

# MEMORANDUM

Agenda Item No. 4(A)

---

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

**DATE:** October 6, 2026

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

**SUBJECT:** Ordinance relating to zoning;  
amending section 33-284.28.9  
of the Code; revising minimum  
size requirements for Retail  
Entertainment District Planned  
Area Development District  
(REDPAD)

---

The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Oliver G. Gilbert, III.

  
\_\_\_\_\_  
Geri Bonzon-Keenan  
County Attorney

GBK/uw

MDC001



## MEMORANDUM

(Revised)

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

**DATE:** October 6, 2026

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

**SUBJECT:** Agenda Item No. 4(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**
- \_\_\_\_\_ **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. 4(A)  
10-6-26

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

ORDINANCE RELATING TO ZONING; AMENDING SECTION 33-284.28.9 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; REVISING MINIMUM SIZE REQUIREMENTS FOR RETAIL ENTERTAINMENT DISTRICT PLANNED AREA DEVELOPMENT DISTRICT (REDPAD); AND PROVIDING FOR SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

**WHEREAS**, on July 6, 2017, this Board adopted Ordinance No. 17-43, which created the Retail Entertainment District Planned Area Development District (REDPAD) "to encourage large-scale developments involving retail and entertainment uses"; and

**WHEREAS**, the REDPAD ordinance originally required a minimum size of 50 gross acres; and

**WHEREAS**, the availability of land suitable for large-scale retail, entertainment, and mixed-use developments in unincorporated Miami-Dade County has become increasingly scarce, and the current 50-gross-acre minimum site size requirement limits the number of properties eligible for designation as a REDPAD; and

**WHEREAS**, the Comprehensive Development Master Plan (CDMP) does not prescribe a minimum acreage for REDPAD; and

**WHEREAS**, by comparison, for an Employment Center Planned Area Development District (ECPAD), which is expressly provided for in the CDMP and was created in the same ordinance as the REDPAD, the minimum size is only 10 acres; and

**WHEREAS**, this Board wishes to promote a more efficient use of land by reducing the minimum site size requirement for a REDPAD from 50 gross acres to 30 gross acres, thereby expanding opportunities for the development of major entertainment, recreational, and mixed-use venues that further Miami-Dade County's economic development and tourism; and

**WHEREAS**, this Board finds that reducing the minimum site size requirement will enable the REDPAD zoning district to better serve its stated purpose of allowing the development of large-scale entertainment, recreational, and mixed-use venues while ensuring that sites of sufficient scale continue to be required,

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

**Section 1.** Section 33-284.28.9 of the Code of Miami-Dade County, Florida is hereby amended as follows:<sup>1</sup>

**Sec. 33-284.28.9. - Site Requirements.**

A property to be designated as a REDPAD shall comply with the following criteria:

- (A) *Minimum Size.* The minimum size of the property to be designated as a REDPAD shall be ~~[[50]]~~ >>30<< gross acres.

\*

\*

\*

**Section 2.** 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.

---

<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.

**Section 3.** 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 4.** This ordinance shall become effective 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:

  


Prepared by:

Abbie Schwaderer Raurell

Prime Sponsor: Commissioner Oliver G. Gilbert, III