

MEMORANDUM

Agenda Item No. 11(A)(5)

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

DATE: December 2, 2025

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

Resolution No. R-1173-25

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



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. 11(A)(5)

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)(5)
12-2-25

RESOLUTION NO. R-1173-25

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 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, although the referenced area is different, this directive is similar to a separate resolution that has been presented to this Board for approval, identified as legistar No. 251747, which would direct the County Mayor or County Mayor's designee to conduct neighborhood planning exercises in the Schenley Park area, related to that area's unique architectural, historic, and aesthetic character, for the possible development of a community specific thematic planning district for Schenley Park; 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 **Danielle Cohen Higgins** , who moved its adoption. The motion was seconded by Commissioner **Kionne L. McGhee** 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	absent	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Vicki L. Lopez	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	absent		

The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of December, 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

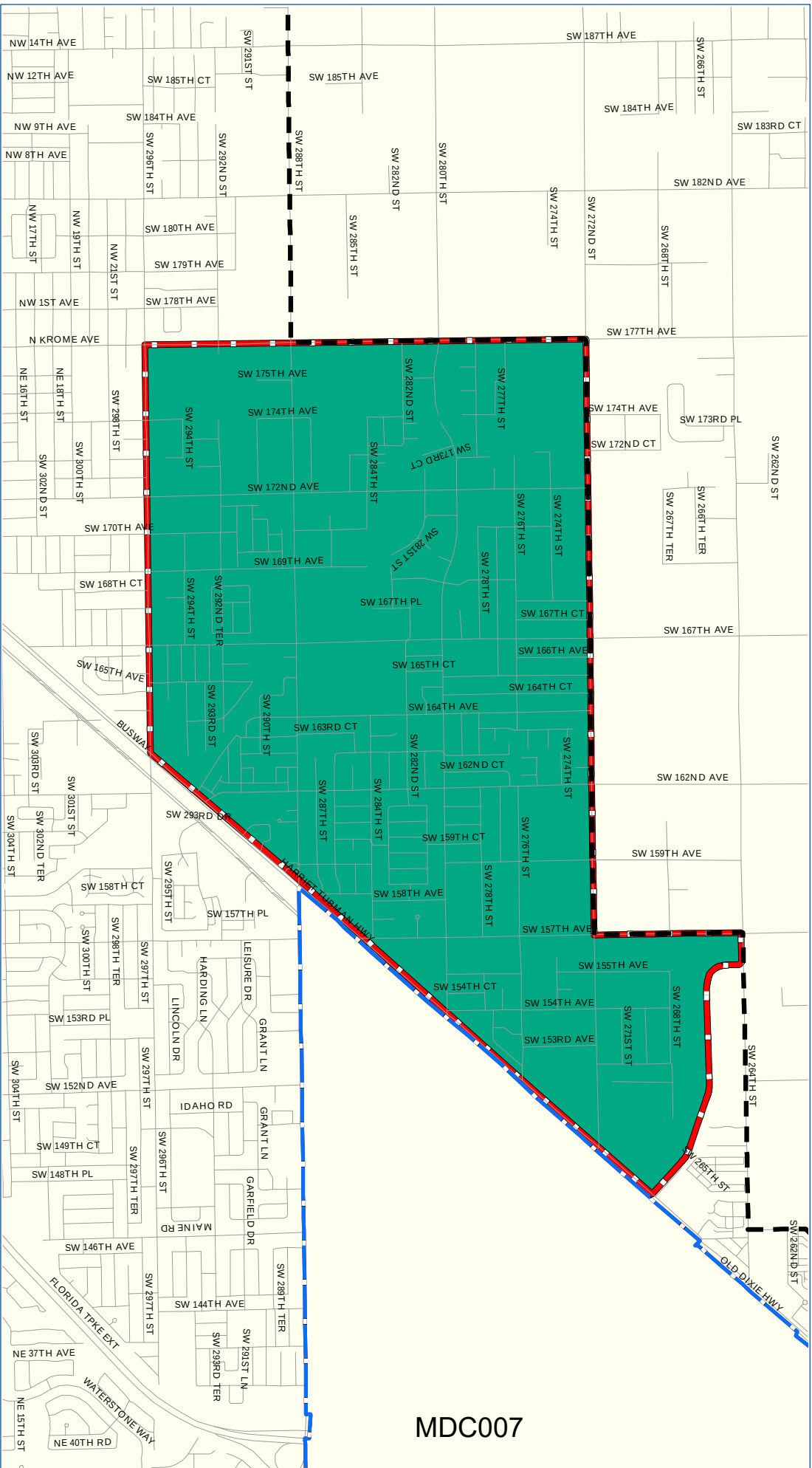
By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in blue ink, appearing to be "JR" or similar initials.

Abbie Schwaderer Raurell
Luis M. Reyes

COMMISSION DISTRICT 8 PROPOSED STUDY AREA



MDC007

Legend

- Proposed Study Area
- Commission District Boundary
- Urban Development Boundary (UDB)

