MIAMI-DADE COUNTY

Public Hearing

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS

Will hold a Public Hearing on the following zoning applications on **December 8, 2026, at 9:30a.m.** in the **Miami-Dade County Commission Chambers, located on the 2nd Fl, Stephen P. Clark Center, 111 NW 1st St, Miami, Fl 33128.**

THIS IS AN IN-PERSON MEETING

APPLICANT: MIAMI-DADE COUNTY PARKS, RECREATION AND OPEN SPACE
Z2026000106

The application seeks to rezone the subject property uplands from GU, Interim District, to REDPAD, Retail Entertainment District Planned Area Development District, on approximately 36.50 gross acres instead of the minimum 50 acres required; install three monument signs up to 30 feet tall and 250 square feet each instead of one sign up to six feet tall and 40 square feet; install directional signs up to 15 feet tall, with parking lot location signs up to 20 feet tall, and sign areas up to 75 square feet instead of the permitted 10-foot height and three-square-foot area; and upgrade or replace the three existing sewage lift stations with up to three new stations, with exact locations determined during administrative site plan review. For the submerged lands portion of the property, the application seeks approval for a marina with boat slips and recreational and commercial marina-related uses. Additionally, the application also seeks to ratify the release of a Declaration of Restrictive Uses concerning Miami Seaquarium Village.

REQUESTS #1 THROUGH #5 FOR PARCEL A (UPLANDS)

(1) DISTRICT BOUNDARY CHANGE from GU, Interim District, to REDPAD, Retail Entertainment District Planned Area Development District.

(2) NON-USE VARIANCE to permit the designation of REDPAD with +/-36.50 gross acres (50 gross acres minimum required).

(3) NON-USE VARIANCE to permit 3 monument signs each with a maximum height of up to 30 feet and a maximum signage area of up to 250 square feet (1 monument sign, 6 feet in height and a sign area of 40 square feet maximum permitted).

(4) NON-USE VARIANCE to permit directional signs with a maximum height of 15 feet (with the exception of parking lot locational signs which will have a maximum height of 20 feet) and maximum sign area of 75 square feet (10 feet maximum height and 3 square feet maximum sign area permitted).

(5) UNUSUAL USE to permit the upgrading or removal of the 3 existing sanitary sewer lift stations and replacement with up to 3 new sanitary sewer lift stations with the exact locations to be provided at Administrative Site Plan Review.

REQUEST #6 FOR PARCEL B (SUBMERGED LANDS)

(6) UNUSUAL USE for marina uses in the submerged lands area, to wit: a wet slip marina with recreational and commercial marina-related uses.

REQUEST #7 FOR PARCEL A AND A PORTION OF PARCEL B (UPLANDS AND A PORTION OF SUBMERGED LANDS)

(7) RATIFICATION of the Release of Declaration of Restrictive Uses Concerning Miami Seaquarium Village as recorded in Official Records Book 35175, Page 1280 of the Public Records of Miami-Dade County, Florida.

LOCATION: 3400 and 4400 Rickenbacker Causeway, Miami-Dade County, Florida.
SIZE OF PROPERTY: +/- 94.57 gross acres (+/- 92.88 net acres)

This is an in-person meeting. Interested parties must appear in person to participate. Documents and materials must be submitted by e-mail ZONINGmeetings@miamidade.gov, or visit our website at:

https://www.miamidade.gov/zoning/hearing-commissioners.asp