street; and the other recommended the County line. No group recommended reducing the boundary.

Appendix - All Preferred and Undesirable Uses

Category	Item	Number of Groups that selected this item	Currently Allowed when co-located on Bona-Fide Agriculture Land
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Preferred Uses			
Preferred Use	Activities with water	1	Conditional
Preferred Use	Ag Demonstrations & Farm Tours	2	Yes
Preferred Use	Agritourism (all activities allowed/no offsite locations)	1	Yes
Preferred Use	agritourism uses - listed as generally accepted	1	Yes
Preferred Use	All Uses tied to Ag	1	Yes
Preferred Use	aquaculture	3	Yes
Preferred Use	Art/Photography Studio	1	Conditional
Preferred Use	ATVs restricted or for educational tours	2	Conditional
Preferred Use	Baking and Farm Products - commercial or like Knaus Berry Farm	2	Yes
Preferred Use	Barrel train	1	Conditional
Preferred Use	Bed and Breakfasts	5	Yes
Preferred Use	Botanical Gardens	1	Yes
Preferred Use	Bounce House	1	Conditional
Preferred Use	Brewerys and wineries	1	Yes
Preferred Use	Butterfly Garden	1	Yes
Preferred Use	Campground for Retreat -Rehab/mental	1	Conditional
Preferred Use	Camping	1	Conditional
Preferred Use	Cheese farms	1	Yes
Preferred Use	concerts Country style concerts or events (small)	2	Conditional
Preferred Use	Educational Tours, Events, Areas, Field Trips	10	Yes
Preferred Use	Elderly education and rehab agricultural activities	1	Yes
Preferred Use	Event Venue - without amplified music, regulated	9	Yes
Preferred Use	Farm - small	1	Yes
Preferred Use	Farm animals	1	Yes
Preferred Use	Farm cooking classes	1	Yes
Preferred Use	Farm festivals	1	Conditional
Preferred Use	Farm to Table dining (Miami-Dade 51% produced)	5	Conditional
Preferred Use	Farm tours/Agri-Tours	4	Yes
Preferred Use	Farmers Markets - local	4	Conditional
Preferred Use	Farming	1	Yes
Preferred Use	Farming for pharmaceutical use and research	1	Yes
Preferred Use	farms & nurseries - small	1	Yes
Preferred Use	Farm stands - fruit, 'Robert is Here,' show and sell	5	Conditional
Preferred Use	floriculture	1	Yes
Preferred Use	Food trucks-no contamination, local products, ancillary to agriculture	7	No
Preferred Use	Fruit Spa/B&B	2	Yes
Preferred Use	gift Souvienier Shops - Farm Related	2	Yes
Preferred Use	glamping provided by the "establishment"	2	Conditional
Preferred Use	go carts Pedal Go-carts	3	Conditional
Preferred Use	Goat Yoga	1	Yes

