

## MEMORANDUM

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|--------------|------------------------------------------------------------------------------------|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|              |                                                                                    | Agenda Item No. 7(C)      |                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|              |                                                                                    | (Second Reading: 12-2-25) |                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|              |                                                                                    | November 4, 2025          |                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>TO:</b>   | Honorable Chairman Anthony Rodriguez<br>and Members, Board of County Commissioners | <b>DATE:</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>FROM:</b> | Geri Bonzon-Keenan<br>County Attorney                                              | <b>SUBJECT:</b>           | Ordinance relating to zoning in<br>the unincorporated area; creating<br>section 33-284.63.3 of the Code;<br>amending the Downtown<br>Kendall Urban Center Zoning<br>District regulations to create the<br>Trail Connector Sub-District<br>applicable to certain parcels<br>located on the west side of SW<br>70th Avenue; providing for<br>development standards and<br>related regulations applicable to<br>parcels within the Sub-District |

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Ordinance No. 25-114

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The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Raquel A. Regalado.

  
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Geri Bonzon-Keenan  
County Attorney

GBK/gh

**Date:** December 2, 2025

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

**From:** Daniella Levine Cava   
Mayor

**Subject:** Social Equity and Fiscal Impact Statement for Ordinance Relating to  
Downtown Kendall Urban Center Zoning District – Creating the Trail  
Connector Sub-District

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The Downtown Kendall Urban Center District (DKUCD) was established under Ordinance No. 99-166 to encourage compact, mixed-use, transit-oriented development around the Dadeland Metrorail Stations. As designated in the Comprehensive Development Master Plan (CDMP), this area serves as a Metropolitan Urban Center and a regional activity center under Chapter 380, Florida Statutes, encouraging higher development intensities and a balanced mix of residential, commercial, and employment opportunities.

### **Social Equity Statement**

The DKUCD has evolved into a vibrant hub for transit-oriented growth. However, pedestrian and bicycle connectivity remain fragmented, particularly along the west side of SW 70<sup>th</sup> Avenue near the Dadeland North Metrorail Station. Recognizing this, Miami-Dade County seeks to expand multimodal accessibility and improve the integration between transit, trails, and adjacent developments.

The proposed ordinance creates Section 33-284.63.3 of the Code of Miami-Dade County, establishing the Trail Connector Sub-District within the DKUCD. This new Sub-District applies to parcels along the west side of SW 70<sup>th</sup> Avenue between the Snapper Creek Canal right-of-way and SW 80<sup>th</sup> Street. The amendment allows for flexibility in development standards to encourage the creation of a continuous multi-use pedestrian and bicycle trail, known as the Trail Connector, linking the DKUCD's northern area with the planned Snapper Creek Trail.

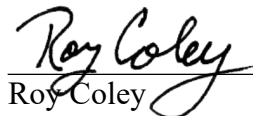
The Trail Connector Sub-District fosters stronger community connections by encouraging pedestrian mobility and access to public spaces. The ordinance supports equitable access to amenities, encourages healthier, walkable lifestyles, and reinforces the County's broader sustainability and resiliency goals by promoting reduced automobile dependency and stronger integration between land use and transportation systems.

Specifically, the ordinance: (1) allows development flexibility when providing trail connectivity and public access improvements; (2) permits relocation of street trees and modifications to frontage and open space plans to accommodate the multi-use path; (3) adjusts standards for setbacks, floorplates, glazing, and vehicular access to better align with site conditions near the Dadeland North Station; (4) supports trail-oriented design that complements nearby properties and enhances public safety, accessibility, and environmental quality.

This amendment aligns with the CDMP's directives to increase density and intensity around rapid transit stations, promote multimodal mobility, and foster equitable access to amenities. The Trail Connector Sub-District will serve as a key link between Dadeland's high-intensity core, the proposed Snapper Creek Trail, and nearby residential neighborhoods, supporting a more cohesive, walkable, and resilient urban space.

**Fiscal Impact Statement**

The implementation of this ordinance will not have a fiscal impact on Miami-Dade County, as the proposed changes will not require additional staffing resources nor generate additional operational expenses.



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Roy Coley  
Chief Utilities and Regulatory Services Officer



## MEMORANDUM (Revised)

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

**DATE:** December 2, 2025

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

**SUBJECT:** Agenda Item No. 7(C)

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. 7(C)  
12-2-25

ORDINANCE NO.      25-114

ORDINANCE RELATING TO ZONING IN THE UNINCORPORATED AREA; CREATING SECTION 33-284.63.3 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; AMENDING THE DOWNTOWN KENDALL URBAN CENTER ZONING DISTRICT REGULATIONS TO CREATE THE TRAIL CONNECTOR SUB-DISTRICT APPLICABLE TO CERTAIN PARCELS LOCATED ON THE WEST SIDE OF SW 70TH AVENUE; PROVIDING FOR DEVELOPMENT STANDARDS AND RELATED REGULATIONS APPLICABLE TO PARCELS WITHIN THE SUB-DISTRICT; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

**WHEREAS**, the Miami-Dade County Comprehensive Development Master Plan (“CDMP”) designates the Dadeland North and South Metrorail Stations and surrounding areas as a Metropolitan Urban Center, known as the Downtown Kendall Metropolitan Urban Center (“DKUCD”), which calls for development as a diversified urban center that is to become a hub for future urban development intensification in a more compact and efficient urban form; and

**WHEREAS**, the CDMP also designates the majority of the DKUCD as a “regional activity center” pursuant to chapter 380, Florida Statutes, which further encourages higher development intensities; and

