

Memorandum



Date: October 20, 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 the Retail Entertainment District Planned Area Development District (REDPAD), Amending Section 33-284.28.9 of the Code of Miami-Dade County to Revise Minimum Size Requirements

Supplement to
Agenda Item No. 5(F)

On July 6, 2017, the Board adopted Ordinance No. 17-43, creating the Retail Entertainment District Planned Area Development District (REDPAD). The proposed ordinance amends section 33-284.28.9 of the Code of Miami-Dade County to reduce the minimum site size for REDPAD designation from 50 gross acres to 30 gross acres.

The amendment seeks to use limited land more efficiently and expand entertainment, recreational, and mixed-use development opportunities in unincorporated Miami-Dade County to support economic development and tourism.

Social Equity

The proposed amendment provides social equity benefits by broadening eligibility for REDPAD designation by allowing properties of at least 30 gross acres to meet the district's minimum size requirement.

Potential social equity benefits include additional business and employment opportunities and greater availability of recreational and entertainment venues. All other REDPAD requirements would remain unchanged. The revised threshold would expand opportunities for entertainment, recreational, and mixed-use venues while retaining a minimum site size intended to accommodate large-scale development.

Fiscal Impact

Approval of this item is not anticipated to have a fiscal impact on Miami-Dade County. The proposed amendments do not require additional staffing resources and do not generate additional operational expenses.

A handwritten signature in black ink that reads "Roy Coley".

Roy Coley
Deputy Mayor