Appendix - All Preferred and Undesirable Uses

Category	Item	Number of Groups that selected this item	Currently Allowed when co-located on Bona-Fide Agriculture Land
Preferred Use	Grocery/convenience	1	Conditional
Preferred Use	Hayrides	1	Yes
Preferred Use	heritage market	1	Conditional
Preferred Use	Holiday special events	1	Conditional
Preferred Use	Horseback riding/trails	6	Yes
Preferred Use	Hotels with a country look, ranch style	1	No
Preferred Use	housing 5-acres essential (5-ac lots)	1	Yes
Preferred Use	Hunting Facility/Use with gun range (rabbits, hogs, pythons)	1	Conditional
Preferred Use	Inflatables	1	Conditional
Preferred Use	Jump Pads	1	Conditional
Preferred Use	Liquor Licence Establishments	1	Conditional
Preferred Use	Liquor Production	1	Conditional
Preferred Use	manufacture Baskets from palm fronds	1	Conditional
Preferred Use	manufacturing Soaps from farm products	1	Yes
Preferred Use	Markets	1	Conditional
Preferred Use	meat poultry market eggs, poultry, cheese, meats	1	Conditional
Preferred Use	Mental Health facility associated with agriculture	1	Conditional
Preferred Use	Mini Golf	1	No
Preferred Use	Parks Natural woodland parks - Castellow Hammock Park	2	Yes
Preferred Use	Perfumery	1	Conditional
Preferred Use	Perma Culture - Organic Farming in all intense manner	1	Yes
Preferred Use	Petting zoos	3	Yes
Preferred Use	photo booths, tours	1	Yes
Preferred Use	pool/"lazy river"	1	Conditional
Preferred Use	post office	1	Conditional
Preferred Use	produce sales - commercial	1	Conditional
Preferred Use	Pumpkin Patches	1	Yes
Preferred Use	restaurant country-style restaurant	2	Conditional
Preferred Use	meat market - sale of fresh meat	1	Conditional
Preferred Use	Seasonal Activities	1	Yes
Preferred Use	spa seVICES	1	Conditional
Preferred Use	specialty crops	1	Yes
Preferred Use	Splash Pad/Spray Ground - for kids	2	Conditional
Preferred Use	Straw mazes	1	Yes
Preferred Use	Tastings/Local Products	1	Yes
Preferred Use	Theme parks	1	No
Preferred Use	trail - Rails to trails	1	Yes
Preferred Use	trash transfer station for dumping	1	Conditional
Preferred Use	truck parking IU properties outside the UDB: Truck parking? Along rail line only?	1	No
Preferred Use	T-shirts, hats, other items promoting farms	1	Conditional
Preferred Use	U-picks	6	Yes
Preferred Use	Wagon Train	1	Yes

Appendix - All Preferred and Undesirable Uses

Category	Item	Number of Groups that selected this item	Currently Allowed when co-located on Bona-Fide Agriculture Land
Preferred Use	Wellness Centers	1	Conditional
Preferred Use	Wineries (limited amount)	2	Yes
Preferred Use	Zip-Lines	1	Conditional

NOTE: Uses listed as "Conditional" are allowable under certain conditions such as requirements by the Florida Building Code or Special Event Permits or based on the use operations.

Undesirable Uses			
Undesirable Use	Adult entertainment	2	
Undesirable Use	alcohol served at event venues unless insured by venue	2	
Undesirable Use	Amusement parks/rides	2	
Undesirable Use	ATVs	5	
Undesirable Use	Ball Zones	1	
Undesirable Use	Banquet Halls	1	
Undesirable Use	bars Illegal bars	1	
Undesirable Use	bed and breakfast & AirBNB	2	
Undesirable Use	Boat manufacturing	1	
Undesirable Use	Bounce Houses	2	
Undesirable Use	Businesses in Residential Neighborhoods	1	
Undesirable Use	commercial parking	2	
Undesirable Use	Concerts, Live DJs	3	
Undesirable Use	Construction companies	1	
Undesirable Use	Corn Pool	1	
Undesirable Use	Dumping	1	
Undesirable Use	Event Venues - noise, unregulated, parking	12	
Undesirable Use	Farm Rides	1	
Undesirable Use	fast food	1	
Undesirable Use	Fireworks/	11	
Undesirable Use	Foam Parties	1	
Undesirable Use	Food trucks	5	
Undesirable Use	food/vendors - unpermitted	1	
Undesirable Use	gambling	1	
Undesirable Use	hotels	1	
Undesirable Use	housing new other than on less than 5 acres,	3	
Undesirable Use	hunting or fishing to others (outsiders),	1	
Undesirable Use	Hunting Type Target Games	1	
Undesirable Use	liquor sales Unregulated Liquor Sales	1	
Undesirable Use	Mini Golf	1	
Undesirable Use	nightclubs	2	
Undesirable Use	Non-agricultural use	2	
Undesirable Use	Obstacle Courses	1	
Undesirable Use	parking Off Site Parking	1	
Undesirable Use	Party Venues, raves, large parties, noise	9	
Undesirable Use	Petal Carts	1	
Undesirable Use	Petting zoos with excessive entertainment	2	