**WHEREAS**, the CDMP encourages increased density and intensity around rapid transit station sites, and the DKUCD’s Core Sub-District, which is closest to the Dadeland North Metrorail Station, accordingly provides for very intense mixed uses; and

**WHEREAS**, trails are intended to enhance regional mobility, provide opportunities for physical activity, and improve the economic vitality of the area; and

**WHEREAS**, the proposed Snapper Creek Trail will be located just north of the Snapper Creek Canal within the DKUCD; and

**WHEREAS**, this Board wants to encourage pedestrian and bicycle connectivity in the northern area of the DKUCD, providing for a link to the Snapper Creek Trail; and

**WHEREAS**, this Board also wants to provide for additional flexibility for development for certain parcels located in this area on the west side of SW 70th Avenue within the DKUCD; and

**WHEREAS**, this Board further wishes to allow properties within this area to diverge from the DKUCD Street Frontage Plan and Designated Open Space Plan under certain circumstances when providing trail connectivity,

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

**Section 1.** The foregoing recitals are incorporated as if set forth herein and are approved.

**Section 2.** Section 33-284.63.3 of the Code of Miami-Dade County, Florida, is hereby created to read as follows:

**Sec. 33-284.63.3 – Trail Connector Sub-District.**

- (A) *Creation and Applicability.* The Trail Connector Sub-District of the Downtown Kendall Urban Center District is hereby created to include and encompass all parcels with a property line on the west side of SW 70th Avenue between the Snapper Creek Canal right of way on the south and SW 80th Street on the north. The provisions of this section shall apply to all such parcels.
- (B) *Development Standards.* Notwithstanding the provisions of sections 33-284.62 and 33-284.63, property within the Trail Connector Sub-District, as defined in paragraph (A) above, may be developed in compliance with the

following provisions. To the extent not inconsistent with the following provisions, the development standards set forth in sections 33-284.62 and 33-284.63, along with the remaining provisions of article XXXIII(I) of chapter 33 of the Code, shall otherwise apply to development within the Trail Connector Sub-District. Where the following provisions are inconsistent with the standards in sections 33-284.62 and 33-284.63, the provisions herein shall control.

- (1) *Trail Connector.* Development within the Sub-District shall incorporate a continuous multi-use pedestrian and bicycle path along the western edge of SW 70th Avenue running from the Snapper Creek Canal right-of-way to a point south of, but not connecting to, SW 80th Street. The path shall be at least ten feet in width, except where it abuts existing buildings within the Dadeland North Metrorail Station site, where it must be at least eight feet in width. To the extent consistent with applicable requirements and subject to approval of the Department of Transportation and Public Works or its successor, the connector may be located on public or private property and may be interrupted by vehicle entries, and the multi-use pedestrian and bicycle path may also serve as a parcel's required sidewalk. The western edge of the multi-use pedestrian and bicycle path shall serve as the property line for calculation of building placement, habitable space, and colonnade depth.
- (2) *Street Trees.* In order to accommodate the required multi-use pedestrian and bicycle path, street trees may be relocated within a parcel as additional lot trees, provided that such relocation conforms to all applicable tree size and spacing requirements and does not result in a reduction in the required number of trees. Where possible, any relocated street trees shall be located within the parcel's front setback.
- (3) *Vehicle Entries.* To the extent consistent with applicable requirements and subject to approval of the Department of Transportation and Public Works or its successor, vehicle entries within the Trail Connector Sub-District shall be allowed, subject to a maximum vehicle entry width of 35 feet and a minimum interval between vehicle entries of 26 feet. Each parcel may include a maximum of two vehicle entries per street frontage. The street frontage between vehicle entries shall not be required to include habitable space.

- (4) *Stepbacks and Floorplates.* Development within the Trail Connector Sub-District shall not be subject to the stepback requirements and penthouse floorplate limitations of section 33-284.62.
- (5) *Setback of Surface Parking.* Notwithstanding the requirements of section 33-284.62(B)(6)(b), surface parking on parcels that abut the Dadeland North Metrorail Station site may be located three feet from the front property line, provided that such surface parking is screened from the front property line by a wall, fence, or hedge with a minimum height of 3 feet, 6 inches.
- (6) *Glazing.* Portions of structures abutting existing buildings within the Dadeland North Metrorail Station site shall not be required to comply with the minimum glazing requirements of section 33-284.62.
- (7) *Street Frontage Plan and Designated Open Space Plan.* So long as the connections contemplated by this section are provided and approved by the Department of Transportation and Public Works, development within the Trail Connector Sub-District may diverge from the adopted Street Front Regulating Plan and Designated Open Space Plan, as follows:
  - (a) The D Street at approximately SW 81st Street may be extended to meet SW 70th Avenue and re-classified to a C Street east of SW 70th Court;
  - (b) The B Street at approximately SW 83rd Street may be terminated east of SW 70th Court;
  - (c) The A Street located immediately north of the Snapper Creek canal may be terminated east of SW 70th Court; and
  - (d) Anchor Areas 9 and 10 on the Designated Open Space Plan may both be located on the north side of the D Street at approximately SW 82nd Street.

**Section 3.** 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.

**Section 4.** 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 5.** This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

December 2, 2025

Approved by County Attorney as  
to form and legal sufficiency:

*MAG for GBK*

Prepared by:



James Eddie Kirtley  
Abbie Schwaderer Raurell

Prime Sponsor: Commissioner Raquel A. Regalado