

MEMORANDUM

Agenda Item No. 11(A)(13)

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

DATE: October 9, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County Mayor to conduct neighborhood planning exercises for the Schenley Park Neighborhood, including publicized community meetings, related to the unique architectural, historic, and aesthetic character of Schenley Park and the possible development of a community specific thematic zoning district for the Schenley Park 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 include sufficient funding for full implementation in the County Mayor's proposed fiscal year 2025-2026 County budget

Resolution No. R-983-25

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Natalie Milian Orbis.



Geri Bonzon-Keenan
County Attorney

GBK/ks

MDC001



MEMORANDUM (Revised)

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

DATE: October 9, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(13)

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. 11(A)(13)
10-9-25

RESOLUTION NO. R-983-25

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO CONDUCT NEIGHBORHOOD PLANNING EXERCISES FOR THE SCHENLEY PARK NEIGHBORHOOD, INCLUDING PUBLICIZED COMMUNITY MEETINGS, RELATED TO THE UNIQUE ARCHITECTURAL, HISTORIC, AND AESTHETIC CHARACTER OF SCHENLEY PARK AND THE POSSIBLE DEVELOPMENT OF A COMMUNITY SPECIFIC THEMATIC ZONING DISTRICT FOR THE SCHENLEY PARK 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 COUNTY BUDGET

WHEREAS, Schenley Park is an established neighborhood of largely single-family homes, known for its beauty, tree-lined streets, green spaces, and strong sense of history and community; and

WHEREAS, the neighborhood of Schenley Park is located in the unincorporated area of Miami-Dade County, west of the City of Coral Gables and east of SW 67th Avenue; and

WHEREAS, the majority of the single-family homes in Schenley Park have a similar scale, and many such homes are situated on larger lots than some lots in the neighboring areas of Coral Gables; and

WHEREAS, as homes in Schenley Park are redeveloped, some older homes are being replaced by newer homes that are significantly larger and taller than other homes in the neighborhood; and

WHEREAS, in addition, pursuant to the County's voluntary Workforce Housing Development Program (WHDP), it may be possible to develop duplexes or triplexes in single family zoning districts, under certain circumstances, and although such duplexes and triplexes under the WHDP are intended to resemble single family homes, this could nevertheless potentially result in development that is significantly larger, taller, and more intense than older homes in Schenley Park; and

WHEREAS, in Resolution No. R-510-24, this Board directed the County Mayor or County Mayor's designee to provide a report with recommendations related to potential legislative changes to the WHDP, and directed that such report analyze impacts of the program on single-family neighborhoods; and

WHEREAS, the County Mayor's report, dated January 29, 2025, included various recommendations; and

WHEREAS, pursuant to Ordinance No. 25-14, this Board has already adopted one of those recommendations, which was to revise the "contribution in lieu" formula for developments under 20 units; and

WHEREAS, the County Mayor's report also 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, Schenley Park has a unique architectural, historic, and aesthetic character, and residents of Schenley Park may wish to express opinions and perspectives on whether a community specific thematic district should be developed for Schenley Park and if so, how such a community specific thematic district could better preserve the character of the Schenley Park neighborhood; 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 Schenley Park area or in the close vicinity thereof, related to the unique architectural, historic, and aesthetic character of the Schenley Park neighborhood and the development of a community specific thematic zoning district for Schenley Park,

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 Schenley Park area or in the close vicinity thereof, related to the unique architectural, historic, and aesthetic character of the Schenley Park neighborhood and the development of a community specific thematic zoning district for Schenley Park. 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 Schenley Park, 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 for Schenley Park 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 1 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 Natalie Milian Orbis. It was offered by Commissioner **Raquel A. Regalado** , who moved its adoption. The motion was seconded by Commissioner **Marleine Bastien** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 9th day of October, 2025. 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: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Abbie Schwaderer-Raurell
Luis M. Reyes