Appendix - All Preferred and Undesirable Uses

Category	Item	Number of Groups that selected this item	Currently Allowed when co-located on Bona-Fide Agriculture Land
Undesirable Use	recycling facility	1	
Undesirable Use	Research facilities not associated with agriculture	1	
Undesirable Use	resorts	1	
Undesirable Use	restaurants - outdoor restaurants -unpermitted	2	
Undesirable Use	RFG Lines	1	
Undesirable Use	rock mining	1	
Undesirable Use	RV Lots, RV camping	4	
Undesirable Use	schools, big, unless related to agriculture	2	
Undesirable Use	Seasonal Activites (Pumpkin Patch)	1	
Undesirable Use	shooting (non-agricultural related)	1	
Undesirable Use	Shooting range	1	
Undesirable Use	Slides	1	
Undesirable Use	Structures that are not agriculture related	1	
Undesirable Use	theme parks	2	
Undesirable Use	Truck Parking	16	
Undesirable Use	Water Parks	2	

Redland Charrette: Public Community Workshop

Introduction

On October 17, 2023, the Board of County Commissioners adopted Resolution No. R-939-23 directing the County Mayor to conduct a charrette for the agricultural community in the Redland area and around Krome Avenue to obtain public input on the Miami-Dade agricultural industry and land, particularly to consider the following:

- *Allowing for expanded agritourism activities that would include the ability to construct new structures and uses that provide for a form of agritourism but that are not ancillary to an agricultural use on the same property, as well as allowing for such other uses as the community may consider appropriate.*
- *Defining the boundaries of the Redland, which shall be based on the results of the Agricultural Lands Study and on a consideration of the appropriate balance of agriculture, agritourism, and residential housing for the Redland.*

The area known as Redland is unique for being one of the only tropical farming areas in the Continental United States. It produces exotic edible and ornamental crops for the entire nation and abroad. It is named for the reddish Krome very gravelly loam soil prevalent in the region. Additions of topsoil at many area farms often obscures this red soil’s visibility today, but in some places the ground still clearly exhibits its ruby color. This charrette aims to help define appropriate land uses for the Redland and answer the nearly century-old question of determining Redland’s boundaries and follows a history of planning studies and public participation activities specifically held for this area.

Charrette Workshops

Extensive effort was made to ensure that area residents and stakeholders were aware of the scheduled charrette public workshops. Two events with the same agenda were held on separate but consecutive days, one in the afternoon and the other in the evening, to allow participants to attend one at their most convenient time. The dates, times, and place for both public workshop meetings were advertised in the *Miami Herald* and the *South Dade News Leader*, and a flyer was distributed through various local organizations and was emailed to several residents, businesses, and organizations to maximize involvement.



The charrette events took place on Tuesday, November 14, 2023, and on Wednesday, November 15, 2023, providing two opportunities for public participation at the University of Florida Institute for Food and Agriculture Sciences building (UF/IFAS) located at 18710 SW 288th Street in Homestead. There were 153 registered participants, excluding staff, that attended the charrette workshop on Tuesday, November 14, and 139 registered participants attended on Wednesday, November 15. Among these, thirteen registered and participated on both evenings.

Public Process

After County staff and officials gave a brief overview explaining the purpose of the community charrette, agritourism related uses, long-range planning, and past studies around the Redland area, workshop participants gathered into groups of ten-to-fifteen participants around tables for staff facilitated discussion. Each group was provided with flipcharts and markers for brainstorming lists of land uses as well as an aerial map showing the southern portion of the County south of SW 96 Street, including the Redland area, overlaid with tracing paper for discussing the Redland boundary.



Each group then discussed the charrette goals and exchanged comments and selected a spokesperson to present their comments and ideas. Each group developed a list of preferred agritourism and other land uses for the Redland community and the overall agriculture area, and they also developed a second list of uses that they considered to be undesirable for the area. Many participants also added other comments about community issues to their group's lists.



The groups also examined the aerial map at their table, depicting the location of the Urban Development Boundary (UDB), lands with reddish Krome very gravelly loam soils, and a previously recommended boundary from the 2019 Redland Area Study. The groups used this information to facilitate their discussions and suggestions to define the boundaries for the Redland area. Ultimately, each group drew or wrote out their recommended boundaries on the printed maps.



