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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 5(F)

(Public Hearing: 10-20-26)

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)

Ordinance No. 26-85

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

for
Geri Bonzon-Keenan
County Attorney

GBK/uw

MEMORANDUM

(Revised)

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

DATE: October 20, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(F)

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. 5(F)
10-20-26

ORDINANCE NO. 26-85

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:[1]

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.

[1] 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: October 20, 2026

Approved by County Attorney as
to form and legal sufficiency:



Prepared by:

Abbie Schwaderer Raurell

Prime Sponsor: Commissioner Oliver G. Gilbert, III