

MEMORANDUM

Agenda Item No. 11(A)(6)

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

DATE: April 21, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County Mayor to conduct neighborhood planning exercises, including publicized community meetings, for a certain area within District 8 and inside the County's Urban Development Boundary, related to the unique architectural, historic, and aesthetic character of said area and the possible development of a community-specific thematic zoning district for said area; requiring a report; and to the extent that there are insufficient legally available funds for implementation of this resolution, directing the County Mayor to identify and include sufficient funding for full implementation in the County Mayor's proposed Fiscal Year 2025-2026 mid-year budget adjustment

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Danielle Cohen Higgins.



Geri Bonzon-Keenan
County Attorney

GBK/ks

MDC001



MEMORANDUM
(Revised)

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

DATE: April 21, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(6)

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
Veto _____
Override _____

Agenda Item No. 11(A)(6)
4-21-26

RESOLUTION NO. _____

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO CONDUCT NEIGHBORHOOD PLANNING EXERCISES, INCLUDING PUBLICIZED COMMUNITY MEETINGS, FOR A CERTAIN AREA WITHIN DISTRICT 8 AND INSIDE THE COUNTY'S URBAN DEVELOPMENT BOUNDARY, RELATED TO THE UNIQUE ARCHITECTURAL, HISTORIC, AND AESTHETIC CHARACTER OF SAID AREA AND THE POSSIBLE DEVELOPMENT OF A COMMUNITY-SPECIFIC THEMATIC ZONING DISTRICT FOR SAID AREA; REQUIRING A REPORT; AND TO THE EXTENT THAT THERE ARE INSUFFICIENT LEGALLY AVAILABLE FUNDS FOR IMPLEMENTATION OF THIS RESOLUTION, DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO IDENTIFY AND INCLUDE SUFFICIENT FUNDING FOR FULL IMPLEMENTATION IN THE COUNTY MAYOR'S PROPOSED FISCAL YEAR 2025-2026 MID-YEAR BUDGET ADJUSTMENT

WHEREAS, many areas of unincorporated Miami-Dade County have neighborhoods with distinct characteristics, including, for example, unique architectural, historic, or aesthetic characters; and

WHEREAS, in a report dated January 29, 2025, the County Mayor recommended that community specific thematic zoning districts legislation be developed through neighborhood planning exercises that emphasize the unique architectural, historic, and aesthetic character of the many neighborhoods in the unincorporated area; and

WHEREAS, consistent with the County Mayor's recommendation, this Board wishes to direct the County Mayor or County Mayor's designee to conduct community planning exercises

for the area shown on Exhibit A (the "study area"), related to the unique architectural, historic, and aesthetic character of the study area and the development of a community specific thematic zoning district for the study area; and

WHEREAS, this study area is entirely within District 8 and located inside the County's Urban Development Boundary; and

WHEREAS, this study area within District 8 has traditionally had a unique architectural, historic, and aesthetic character; and

WHEREAS, residents in and around this study area have witnessed growth and changes in their neighborhoods, particularly in recent years; and

WHEREAS, residents of this study area may wish to express opinions and perspectives on whether a community-specific thematic district should be developed for this area and if so, how such a community specific thematic district could benefit their community or better preserve the character of this area; and

WHEREAS, this Board has previously adopted resolutions to direct the County Mayor or County Mayor's designee to conduct similar neighborhood planning exercises for two other areas of the County, via Resolution No. R-983-25, related to the Schenley Park area, and via Resolution No. R-1173-25, related to a separate area within District 8; and

WHEREAS, as such, this Board wishes to direct the County Mayor or County Mayor's designee to conduct neighborhood planning exercises, including but not limited to publicized community meetings in the study area or in the close vicinity thereof, related to the unique architectural, historic, and aesthetic character of the study area and the development of a community specific thematic zoning district for the study area,

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, including but not limited to publicized community meetings in the area shown on Exhibit A (the "study area") or in the close vicinity thereof, related to the unique architectural, historic, and aesthetic character of the study area and the development of a community specific thematic zoning district for the study area. The first such community meeting shall take place no later than 90 days from the effective date of this resolution. After completion of these neighborhood planning exercises for the study area, the County Mayor or County Mayor's designee shall prepare a written report and recommendations regarding the development of a community specific thematic zoning district the study area and, pursuant to rule 5.06(j) of the Board's Rules of Procedure, place the completed report on an agenda of the full Board without committee review within one year of the effective date of this resolution.

To the extent that there are insufficient legally available funds within the Fiscal Year 2025-2026 budget to fund the cost to commence or continue the implementation of this resolution, this Board directs the County Mayor or County Mayor's designee to identify and include funding in an amount sufficient for full implementation in the County Mayor's proposed Fiscal Year 2025-2026 mid-year budget adjustment to fully implement this resolution during the 2025-2026 fiscal year.

The Prime Sponsor of the foregoing resolution is Commissioner Danielle Cohen Higgins. 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 April, 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.



Abbie Schwaderer-Raurell
Luis M. Reyes