Following approximately an hour of table discussions, each group presented its lists of preferred and undesirable uses and its recommendations regarding the Redland boundaries. There was a total of 22 unique group presentations over both days. An explanation of the aggregated, overall list of uses and community topics created by the participants from both workshops is outlined below.

Summary from the Charrette Public Workshops

List of Uses

The column on the left shows the uses that three or more groups listed as preferred in the Redland community and in the overall agricultural area. The column on the right lists uses that three or more groups considered to be undesirable for the area. In some situations, a use may be on both lists because it may be preferable only under certain conditions but otherwise would be undesirable.

Preferred Uses

- Aquaculture
- Educational Tours and Events
- Event Venues with Parking and Noise Controls
- Bed and Breakfast Establishments
- Farm to Table Dining
- Farmers Markets
- Farm stands
- Food Trucks (with conditions)
- Pedal Go Carts (non-motorized)
- Petting Zoos
- Horseback Riding/Trails
- U-Pick Farms
- Farm Tours
- Concentrate commercial activity to serve the rural residential and agricultural area and agritourism activities along Krome Avenue

Undesirable Uses

- Concerts/Live DJs
- Event Venues that are Underregulated
- Fireworks
- Food Trucks
- Housing at greater than currently allowed densities (1 unit/5 acres)
- Party Venues
- RV Lots/Camps
- Truck Parking

Staff notes that all of the uses listed above under the **Preferred Uses** column, with the exception of ‘Food Trucks’ and ‘Commercial activity along Krome Avenue, are uses already permitted or permitted subject to certain conditions in the AU (Agricultural) zoning district.

The list of all ‘Preferred Uses’ and ‘Undesirable Uses’ are presented herein in Appendix I with an identification of how many groups recommended each use. These may reflect the desires of specific groups and constituencies, and they may also warrant consideration for addition to the area.

In addition to listing specific land uses, the participant groups also identified broader issues to address and policy recommendations for the area that are listed in Appendix II. These broader issues are generally categorized as follows:

- Improving aesthetics and requiring new structures to be compatible with their surroundings
- Supporting agriculture overall

- Enhancing code enforcement and penalties to address noise, theft, and other nuisances
- requiring Certificates of Use where applicable, and/or licensing for businesses
- General promotion and support for agritourism
- Reducing regulations that are unnecessary or burdensome to small businesses
- Addressing parking needs for activity uses
- Traffic management
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- Retail along Krome Avenue
- Control of uses that attract crowds
- Incorporation of the Redland area as a positive or negative action
- Controlling alcohol sales and consumption
- Controlling light spillage, glare, and light pollution
- Limiting density for housing to one dwelling unit per five acres
- Protecting the environment

Generally, the list of preferred and undesirable uses, along with the issues and policies they identified, show that the participant groups, overall, with a few exceptions, are seeking to preserve a rural, quiet, agriculture-oriented environment for the Redland area and avoid intense non-agricultural business activities, noise from commercial and other uses, and high traffic generators. The list of preferred uses mostly consist of the types of traditional agritourism uses currently permitted by the Comprehensive Development Master Plan and by the Zoning Code. The undesirable uses generally consist of traffic and noise generating land uses. They expressed concern for new uses or business activities that could affect this quality of life.

Redland Area Boundaries



On the task of defining the boundaries for the Redland area, two groups recommended not defining the Redland at all. Seven groups supported defining the boundary as proposed in the 2019 Redland Area Study, which generally set the northern boundary at SW 184 Street, the southern boundary at SW 288 Street, the eastern boundary at the UDB, and the western boundary at SW 217 Avenue. The other groups recommended extending the boundaries in various ways. Note that some groups recommended more than one set of boundaries when there was disagreement among participants in the group. Images of each group's map are displayed in Appendix III.

In summary, regarding the Redland boundary:

- For the eastern boundary, all groups generally agreed that the eastern boundary should be the Urban Development Boundary (UDB), or the general vicinity of SW 134 Avenue.
- For the southern boundary, there were varied recommendations ranging from SW 288 Street south to the southern end of the County. Most responses recommended boundaries in the area between SW 360 Street and SW 408 Street.
- For the western boundary, all but five groups recommended the vicinity of the C-30 Canal and SW 227 Avenue. The other groups recommended either the Everglades or SW 202 Avenue.
- For the northern boundary, all but seven groups recommended SW 184 Street. Two groups recommended boundaries at SW 128 Street; three groups recommended Kendall Drive/SW 88 Street; one group recommended SW 95 Street; and the other recommended the County line.

The input on defining boundaries for the Redland area generated varied responses as well as comments about potential for incorporating or not incorporating the area. The eastern boundary recommended from the 2019 Redland Area Study, which is the Urban Development Boundary line, had the support of all groups. There was broad support from most groups for consideration of northern, southern, and western boundaries. Additional discussion and public input would be necessary. The boundaries of the Redland have not been officially defined and there have historically been varying opinions about this topic. Factors for further discussion include the soil types in the area, the lands designated for Agriculture use by the 2030-2040 Land Use Plan map of the Comprehensive Development Master Plan, and the history of the region.

Appendix I - Preferred and Undesirable Uses

Category	Item	Number of Groups that selected this item	Currently Allowed when co-located on Bona-Fide Agriculture Land
Preferred Uses			
Preferred Use	Activities with water	1	Conditional
Preferred Use	Ag Demonstrations & Farm Tours	2	Yes
Preferred Use	Agritourism (all activities allowed/no offsite locations)	1	Yes
Preferred Use	agritourism uses - listed as generally accepted	1	Yes
Preferred Use	All Uses tied to Ag	1	Yes
Preferred Use	aquaculture	3	Yes
Preferred Use	Art/Photography Studio	1	Conditional
Preferred Use	ATVs restricted or for educational tours	2	Conditional
Preferred Use	Baking and Farm Products - commercial or like Knaus Berry Farm	2	Yes
Preferred Use	Barrel train	1	Conditional
Preferred Use	Bed and Breakfasts	5	Yes
Preferred Use	Botanical Gardens	1	Yes
Preferred Use	Bounce House	1	Conditional
Preferred Use	Brewerys and wineries	1	Yes
Preferred Use	Butterfly Garden	1	Yes
Preferred Use	Campground for Retreat -Rehab/mental	1	Conditional
Preferred Use	Camping	1	Conditional
Preferred Use	Cheese farms	1	Yes
Preferred Use	concerts Country style concerts or events (small)	2	Conditional
Preferred Use	Educational Tours, Events, Areas, Field Trips	10	Yes
Preferred Use	Elderly education and rehab agricultural activities	1	Yes
Preferred Use	Event Venue - without amplified music, regulated	9	Yes
Preferred Use	Farm - small	1	Yes
Preferred Use	Farm animals	1	Yes
Preferred Use	Farm cooking classes	1	Yes
Preferred Use	Farm festivals	1	Conditional
Preferred Use	Farm to Table dining (Miami-Dade 51% produced)	5	Conditional
Preferred Use	Farm tours/Agri-Tours	4	Yes
Preferred Use	Farmers Markets - local	4	Conditional
Preferred Use	Farming	1	Yes
Preferred Use	Farming for pharmaceutical use and research	1	Yes
Preferred Use	farms & nurseries - small	1	Yes
Preferred Use	Farm stands - fruit, 'Robert is Here,' show and sell	5	Conditional
Preferred Use	floriculture	1	Yes
Preferred Use	Food trucks-no contamination, local products, ancillary to agriculture	7	No
Preferred Use	Fruit Spa/B&B	2	Yes
Preferred Use	gift Souvienier Shops - Farm Related	2	Yes
Preferred Use	glamping provided by the "establishment"	2	Conditional
Preferred Use	go carts Pedal Go-carts	3	Conditional
Preferred Use	Goat Yoga	1	Yes

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Appendix I - Preferred and Undesirable Uses

Category	Item	Number of Groups that selected this item	Currently Allowed when co-located on Bona-Fide Agriculture Land
Preferred Use	Grocery/convenience	1	Conditional
Preferred Use	Hayrides	1	Yes
Preferred Use	heritage market	1	Conditional
Preferred Use	Holiday special events	1	Conditional
Preferred Use	Horseback riding/trails	6	Yes
Preferred Use	Hotels with a country look, ranch style	1	No
Preferred Use	housing 5-acres essential (5-ac lots)	1	Yes
Preferred Use	Hunting Facility/Use with gun range (rabbits, hogs, pythons)	1	Conditional
Preferred Use	Inflatables	1	Conditional
Preferred Use	Jump Pads	1	Conditional
Preferred Use	Liquor Licence Establishments	1	Conditional
Preferred Use	Liquor Production	1	Conditional
Preferred Use	manufacture Baskets from palm fronds	1	Conditional
Preferred Use	manufacturing Soaps from farm products	1	Yes
Preferred Use	Markets	1	Conditional
Preferred Use	meat poultry market eggs, poultry, cheese, meats	1	Conditional
Preferred Use	Mental Health facility associated with agriculture	1	Conditional
Preferred Use	Mini Golf	1	No
Preferred Use	Parks Natural woodland parks - Castellow Hammock Park	2	Yes
Preferred Use	Perfumery	1	Conditional
Preferred Use	Perma Culture - Organic Farming in all intense manner	1	Yes
Preferred Use	Petting zoos	3	Yes
Preferred Use	photo booths, tours	1	Yes
Preferred Use	pool/"lazy river"	1	Conditional
Preferred Use	post office	1	Conditional
Preferred Use	produce sales - commercial	1	Conditional
Preferred Use	Pumpkin Patches	1	Yes
Preferred Use	restaurant country-style restaurant	2	Conditional
Preferred Use	meat market - sale of fresh meat	1	Conditional
Preferred Use	Seasonal Activities	1	Yes
Preferred Use	spa seVICES	1	Conditional
Preferred Use	specialty crops	1	Yes
Preferred Use	Splash Pad/Spray Ground - for kids	2	Conditional
Preferred Use	Straw mazes	1	Yes
Preferred Use	Tastings/Local Products	1	Yes
Preferred Use	Theme parks	1	No
Preferred Use	trail - Rails to trails	1	Yes
Preferred Use	trash transfer station for dumping	1	Conditional
Preferred Use	truck parking IU properties outside the UDB: Truck parking? Along rail line only?	1	No
Preferred Use	T-shirts, hats, other items promoting farms	1	Conditional
Preferred Use	U-picks	6	Yes

Appendix I - Preferred and Undesirable Uses

Category	Item	Number of Groups that selected this item	Currently Allowed when co-located on Bona-Fide Agriculture Land
Preferred Use	Wagon Train	1	Yes
Preferred Use	Wellness Centers	1	Conditional
Preferred Use	Wineries (limited amount)	2	Yes
Preferred Use	Zip-Lines	1	Conditional

NOTE: Uses listed as "Conditional" are allowable under certain conditions such as requirements by the Florida Building Code or Special Event Permits or based on the use operations.

Undesirable Uses			
Undesirable Use	Adult entertainment	2	
Undesirable Use	alcohol served at event venues unless insured by venue	2	
Undesirable Use	Amusement parks/rides	2	
Undesirable Use	ATVs	5	
Undesirable Use	Ball Zones	1	
Undesirable Use	Banquet Halls	1	
Undesirable Use	bars illegal bars	1	
Undesirable Use	bed and breakfast & AirBNB	2	
Undesirable Use	Boat manufacturing	1	
Undesirable Use	Bounce Houses	2	
Undesirable Use	Businesses in Residential Neighborhoods	1	
Undesirable Use	commercial parking	2	
Undesirable Use	Concerts, Live DJs	3	
Undesirable Use	Construction companies	1	
Undesirable Use	Corn Pool	1	
Undesirable Use	Dumping	1	
Undesirable Use	Event Venues - noise, unregulated, parking	12	
Undesirable Use	Farm Rides	1	
Undesirable Use	fast food	1	
Undesirable Use	Fireworks/	11	
Undesirable Use	Foam Parties	1	
Undesirable Use	Food trucks	5	
Undesirable Use	food/vendors - unpermitted	1	
Undesirable Use	gambling	1	
Undesirable Use	hotels	1	
Undesirable Use	housing new other than on less than 5 acres,	3	
Undesirable Use	hunting or fishing to others (outsiders),	1	
Undesirable Use	Hunting Type Target Games	1	
Undesirable Use	liquor sales Unregulated Liquor Sales	1	
Undesirable Use	Mini Golf	1	
Undesirable Use	nightclubs	2	
Undesirable Use	Non-agricultural use	2	
Undesirable Use	Obstacle Courses	1	
Undesirable Use	parking Off Site Parking	1	
Undesirable Use	Party Venues, raves, large parties, noise	9	

Appendix I - Preferred and Undesirable Uses

Category	Item	Number of Groups that selected this item	Currently Allowed when co-located on Bona-Fide Agriculture Land
Undesirable Use	Petal Carts	1	
Undesirable Use	Petting zoos with excessive entertainment	2	
Undesirable Use	recycling facility	1	
Undesirable Use	Research facilities not associated with agriculture	1	
Undesirable Use	resorts	1	
Undesirable Use	restaurants - outdoor restaurants -unpermitted	2	
Undesirable Use	RFG Lines	1	
Undesirable Use	rock mining	1	
Undesirable Use	RV Lots, RV camping	4	
Undesirable Use	schools, big, unless related to agriculture	2	
Undesirable Use	Seasonal Activites (Pumpkin Patch)	1	
Undesirable Use	shooting (non-agricultural related)	1	
Undesirable Use	Shooting range	1	
Undesirable Use	Slides	1	
Undesirable Use	Structures that are not agriculture related	1	
Undesirable Use	theme parks	2	
Undesirable Use	Truck Parking	16	
Undesirable Use	Water Parks	2	

Appendix II - Issues and Policies As Stated by Groups

General Category	Issues and Policy Recommendations	Desirability
aesthetics	Aesthetics must be compatible with area	Undesirable
aesthetics	New construction/building heights to be compatible with neighborhood	Undesirable
aesthetics	signage unpermitted/uncontrolled signange	Preferred
aesthetics	wooden structures (no concrete buildings)	Preferred
agriculture support	51% or greater of property must be ag exempt	Undesirable
agriculture support	Buildings ancillary to agriculture	Undesirable
agriculture support	More Farmers	Undesirable
agriculture support	Uses that provide agricultural revenue	Undesirable
agriculture support	zoning changes	Undesirable
agriculture support	protect agriculture , we feed the East Coast of the USA with winter vegetables	Undesirable
agriculture support	ag classifications on a majority of properties	Preferred
agriculture support	Foreign Fruit	Preferred
agriculture support	current GAAA (hold the line)	Preferred
agriculture support	increase zoning to expand The Redland north to SW 88 St	Preferred
alcohol	alcohol sales limited to food establishments and events	Undesirable
alcohol	alcohol service in rest only	Preferred
alcohol	illegal sale of Alcohol	Preferred
compliance and enforcement	CU's for event venues	Undesirable
compliance and enforcement	Lack of enforcement for noise (no noise containment)	Undesirable
compliance and enforcement	licensed and insured	Undesirable
compliance and enforcement	Limit number of event venues	Undesirable
compliance and enforcement	no CU's	Undesirable
compliance and enforcement	Property owner not living on property	Undesirable
compliance and enforcement	Require code enforcement be allowed to access property on demand	Undesirable
compliance and enforcement	robust code enforcement	Undesirable
compliance and enforcement	Seek foundation in state law	Undesirable
compliance and enforcement	activities cannot take place on primarily residential properties	Preferred
compliance and enforcement	dumping Illegal Dumping	Preferred
compliance and enforcement	Food products/restaurants undergo inspections	Preferred
compliance and enforcement	Hours of operation	Preferred
compliance and enforcement	Limitation of size, time restrictions, parking & distance between venues	Preferred
compliance and enforcement	Should have active agriculture on-site	Preferred
environment generally	any kind of change is bad	Undesirable
environment generally	Mistreatment of Animals	Undesirable
environment generally	neighborhood conservation district	Undesirable
environment generally	Uses that pollute	Preferred
incorporation	Defining Redlands	Undesirable
incorporation	Expanding Redland Boundary	Undesirable
incorporation	Against defining the Redlands. It is the first step towards incorporation. If the Redlands is defined, it should be outside the SMART plan or follow Urban Expansion Area	Preferred
incorporation	Against venues after 12:00 AM, traffic, roads, loud music where windows shake, In the future incorporate redland to preserve the ag land	Preferred
incorporation	Redlands must become incorporated.	Preferred
Krome retail	area defined along major corridor	Undesirable
Krome retail	Commercial on Krome	Undesirable
Krome retail	Expanded "Main Street" along Krome Avenue	Undesirable
Krome retail	Krome Avenue Commercial Cooridor	Undesirable
Krome retail	Additional retail along Krome to serve Agriculture	Preferred
Krome retail	Limit venues to Krome Avenue (should not spread)	Preferred

Appendix II - Issues and Policies As Stated by Groups

General Category	Issues and Policy Recommendations	Desirability
Krome retail	Villa Turqueza - Authorize Agritourism on commercial roads such as SW 248 St or Krome Av to prevent parking issues	Preferred
Krome retail	We can use Krome Avenue for Agritourism, being a commercial road	Preferred
less regulation	excessive regulation on Agro-touism	Undesirable
Less regulation	Less regulations for ancillary uses along Krome	Preferred
Less regulation	Owners able to sell food and beverages	Preferred
Less regulation	Revise to limit the over regulation for uses	Preferred
Lighting/glare	Light Pollution	Undesirable
Lighting/glare	Light spillage	Undesirable
Lighting/glare	excessive lighting	Preferred
Noise	amplied sound	Undesirable
Noise	Amplified Music	Undesirable
Noise	enforce noise ordinance	Undesirable
Noise	Events with loud music (use code with mx Db 24 hrs)	Undesirable
Noise	Loud Events	Undesirable
Noise	noise & lights from event venues	Undesirable
Noise	Nuisance Noise	Undesirable
Noise	Regulation of amplified sound	Undesirable
Noise	Noise Control for Events	Preferred
Noise	Noise should not spill over to other properties decibel ordinance	Preferred
Noise & Traffic	event venue permitted within "x" amount of feet of residential property	Undesirable
Noise & Traffic	Events bigger than 100 people should be at Speedway or venues with capacity for large events	Preferred
parking	parkingOff-street Parking (Stay on-site)	Undesirable
parking	Appropriate vehicle parking (on grass) for agritourism uses	Preferred
promotion of agritourism	Create funding sources to promote agritourism	Undesirable
promotion of agritourism	Recreation for kids	Undesirable
promotion of agritourism	Locally made products	Preferred
promotion of agritourism	Offer affordable agritoursim options	Preferred
promotion of agritourism	Promote on Social media - Redland Social	Preferred
promotion of agritourism	Use FEC line to provide train (transportation) for tours - on/off stops	Preferred
residential zoning	no more "stack & pack" condos & apartments	Preferred
residential zoning	no more 8 du's per acre	Preferred
residential zoning	no more Lennar	Preferred
residential zoning	No zoning changes to increase density	Preferred
traffic	Busway traffic signal timing	Undesirable
traffic	improve Busway traffic signals	Undesirable
traffic	poor traffic flow in The Redland	Undesirable
traffic	road improvements	Undesirable
traffic	Improvements wth LOS for Fire and Lighting in ROW	Preferred
traffic	Roadway improvements are needed	Preferred
traffic	Uses that obstruct streets	Preferred
traffic	widen US 1	Preferred

Appendix III – Redland Boundary Map Drawings

